

BK:2024 PG:78-78

P2024000078

151910864  
PARTICIPANT ID  
FILED IN OFFICE  
CLERK OF COURT  
05/23/2024 05:21 PM  
PAIGE D MULLIGAN, CLERK  
SUPERIOR COURT  
TATTNALL COUNTY, GA

Paige D. Mulligan

THE BEARINGS SHOWN HEREON ARE BASED UPON GRID NORTH- GA EAST ZONE. THE BEARINGS MAY DIFFER FROM PREVIOUS PLATS EVEN THOUGH THE LINES ARE THE SAME.

SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

1/2" RBS AT LOT CORNERS & ALONG ROAD LOTS 1 & 2, 5 & 6, & 8 & 9 SHALL HAVE DOUBLE-PIPE SHARED DRIVEWAY ROAD ENTRANCES. ALL DRIVEWAY ENTRANCES SHALL BE PLACED A MINIMUM OF 250' APART

STATE OF GEORGIA  
TATTNALL COUNTY  
41st G.M.D.

PLAT DATE: 22 MAY 2024  
FIELD SURVEY: 21 MAY 2024

PLAT E.O.C. 1' IN SEE NOTE  
ADJUSTMENT-LEAST SQUARES

EQUIPMENT USED  
ELECTRONIC TOTAL STATION  
CARLSON BRX BASE/ROVER

NOTE: THIS SURVEY WAS PERFORMED USING CARLSON GNSS BASE AND ROVER. MAXIMUM HORIZONTAL TOLERANCE FOR SURVEY CONTROL 0.05' WHICH IS WITHIN 95% CONFIDENCE INTERVAL.

SCALE- 1 INCH= 300 FEET  
0 300 600 900  
GRAPHIC SCALE

FILE #240422  
DRAWN BY: ADE

AS REQUIRED BY SUBSECTION (g) 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 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 COMPLES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN 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.

*S. Deaton*  
COUNTY APPROVAL

TATTNALL CO. ENGINEER 05/23/2024  
DATE

LALYNN FARM 1905, LLC  
PB 6 PG 197

BGL FARM, LLC  
DB 5P PG 17

KENNETH MORRIS TAPLEY  
AND  
MAURENE SMITH TAPLEY  
TAX MAP 022 049

KENNETH MORRIS TAPLEY  
AND  
MAURENE SMITH TAPLEY  
PB 11 PG 5

FENCE MEANDERS  
EAST OF LINE  
THIS AREA

LOT #1  
AREA=  
7.95 AC.

LOT #2  
AREA=  
7.68 AC.

LOT #5  
AREA=  
8.31 AC.

LOT #6  
AREA=  
11.18 AC.

LOT #8  
AREA=  
10.32 AC.

LOT #9  
AREA=  
8.32 AC.

LOT #3  
AREA=  
3.52 AC.

LOT #4  
AREA=  
3.77 AC.

LOT #7  
AREA=  
10.03 AC.

LOT #10  
AREA=  
4.02 AC.

EUGENE KNIGHT ROAD  
COUNTY DIRT ROAD #515

SURVEY FOR:  
COUNTRY LOTS, LLC

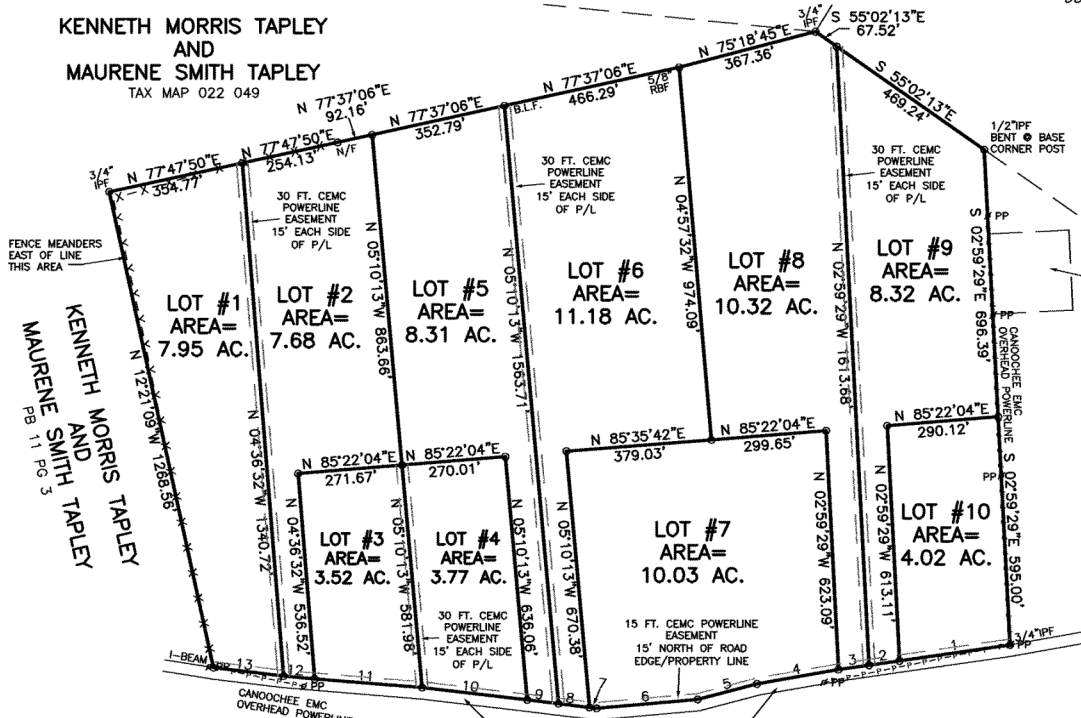
CURRENT OWNER

SURVEY OF:  
TYLER FARMS

A DIVISION OF THAT AREA SHOWN IN PB 13 PG 282. TAX ID 022 083D

PLAT E.O.C.'S: 1' IN  
LOT 1 8,204,726'  
LOT 2 771,184'  
LOT 3 473,545'  
LOT 4 1,035,925'  
LOT 5 655,445'  
LOT 6 314,664'  
LOT 7 717,999'  
LOT 8 827,685'  
LOT 9 292,756'  
LOT 10 321,458'

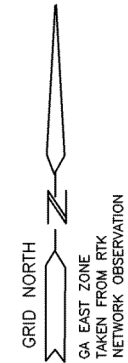
IPS= IRON PIN SET  
IPF= IRON PIN FOUND  
RBF= 1/2"-5/8" REBAR FOUND  
RBS= 5/8" REBAR SET  
CMF= CONCRETE MONUMENT FOUND  
CMS= CONCRETE MONUMENT SET



CHRISTOPHER ROSS  
AND  
SHERRY ROSS  
PB 24 PG 10  
PB 2 PG 264

ROAD LINES

Course	Bearing	Distance
1	S 81°48'17\"	291.20'
2	S 81°48'17\"	80.33'
3	S 81°48'17\"	80.33'
4	S 80°05'12\"	215.60'
5	S 75°20'09\"	159.70'
6	S 84°54'17\"	264.10'
7	N 83°03'42\"	18.89'
8	N 83°03'42\"	81.82'
9	N 83°03'42\"	81.82'
10	N 83°19'38\"	275.87'
11	N 85°19'47\"	281.05'
12	N 85°02'38\"	81.13'
13	N 83°05'10\"	184.45'



EASON LAND SURVEYING  
P.O. BOX 753  
CLAXTON, GA. 30417  
(912) 739-7143  
LSF 000047