

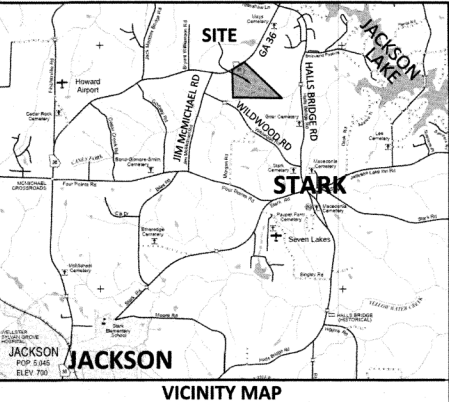
E-Filed By:
 Butts County Clerks Office
 Clerk of Courts Morgan V W
 08/21/2025 03:23 PM
 Plat Book: 00020
 Page: 0579
 \$10.00 Base Filing Fee

SURVEYOR'S CERTIFICATION
 As required by subsection (6) of O.C.G.A. 15-6-67, this plat has been prepared by a land surveyor. This plat has been approved for recording by this type of plat. For any applicable local jurisdiction that requires approval of this type of plat, the names of individuals signing or approving this plat, the agency or office of that individual, and the date of that approval are listed in the approval table shown. For any applicable local jurisdiction that does not require approval of this type of plat, the name of such local jurisdiction and the number of the applicable ordinance or resolution providing that no such approval is required are listed in the approval table shown hereon. Such approvals, affirmations, or ordinance or resolution numbers should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. 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.

Robert Q. Jordan
 Robert Q. Jordan, GA RLS 2902

LEGEND

○ OPEN-TOPE PIPE FOUND	P.O.B. POINT OF BEGINNING
● SOLID ROD (REBAR) FOUND	P.O.R. POINT OF REFERENCE
⊗ CONCRETE MONUMENT FOUND	NOF NOW OR FORMERLY
⊙ SOLID ROD (REBAR) SET	D.B. DEED BOOK
⊕ BEARING CHANGE (NO PIN SET)	P.B. PLAT BOOK
○ SURVEYOR'S PK NAIL SET	LL LAND LOT
⊖ POWER POLE	OTF OPEN-TOPE PIPE
	CMF CONCRETE MON FND
	BSL BUILDING SETBACK LINE
---	SUBJECT PROPERTY BOUNDARY
---	ADJOINING PROPERTY BOUNDARY
---	EASEMENT
---	OVERHEAD POWER
---	CREEK OR SHORELINE
---	WIRE FENCE
---	APPROX. TREELINE
---	EDGE OF GRAVEL/DIRT
---	STRUCTURE
---	CONCRETE
---	SURFACE WATER
---	ASPHALT



FOR CLERK'S OFFICE USE

SUBJECT PROPERTY INFORMATION:
 CURRENT OWNER: JACOB A. HOSFORD AND JEREMIAH DAVID HOSFORD
 DEED RECORD: D.B. 1028, p. 635
 PLAT RECORD: P.B. 7, p. 151
 TAX RECORD: PARCEL 00580-001-000

PLAT CLOSURE ACCURACIES ARE AS FOLLOWS:
 TRACT 1 IS 1 FOOT IN 379,474 FEET.
 TRACT 2 IS 1 FOOT IN 1,128,788 FEET.
 TRACT 3 IS 1 FOOT IN 328,257 FEET.
 TRACT 4 IS 1 FOOT IN 615,850 FEET.

PLAT IS APPROVED FOR RECORDING
 Butts County Planning & Zoning Director

Robert Q. Jordan
 8/14/25

REMARKS:
 DENOTES PAINTED TREES, FENCE, OR OTHER EVIDENCE NEAR THE PROPERTY LINE. SEE CODE BELOW. THE NUMBER IS DIRECTION FROM THE LINE EVIDENCE FOUND.
 T: STEEL TIE POST D: ORANGE PAINT W: WHITE PAINT Y: YELLOW PAINT BR: BARBED WIRE R: RED PAINT HW: HOAG WIRE

FIELD DATA WAS COLLECTED USING CHICNAV 189 ROVER AND IBASE GNSS RECEIVERS REFERENCING THE TRIMBLE VRS-NOW REAL-TIME NETWORK AND HAVING A RELATIVE POSITIONAL ACCURACY OF LESS THAN 0.05 FEET.

THE FIELD SURVEY WAS COMPLETED IN MAY 2025.

PORTIONS OF THE PROPERTY SHOWN HEREON ARE LOCATED IN FEMA ZONE A, AN AREA OF INCREASED FLOOD HAZARD, AS DETERMINED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAP PANEL 13053C 085D FOR BUTTS COUNTY, GEORGIA DATED 06-07-17.

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

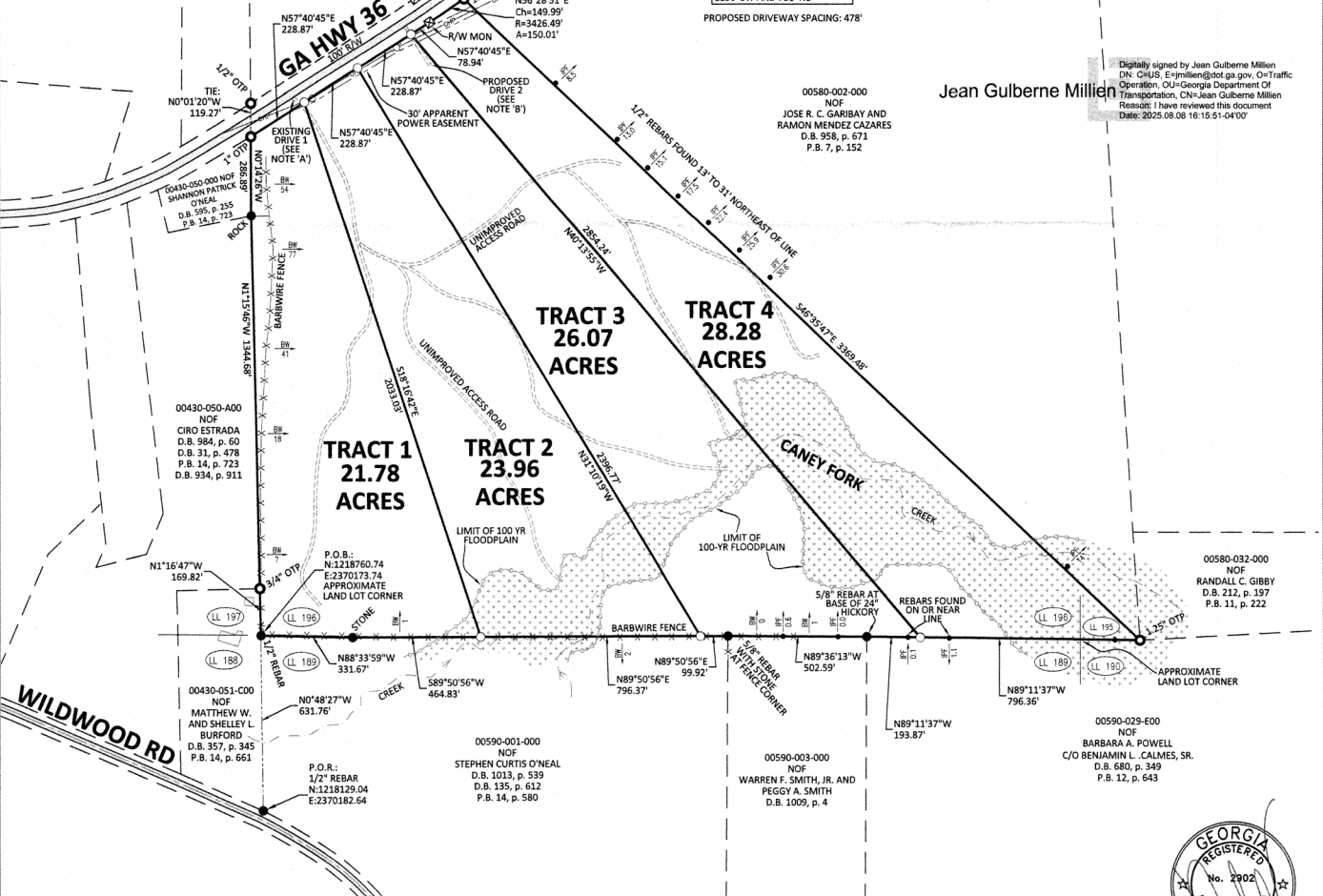
HORIZONTAL COORDINATES SHOWN HEREON REFERENCE GEORGIA STATE PLANE, WEST ZONE, NAD83(2011) IN US SURVEY FEET.

NOTE 'A'
 DRIVE 1 IS TO BE SHARED BY PROPOSED TRACTS 1 AND 2.
 DRIVE 1 SIGHT DISTANCE: 679' SW AND 754' NE

NOTE 'B'
 DRIVE 2 IS TO BE SHARED BY PROPOSED TRACTS 3 AND 4.
 DRIVE 2 SIGHT DISTANCE: 1156' SW AND 736' NE

PROPOSED DRIVEWAY SPACING: 478'

This lot meets Butts County Zoning Regulations No. 1-4
 Zoning Administrator Date 8/18/25



PARCEL DIVISION SURVEY FOR
JACOB A. HOSFORD AND JEREMIAH DAVID HOSFORD
 LAND LOTS 195 AND 196, DISTRICT 1
 GEORGIA MILITIA DISTRICT 612
 BUTTS COUNTY, GEORGIA

SCALE 1" = 300'
 JULY 1, 2025

Digitally signed by Jean Gulberme Millien
 DN: c=US, E=jmillien@dot.ga.gov, O=Traffic Operation, OU=Georgia Department of Transportation, CN=Jean Gulberme Millien
 Reason: I have reviewed this document.
 Date: 2025.08.08 16:15:51-04'00'

Jordan
 REGISTERED LAND SURVEYOR
 No. 2902
 ROBERT Q. JORDAN

Corporate License No. LSF 000768

JORDAN ENGINEERING
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 (706) 468-8999 www.jordan-eng.com
 Engineering • Surveying • Soils • UAV Mapping

S:\SURVEY\HOSFORD, JACOB - HWY 36 E BOUNDARY 4 LOT DIVIDE\HOSFORD, JACOB - HWY 36 BUTTS CO RD.DWG July 23, 2025