

L:\2025\25-6310 - THOMASTON-UPSON IDA - GOLDEN STAR PROPERTY\DWG\25-6310\B01.DWG 2/20/2025 8:50 AM

THIS BLOCK RESERVED FOR THE CLERK
OF THE SUPERIOR COURT.

SURVEY REFERENCES

1. SURVEY FOR THOMASTON-UPSON COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY, PERFORMED BY GARY F. SELF, DATED JULY 12, 2002, RECORDED IN PLAT BOOK 26, PAGE 177, UPSON COUNTY, GEORGIA RECORDS.

FLOODPLAIN INFORMATION

THE PROPERTY SHOWN HEREON IS LOCATED ON MAP NUMBERS 13293C00850 AND 13293C00950 OF THE FEMA FLOOD INSURANCE RATE MAP COVERING UPSON COUNTY, GEORGIA, REVISED SEPTEMBER 29, 2009 AND IS SHOWN TO BE IN FLOOD ZONE X, WHICH IS NOT A FLOOD HAZARD AREA.

PURPOSE STATEMENT

THE PURPOSE OF THIS PLAT IS TO SPLIT TAX PARCEL
067 006A INTO TWO TRACTS.

GENERAL NOTES

1. RIGHT-OF-WAY OF JOHNSTON ROAD TAKEN FROM PLAT BOOK 32, PAGE 279. RIGHT-OF-WAY OF TECHNOLOGY PARKWAY TAKEN FROM PLAT BOOK 26, PAGE 177.
2. THIS SURVEY WAS PERFORMED USING EGPS 201L BASE AND ROVER RECEIVERS. THE RESULTANT FIELD DATA HAS A RELATIVE ACCURACY OF LESS THAN 0.05' AT THE 95% CONFIDENCE LEVEL.
3. TRACT A HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 685,821 FEET. TRACT B HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 696,290 FEET.
4. THERE IS NO KNOWN NATIONAL GEODETIC SURVEY MONUMENT WITHIN 500 FEET OF ANY POINT ON THE PROPERTY PLATTED, OR ANY POINT OF REFERENCE THEREON.
5. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, PROTECTIVE COVENANTS AND OTHER FACTS THAT MAY BE REVEALED BY A COMPLETE TITLE SEARCH.
6. THE TERM "CERTIFICATION" AS USED IN BOARD RULE 180-6-.09(2) AND (3) AND RELATING TO PROFESSIONAL SURVEYING SERVICES AS DEFINED IN O.C.G.A. 43-15-2(6) AND (11) SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
7. ALL EXISTING IMPROVEMENTS ARE NOT SHOWN ON THIS SURVEY.
8. THIS PLAT REFLECTS NO RESEARCH AS TO ZONING OR SETBACKS.

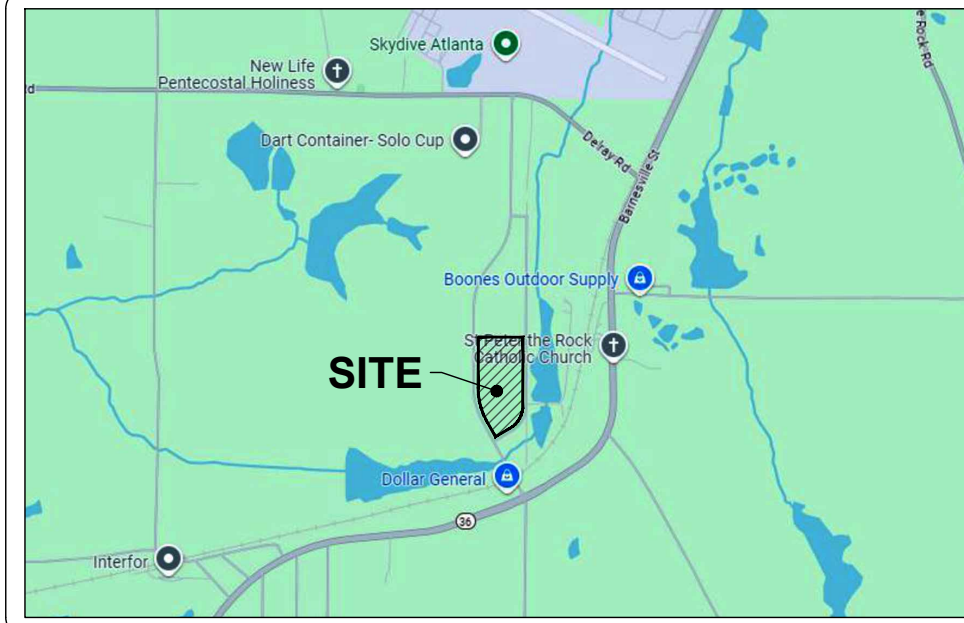
SURVEYOR'S CERTIFICATION

THE PROPERTY HEREON LIES COMPLETELY WITHIN A JURISDICTION WHICH DOES NOT REVIEW, OR APPROVE ANY PLATS, OR THIS TYPE OF PLAT, PRIOR TO RECORDING. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS, OR REQUIREMENTS, OR SUITABILITY FOR ANY USE, OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA, AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

BY: MATTHEW N. AUSTIN, RLS
GA. REG. NO. 3393
CERTIFICATE OF AUTHORIZATION
LAND SURVEYOR FIRM #00051

DATE:

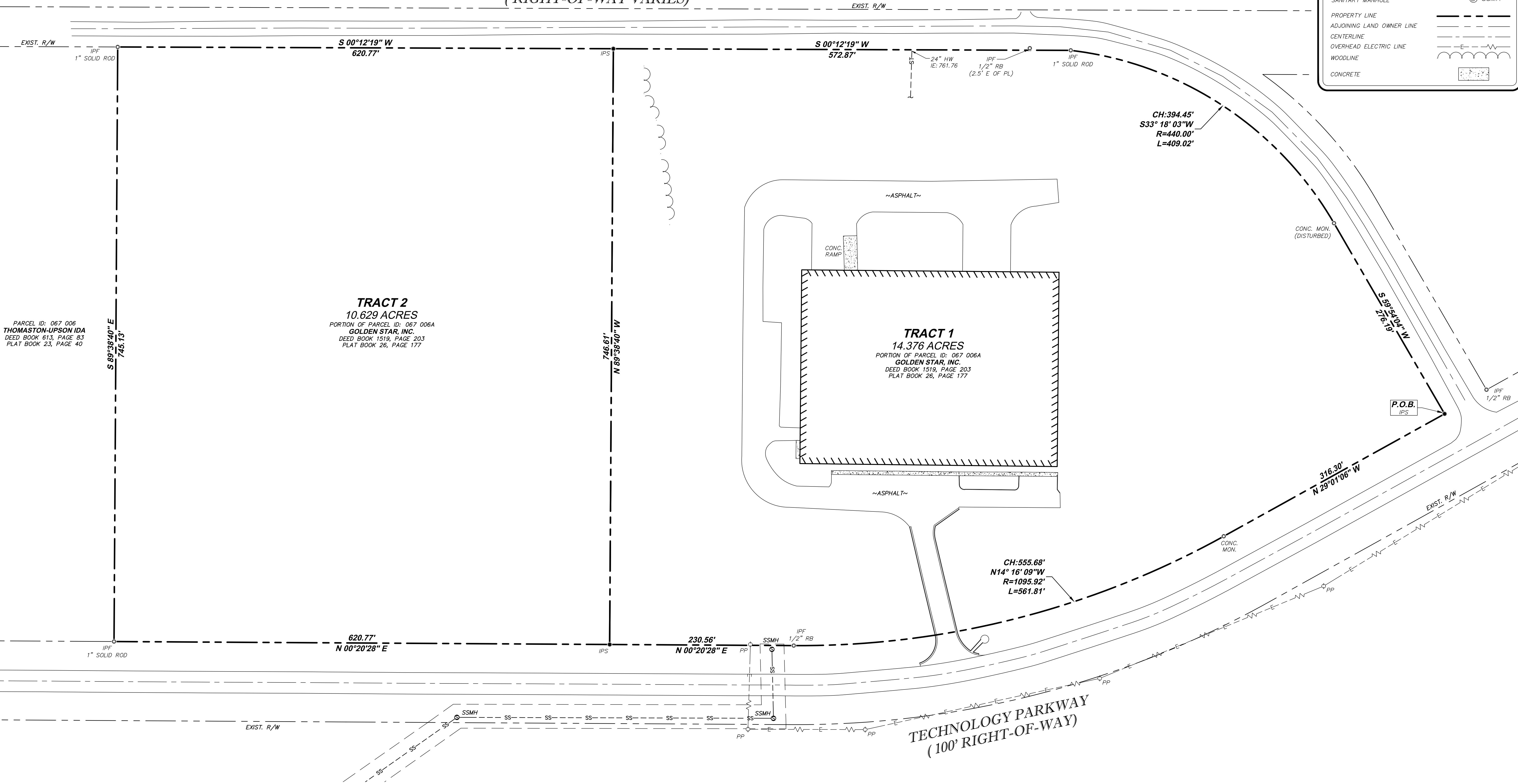
LOCATION MAP (N.T.S.)



LEGEND

| | |
|--|--------|
| 5/8" REBAR SET WITH CAP STAMPED LSF 51 | • |
| IRON PIN FOUND | o |
| POINT OF BEGINNING | P.O.B. |
| POWER POLE | o PP |
| SANITARY MANHOLE | ⊗ SSMH |
| PROPERTY LINE | --- |
| ADJOINING LAND OWNER LINE | - - - |
| CENTERLINE | - - - |
| OVERHEAD ELECTRIC LINE | - - - |
| WOODLINE | - - - |
| CONCRETE | ▨ |

JOHNSTON ROAD
(RIGHT-OF-WAY VARIES)



EMC ENGINEERING
SERVICES, INC.



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Columbus, GA 31907
Ph: (706) 566-5883
columbus@emc-eng.com
www.emc-eng.com

CIVIL
MARINE
ENVIRONMENTAL

DIVISION OF PARENT TRACT

GOLDEN STAR PROPERTY

LAND LOT 109, 10TH DISTRICT
UPSON COUNTY, GEORGIA

Prepared for:

THOMASTON UPSON IDA

PROJECT NO.: 25-6310
DRAWN BY: JRW
DESIGNED BY: N/A
SURVEYED BY: RSE
SURVEY DATE: ####
CHECKED BY: MNA
SCALE: 1" = 60'
DATE: 2/21/25

SHEET

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OF

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| NO. | REVISION DESCRIPTION | BY | DATE |
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GRAPHIC SCALE: 1" = 60'

OFFICE LOCATIONS: ALBANY, ATLANTA, AUGUSTA, BRUNSWICK,
COLUMBUS, SAVANNAH, STATESBORO, AND VALDOSTA