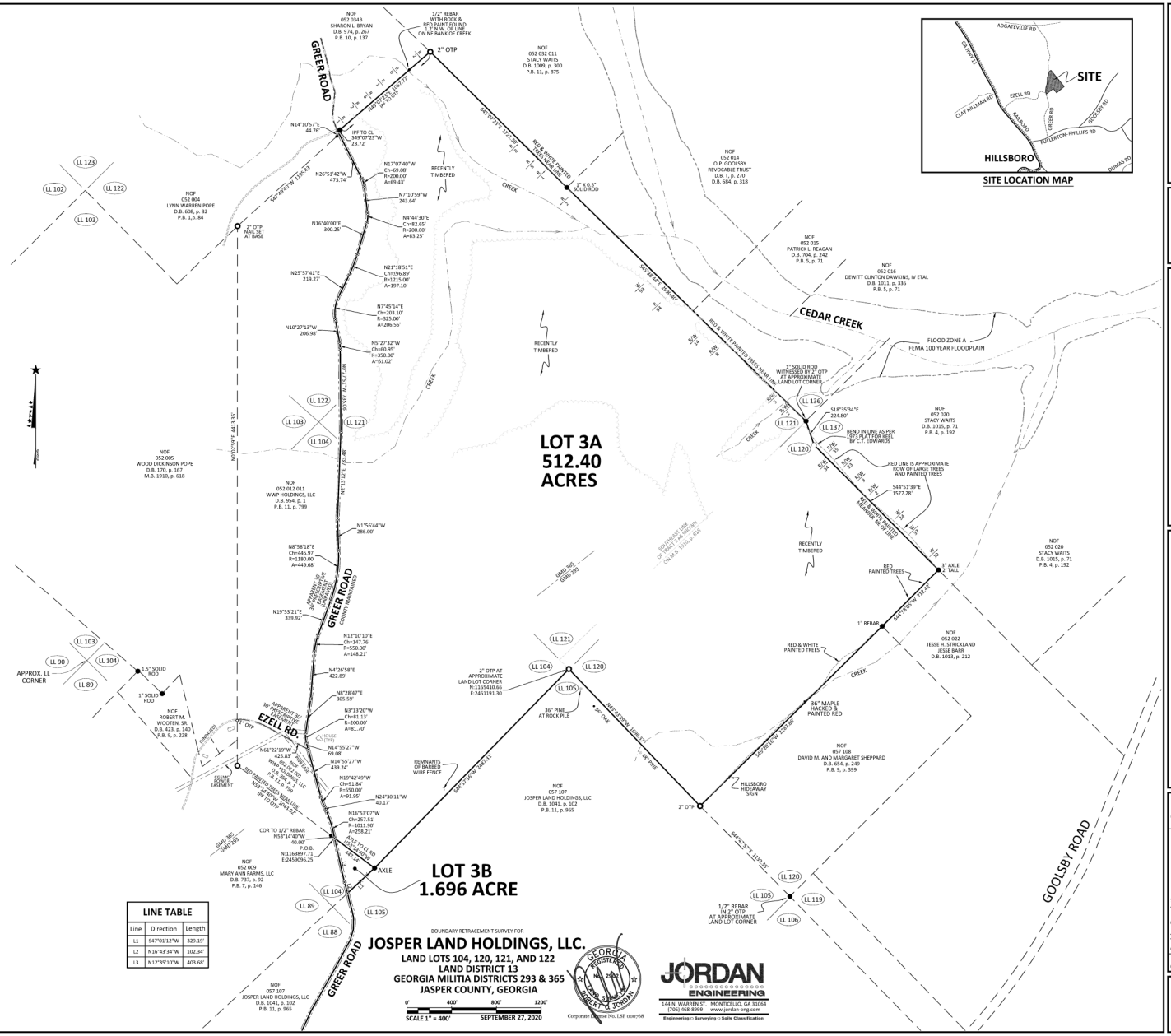
eFiled & eRecorded
DATE: 10/13/2020
TIME: 2:12 PM
PLAT BOOK: 00012
PAGE: 00054
RECORDING FEES: $10.00
PARTICIPANT ID: 3412495247
CLERK: Lynda Gasses
Jasper County, GA

FOR CLERK'S OFFICE USE

SURVEYOR'S CERTIFICATION
This plat is a RETRACEMENT 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 stated 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 PROPERTY DEPICTED. I HAVE ESTABLISHED the boundaries 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.

Robert O. Jordan, GA RLS 2902



SUBJECT PROPERTY INFORMATION:
CURRENT OWNER: JOSPER LAND HOLDINGS, LLC
DEED RECORD: D.B. 1041, p. 102
PLAT RECORD: P.B. 7, p. 146; P.B. 11, p. 799; P.B. 11, p. 964
TAX RECORD: TAX PARCEL 052 011 & 052 012

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 6,519 FEET, AND AN ANGULAR ERROR OF 05" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE METHOD.

THIS PLAT CLOSURE ACCURACY IS 1 FOOT IN 1,293,875 FEET FOR TRACT 3A AND 1 FOOT IN 268,147 FOR TRACT 3B.

FIELD DATA WAS COLLECTED USING A TOPCON GPT2003W ELECTRONIC TOTAL STATION AND A JAVAD TRIUMPH-LS DUAL-FREQUENCY RTK GLOBAL POSITIONING SYSTEM RECEIVER REFERENCING THE eGPS STATEWIDE NETWORK AND HAVING A RELATIVE POSITIONAL ACCURACY OF LESS THAN 0.04 FEET.

FIELD SURVEY FOR LOT 3A COMPLETED IN JULY 2017. REVISED IN SEPTEMBER 2020 TO INCLUDE LOT 3B.

THE PROPERTY SHOWN HEREON IS NOT LOCATED WITHIN A FLOODPLAIN AS DETERMINED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAP PANEL 13159C 0225D FOR JASPER COUNTY, GEORGIA DATED 06-07-17.

EASEMENTS OR RIGHTS-OF-WAY MAY EXIST WHICH ARE NOT SHOWN HEREON AND MAY BE RECORDED OR UNRECORDED.

HORIZONTAL: STATE PLANE, WEST ZONE, NAD83. VERTICAL DATUM: NAVD88.

A 25-FOOT UNDISTURBED BUFFER IS ESTABLISHED BY THE STATE OF GEORGIA FROM THE TOP OF CREEK BANKS ON BOTH SIDES OF CREEKS FOR EROSION CONTROL PURPOSES.

DENOTES PAINTED TREES OR FENCE NEAR PROPERTY LINE. LETTER IS CODE BELOW, NUMBER IS FEET FROM LINE, AND ARROW IS DIRECTION FROM LINE THAT EVIDENCE WAS FOUND.

TP: STEEL TEE POST
B: BLUE PAINT — W: WHITE PAINT
Y: YELLOW PAINT — BW: BARBED WIRE
R: RED PAINT — HW: HOG WIRE

LEGEND

OPEN-TOP PIPE FOUND	P.O.B. POINT OF BEGINNING
SOLID ROD (REBAR) FOUND	P.O.R. POINT OF REFERENCE
½" SOLID ROD (REBAR) SET	NOF NOW OR FORMERLY
BEARING CHANGE (NO PIN SET)	D.B. DEED BOOK
SURVEYOR'S TRAVERSE NAIL SET	P.B. PLAT BOOK
SURVEYOR'S PK NAIL SET	LL LAND LOT
POWER POLE	OTP OPEN-TOP PIPE
	CMF CONCRETE MON. FD
ADJOINING PROPERTY LINE	
EASEMENT	
OVERHEAD POWER	

LINE TABLE

Line	Direction	Length
L1	S47°01'12"W	329.19'
L2	N16°43'34"W	102.34'
L3	N12°35'10"W	403.68'

BOUNDARY RETRACEMENT SURVEY FOR

JOSPER LAND HOLDINGS, LLC.

LAND LOTS 104, 120, 121, AND 122
LAND DISTRICT 13
GEORGIA MILITIA DISTRICTS 293 & 365
JASPER COUNTY, GEORGIA

0' 400' 800' 1200'
SCALE 1" = 400' — SEPTEMBER 27, 2020

GEORGIA REGISTERED No. 2902 ROBERT O. JORDAN

JORDAN ENGINEERING
144 N. WARREN ST. MONTICELLO, GA 31064
(706) 468-8999 www.jordan-eng.com
Engineering ◇ Surveying ◇ Soils Classification
Corporate Engineer No. LSF 000768

JORDAN ENGINEERING
Engineering ◇ Surveying ◇ Soils Classification
Land Planning & Surveying & Soils Classification

BOUNDARY RETRACEMENT SURVEY

Josper Land Holdings, LLC.
Jasper County, Georgia

Rev	Revision Description	Date
0	Initial Issue	09/27/17
1	Revision to add Lot 3B	09/27/20

Sheet No.
1 of 1

S:\SURVEY\LANDMARK MANAGEMENT – SAMAMONS TR 3\DRAWING\SAMAMONS TRACT 3 RS.DWG October 6, 2020