

E-Filed By:  
Polk County Clerks Office  
Clerk of Courts Stacie M Baines  
12/05/2025 10:07 AM  
Plat Book: 000KK  
Page: 0265  
\$10.00 Recording Fee

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

INITIAL CONTROL POINTS FOR THIS SURVEY WERE ESTABLISHED USING A CARLSON BRXZ MULTI-FREQUENCY GNSS RECEIVER RECEIVING CORRECTIONS FROM A REAL TIME GNSS CORRECTION SERVICE.

A CARLSON BRXZ MULTI-FREQUENCY GNSS BASE/ROVER SYSTEM WAS USED FOR A SUBSTANTIAL PORTION OF THE FIELD WORK. THE FIELD WORK IS SUBJECT TO A POSITIONAL ACCURACY OF THE FIELD DATA IS 0.04' HORIZONTAL AT THE 95% CONFIDENCE LEVEL.

A TRIMBLE GS TOTAL STATION WAS USED TO OBTAIN THE ANGULAR AND LINEAR MEASUREMENTS FOR A PORTION OF THE FIELD DATA SHOWN ON THIS PLAT.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE. TRACT ONE IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,852.775 FEET. TRACT TWO IS FOUND TO BE ACCURATE WITHIN ONE FOOT. TRACT THREE IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 708.157 FEET. TRACT FOUR IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 368.242 FEET.

DATE OF LAST FIELD WORK: NOVEMBER 23, 2024  
UPDATED TRACT 1 / 2: JULY 19, 2025

LINE TABLE		
LINE	LENGTH	BEARING
L1	20.84'	S 65°49'19" E
L2	25.16'	N 87°46'03" E
L3	24.39'	S 52°28'05" E
L4	28.08'	S 28°28'22" E
L5	53.08'	N 85°26'32" E
L6	40.11'	S 81°15'41" E
L7	56.23'	S 42°32'28" E
L8	55.59'	N 62°38'01" E
L9	40.27'	S 65°21'46" E
L10	186.53'	S 75°15'18" E
L11	15.26'	S 73°40'42" E
L12	175.44'	S 73°40'42" E
L13	122.00'	S 75°09'42" E
L14	75.76'	S 77°44'56" E
L15	89.52'	S 88°57'48" E
L16	89.70'	S 85°43'19" E
L17	27.70'	S 73°04'16" E
L18	35.31'	S 54°04'17" E
L19	38.79'	N 85°32'35" E
L20	18.13'	N 84°02'11" E
L21	40.84'	N 23°08'01" E
L22	53.68'	S 75°35'38" E
L23	138.89'	S 64°02'03" W
L24	129.23'	S 80°13'35" W
L25	64.00'	N 12°08'08" W
L26	235.59'	N 84°48'58" W
L27	151.82'	N 89°24'37" W

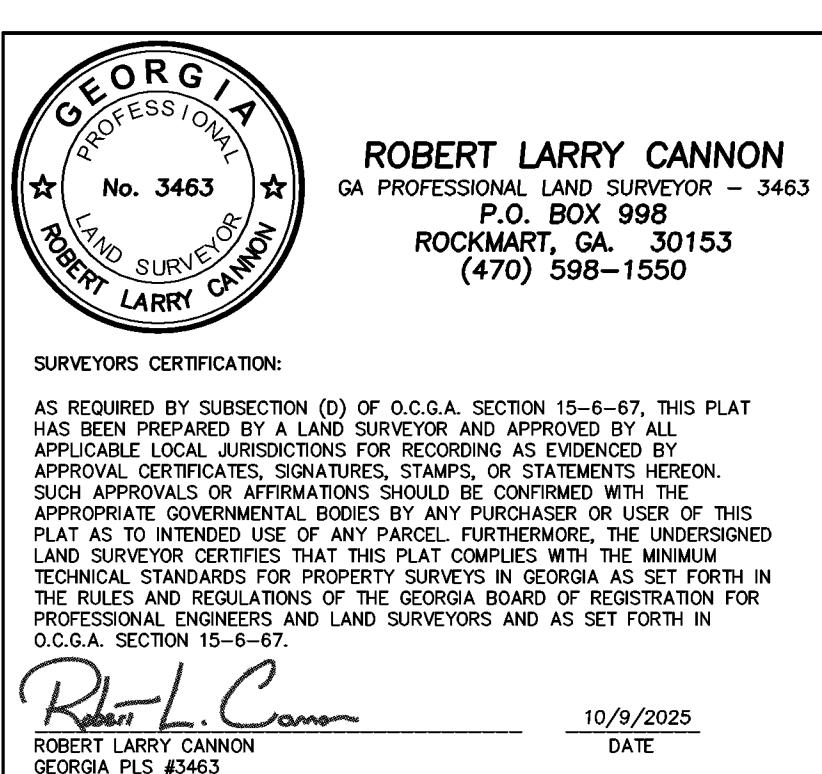
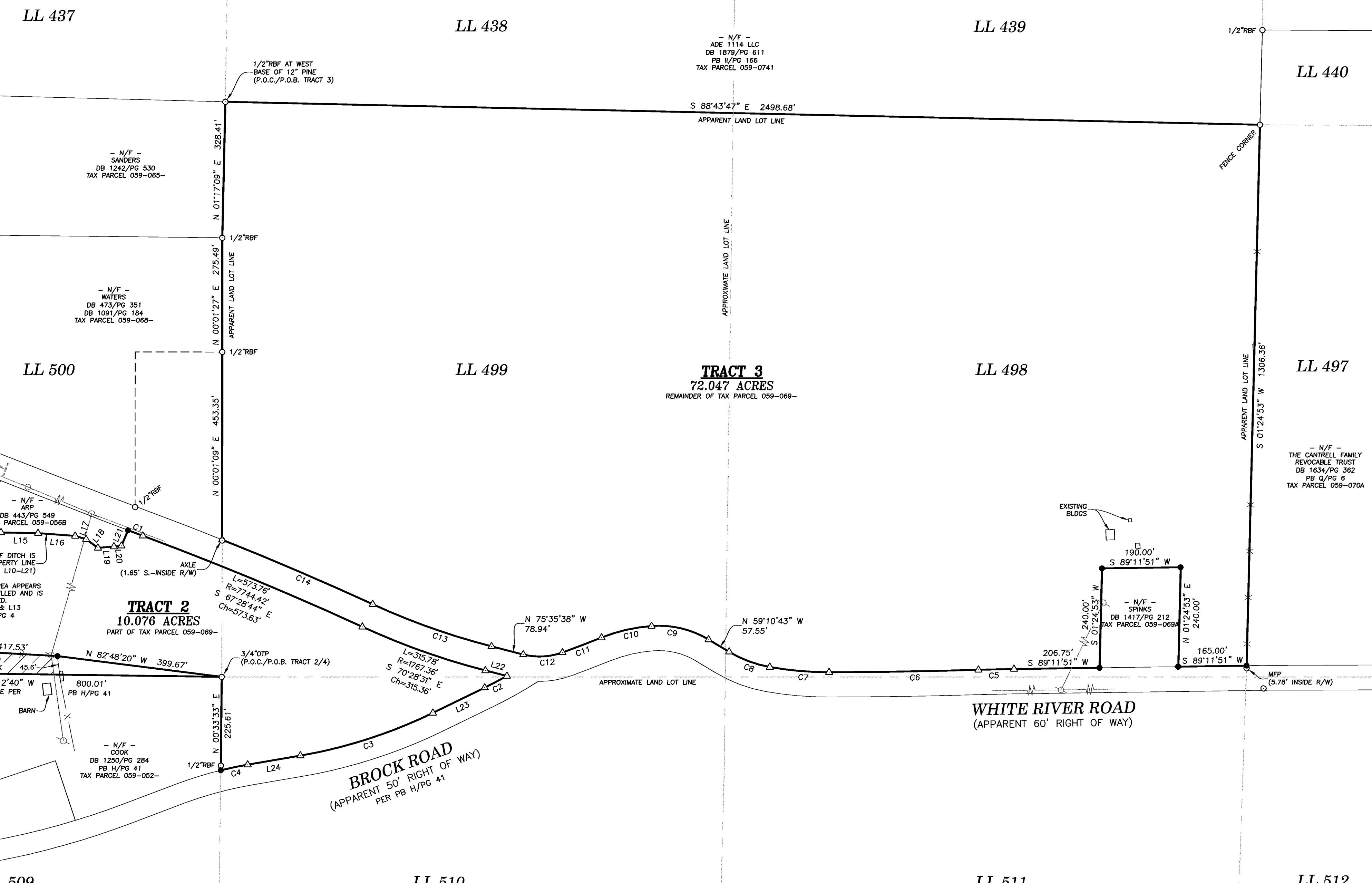
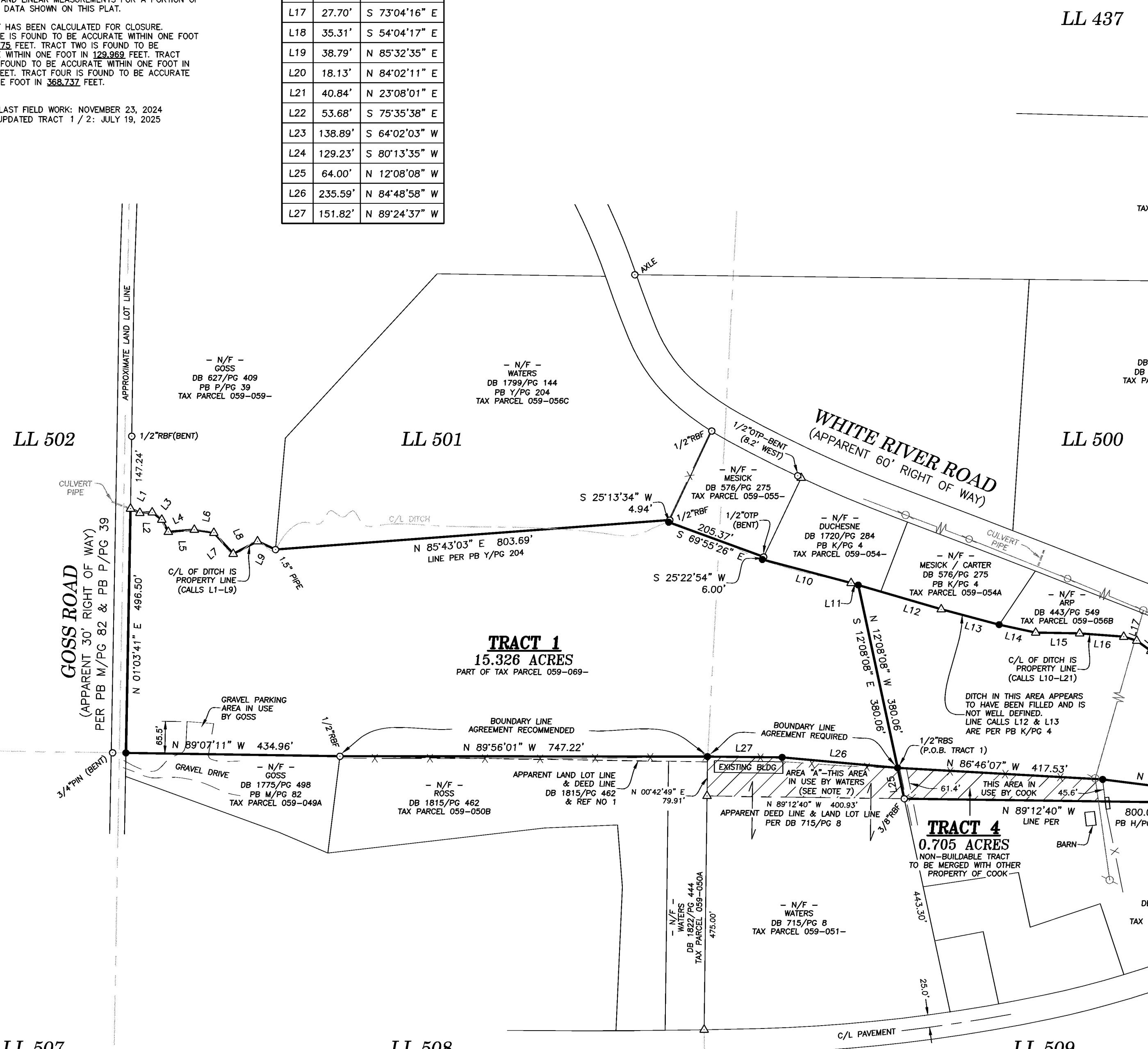
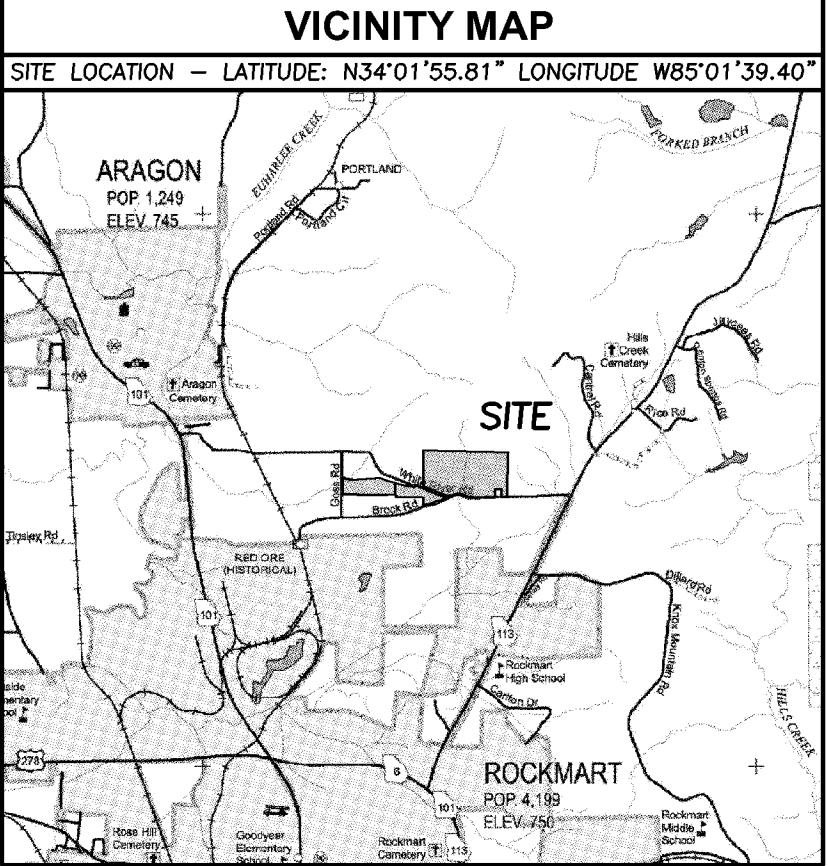
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	38.12'	10,765.68'	0°12'10"	S 69°29'06" E	38.12'
C2	60.78'	1,021.41'	3°24'33"	S 62°19'47" W	60.77'
C3	337.43'	1,194.00'	16°11'31"	S 72°07'49" W	336.31'
C4	66.15'	950.86'	3°59'09"	S 78°14'00" W	66.14'
C5	85.93'	4,887.89'	1°00'26"	S 88°41'38" W	85.93'
C6	360.63'	11,896.78'	1°44'13"	S 89°03'31" W	360.62'
C7	143.73'	808.14'	10°11'25"	N 84°58'40" W	143.54'
C8	105.55'	292.09'	20°42'15"	N 69°31'50" W	104.98'
C9	143.79'	235.51'	34°56'57"	N 76°40'11" W	141.57'
C10	124.40'	406.97'	17°30'51"	S 77°04'56" W	123.92'
C11	100.93'	4,016.40'	1°26'23"	S 69°02'42" W	100.93'
C12	96.33'	159.33'	34°38'28"	S 87°05'08" W	94.87'
C13	305.06'	1,707.36'	10°14'14"	N 70°28'31" W	304.66'
C14	395.37'	7,804.42'	2°54'09"	N 66°48'28" W	395.33'

GRID NORTH  
GA WEST ZONE NAD 1983

LAND DIVISION SURVEY FOR  
**ANDREW TODD SPINKS**  
BEING IN LAND LOTS 498, 499, 500, 501, 508, 509 & 510  
18TH DISTRICT 3RD SECTION POLK COUNTY, GEORGIA

SCALE 1" = 160'  
PLAT DATE: NOVEMBER 26, 2024

REVISIED JULY 30, 2025 TO CHANGE TRACT 1 / TRACT 2 DIVIDING LINE LOCATION & ADD TRACT 3  
REVISIED OCTOBER 9, 2025 TO DESCRIBE AREA "A" / ADD NOTE 7



NOTES:

1. THIS PLAT IS SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY, LOCAL GOVERNMENT APPROVAL AND MATTERS OF TITLE THAT WOULD BE DISCLOSED BY A COMPLETE TITLE SEARCH.
2. RIGHTS-OF-WAY BASED ON APPARENT WIDTH AND EXISTING CENTERLINE. NO DEEDS FOR R/W FOUND UNLESS NOTED OTHERWISE.
3. THIS PLAT OR MAP HAS BEEN PREPARED FOR THE EXCLUSIVE USE FOR THE PERSON(S) OR ENTITIES NAMED HEREON.
4. THE SURVEY WAS AUTHORIZED BY: ANDREW SPINKS
5. CURRENT RECORDS SHOW THE OWNER AS ANDREW TODD SPINKS (TAX ID: 059-069-).
6. TITLE SOURCE DB/PG 1619/18.

7. AREA "A" IS A NON-BUILDABLE PARCEL AND APPEARS TO BE INCLUDED IN TAX PARCEL 059-051-. IT IS DELINEATED HEREON TO DESCRIBE THE APPARENT CORE AREA BETWEEN THE TRACT 1 "AGREED LINE" AND THE LINE PER DB 715/PG 8.

ADDITIONAL REFERENCES:

1. PLAT OF SURVEY FOR LARRY W. WATERS, DATED APRIL 26, 2004, REVISED JUNE 27, 2001, BY LARRY H. ROGERS, GEORGIA REGISTERED LAND SURVEYOR 2342.

APPROVED FOR RECORDING  
This plat has been approved by Polk County Planning and Zoning to be recorded with the Polk County Clerk of Courts Office.  
Does not constitute approval for a buildable lot or zoning.  
Misty Mease 10/31/2025  
Planning/Zoning Director

NOTE:

- = 1/2" REBAR FOUND UNLESS NOTED OTHERWISE
- = 1/2" REBAR SET UNLESS NOTED OTHERWISE

LEGEND:

IPF	IRON PIN FOUND
IPS	IRON PIN SET
CMF	CONCRETE MONUMENT
RSP	REBAR SET
RBS	REBAR SET (CAPPED)
OTP	OPEN TOP PIPE
OPT	OPEN TOP PIPE
UP	UTILITY POLE
R/W	RIGHT OF WAY
C/L	CENTERLINE
N/F	NOW OR FORMERLY
DB/PG	DEED BOOK/PAGE
PB/PG	PLAT BOOK/PAGE
B.S.	BEST SURVEY SETBACK LINE
LL	LAND LOT

JOB NO. 24-057 / 059-069- / PLAT # P-24-071R3