

Plat Doc: PLAT
 Recorded 09/03/2024 08:31PM
 CINDY MASON
 Clerk Superior Court, COLUMBIA
 County, Ga.
 BK E2024 Pg 0232
 Penalty: \$0.00
 Interest: \$0.00
 Participants: 4669844221
 \$(161)

GRID NORTH (GA EAST ZONE)

LINE	TABLE
15	02-40-05' E 0 90°

DEED 0108
 N/F
 MARILYN R RICKERSON
 DB 10473 PG 198
 1.11 ACRES TOTAL

DEED 0083
 N/F
 LINDSEY BROWN
 DB 13808 PG 190

- REFERENCES:
- DEED BOOK 9529 PG 194
 - DEED BOOK 10473 PG 198
 - DEED BOOK 10473 PG 200-203
 - PLAT CABINET AAA SLIDE 73#5
 - PLAT CABINET B SLIDE 171#6

* THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 28,586 FEET.

- LEGEND:
- ◊ = 1/2" REINFORCING BAR SET
 - = 1/2" REINFORCING BAR FOUND
 - = 1" OPEN TOP PIPE FOUND

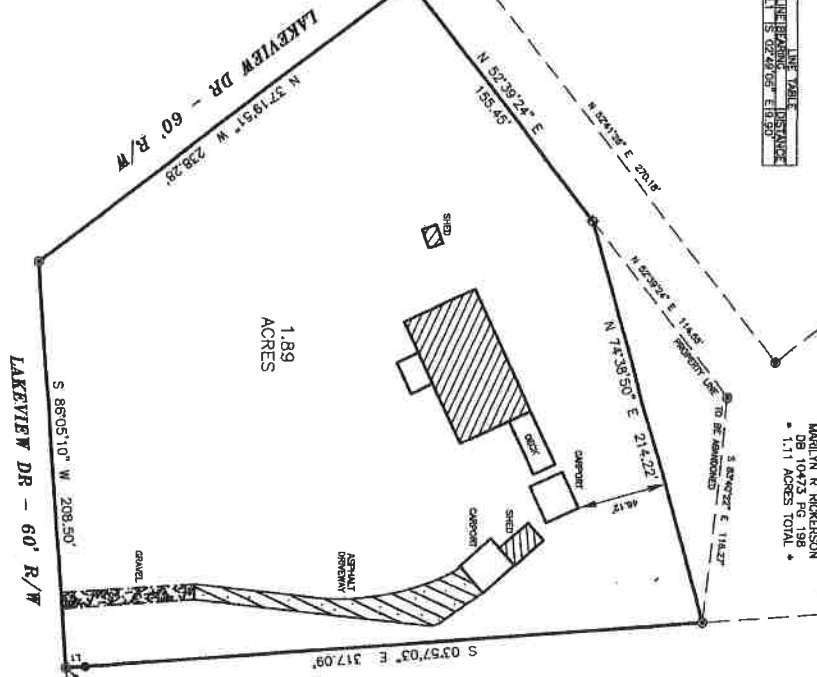
SURVEYOR'S CERTIFICATION:
 As required by subsection (d) of O.C.G.A. Section 15-8-67, this plat has been prepared by a land surveyor and approved by an applicable local jurisdiction for recording. The surveyor certifies that the information contained herein is true and correct to the best of his or her knowledge and belief. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat on 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 as set forth in O.C.G.A. Section 15-8-91.

LAND SURVEYOR Camaron A. Lohley DATE 08/14/24

Prepared by:



1132 LORR PLACE
 ALLEGAN, GA 30609
 (706) 466-2506
 SOUTHERNBOUNDARIES.COM



PLAT OF SURVEY

Prepared for:
 PATRICIA D RICKERSON

SURVEY SHOWING THE RELOCATION OF A BOUNDARY LINE
 FOR PROPERTY LOCATED AT 1103 LAKEVIEW DR &
 HANNING PARCEL ID 063 0100.

COLUMBIA COUNTY, GEORGIA
 SCALE 1" = 60' DATE: AUGUST 13, 2024

GENERAL NOTES:

- A PORTION OF THIS SURVEY WAS PERFORMED USING AN SPPS 2011 GNS RECEIVER. THE TYPE OF SURVEY WAS NETWORK RTK UTILIZING REAL TIME NETWORK OPERATED BY SPPS SOLUTIONS, INC. THE SURVEY WAS PERFORMED ON THE DATE LISTED HEREIN. THE SURVEY WAS PERFORMED USING THE ROBOTIC TOTAL STATION. THE RELATIVE POSITIONAL PRECISION, AS CALCULATED ACCORDING TO THE FEDERAL GEOGRAPHIC DATA COMMITTEE PART 3, NATIONAL STANDARD FOR SPATIAL DATA ACCURACY IS 50.0 FT. HORIZONTAL AT A 95% CONFIDENCE LEVEL.
- GEORGIA EAST ZONE STATE PLANE COORDINATES ARE BASED ON NAD 83 AND WERE ESTABLISHED USING GPS VRS TECHNIQUES.
- THIS PLAT IS SUBJECT TO ALL RECORDED OR UNRECORDED EASEMENTS, CONTACT YOUR LOCAL GOVERNING AUTHORITIES FOR CURRENT BUILDING SETBACK REQUIREMENTS.
- UNDERGROUND UTILITIES MAY EXIST THAT ARE NOT SHOWN ON THIS MAP AND ARE NOT VISIBLE ON THE SURFACE. ALL UTILITIES SHOULD BE FIELD VERIFIED BEFORE ANY CONSTRUCTION OR EXCAVATION BEGINS.
- ALL DEED REFERENCES SHOWN HEREON ARE RECORDED IN THE CLERK OF SUPERIOR COURTS OFFICE OF COLUMBIA COUNTY, GEORGIA.
- ACCORDING TO FEMA FIRM PANEL NUMBER 13073 C 0240 E, MAP DATE 05/07/2019, NO PORTION OF THIS PROPERTY IS LOCATED IN A 100 YEAR FLOOD PLAN.

Director
 Planning & Community Development
 APPROVED
Broddy 9/13/2024
 Date