eFiled & eRecorded
DATE: 6/14/2017
TIME: 2:18 PM
PLAT BOOK: 00023
PAGE: 00065
RECORDING FEE: 8.00
PARTICIPANT ID: 1519108864
CLERK: Kristin C Hall
EMANUEL County, GA

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 SURVEY WERE CALCULATED FROM A TRAVERSE USING FIELD ANGLES AND A SINGLE BASE BEARING. THE BEARINGS MAY DIFFER FROM PREVIOUS SURVEYS DUE TO MAGNETIC DECLINATION EVEN THOUGH THE PROPERTY LINES ARE THE SAME.

NOTE: 40' UTILITY EASEMENTS SHOWN ARE FOR OVERHEAD POWER SERVICE LINES. LENGTH OF EASEMENT WILL BE DETERMINED BY PLACEMENT OF TERMINAL POLE.

ADJACENT OWNERS:
A: DONALD CASEY WILLIFORD & DONALD W. WILLIFORD
PB 17 PG 15
B: MYRA F. WILLIFORD & DONALD W. WILLIFORD
PB 11 PG 90
C: AARON T. WILLIFORD
PB 21 PG 419

CURRENT OWNER: COUNTRY LOTS, LLC
TAX ID: 019 07A
TYPE OF SURVEY: MINOR SUBDIVISION
DESCRIPTION: PB 21 PG 470

PLAT E.O.C.'S:
TRACT #1 1' IN 1,009,149'
TRACT #2 1' IN 378,901'
TRACT #3 1' IN 403,823'
TRACT #4 1' IN 274,449'
TRACT #5 1' IN 212,859'
TRACT #6 1' IN 346,367'
TRACT #7 1' IN 220,861'

PLAT REVISED: 08 JUNE 2017
TO ADJUST TRACTS 2 & 3 AND SHOW ACCESS EASEMENT

STATE OF GEORGIA
EMANUEL COUNTY
1452nd G.M.D.
PLAT DATE: 16 MAY 2017
FIELD SURVEY: 10 MAY 2017

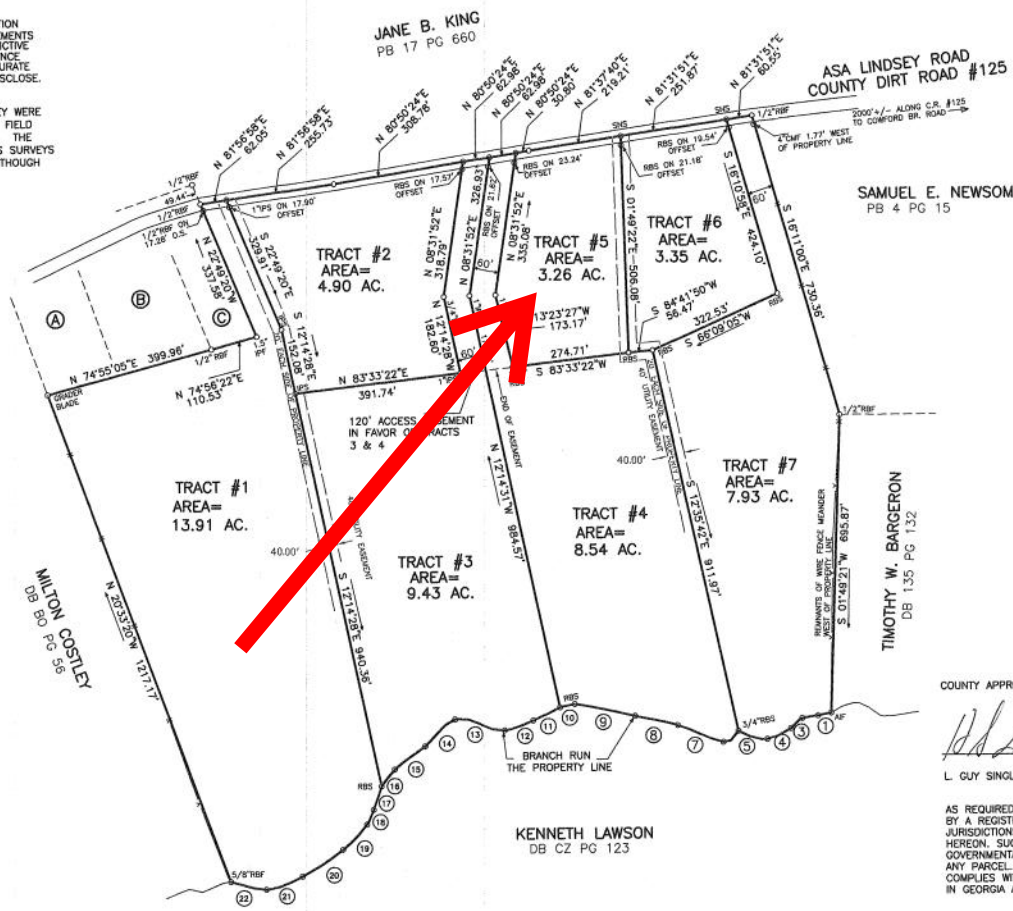
FIELD E.O.C. = 1' IN 85,999' +
ANGULAR ERROR = 01" PER < POINT
PLAT E.O.C. = 1' IN SEE NOTE' +
ADJUSTMENT – LEAST SQUARES

EQUIPMENT USED
ELECTRONIC TOTAL STATION

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= 200 FEET
0 200 400 600
GRAPHIC SCALE

FILE #170405
DRAWN BY: ADE
FB: CARLSON



BRANCH LINES

COURSE	BEARING	DISTANCE
1	S 78°28'45"W	31.44'
2	S 81°12'51"W	37.62'
3	S 48°50'50"W	35.51'
4	S 67°06'35"W	61.23'
5	N 74°00'41"W	70.85'
6	S 54°37'23"W	43.42'
7	N 69°31'25"W	114.95'
8	N 78°02'41"W	102.50'
9	N 78°23'39"W	145.11'
10	S 78°18'29"W	35.61'
11	S 64°35'38"W	69.82'
12	S 71°31'30"W	70.82'
13	N 77°38'03"W	119.85'
14	S 48°41'29"W	93.39'
15	S 53°29'40"W	89.89'
16	S 38°25'05"W	50.19'
17	S 18°50'31"W	58.04'
18	S 25°00'49"W	37.54'
19	S 44°19'03"W	81.35'
20	S 57°04'51"W	113.31'
21	S 70°16'55"W	90.52'
22	N 77°27'34"W	85.91'

MAGNETIC NORTH
BASE BEARING TAKEN FROM PLAT BOOK 8 PAGE 673

COUNTY APPROVAL:

6/13/17

L. GUY SINGLETARY, COUNTY ADMINISTRATOR DATE

AS REQUIRED BY O.C.G.A. SEC. 15-6-67(d), THIS PLAT HAS BEEN PREPARED BY A REGISTERED LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVALS SHOWN HEREON. SUCH APPROVALS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH BY BOARD RULE AND O.C.G.A. SEC. 15-6-67.

GEORGIA REGISTERED NO. 3127 LAND SURVEYOR ABRAHAM D. EASON

EASON LAND SURVEYING
P.O.BOX 753
CLAXTON, GA. 30417
(912) 739-7143
LSF 000047

SURVEY OF:
TINSLEY FARMS

SURVEY FOR:
COUNTRY LOTS, LLC

TOTAL AREA SURVEYED: 51.32 ACRES