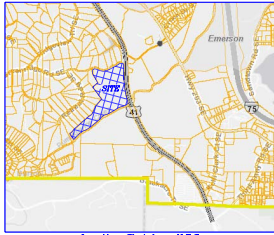
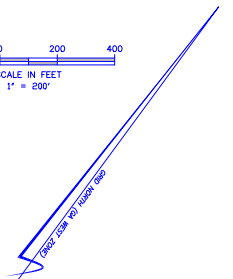


Recording info



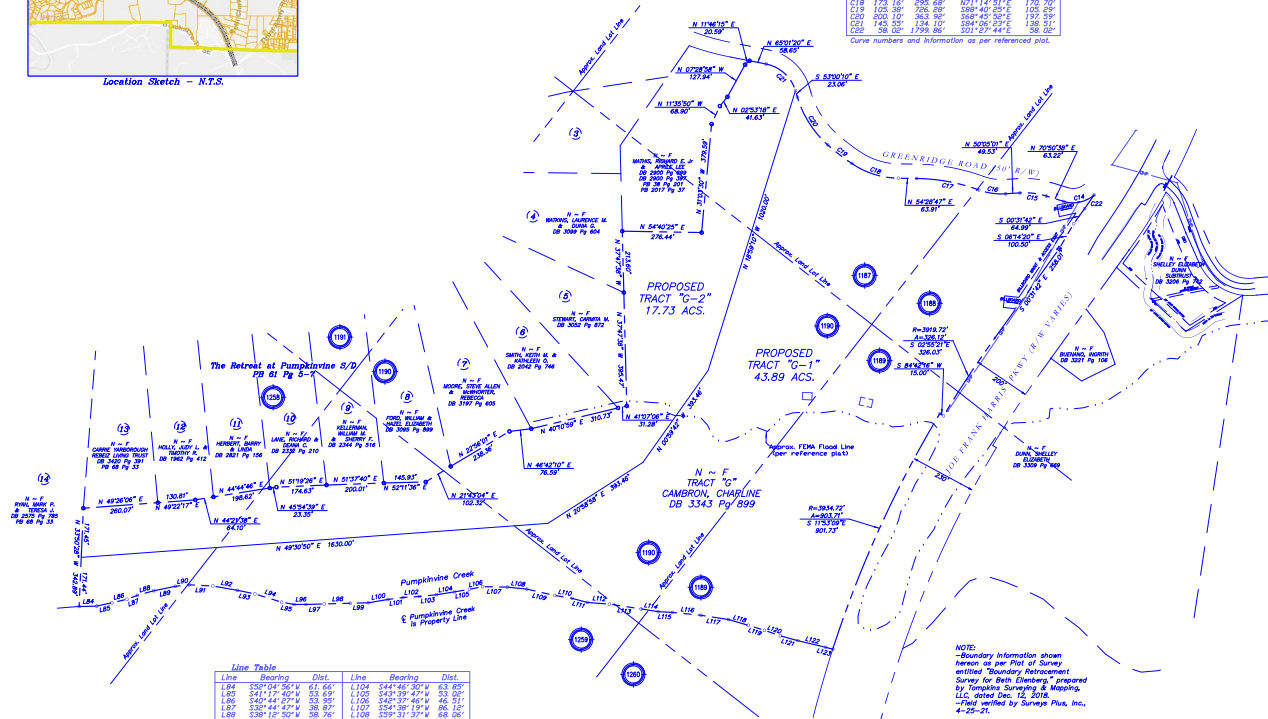
Location Sketch - M.T.S.



Curve Table

Curve	Ang	Radius	Chd. Bearing	Chord
C14	112.80°	112.80'	N41.10°36'E	128.02'
C15	94.00°	259.77'	N62.70°39'E	92.21'
C16	80.24°	230.41'	N61.75°02'E	81.45'
C17	102.30°	624.44'	N41.10°36'E	474.40'
C18	123.16°	236.68'	N71.14°21'E	170.70'
C19	102.30°	726.28'	S89.45°25'E	102.20'
C20	200.12°	263.50'	S68.43°20'E	192.50'
C21	145.20°	124.12'	S89.05°22'E	128.21'
C22	38.00°	1799.85'	S01.27°44'E	58.00'

Curve numbers and information as per referenced plot.



Line Table

Line	Bearing	Dist.	Line	Bearing	Dist.
L84	S29°04'50"W	61.66'	L104	S44°46'30"W	63.80'
L85	S41°12'00"W	23.80'	L105	S42°35'47"W	32.00'
L86	S29°44'47"W	38.80'	L106	S40°37'46"W	42.20'
L87	S32°44'47"W	38.80'	L107	S54°38'19"W	86.10'
L88	S41°58'03"W	72.26'	L108	S31°37'48"W	68.20'
L89	S41°58'03"W	72.26'	L109	S66°24'45"W	100.01'
L90	S41°58'03"W	72.26'	L110	S31°37'48"W	68.20'
L91	S36°35'58"W	80.35'	L111	S68°41'47"W	53.63'
L92	S39°21'21"W	86.42'	L112	S38°05'42"W	77.46'
L93	S35°15'19"W	69.29'	L113	S61°17'11"W	111.28'
L94	S31°01'59"W	41.20'	L114	S38°05'42"W	77.46'
L95	S33°34'05"W	41.20'	L115	S39°26'27"W	100.15'
L96	S33°34'05"W	41.20'	L116	S39°26'27"W	100.15'
L97	S33°34'05"W	41.20'	L117	S39°26'27"W	100.15'
L98	S33°34'05"W	41.20'	L118	S39°26'27"W	100.15'
L99	S33°34'05"W	41.20'	L119	S39°26'27"W	100.15'
L100	S33°34'05"W	41.20'	L120	S39°26'27"W	100.15'
L101	S33°34'05"W	41.20'	L121	S39°26'27"W	100.15'
L102	S44°08'20"W	63.44'	L122	S39°26'27"W	100.15'
L103	S46°12'04"W	36.82'	L123	S69°11'29"W	62.10'
L104	S47°51'25"W	60.74'	L124	S69°04'29"W	25.70'

Line numbers and information as per referenced plot.

GENERAL NOTES

A LEICA ROBOTIC TOTAL STATION TS11 B500 P/S WITH A CAMERON SURVEYOR 3-D DATA COLLECTOR WITH CAMERON SURVEYOR SOFTWARE WERE USED TO OBTAIN THE ANGULAR AND LINEAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

THE HORIZONTAL CLOSURE OF THIS PLAT HAS BEEN CALCULATED TO BE 1:32,925.

THE HORIZONTAL AND VERTICAL DATUM FOR THIS SURVEY IS BASED ON GPS OBSERVATION WITH A LEICA GS14 GPS RECEIVER ON THE "SMART NET" MARK NETWORK WITH REDUCTION TO GEORGIA STATE PLANE COORDINATES (WESTERN ZONE).

THIS FOLLOWING SETBACKS APPLY TO PROPERTIES ZONED A-1 (AGRICULTURE) PER BARTON COUNTY ZONING ORDINANCES.

FRONT SETBACK 40 FEET
SIDE SETBACK 10 FEET
REAR SETBACK 25 FEET

VERIFY THIS SETBACK INFORMATION WITH THE APPROPRIATE ZONING AUTHORITIES FOR SAID MUNICIPALITY.

ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) OF BARTON COUNTY, MAP NUMBER 1301700000R, DATED OCTOBER 26, 2016, PORTIONS OF THIS PROPERTY ARE LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA. THE OTHER PORTIONS OF THE SUBJECT PROPERTY ARE WITHIN AN AREA OF MINIMAL FLOOD HAZARD. FLOOD HAZARD DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

UTILITIES SHOWN ON THIS PLAT ARE BASED ON VISIBLE ABOVE-GROUND EVIDENCE. UNDERGROUND UTILITIES MAY EXIST IN THIS SITE THAT ARE NOT SHOWN ON THIS SURVEY.

A TITLE INSPECTION WAS NOT PERFORMED AS PART OF THIS SURVEY. EASEMENTS OR OTHER MATTERS OF TITLE MAY EXIST IN THE PUBLIC RECORD BUT ARE NOT SHOWN HEREON.

SURVEY REFERENCES

1. REFERENCE A QUILTAN DEED TO DENNY BYSSON, JR. AND SHELLEY, ELIZABETH DUNN RECORDED IN DEED BOOK 3206, PAGE 742.
2. REFERENCE A BOUNDARY RETRACEMENT FOR BETH ELLENBARD, PREPARED BY TOMPKINS SURVEYING & MAPPING DATED DECEMBER 17, 2016.
3. REFERENCE A DEED OF GIFT TO HOYT GREEN, JR. RECORDED IN DEED BOOK 153, PAGE 19.

NOTE:
-Boundary information shown herein as per Plat of Survey entitled "Boundary Retracement Survey for Beth Ellensbard," prepared by Tompkins Surveying & Mapping, LLC, dated Dec. 17, 2016.
-Plat verified by Surveys Plus, Inc. 4-25-21.

SOLD SOLD SOLD

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 the approval certificates, signatures, stamps, or statements herein. Such approvals or affirmations should be confirmed with 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. 15-6-67.

Donald L. Ferryman
Donald L. Ferryman, GA RLS #2133 Date 12-21-22



E:\PROJ\5641 E. Greenridge Drive\DWG\5641 Split.dwg(Tract G Split) - SPI-BLUCltb

Sheet 1 of 1

SURVEYS PLUS, INC.
3565 SOUTH COBB DR., S.E.
SMYRNA, GEORGIA 30080
PHONE: (770) 444-9736
www.surveysplusinc.com

ALL TYPES OF SURVEYS PLUS ENGINEERING AND CONSTRUCTION MANAGEMENT

JOB NUMBER	5641	REVISIONS		DATE	
DRAWN BY	jp				
CHECKED BY	DLP				
DATE	12-21-22				
FIELD DATE					
SCALE	1"=200'				