

SURVEY NOTES

1. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 28,648 FEET AND AN ANGULAR ERROR OF .02" 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 652,214 FEET.
3. EQUIPMENT USED: TOPCON GPT 3002W FOR ANGULAR AND LINEAR MEASUREMENTS
4. THIS SURVEY WAS PREPARED WITH THE AID OF A TITLE SEARCH AND COMMITMENT BY CALLOWAY TITLE & ESCROW, LLC AND IS SUBJECT TO ANY AND ALL DISCLOSURES THAT THE 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.

This survey was prepared in conformity with the technical standards for property surveys in Georgia as set forth in Chapter 180-7 of the rules of the Georgia Board of Registration for professional engineer and land surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67.

NOTE:
NO ACCESS IS ALLOWED TO TRACT "A"
FROM GEORGIA HWY. 515.

TRACT A
1.837 ACRES

PORTION OF TAX PARCELS
030B-023 & 030B-045-001
N/F
JDS PROPERTIES, LLC
DEED BOOK 447, PAGE 843
DEED BOOK 507, PAGE 834
PLAT BOOK N, PAGE 9
PLAT BOOK NN, PAGE 111
ZONED C-2

TRACT C MUST BE COMBINED
WITH ADJOINING PROPERTY
AND IS A NON-BUILDABLE
TRACT.

TRACT C
0.163 ACRES

PORTION OF TAX PARCELS
030B-023 & 030B-045-001
N/F
JDS PROPERTIES, LLC
DEED BOOK 447, PAGE 843
DEED BOOK 507, PAGE 834
PLAT BOOK N, PAGE 9
PLAT BOOK NN, PAGE 111
ZONED C-2

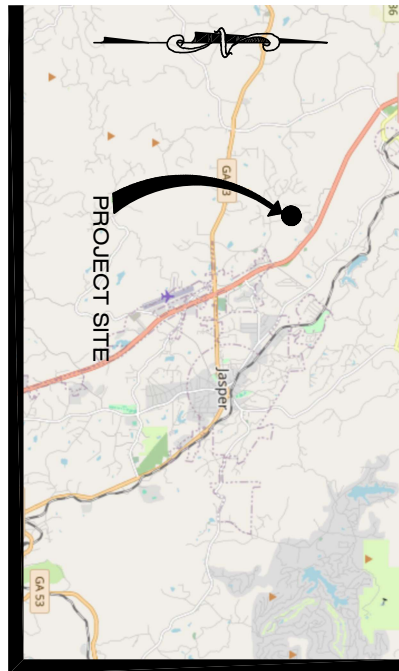
LINE	BEARING	DISTANCE
L1	S 52°03'58" W	15.00'
L2	S 32°03'58" E	15.00'
L3	N 32°03'58" E	15.00'
L4	S 52°03'58" E	15.00'
L5	S 54°46'45" E	31.62'
L6	S 33°03'49" W	21.63'
L7	N 56°45'07" E	23.22'
L8	N 47°14'46" E	52.46'
L9	N 32°03'58" E	10.00'

CMF.....	CONCRETE MONUMENT FOUND
DB, PG.....	DEED BOOK, PAGE
FH.....	FIRE HYDRANT
IPF.....	IRON PIN FOUND
IPS.....	IRON PIN SET (5/8" REBAR)
LL.....	LAND LOT
LLL.....	LAND LOT LINE
N/F.....	NOW OR FORMERLY
OTP.....	OPEN TOP PIPE
-P.....	POWER LINE
P/C.....	PROPERTY CORNER
P/L.....	PROPERTY LINE
PB, PG.....	PLAT BOOK, PAGE
PGB.....	POINT OF BEGINNING
PP.....	POWER POLE
RM.....	RIGHT-OF-WAY
WM.....	WATER METER
WV.....	WATER VALVE

TRACT B
1.000 ACRES

PORTION OF TAX PARCELS
030B-023 & 030B-045-001
N/F
JDS PROPERTIES, LLC
DEED BOOK 447, PAGE 843
DEED BOOK 507, PAGE 834
PLAT BOOK N, PAGE 9
PLAT BOOK NN, PAGE 111
ZONED C-2

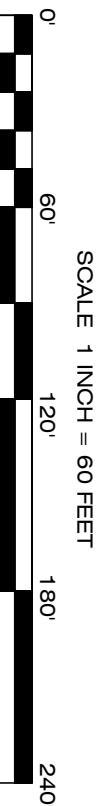
TAX PARCEL 030B-045
N/F LUKE & LECIA WINGINTON
DEED BOOK 364-732
ZONED R-1



Vicinity Map
NTS

Hidden Creek
Road
40' R/W

BASIS OF BEARING
REFERENCE PLAT #1
MAGNETIC FROM REF. PLAT



SURVEYOR 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 are 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 LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property survey 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 13-6-67.

Douglas B. Sherrill

IPF 5/8"
REBAR

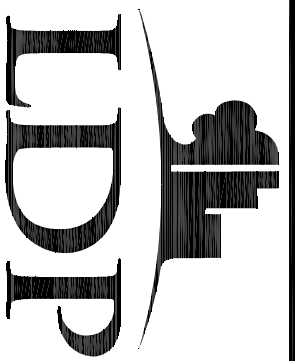
LL196
LL201

RENNER HOLDINGS
GROUP, LLC.

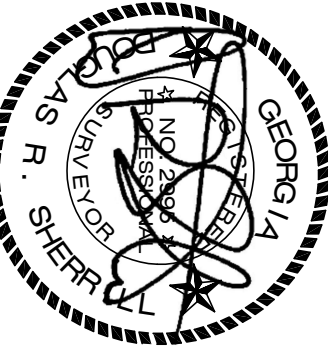
Located In:
Land Lots 196 & 201 - 12th District - 2nd Section
City of Jasper - Pickens County, Georgia

Sheet No.

1 of 1



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AND CONSULTING
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Revision Number	Date:	Description:	Date:
1	05/26/2020	COMBINED LOTS	FIELD CREW: DRS
2	07/02/2024	COMBINED LOTS	DRAWN BY: DRS
3	08/28/2026	ADDED EASEMENT TO TRACT 1	DWG FILE: Greene 3 acres
			Field Date: 3/28/2015
			Job #: 5159.002
			Checked By: DRS
			Field Book: TDS Recon