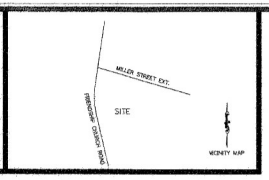
202207013
RATTERTRANT TO

BK:69 PG:211-211
P2022000324

FILED IN OFFICE
CLERK OF COURT
11/16/2022 07:00 AM
ESTHER SAYKS MENDEL, CLERK
SUPERIOR COURT
BULLOCH COUNTY, GA

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.



GRID NORTH – GA. EAST ZONE – NAD 83

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	N34°42'36"W	27.80'
L2	N19°08'25"E	14.07'
L3	N29°37'41"E	48.27'
L4	N13°19'28"W	59.87'
L5	N8°01'41"E	25.11'
L6	N43°35'39"W	27.72'
L7	N16°53'36"W	30.65'
L8	N11°13'50"W	32.92'
L9	N24°21'28"E	24.06'
L10	N26°58'03"E	39.15'
L11	N59°00'34"E	18.30'
L12	N7°37'34"W	11.92'
L13	N14°37'11"E	39.52'
L14	N43°37'42"E	12.63'
L15	N10°34'43"E	29.67'
L16	N41°24'43"W	7.03'
L17	N1°35'19"E	24.98'
L18	N30°36'40"W	22.73'
L19	N31°52'49"E	35.34'
L20	N8°43'49"E	33.58'
L21	N30°52'48"E	21.23'
L22	N19°31'34"W	38.17'

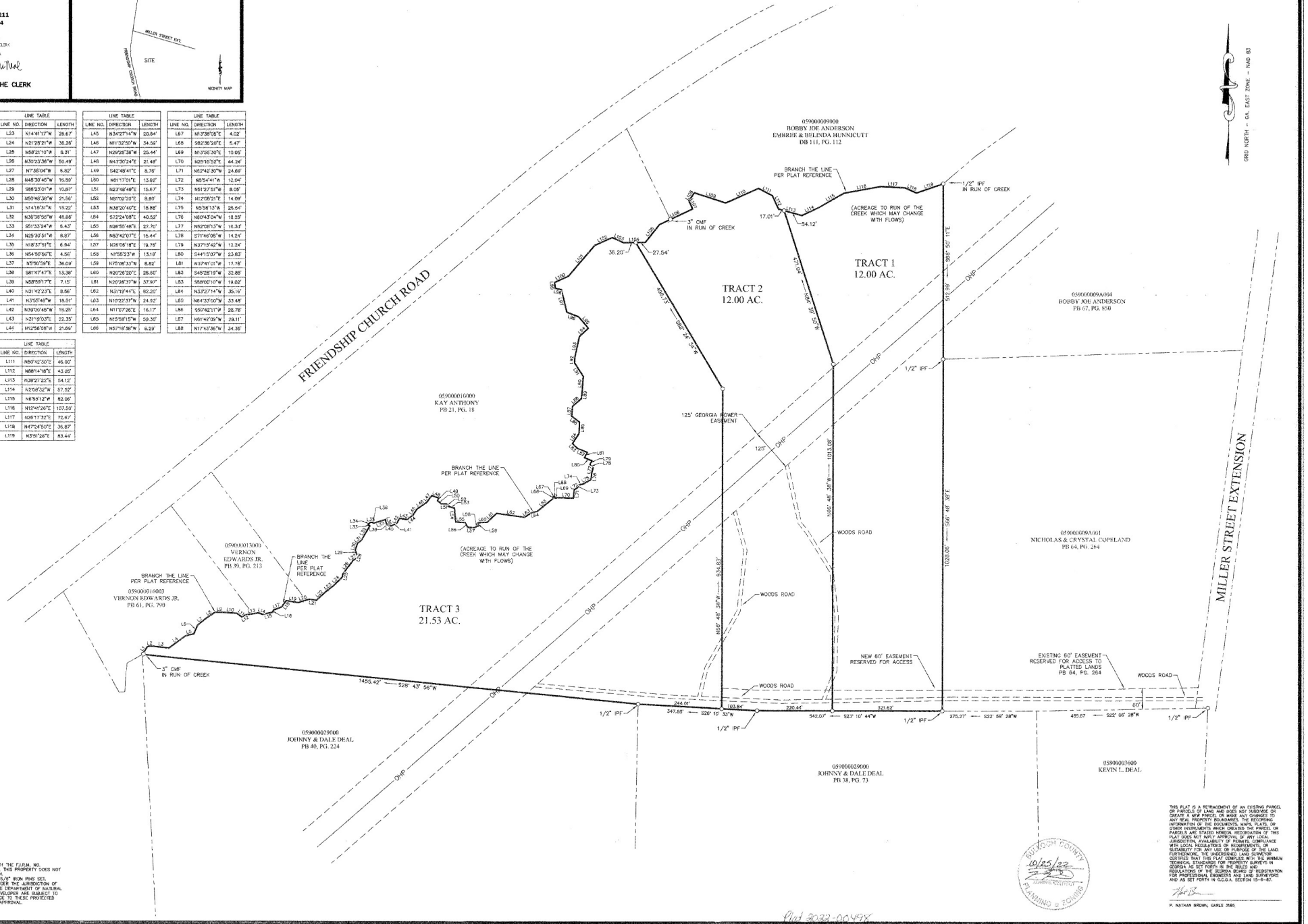
LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L23	N14°41'17"W	28.67'
L24	N21°28'21"W	36.26'
L25	N58°21'10"W	8.31'
L26	N30°23'36"W	50.49'
L27	N7°36'04"W	5.02'
L28	N48°30'46"W	15.50'
L29	S88°23'0"W	10.87'
L30	N50°46'36"W	21.56'
L31	N14°15'31"W	15.22'
L32	N36°36'50"W	48.66'
L33	S51°33'24"W	5.43'
L34	N25°30'51"W	8.87'
L35	N18°37'51"E	6.94'
L36	N54°50'56"E	4.56'
L37	N5°50'59"E	36.09'
L38	S81°47'47"E	13.38'
L39	N58°59'17"E	7.15'
L40	N31°42'23"E	8.56'
L41	N3°55'46"W	18.51'
L42	N39°00'45"W	18.25'
L43	N31°19'03"E	22.35'
L44	N12°56'08"W	21.69'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L45	N34°27'14"W	20.84'
L46	N11°32'50"W	34.59'
L47	N29°25'38"W	25.44'
L48	N43°30'24"E	21.49'
L49	S42°48'44"E	8.76'
L50	N61°17'01"E	13.92'
L51	N23°48'49"E	15.67'
L52	N81°02'20"E	8.90'
L53	N38°20'40"E	18.88'
L54	S72°24'08"E	40.52'
L55	N28°55'48"E	27.70'
L56	N83°42'07"E	15.44'
L57	N26°06'18"E	19.78'
L58	N1°55'23"W	13.19'
L59	N75°08'33"W	8.82'
L60	N20°26'20"E	26.60'
L61	N20°36'37"W	37.97'
L62	N31°19'44"E	82.20'
L63	N10°22'37"W	24.92'
L64	N11°07'26"E	16.17'
L65	N15°58'15"W	59.30'
L66	N57°18'38"W	6.29'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L67	N13°38'05"E	4.02'
L68	S82°36'20"E	5.47'
L69	N13°55'30"E	10.05'
L70	N25°15'32"E	44.24'
L71	N52°42'30"W	24.69'
L72	N8°54'41"W	12.04'
L73	N51°27'51"W	8.05'
L74	N12°08'21"E	14.09'
L75	N5°58'13"W	25.54'
L76	N60°43'04"W	18.25'
L77	N52°08'13"W	16.33'
L78	S71°46'06"W	14.24'
L79	N37°15'42"W	12.24'
L80	S44°15'07"W	23.63'
L81	N37°41'01"W	17.78'
L82	S45°28'19"W	32.85'
L83	S88°00'10"W	19.02'
L84	N33°27'14"W	35.16'
L85	N64°33'00"W	33.48'
L86	S59°42'11"W	28.78'
L87	N61°42'09"W	29.11'
L88	N17°43'36"W	34.35'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L89	N60°58'12"W	22.66'
L90	N62°44'39"W	42.31'
L91	S79°59'59"W	47.17'
L92	N63°26'24"W	17.45'
L93	N54°28'57"W	60.94'
L94	N20°14'14"W	35.08'
L95	S72°37'14"W	43.17'
L96	S44°31'29"W	37.75'
L97	N80°23'20"W	67.65'
L98	S35°29'35"W	18.90'
L99	N70°35'32"W	16.93'
L100	N1°47'10"W	44.31'
L101	N26°15'41"W	119.62'
L102	N0°33'24"W	56.19'
L103	N47°44'17"E	35.60'
L104	N22°14'33"E	36.22'
L105	N28°31'54"W	66.30'
L106	N2°09'51"W	107.04'
L107	S88°36'03"W	26.64'
L108	N32°29'05"W	28.27'
L109	N40°58'56"E	98.49'
L110	N0°44'50"W	105.56'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L111	N50°42'30"E	46.00'
L112	N88°14'18"E	43.05'
L113	N38°27'23"E	54.12'
L114	N2°08'32"W	57.52'
L115	N6°55'12"W	82.06'
L116	N12°41'26"E	107.50'
L117	N26°17'32"E	72.67'
L118	N47°24'50"E	36.87'
L119	N3°51'28"E	83.44'



NOTES:
1. IN MY OPINION, IN ACCORDANCE WITH THE F.I.R.M. NO. 13031C0225D, DATED AUGUST 5, 2010, THIS PROPERTY DOES NOT LIE WITHIN THE 100-YEAR FLOOD PLAIN.
2. ALL CORNERS NOT DESCRIBED ARE 5/8" IRON RINS SET.
3. WETLANDS THAT MAY EXIST ARE UNDER THE JURISDICTION OF THE CORPS OF ENGINEERS AND/OR THE DEPARTMENT OF NATURAL RESOURCES. LOT OWNERS AND THE DEVELOPER ARE SUBJECT TO PENALTY BY LAW FOR THE DISTURBANCE TO THESE PROTECTED AREAS WITHOUT PROPER PERMIT AND APPROVAL.

BULLOCH COUNTY
10/25/22
PLANNING & ZONING

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 ASSURE THE APPROVAL OF THE JURISDICTION, AVAILABILITY OF POTABLE, 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 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.

P. NATHAN BROWN, GARLS 3185

Plat 2022-00478

DIVISION SURVEY

FORMERLY LANDS OF JMA PARTNERS, LLC BEING A FORMER PORTION OF ANDERSON TRACT 2, 1209TH G.M. DISTRICT, BULLOCH COUNTY, GEORGIA
FOR: 3SD INVESTMENTS, LLC

PLAT DATE: OCTOBER 5, 2022
FIELD DATE: OCTOBER 2022
REVISED:
JOB NO.
SCALE: 1" = 100'

ERROR OF CLOSURE: FIELD – 1/74,548
ERROR OF CLOSURE: CALC – 1/245,022
ANGULAR ERROR: 1" PER POINT
EQUIPMENT USED: TRIMBLE S6 ROBOTIC TOTAL STATION & CHAMPION CPS
0 100 200 300 400

HUSSEY GAY BELL
Established 1958
329 Commercial Drive, Savannah, GA 31406 / T:912.354.4626

HUSSEY, GAY, BELL & DEYOUNG, LLC
CERTIFICATE OF AUTHORIZATION: LSF 000

GEORGIA REGISTERED PROFESSIONAL LAND SURVEYOR No. 3185 P. NATHAN BROWN