

Print Date: PLAT
Recorded: 04/21/2023 10:09AM
Carter H. Crawford
1400 N. Main Street, Suite 100
Macon, GA 31204
Phone: 478-520-0000
Fax: 478-520-0000
Email: chc@chcga.com



LINE TABLE		
LINE	BEARING	LENGTH
L1	S13°42'50"W	10.31'
L2	N13°22'06"E	10.12'
L3	S75°37'36"E	22.25'
L4	S05°17'01"W	48.00'
L5	N84°47'34"W	14.86'

CURVE TABLE			
CURVE	CHORD BEARING	CHORD LENGTH	RADIUS
C1	S50°17'01"W	21.92'	15.50'
C2	N11°27'09"E	291.52'	1849.43'
C3	S11°25'41"W	276.16'	1849.43'

FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A SURVEY PRECISION OF ONE FOOT IN 10,000 FEET. THE LINEAR AND ANGULAR MEASUREMENTS SHOWN ON THIS PLAT WERE OBTAINED BY USING A TOPCON PS SERIES THEODOLITE TOTAL STATION. FIELD WORK WAS COMPLETED ON APRIL 22, 2022.

SURVEYOR CERTIFICATION

AS REQUIRED BY SUBSECTION (C) OF O.C.G.A. SECTION 16-6-67, THIS MAP OR PLAT HAS BEEN APPROVED BY ALL APPLICABLE LOCAL, STATE AND FEDERAL AGENCIES. THE NAMES OF THE INDIVIDUALS THAT APPROVED THIS MAP OR PLAT, THE AGENCY OR OFFICE OF APPROVAL, THE DATE OF APPROVAL, AND THE APPROVAL NUMBER SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL AGENCIES. THE SURVEYOR OR USER OF THE SURVEY OR MAP AS TO INTENDED USE OF ANY PARCEL, FURTHER, THE UNDERSTANDING LAND SURVEYOR CERTIFIES THAT THIS MAP, PLAT, OR PLAN COMPLETES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROFESSIONAL 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 16-6-67.

SIGNATURE: _____
by James Newberry
Date: 2023.04.21



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

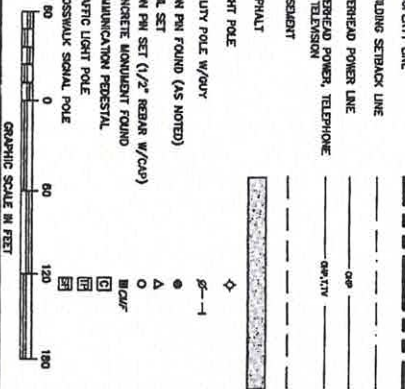
1. DONALDSON, GARRETT, AND ASSOCIATES, INC. AND THE LAND SURVEYOR WHOSE SEAL IS AFFIXED HEREON DO NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN.
2. THIS DRAWING HAS BEEN GENERATED ELECTRONICALLY. THE MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT UNLESS IT BEARS THE SEAL AND ORIGINAL SIGNATURE OF A GEORGIA REGISTERED PROFESSIONAL SURVEYOR OR DONALDSON, GARRETT, AND ASSOCIATES, INC.
3. THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN ON THIS DRAWING, IF ANY, WERE OBTAINED FROM FIELD OBSERVATIONS AND/OR PHYSICAL RECORDS FOUND ON THE PROPERTY. THE SURVEYOR DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION.
4. HORIZONTAL DATA IS TIED TO THE NAD83 DATUM AND IS BASED UPON RIT GPS OBSERVATIONS UTILIZING THE LEICA GEOMAX REFERENCE NETWORK.
5. THE SUBJECT PARCEL IS DESIGNATED AS TAX PARCEL 0040010, AND IS ZONED C2.
6. IRON PINS SET ARE 1/2" REBAR AND CAPS TITLED "004-MACON, GA." UNLESS OTHERWISE NOTED.
7. PARCEL "D" SHOWN HEREON TO BE CONNECTED TO MADOFF COUNTY FOR ADDITIONAL RIGHT-OF-WAY OF OLD WASHINGTON ROAD.

NOTES

APPROVED
By David Crawley at 8:55 am, April 21, 2023

DIT OF THOMPSON GAS REGULATOR STATION EASEMENT DETAIL
SCALE: 1"=10'

LEGEND



REVISIONS	
DATE	8/22/22
CHKD	JMN
DRWN	SLR
PROJ #	017-01-01
DRAWING #	5411-22-C
SCALE	1"=60'

SHEET 1 OF 1

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

DONALDSON, GARRETT, & ASSOCIATES, INC.
MACON • CHARLOTTE
4875 RIVERSIDE DRIVE P.O. BOX 7308
MACON, GA 31204-0110
(478) 474-5350 Fax: (478) 477-2524
http://www.dg-a.com COAG: LSP000413
THESE DOCUMENTS, AS INSTRUMENTS OF SERVICE, REMAIN THE PROPERTY OF D & G & A AND NO PART THEREOF MAY BE USED OR REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION.

REFERENCE DEEDS & PLATS

DEED BOOK 50	PAGE 484	PLAT BOOK C	PAGE 135
DEED BOOK 189	PAGE 189	PLAT BOOK M	PAGE 132
DEED BOOK 199	PAGE 199	PLAT BOOK R	PAGE 204
DEED BOOK 302	PAGE 238	PLAT BOOK T	PAGE 430

FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT NO. MS-110001-DMA, COMMITMENT DATE: JANUARY 10, 2022 AT 8:00 AM.

SUBJECT PROPERTY DESIGNATED AS ZONE X (AREA) DETERMINED TO BE OUTSIDE THE ZONING MAP (AREA) FLOORPLAN, PER FEMA FIRM MAP 131000000, EFFECTIVE DATE SEPTEMBER 24, 2010.

