ed & eRecorded
'E: 4/21/2021
E: 9:47 AM
T BOOK: 02021
iE: 00056
:ORDING FEES: $10.00
:TICIPANT ID: 6925354841
RK: Kelli Paradise Smith
ethorpe County, GA

OGLETHORPE COUNTY GEORGIA
PLANNING + ZONING APPROVAL
Signed: Ashley Peterson
Date: Apr 20 2021
MS - 286

MATTHEW D. ULMER
GEORGIA REGISTERED
LAND SURVEYOR #3069

P.O. BOX 269
WATKINSVILLE, GA 30677
706-614-1952

THIS PLAT IS NOT VALID OR RECORDABLE UNLESS SAID SURVEYOR'S SIGNATURE APPEARS IN ORIGINAL BLUE INK OVER THE STAMP.

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH MINIMUM STANDARDS AND REQUIREMENTS OF GEORGIA LAW.

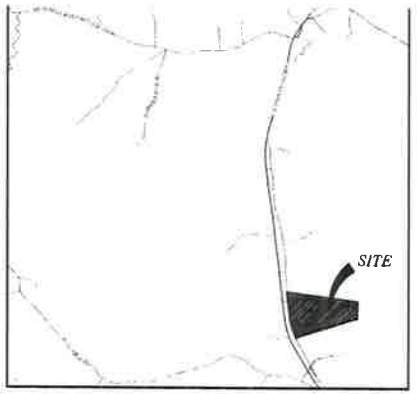
FIELD SURVEY CLOSURE STATEMENT

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 46,200 FEET, AND AN ANGULAR ERROR OF 2" PER ANGLE POINT, AND WAS NOT ADJUSTED. ALL LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED USING A TOPCON TOTAL STATION, MODEL GPT 3002.

THE FIELD WORK WAS COMPLETED ON APRIL 14, 2021.

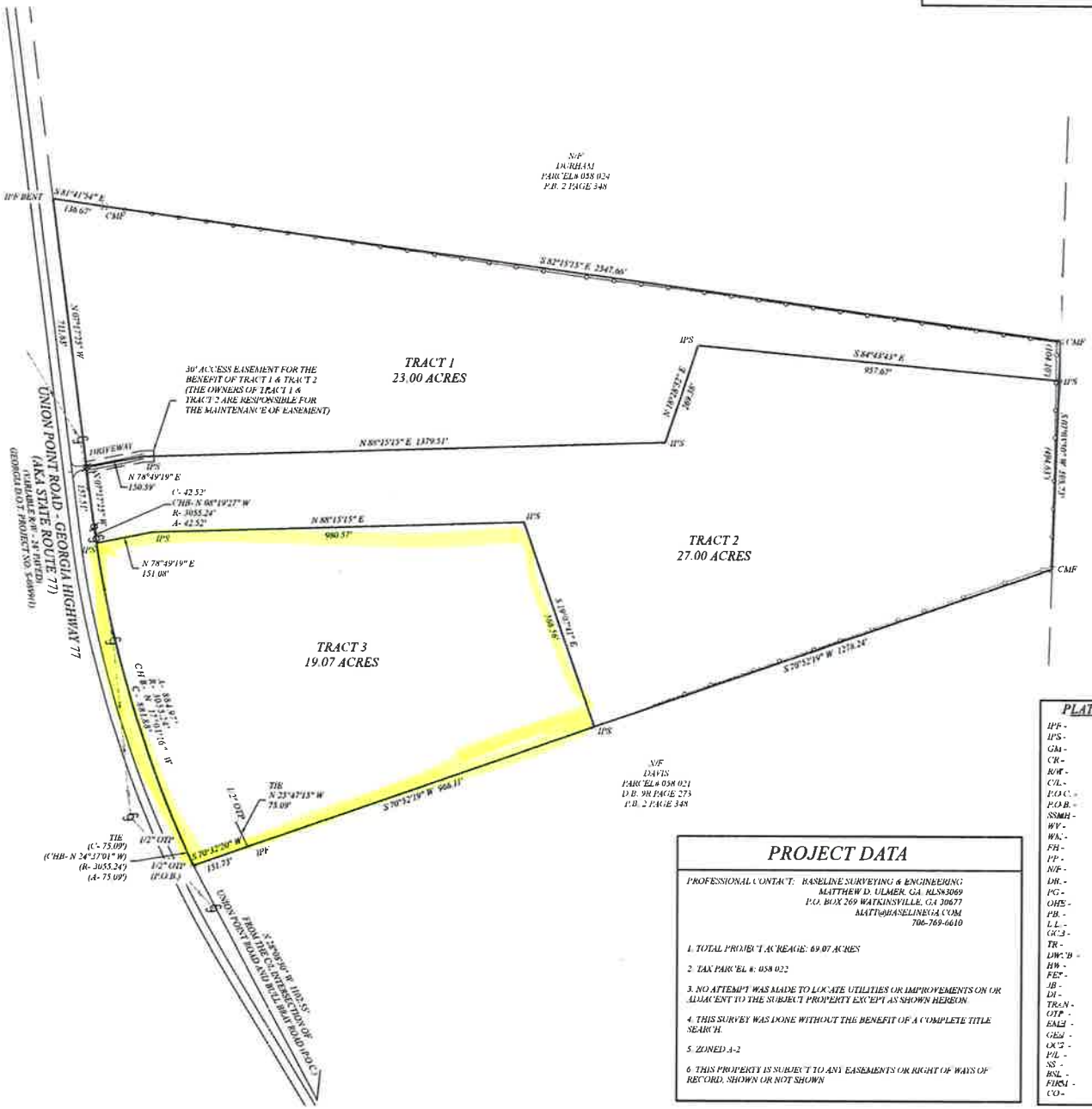
PLAT CLOSURE STATEMENT

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 709,400 FEET.



VICINITY MAP

NOT TO SCALE



REFERENCE

D.B. 112 PAGE 111
D.B. 121 PAGE 50
P.B. 2 PAGE 348
P.B. 18 PAGE 460
P.B. A240 PAGE 8
PLAT FOR ERIN RAE BROWN BY JAMES PAUL DATED 02/04/2000

N/F
BEASLEY TIMBER MANAGEMENT LLC
PARCEL# 080 005
SURVEY FOR DELTA DREAM PROPERTIES, LLC
BY THOMAS R PAUL DATE OCTOBER 13, 2015

SURVEYOR CERTIFICATIONS

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 SHOWN HEREON, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR 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 43-15-6.

MATTHEW D. ULMER, GA RLS#3069

PROJECT DATA

PROFESSIONAL CONTACT: BASELINE SURVEYING & ENGINEERING
MATTHEW D. ULMER, GA. RLS#3069
P.O. BOX 269 WATKINSVILLE, GA 30677
MATT@BASELINEGA.COM
706-769-6610

1. TOTAL PROJECT ACREAGE: 69.07 ACRES
2. TAX PARCEL #: 058 022
3. NO ATTEMPT WAS MADE TO LOCATE UTILITIES OR IMPROVEMENTS ON OR ADJACENT TO THE SUBJECT PROPERTY EXCEPT AS SHOWN HEREON.
4. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A COMPLETE TITLE SEARCH.
5. ZONED A-2
6. THIS PROPERTY IS SUBJECT TO ANY EASEMENTS OR RIGHT OF WAYS OF RECORD, SHOWN OR NOT SHOWN

PLAT ABBREVIATIONS

IPF -	IRON PIN FOUND
IPS -	IRON PIN SET
GM -	GAS METER
CR -	CABLE RISER
R/W -	RIGHT OF WAY
C/L -	CENTERLINE
P.O.C. -	POINT OF COMMENCEMENT
P.O.B. -	POINT OF BEGINNING
SSMH -	SANITARY SEWER MANHOLE
WV -	WATER VALVE
WM -	WATER METER
FH -	FIRE HYDRANT
PP -	POWER POLE
N/F -	NOW OR FORMERLY
DB. -	DEED BOOK
PG -	PAGE
OHE -	OVERHEAD ELECTRIC
PB. -	PLAT BOOK
L.L. -	LAND LOT
GCB -	GATE CONTROL BOX
TR -	TELEPHONE RISER
DWCB -	DOUBLE WING CATCH BASIN
HW -	HEAD WALL
FES -	FLARED END SECTION
JB -	JUNCTION BOX
DI -	DROP INLET
TRAN -	TRANSFORMER
OTP -	OPEN TOP PIPE
EMH -	ELECTRIC MANHOLE
GEN -	GENERATOR
OCS -	OUTLET CONTROL STRUCTURE
P/L -	PROPERTY LINE
SS -	SANITARY SEWER
BSL -	BUILDING SETBACK LINE
FIRM -	FEDERAL INSURANCE RATE MAP
CO -	CLEAN OUT

SYMBOL LEGEND

- CALCULATED POINT
- IRON MARKER FOUND
- 1/2" IRON PIN SET
- CONCRETE MONUMENT
- FENCE

GRID NORTH

BEARINGS ARE BASED ON NORTH AMERICAN DATUM OF 1983 GEORGIA STATE PLANE COORDINATE SYSTEM (EASTERN ZONE)

GRAPHIC SCALE

0' 100' 200' 400' 600'

1 INCH = 200 FEET

BASELINE
SURVEYING & ENGINEERING, IN

P.O. BOX 269
WATKINSVILLE, GA 30677

WWW.BASELINEGA.COM

PHONE: 706-769-6610

MATT@BASELINEGA.COM

PLAT FOR:
JUSTIN BRAMLETT

228th GEORGIA MILITIA DISTRICT

OGLETHORPE COUNTY

PHYSICAL ADDRESS:

UNION POINT ROAD
STEPHENS, GA 30667

REVISIONS	DAT

DATE
04/16/21

PROJECT
21-2156S

ADMINISTRATIVE SUBDIVISION PLAT

SHEET
1 OF 1

GEORGIA REGISTERED PROFESSIONAL LAND SURVEYOR MATTHEW D. ULMER

LSF#001108
EXPIRES 12-31-2020