

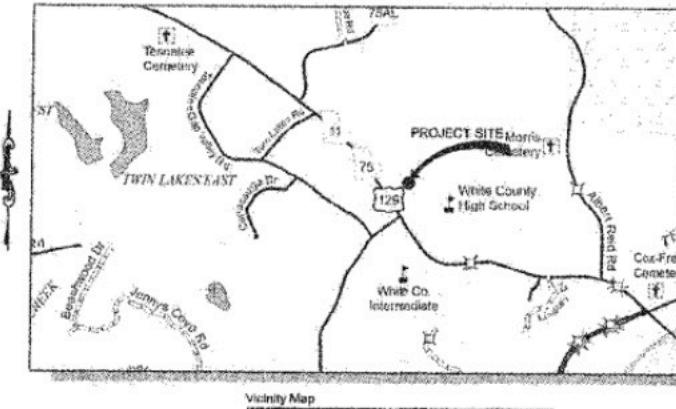
eFiled & eRecorded
DATE: 4/19/2022
TIME: 9:16 AM
PLAT BOOK: 02022
PAGE: 00064
RECORDING FEES: \$10.00
PARTICIPANT ID: 5033446127
CLERK: Dena M. Adams
White County, GA

RESERVED FOR RECORDING INFORMATION

BASIS OF BEARING
ASSUMED MAGNETIC FROM D.B. 11 - PG. 97

TAX MAP PARCEL 032 053
N/F
BETTY PARKER PATTERSON
D.B. 1596 - PG. 418
ZONED: C-1

CONC. MON.
15' (11') N
W 15' (11') E
IPF CAP REBAR



SURVEY NOTES

1. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 29,654 FEET AND AN ANGULAR ERROR OF 0.2° PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE.
2. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 29,654 FEET.
3. EQUIPMENT USED: TOPCON GPT 3602W 2" FOR ANGULAR AND LINEAR MEASUREMENTS.
4. THIS SURVEY WAS PREPARED WITHOUT THE AID OF A TITLE SEARCH AND IS SUBJECT TO ANY AND ALL DISCLOSURES THAT A TITLE SEARCH MAY PRODUCE.
5. IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE GEORGIA PLAT ACT OCGA 15-6-67.
6. BY GRAPHICALLY SCALING, THIS PROPERTY IS NOT LOCATED IN 100 YEAR FLOOD ZONE. REFERENCE MAP: FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER: 13311CD1850, DATED 01/05/2018.

**TOTAL AREA
2.417 ACRES**

TAX MAP PARCEL 032 140
N/F
DONALD NATHAN NIX
D.B. 425 - PG. 225
ZONED: C-1

TAX MAP PARCEL 032 139

N/F
DAVID L. CAUDELL
D.B. 417 - PG. 183
ZONED: R-1

LINE	BEARING	DISTANCE
L1	S 48°11'00" W	22.82'
L2	S 58°36'00" W	61.90'
L3	S 66°52'00" W	32.98'
L4	S 45°14'52" W	63.72'

HIGHWAY 129 N
RIGHT-OF-WAY VARIES
HIGHWAY SURFACE

CAUDELL DRIVE
RIGHT-OF-WAY VARIES
SURFACE SURFACE

SURVEYOR CERTIFICATION

This plat is a retrace of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are listed hereon. 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.

Douglas R. Sherrill



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www.LDPofga.com
doug@ldpofga.com



Revision Number	Date:	Description:	Date: April 7, 2022
		Field Date: April, 2022	
		DRAWN BY: JW	
		DWG FILE: CALDWELL	
		FIELD CREW: LDP	
		Job #: 5057.001	
		Checked By: ORS	
		Field Book: Carlson Surveyor 2	

Boundary Survey for:
INSLEY INVESTMENTS, LLC

Located In:
Land Lot 1 - 4th District
White County, Georgia

Abbreviation	Description
AIF	ANGLE IRON FOUND
BSL	BUILDING SETBACK LINE
CMF	CONCRETE MONUMENT FOUND
CMP	CORRUGATED METAL PIPE
CPN	CONTROL POINT NUMBER
CPP	CORRUGATED PLASTIC PIPE
DL	DROP INLET
DB, PG	DEED BOOK, PAGE
E	ELEVATION
EX	EXISTING
FR	FIRE HYDRANT
GW	GUY WIRE
HW	HEAD WALL
IPF	IRON PIN FOUND
IPS	IRON PIN SET (5/8" REBAR)
LL	LAND LOT
LLL	LAND LOT LINE
MH	MANHOLE
MP	METAL PIPE
N/F	NOW OR FORMERLY
OTP	OPEN TOP PIPE
P	POWER LINE
PC	PROPERTY CORNER
PL	PROPERTY LINE
PL, PG	PLAT BOOK, PAGE
POB	POINT OF BEGINNING
PP	POWER POLE
PVC	POLYVINYL CHLORIDE
RSL	REAR SETBACK LINE
RCP	REINFORCED CONCRETE PIPE
R/W	RIGHT-OF-WAY
SS	SANITARY SEWER
SSL	SIDE SETBACK LINE
STA	STATION
STR	STRUCTURE
WM	WATER METER
WV	WATER VALVE

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