eFiled & eRecorded
DATE: 11/15/2021
TIME: 1:47 PM
PLAT BOOK: 00012
PAGE: 00184
RECORDING FEES: $10.00
PARTICIPANT ID: 4490757542
CLERK: LeAnn Airington
Jasper County, GA

GRID NORTH WEST ZONE

Approved for recording on 11/15/2021
by Shane Sealy.
Planning and Zoning Director
126 W. Greene Street
Monticello, Ga 31064

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	1075.02'	2957.19'	20.83	S74°39'49"W	1069.11'

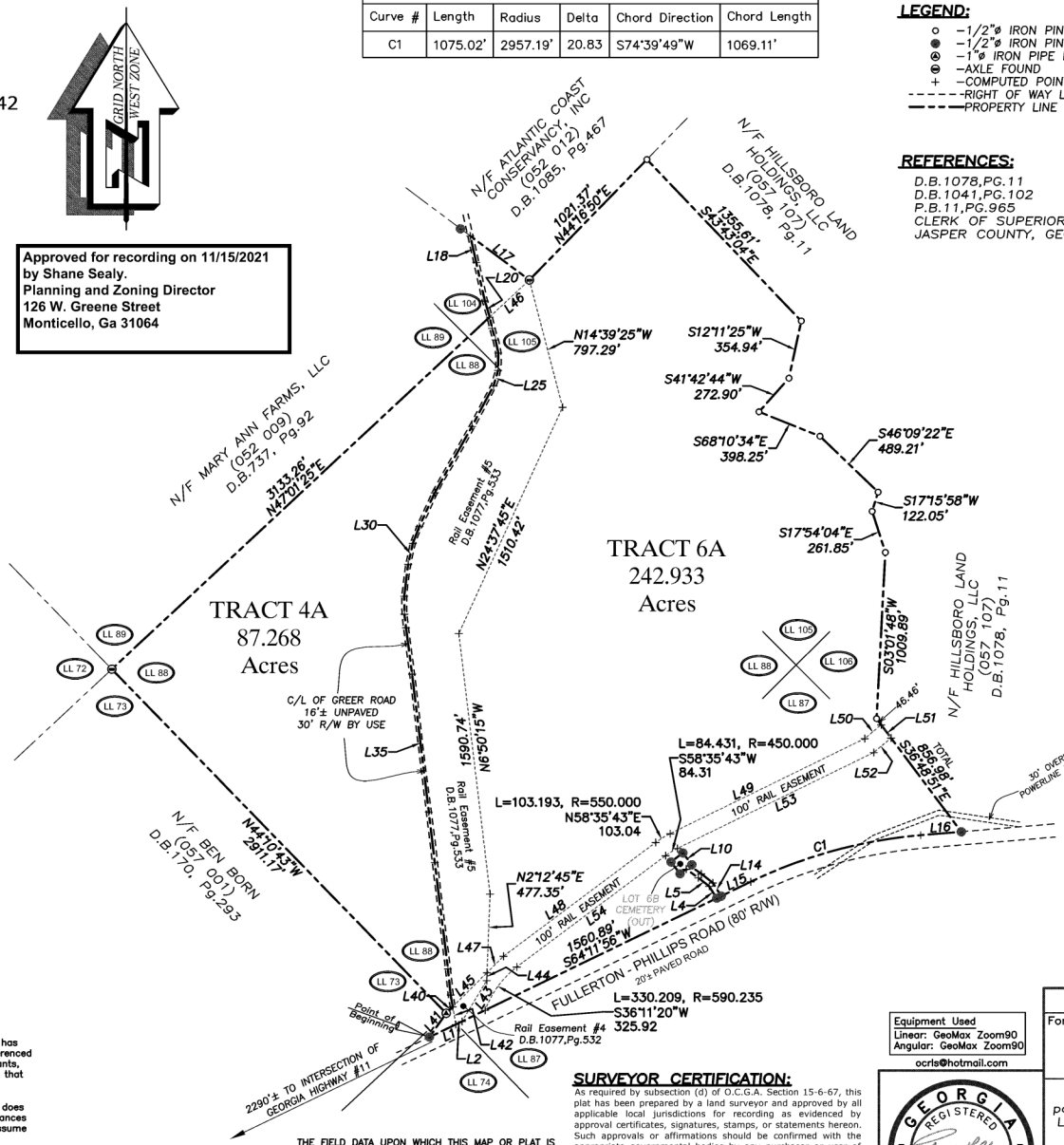
LEGEND:

- o –1/2"ø IRON PIN SET (IPS)
- ● –1/2"ø IRON PIN FOUND (IPF)
- ⊛ –1"ø IRON PIPE FOUND (IPPF)
- ⊖ –AXLE FOUND
- + –COMPUTED POINT
- - - - - -RIGHT OF WAY LINE
- ——— PROPERTY LINE

REFERENCES:

D.B.1078,PG.11
D.B.1041,PG.102
P.B.11,PG.965
CLERK OF SUPERIOR COURT
JASPER COUNTY, GEORGIA

Parcel Line Table		
Line #	Length	Direction
L1	177.22'	S64°29'25"W
L2	42.35'	S64°12'21"W
L3	155.61'	N64°06'28"E
L4	86.32'	N32°28'24"W
L5	83.05'	N51°57'18"W
L6	90.77'	N54°28'24"W
L7	46.54'	S52°30'04"W
L8	89.91'	N37°39'55"W
L9	90.13'	N52°22'11"E
L10	90.04'	S37°31'20"E
L11	12.02'	S52°23'43"W
L12	82.12'	S54°28'24"E
L13	89.08'	S51°57'41"E
L14	95.06'	S32°29'45"E
L15	198.82'	S64°09'18"W
L16	247.07'	S85°15'02"W
L17	447.14'	S53°14'40"E
L18	163.69'	S12°39'52"E
L19	239.74'	S12°32'24"E
L20	102.34'	S16°43'34"E
L21	69.50'	S12°18'38"E
L22	73.00'	S16°02'28"E
L23	81.87'	S12°28'21"E
L24	105.34'	S0°36'57"W
L25	97.86'	S16°27'26"W
L26	278.10'	S28°01'10"W
L27	461.63'	S29°16'50"W



GPS CERTIFICATION:

I certify that this plat was created from an actual GPS survey made under my supervision in JULY of 2021, performed to a CLASS B Suburban Survey specification where the positional tolerance is not to exceed 0.13 feet with a 95% confidence level; that I used eGPS's GNSS Real Time Network, a Champion TKO GPS receiver and all coordinates are based on Geoid 2012 / NAD83 / NAVD88 / Ga West Zone.

500 250 0 250 500 1000 1500
GRAPHIC SCALE IN FEET
1 inch = 500 feet

Parcel Line Table		
Line #	Length	Direction
L28	225.10'	S24°33'23"W
L29	109.66'	S21°14'12"W
L30	131.21'	S12°34'40"W
L31	193.77'	S7°04'38"W
L32	109.19'	S0°43'56"E
L33	82.89'	S6°31'13"E
L34	283.85'	S7°29'12"E
L35	841.75'	S6°55'20"E
L36	308.55'	S6°43'25"E
L37	650.54'	S7°02'46"E
L38	159.08'	S5°56'12"E
L39	73.15'	S10°04'58"E
L40	56.52'	N44°38'25"E
L41	176.11'	N35°23'00"E
L42	109.02'	S9°38'19"E
L43	290.18'	N31°04'19"E
L44	47.46'	N2°12'43"E
L45	293.54'	N45°06'30"E
L46	329.19'	S47°01'12"W
L47	140.91'	N45°08'56"E
L48	1152.78'	N53°13'12"E
L49	1313.70'	N63°58'13"E
L50	130.14'	N50°06'57"E
L51	100.14'	S36°48'51"E
L52	136.93'	S50°06'57"W
L53	1325.85'	S63°58'13"W
L54	1126.48'	S53°13'12"W

NOTES:

1)The surveyor whose seal is hereto attached has not made an independent search for unreferenced easements, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose. Matters of title are excepted.
2)The surveyor whose seal is hereto attached does not certify that all easements and encumbrances have been shown, nor does the surveyor assume any liability for any such easements or encumbrances, either dedicated or implied, which may affect this property.
3)The fieldwork was performed immediately prior to and/or concurrent with the date on this plat.
4)The adjoiner information is shown as taken from tax records at the time of survey.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 28,000+ FEET AND AN ANGULAR ERROR OF 3.0 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 65,426+ FEET.

SURVEYOR CERTIFICATION:

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations 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.

Equipment Used
Linear: GeoMax Zoom90
Angular: GeoMax Zoom90
ocrls@hotmail.com

GEORGIA REGISTERED No.2658 LAND SURVEYOR Phillip H. Chivers 11/04/2021

Property Survey

For:

Hillsboro Land Holdings, LLC

Fullerton–Phillips Road – Tracts 4A & 6A, a portion of Lots 4, 4A & 6A of the Sammons Estate Land Lots 88, 104, 105 & 106, 13th Land District 293rd G, M. District, Jasper County, Georgia

Scale: 1"=500' | Date: August 24, 2021

Ogletree & Chivers Land Surveyors
693 Dunlap Rd. Suite B
Milledgeville, GA 31061
478–453–3454 7846_4A–6A

C:\Users\DeffOneDrive\jobs\8\7846\7846_TRACT 4A-6A.dwg, 18x24, 11/4/2021 12:59:48 PM, 1:1

PHC JSC

7846_4A–6A