

BK:2023 PG:66-66

P2023000066

FILED IN OFFICE
CLERK OF COURT
08/02/2023 07:32 AM
MANDY HARRISON, CLERK
SUPERIOR COURT
MCINTOSH COUNTY, GA

Mandy Harrison
1519108864
PARTICIPANT ID

TYPE OF SURVEY: EXISTING PARCEL
OF RECORD

EXISTING PARCEL DESCRIPTION:

PLAT BOOK 1 PAGE 331A

TAX ID:

0071B 0067

CURRENT OWNER:

CELIA & DALE DOREMUS

NOTES: PARCEL A IS LOT # 121 OF
THE PLEASURE BLUFF SUBDIVISION
COMMUNITY AS SHOW IN PLAT CABINET 1
PAGE 331A

NOTE: R/W INFORMATION IS TAKEN FROM
PLAT CABINET 1 PAGE 141H AND PLAT
CABINET 1 PAGE 331A.

STATE OF GEORGIA
MCINTOSH COUNTY

22nd G.M.D.

PLAT DATE: 31 JULY 2023

FIELD DATE: 31 JULY 2023

PARCEL A PLAT E.O.C.= 1/40,099'

PARCEL B PLAT E.O.C.= 1/48,833'

EQUIPMENT USED: SOKKIA GRX3 BASE & ROVER

NOTE: THIS SURVEY WAS PERFORMED USING RTK
SURVEYING METHODS. ALL SURVEY CONTROL
COLLECTED WITH GPS HAD A TOLERANCE OF 0.05'
WITH A 95% CONFIDENCE LEVEL.

IPS= IRON PIN SET

IPF= IRON PIN FOUND

RBF= REBAR FOUND

RBS= REBAR SET

CMF= CONCRETE MONUMENT FOUND

CMS= CONCRETE MONUMENT SET

SCALE-- 1 INCH= 40 FEET



GRAPHIC SCALE

FILE # 230720
DRAWN BY: AST

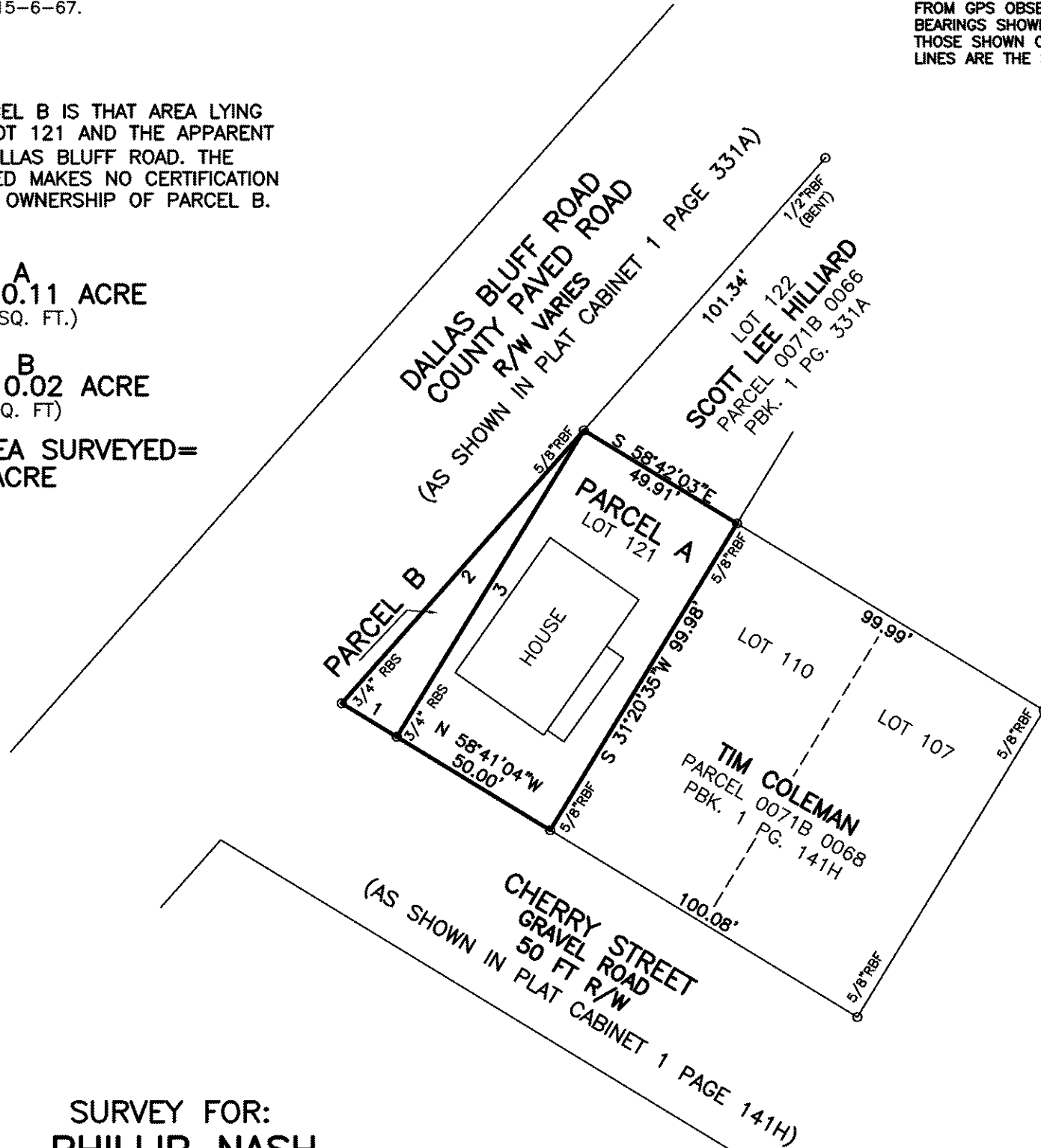
THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OF LAND AND DOES NOT
SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY
BOUNDARIES. THE RECORDING INFORMATION WHICH CREATED THIS PARCEL ARE STATED
HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL
JURISDICTION, 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 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.

NOTE: PARCEL B IS THAT AREA LYING
BETWEEN LOT 121 AND THE APPARENT
R/W OF DALLAS BLUFF ROAD. THE
UNDERSIGNED MAKES NO CERTIFICATION
AS TO THE OWNERSHIP OF PARCEL B.

PARCEL A
AREA= 0.11 ACRE
(4994.38 SQ. FT.)

PARCEL B
AREA= 0.02 ACRE
(896.37 SQ. FT.)

TOTAL AREA SURVEYED=
0.13 ACRE



NOTES:

SURVEYOR HAS MADE NO INVESTIGATION
OR INDEPENDENT SEARCH FOR EASEMENTS
OF RECORD, ENCUMBRANCES, RESTRICTIVE
COVENANTS, OWNERSHIP TITLE EVIDENCE
OR ANY OTHER FACTS THAT AN ACCURATE
AND CURRENT TITLE SEARCH MAY DISCLOSE.

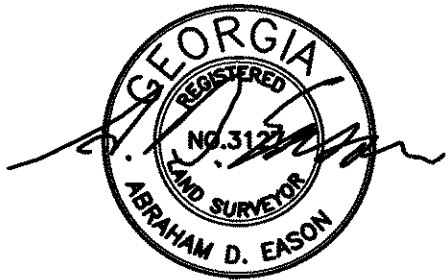
THE BEARINGS SHOWN ON THIS PLAT ARE BASED UPON
GRID NORTH-GA EAST ZONE. GRID NORTH WAS TAKEN
FROM GPS OBSERVATION AND IS UNADJUSTED. THE
BEARINGS SHOWN ON THIS PLAT MAY DIFFER FROM
THOSE SHOWN ON PREVIOUS PLATS EVEN THOUGH THE
LINES ARE THE SAME.

GRID NORTH
GA EAST ZONE
TAKEN FROM GPS OBSERVATION
(UNADJUSTED)



PARCEL B LINES

Course	Bearing	Distance
1	N 58°41'04" W	17.93'
2	N 41°33'40" E	101.58'
3	S 31°23'31" W	99.96'



EASON LAND SURVEYING

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LSF 000047