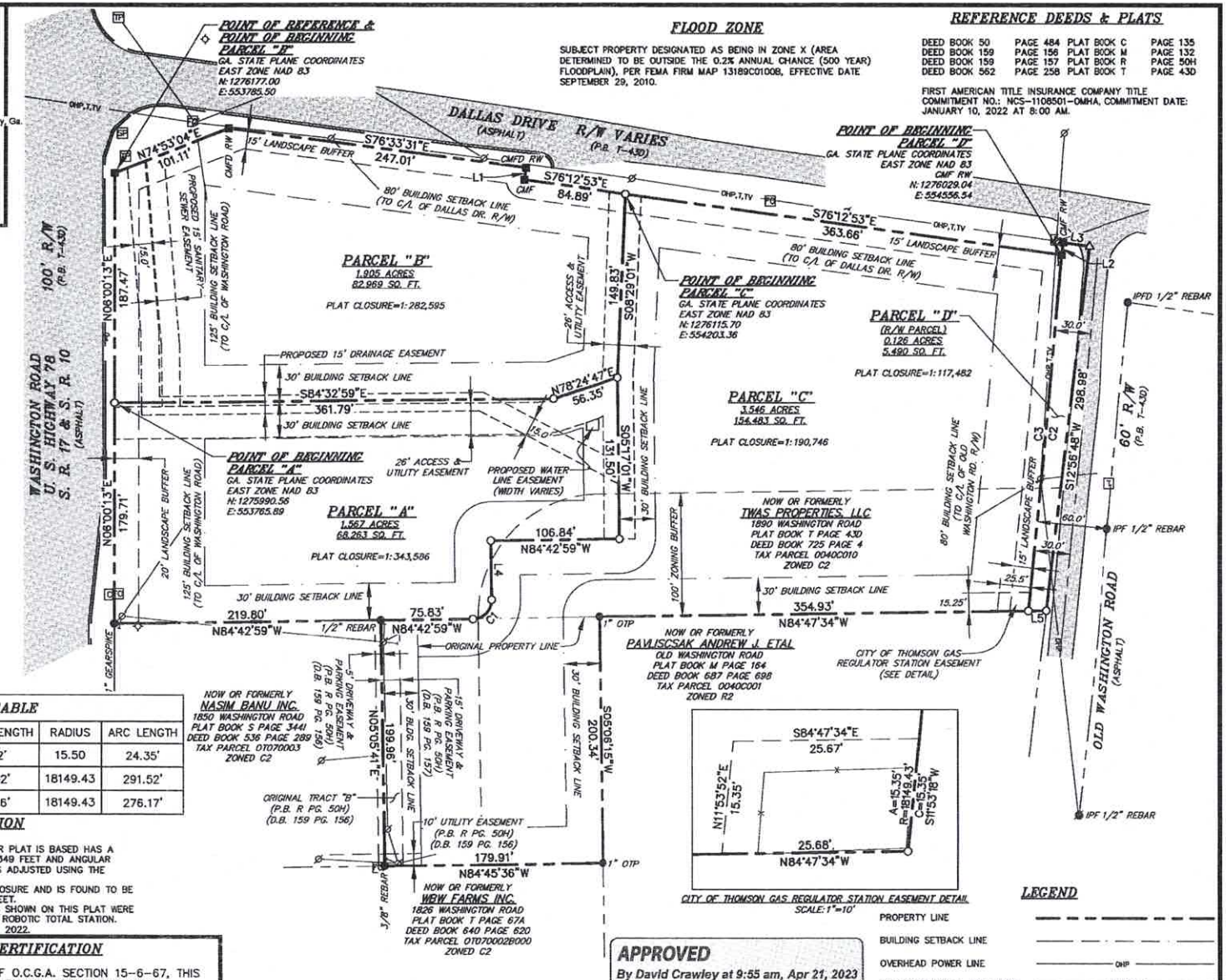

Plat Doc: PLAT
Recorded 04/21/2023 10:09AM

Connie H. Cheatham
Clerk Superior Court, McDuffie County, Ga.
Bk E2023 Pg 0029
Penalty: $0.00
Interest: $0.00
Participants: 1231926990

FLOOD ZONE

SUBJECT PROPERTY DESIGNATED AS BEING IN ZONE X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE (500 YEAR) FLOODPLAIN), PER FEMA FIRM MAP 13189C0100B, EFFECTIVE DATE SEPTEMBER 29, 2010.

REFERENCE DEEDS & PLATS

DEED BOOK 50	PAGE 484	PLAT BOOK C	PAGE 135
DEED BOOK 159	PAGE 156	PLAT BOOK M	PAGE 132
DEED BOOK 159	PAGE 157	PLAT BOOK R	PAGE 50H
DEED BOOK 562	PAGE 258	PLAT BOOK T	PAGE 43D

FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT NO.: NCS-1106501-OMHA, COMMITMENT DATE: JANUARY 10, 2022 AT 8:00 AM.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S13°42'50"W	10.31'
L2	N13°22'06"E	10.12'
L3	S75°37'36"E	22.26'
L4	S05°17'01"W	48.00'
L5	N84°47'34"W	14.86'

CURVE TABLE				
CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	ARC LENGTH
C1	S50°17'01"W	21.92'	15.50	24.35'
C2	N11°27'09"E	291.52'	18149.43	291.52'
C3	S11°25'41"W	276.16'	18149.43	276.17'

CERTIFICATION

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 126,349 FEET AND ANGULAR ERROR OF 01" PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 164,090 FEET.
THE LINEAR AND ANGULAR MEASUREMENTS SHOWN ON THIS PLAT WERE OBTAINED BY USING A TOPCON PS SERIES ROBOTIC TOTAL STATION.
FIELD WORK WAS COMPLETED ON JUNE 22, 2022.

SURVEYOR CERTIFICATION

AS REQUIRED BY SUBSECTION (C) OF O.C.G.A. SECTION 15-6-67, THIS MAP OR PLAT HAS BEEN APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING. THE NAMES OF THE INDIVIDUALS SIGNING OR APPROVING THIS MAP OR PLAT, THE AGENCY OR OFFICE OF THAT INDIVIDUAL, AND THE DATE OF APPROVAL IS LISTED IN THE APPROVAL TABLE SHOWN HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THE SURVEY OR MAP AS TO INTENDED USE OF ANY PARCEL. FURTHER, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS MAP, PLAT, OR PLAN COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT OCGA 15-6-67.

SIGNATURE:

DATE:

Digitally signed by James Newberry
Date: 2023.04.21 09:04:25 -04'00'

GEORGIA REGISTERED No. 2558 LAND SURVEYOR JAMES W. NEWBERRY JR.

NOTES

1. DONALDSON, GARRETT AND ASSOCIATES, INC. AND THE LAND SURVEYOR WHOSE SEAL IS AFFIXED HEREON DO NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN.
2. THIS DRAWING HAS BEEN GENERATED ELECTRONICALLY. THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT UNLESS IT BEARS THE SEAL AND ORIGINAL SIGNATURE OF A GEORGIA REGISTERED PROFESSIONAL SURVEYOR OF DONALDSON, GARRETT AND ASSOCIATES, INC.
3. THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN ON THIS DRAWING, IF ANY, WERE COMPILED FROM FIELD OBSERVATIONS AND/OR PHYSICAL MARKINGS FOUND ON THE SUBJECT SITE. THIS INFORMATION MAY BE INACCURATE OR INCOMPLETE. VERIFICATION OF THE UTILITY LOCATIONS SHOULD BE MADE PRIOR TO ANY CONSTRUCTION OR EXCAVATION.
4. HORIZONTAL DATA IS TIED TO THE NAD83 DATUM AND IS BASED UPON RTK GPS OBSERVATIONS UTILIZING THE LEICA GEORGIA REFERENCE NETWORK.
5. THE SUBJECT PARCEL IS DESIGNATED AS TAX PARCEL 0040C010, AND IS ZONED C2.
6. IRON PINS SET ARE 1/2" REBAR AND CAPS TITLED "DGA-MACON, GA", UNLESS OTHERWISE NOTED.
7. PARCEL "D" SHOWN HEREON TO BE CONVEYED TO McDUFFIE COUNTY FOR ADDITIONAL RIGHT-OF-WAY OF OLD WASHINGTON ROAD.

APPROVED
By David Crawley at 9:55 am, Apr 21, 2023

LEGEND

- PROPERTY LINE
- BUILDING SETBACK LINE
- OVERHEAD POWER LINE — OHP
- OVERHEAD POWER, TELEPHONE & TELEVISION — OHP,T,TV
- EASEMENT
- ASPHALT
- LIGHT POLE
- UTILITY POLE W/GUY
- IRON PIN FOUND (AS NOTED)
- NAIL SET
- IRON PIN SET (1/2" REBAR W/CAP)
- CONCRETE MONUMENT FOUND ■CMF
- COMMUNICATION PEDESTAL
- TRAFFIC LIGHT POLE
- CROSSWALK SIGNAL POLE

60 0 60 120 180
GRAPHIC SCALE IN FEET

DONALDSON, GARRETT, & ASSOCIATES, INC.
MACON • CHARLOTTE
4575 RIVERSIDE DRIVE P.O. BOX 7306
MACON, GA 31210
(478)474-5350 Fax: (478)477-2534
http://www.dg-a.com COA#: LSF000413

THE PROPERTY AS SHOWN HEREON IS THE PROPERTY OF D, G & A, AND NO PART THEREOF MAY BE USED OR REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION.

SUBDIVISION & RIGHT-OF-WAY ACQUISITION SURVEY
FOR
TWAS PROPERTIES, LLC
OF
1890 WASHINGTON ROAD
134TH G.M.D.
MCDUFFIE COUNTY GEORGIA

REVISIONS

R.L.S. NO.	2558
DATE:	8/22/22
CHKD:	JWN
DRWN:	SLR
PROJ. #:	5702-017-D1
ALPHA:	F973
DRAWING #:	5411-22-C
SCALE:	1"=60'

SHEET 1 OF 1