

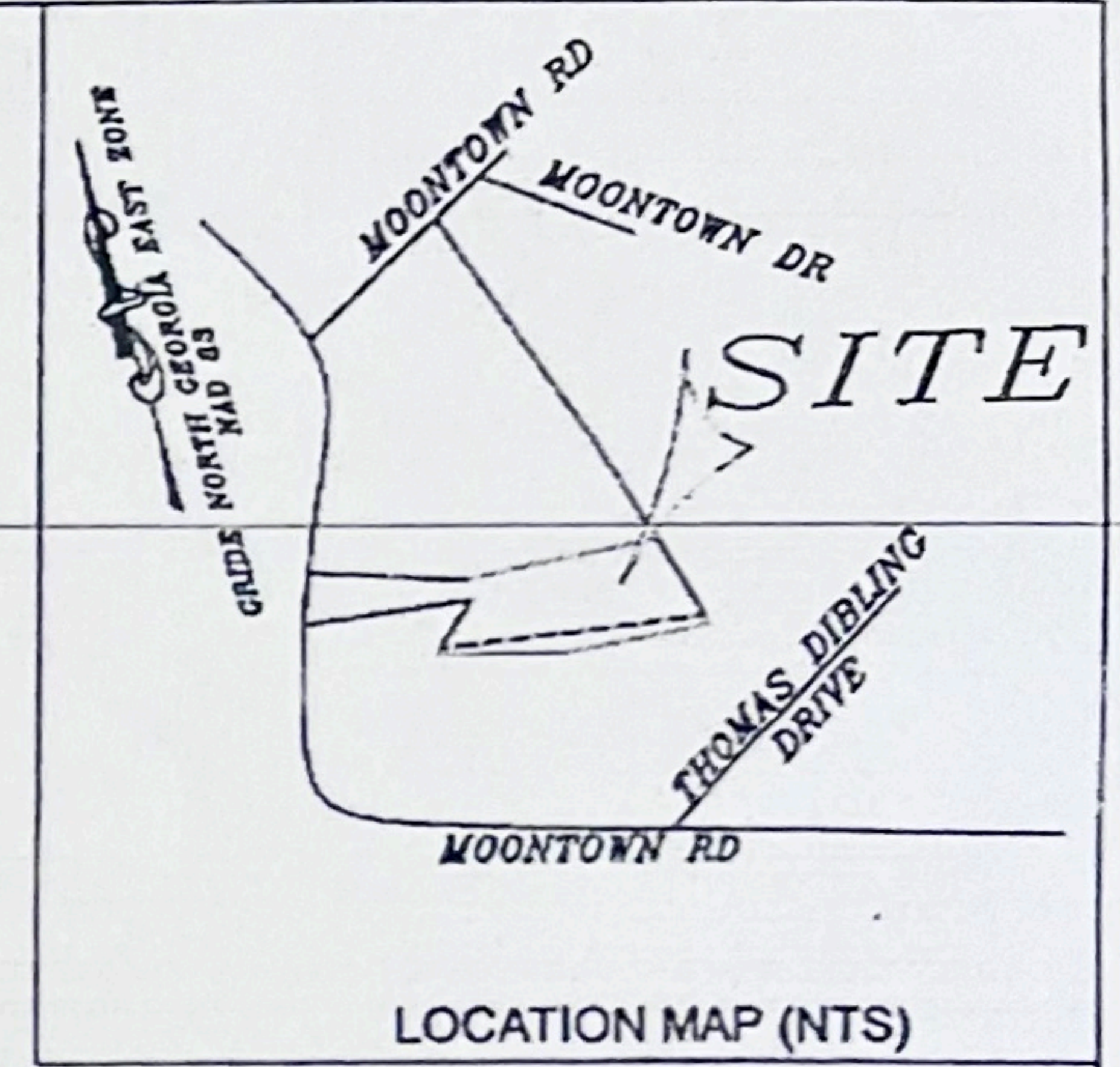
CRIDE NORTH GEORGIA EAST ZONE
NAD 83

STATE PLANE COORDINATE DATUM
NAD 83 GEORGIA EAST ZONE
SCALE FACTOR = 0.999888
N 1318484.899
E 594586.485

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY
DEPICTED ON THIS PLAT. WE HAVE AFFIRMED ALL TAXES HAVE
BEEN PAID AND IF IN A CONSERVATION USE PROGRAM HAVE
RECEIVED APPROVAL FROM THE TAX ASSESSORS OFFICE FOR THE
PROPOSED CHANGES. WE ADOPT THIS PLAT WITH OUR FREE
CONSENT.

Michele Kidd DATE: 2/20/2024
OWNER SIGNATURE PARCEL 006 071D

Trina D. Dehly DATE: 2/20/2024
OWNER SIGNATURE PARCEL 006 071



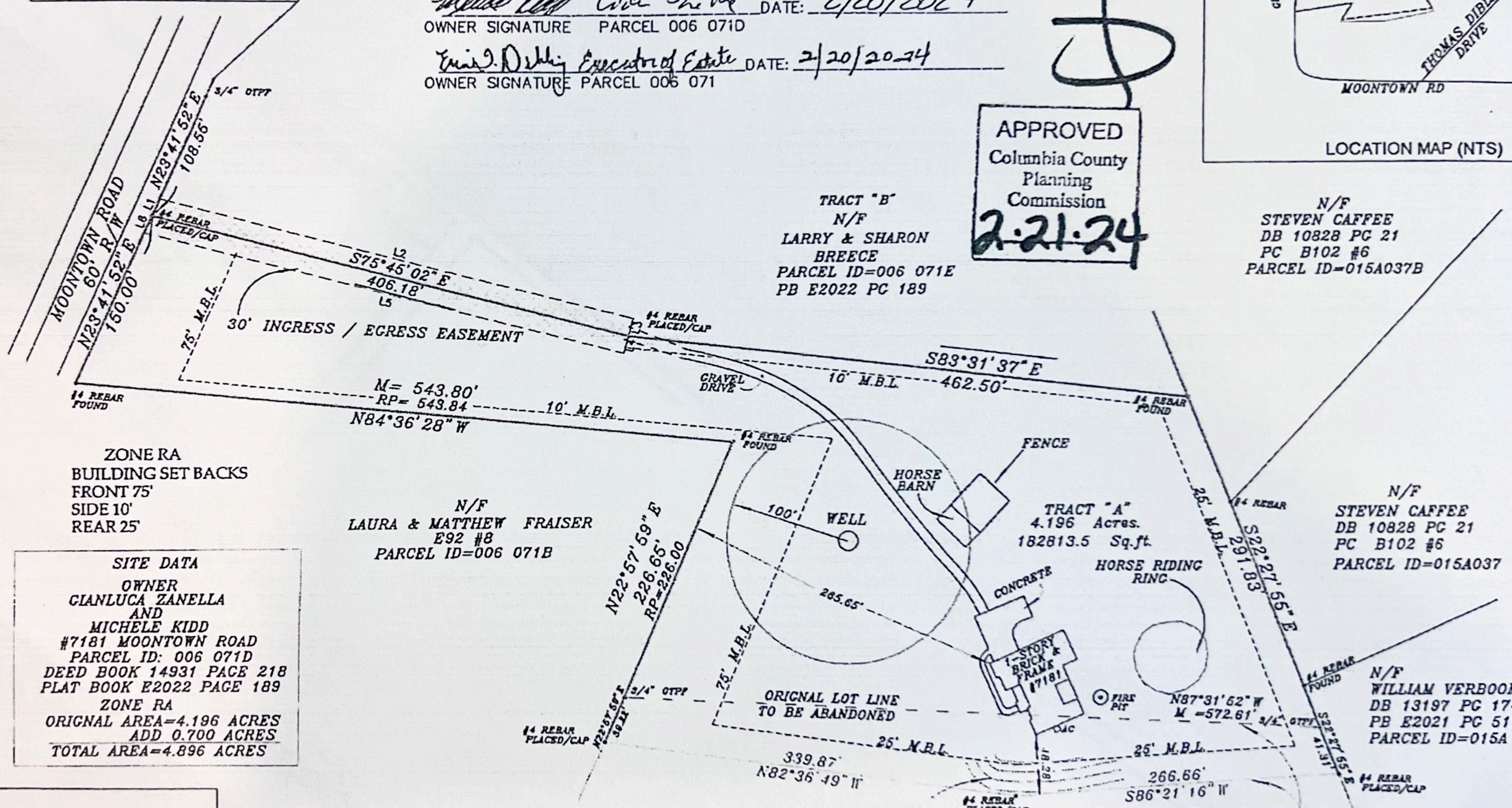
APPROVED
Columbia County
Planning
Commission
2.21.24

TRACT "B"
N/F
LARRY & SHARON
BREECE
PARCEL ID=006 071E
PB E2022 PC 189

N/F
STEVEN CAFFEE
DB 10828 PC 21
PC B102 #6
PARCEL ID=015A037B

N/F
STEVEN CAFFEE
DB 10828 PC 21
PC B102 #6
PARCEL ID=015A037

N/F
WILLIAM VERBOOM
DB 13197 PC 174
PB E2021 PC 519
PARCEL ID=015A 037A



ZONE RA
BUILDING SET BACKS
FRONT 75'
SIDE 10'
REAR 25'

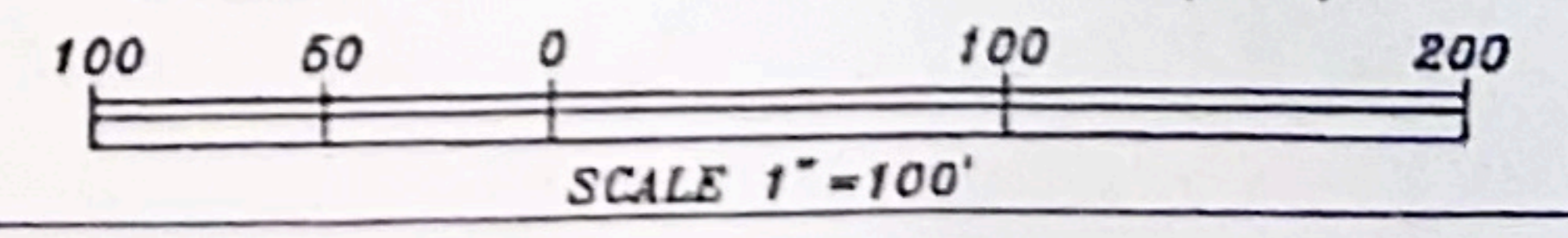
N/F
LAURA & MATTHEW FRAISER
E92 #8
PARCEL ID=006 071B

SITE DATA
OWNER
GIANLUCA ZANELLA
AND
MICHELE KIDD
#7181 MOONTOWN ROAD
PARCEL ID: 006 071D
DEED BOOK 14931 PAGE 218
PLAT BOOK E2022 PAGE 189
ZONE RA
ORIGINAL AREA=4.196 ACRES
ADD 0.700 ACRES
TOTAL AREA=4.896 ACRES

0.700 Acres 30492.7 Sq.ft.
FROM PARCEL 008 071

N/F
R.C. THOMAS
PB 2021 PC 102
PARCEL ID=006 071
REMAINING AREA=20.61 ACRES
MORE OR LESS

PROPERTY LOCATED IN THE 128TH C.M. DISTRICT
COLUMBIA COUNTY GEORGIA
SCALE 1"=100' DATE 02/19/2024



FOR RECORDING USE ONLY

LEGEND

- OTPF= OPEN TOP PIPE FOUND
- R/W=RIGHT OF WAY
- DB=DEED BOOK
- PB= PLAT BOOK
- PG=PAGE
- N/F=NOW OR FORMERLY
- EOC=ERROR OF CLOSURE
- RP RECORD PLAT/DEED
- M= FIELD MEASUREMENT
- M.B.L.= MINIMUM BUILD LINE

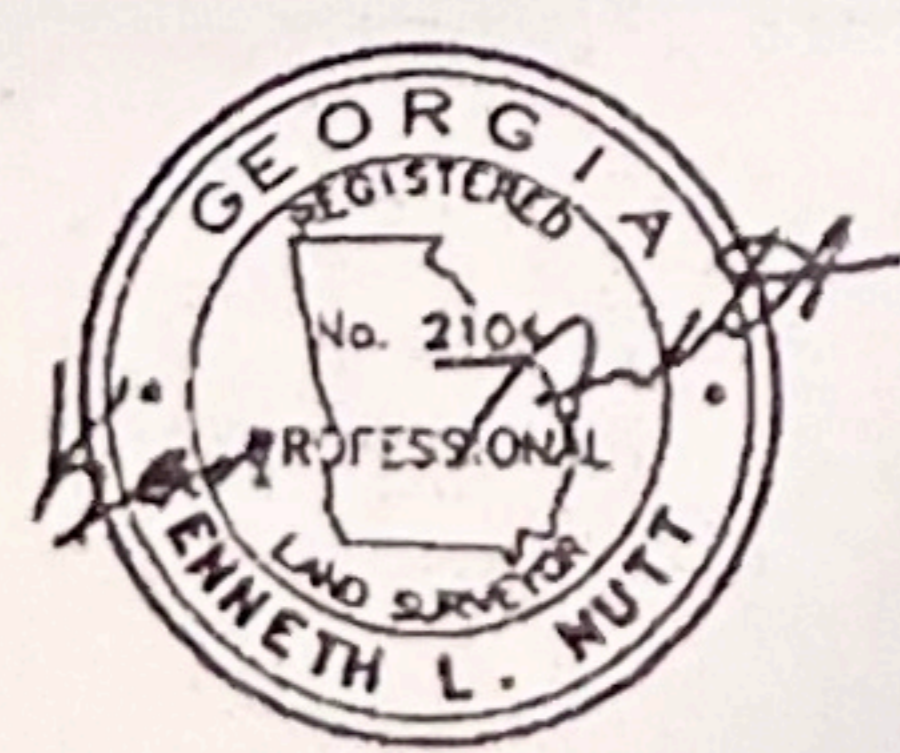
30' INGRESS/EGRESS

NUM	BEARING	DISTANCE
L1	N23°41'52"E	15.21'
L2	S75°45'02"E	403.68'
L3	S14°14'58"W	15.00'
L4	S14°14'58"W	15.00'
L5	N75°45'02"W	408.68'
L6	N23°41'52"E	15.21'
0.280 Acres.		12185.4 Sq.ft.

Perimeter Surveying Co., Inc.
260 ASA WAY, BUILD "A" EVANS GA. 30809
Phone: (770) 425-6824
Fax: (770) 425-6768
kencoper@aol.com
Kenneth L. Nutt, Ga., R.L.S. #2104
COA# LSP001223

SURVEYOR'S CERTIFICATION

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 APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVAL OF AFFIRMATIONS SHOULD BE CONFIRMED WITH THE 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 AS SET FORTH IN O.C.G.A. SECTION 15-6-67.



DATE OF PLAT 02/19/2024

KENNETH L. NUTT
DATE 02/19/2024
GEORGIA REGISTERED LAND SURVEYOR NO. 2104

SURVEY NOTES

- 1) North and Bearings Shown are based on Survey Reference
- 2) Field Equipment used: Topcon GTS Total Station SOUTH GPS
- 3) Radial Survey with Redundant Measurements having a positional tolerance of 0.04'
- 4) This plat has been calculated for closure and is found to be accurate to within one foot in 251,638 feet.
- 5) All statements within the certification, and other references located elsewhere hereon, related to: utilities, improvements, structures, buildings, party walls, parking, easements, servitude's, and encroachments; are based solely on above ground, visible evidence, unless another source of information is specifically referenced hereon.
- 6) Referring to FIRM Map 13073C0105E Dated 6/7/2019 this Property lies within Zone "X".
- 7) Underground septic leach field lines not located by this surveyor.