

filed and eRecorded
 DATE: 1/14/2024
 TIME: 4:35 PM
 PLAT BOOK: 24
 PAGE: 432 - 432
 FILING FEES: \$10.00
 PART ID: 1519108884
 RECORDED BY: DH
 Kristin Hall
 Emanuel County, GA

THE SPACES SHOWN HEREON ARE BASED UPON GRID NORTH - GA EAST ZONE. THE BEARINGS MAY DIFFER FROM PREVIOUS RECORDS EVEN THOUGH THE UNITS ARE THE SAME.
 SURVEYOR HAS MADE NO INVESTIGATION RECORDED ENCUMBRANCES, RESTRICTIONS, EASEMENTS, RIGHTS OF WAY, OR OTHER MATTERS WHICH MAY AFFECT THE CURRENT TITLE SURVEY AND DISCLOSE THEM. W/ EASON LSF DESIGN CAP & AREA T-POST WITNESS AT DIGNITY CORNERS AND FLOOD NOTE, ACCORDING TO FEMA MAP PANEL ID 1310703160C, EFFECTIVE DATE 12/17/2010, FOR EMANUEL COUNTY, THE SPECIAL FLOOD HAZARD AREA.

PINETUCKY ROAD R/W LINES

Course	Bearing	Distance
C1	Rod: 7725.84'	A: 310.05'
C2	Rod: 7725.84'	A: 75.71'
C3	Rod: 7725.84'	A: 233.65'
C4	Rod: 7725.84'	A: 40.92'

PAGE GARRETT ROAD R/W LINES

Course	Bearing	Distance
C5	Rod: 8638.20'	A: 336.12'
C6	Rod: 1836.45'	A: 273.29'
C7	Rod: 1836.45'	A: 258.98'
C8	Rod: 1836.45'	A: 83.71'

PAGE GARRETT ROAD R/W LINES

Course	Bearing	Distance
C9	Rod: 11586.60'	A: 25.55'
C10	Rod: 11586.60'	A: 253.42'
C11	Rod: 11586.60'	A: 146.22'
C12	Rod: 11586.60'	A: 358.45'

CHANDLER ROAD CENTER LINE

Course	Bearing	Distance
1	S 01°48'51"E	148.38'
2	S 02°02'03"E	154.45'
3	S 02°02'03"E	154.45'
4	S 02°02'03"E	154.45'
5	S 02°02'03"E	154.45'
6	S 02°02'03"E	154.45'
7	S 02°02'03"E	154.45'
8	S 02°02'03"E	154.45'
9	S 02°02'03"E	154.45'
10	S 02°02'03"E	154.45'
11	S 02°02'03"E	154.45'
12	S 02°02'03"E	154.45'
13	S 02°02'03"E	154.45'
14	S 02°02'03"E	154.45'
15	S 02°02'03"E	154.45'
16	S 02°02'03"E	154.45'
17	S 02°02'03"E	154.45'
18	S 02°02'03"E	154.45'
19	S 02°02'03"E	154.45'
20	S 02°02'03"E	154.45'
21	S 02°02'03"E	154.45'
22	S 02°02'03"E	154.45'
23	S 02°02'03"E	154.45'

STATE OF GEORGIA
 EMANUEL COUNTY
 1452nd G.M.D.
 PLAT DATE: 14 NOVEMBER 2014
 FIELD SURVEY: 10 SEPTEMBER 2024
 PLAT E.O.C. = 1' IN SEE NOTE
 ADJUSTMENT--LEAST SQUARES
 EQUIPMENT USED
 CARLSON BRX7
 BASE AND ROVER
 NOTE: THIS SURVEY WAS CONDUCTED ON A BASE POINT OF KNOWN POSITION. ALL ANGLES ARE MEASURED TO THE NEAREST MINUTE. HORIZONTAL TOLERANCE FOR THIS SURVEY IS 1/10000. ALL DISTANCES ARE MEASURED TO THE NEAREST 0.01 FEET.
 IP5 = IRON PIN SET
 IP6 = IRON PIN FOUND
 RB5 = REBAR FOUND
 RB6 = REBAR FOUND
 CH5 = CONCRETE MONUMENT FOUND
 CH6 = CONCRETE MONUMENT SET
 SCALE = 1" = 200'
 GRAPHIC SCALE
 FILE #240731
 DRAWN BY: AGE



AS REQUIRED BY SECTION 10 OF O.C.G.A. SECTION 15-8-2, THE PLAT AND RECORDING OF THIS PLAT IS A PUBLIC RECORD AND THE RECORDING OFFICE SHALL BE CONSIDERED TO HAVE CONDUCTED A REASONABLE CHECK TO DETERMINE IF THE SURVEYOR'S RECORDING OF THIS PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE O.C.G.A. SECTION 15-8-2. THE RECORDING OFFICE DOES NOT GUARANTEE THE ACCURACY OF THE SURVEY OR THE RECORDING OF THIS PLAT.
 11/14/24
 DATE

SUBDIVISION SURVEY FOR:
 COUNTRY LOTS, LLC
 SURVEY OF:
 PINETUCKY ESTATES
 SEVENTEEN TRACTS OF LAND TOTALING
 117.43 ACRES
 EASON LAND SURVEYING
 P.O. BOX 753
 CLAXTON, GA 30417
 (912) 739-7143
 LSF 000047

