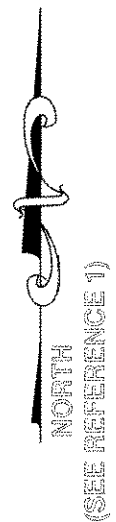


9232841976
PARTICIPANT ID
BK:2023 PG:518-518
P2023000437

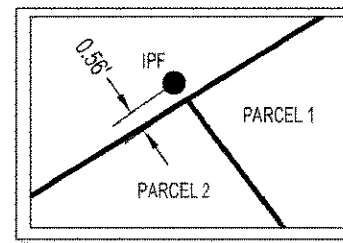
FILED IN OFFICE
CLERK OF COURT
12/21/2023 08:18 AM
MELBA SCOGGINS, CLERK
SUPERIOR COURT
BARTOW COUNTY, GA

Melba Scoggins

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.



N/F
ROBERT JOHN WATERS
DB 3406 PG 566
PARCEL 0109-0317-027



DETAIL 1
SCALE: 1"=5'

N/F
ROBERT WATERS AND
JENNIFER WATERS
DB 3548 PG 653
PB 2023 PG 140
PARCEL 0109-0316-008

IPF (0.76,NW) IPF (0.68, NW)

TRACT 2 AREA
10.40 AC.
453,049 SQ. FT

N/F
WALTER BALDWIN
MOLYNEAUX
DB 3599 PG 518
PARCEL 0109-0316-035

N/F
RONALD C. TUCK
DB 2746 PG 564
PARCEL 0109-0316-006

N/F
KEITH CLINTON VINING
DB 3599 PG 507
PARCEL 0109-0316-008

TRACT 1 AREA
10.59 AC.
461,094 SQ. FT

N/F
RONALD & KIMBERLY ZAPCIC
DB 2746 PG 564
PARCEL 0109-0316-006

N/F
EDWARD & BOBBIE
SLAUGHTER
DB 2178 PG 908
PARCEL 0109-0297-006

N/F
LARRY & MARY GREEN
DB 3062 PG 44
PARCEL 0109-0297-007

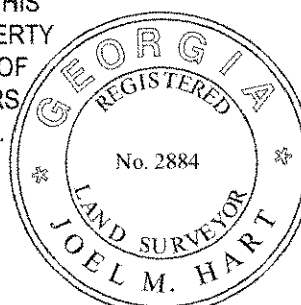
N/F
RYAN HUGHES
DB 3440 PG 403
PARCEL 0109-0297-008

N/F
ELIZABETH WESTBROOK
DB 519 PG 70
PARCEL 0109-0297-005

REV	DATE	DESCRIPTION
1	12/19/23	REVISED TO INCLUDE BOUNDARY LINE AGREEMENT RECORDED IN DEED BOOK 3606 PAGE 380 (SEE REFERENCE #7)

SURVEYORS 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 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.



Joel M. Hart
JOEL M. HART GA R.L.S. #2884

11/06/23

SURVEY EQUIPMENT NOTES

THIS SURVEY WAS PERFORMED USING A GEOMAX ZOOM 95 ROBOTIC TOTAL STATION. THE CLOSED TRAVERSE FROM WHICH THIS SURVEY IS DRAWN HAD A CLOSURE OF PRECISION OF 1 FOOT IN 23,995 FEET AND AN ANGULAR ERROR OF 8 SECONDS PER POINT. SAID TRAVERSE WAS ADJUSTED USING THE COMPASS METHOD.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN 1 FOOT IN 320,595 FEET.

LEGEND

- POB - POINT OF BEGINNING POC - POINT OF COMMENCEMENT
- IPF - IRON PIN FOUND (1/2" REBAR UNLESS NOTED OTHERWISE)
- IPP - IRON PIN PLACED (1/2" REBAR WITH PLASTIC CAP)
- OTP - OPEN TOP PIPE POWER LINE
- SFP - STEEL FENCE POST FENCE LINE
- ⊙ - POWER POLE

NOTES

- BEARINGS AND COORDINATES SHOWN REFERENCE NAD-83 GEORGIA WEST ZONE STATE PLANE COORDINATES.
 - ALL MATTERS OF TITLE ARE EXCEPTED, THIS SURVEY WAS PREPARED WITHOUT A COMPLETE TITLE SEARCH.
 - THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (O.C.G.A.) 15-6-67, IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.
- REFERENCE PLATS AND DEEDS**
- SURVEY FOR J. R. EUBANKS & ROBERT I. LOWENBERG BY KNIGHT & KNIGHT LAND SURVEYORS DATED 02-06-1987 AND RECORDED IN PLAT BOOK 45 PAGE 147 OF BARTOW COUNTY SUPERIOR COURT RECORDS.
 - SURVEY FOR CLINTON E. VINING BY SMITH & SMITH LAND SURVEYORS P. C. DATED NOVEMBER 2, 1978 AND RECORDED IN PLAT BOOK 22 PAGE 101 OF BARTOW COUNTY SUPERIOR COURT RECORDS.
 - SUBDIVISION SURVEY OF SHILOH SUBDIVISION FOR EXCALIBUR PROPERTIES CORP
 - QUIT CLAIM DEED BETWEEN TRUSTEES OF THE DOROTHY VINING REVOCABLE TRUST AND CLINTON KEITH VINING - DB 3599 PG 507-517.
 - QUIT CLAIM DEED BETWEEN TRUSTEES OF THE DOROTHY VINING REVOCABLE TRUST AND WALTER BALDWIN MOLYNEAUX - DB 3599 PG 518-528.
 - QUIT CLAIM DEED BETWEEN TRUSTEES OF THE DOROTHY VINING REVOCABLE TRUST AND ROBERT WATERS AND JENNIFER WATERS - DB 3599 PG 529-539
 - BOUNDARY LINE AGREEMENT BETWEEN WALTER BALDWIN MOLYNEAUX, ROBERT WATERS AND JENIFER WATERS, AND CLINTON KEITH VINING AS RECORDED IN DEED BOOK 3606 PAGE 380 OF BARTOW COUNTY SUPERIOR COURT RECORDS.

BOUNDARY RETRACEMENT SURVEY FOR:
ROBERT & JENNIFER WATERS & WALTER BALDWIN MOLYNEAUX
PROPERTY LOCATED IN:
LAND LOT 316
22ND DISTRICT, 2ND SECTION
BARTOW COUNTY, GEORGIA

PROJECT INFORMATION
FILE: 23-332
DATE: 11/06/23
REVISED: 12/19/23
SCALE: 1"=150'

GRAPHIC SCALE: 1"=150'

ELEVATIONS
DESIGN GROUP LLC
SURVEYORS AND ENGINEERS
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SUITE 603
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