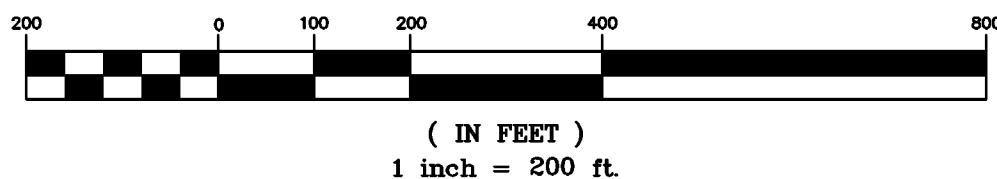


eFiled and eRecorded
DATE: 02/28/2025
TIME: 1:51 PM
PLAT BOOK: 109
PAGE: 803 - 803
FILING FEES: \$10.00
RECORDED BY: WT
Alan J. Lee
Carroll County, GA

RESERVED FOR THE CLERK OF SUPERIOR COURT

GRAPHIC SCALE



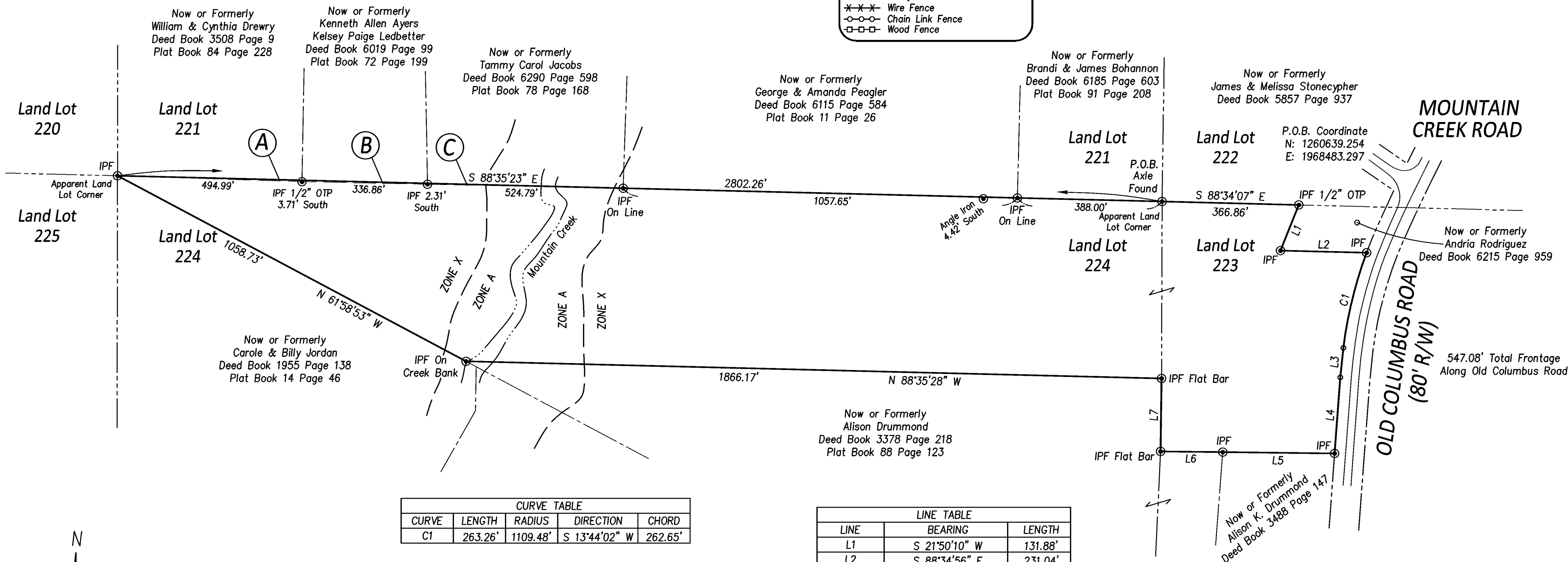
LEGEND

- IPF - Iron Pin Found (1/2" Rebar Unless Shown Otherwise)
- IPF1 - 1/2" Rebar w/ Cap #2935
- IPS - Iron Pin Set (1/2" Rebar w/ Cap #2935)
- CMF - Concrete Monument Found
- P.O.C. - Point of Commencement
- P.O.B. - Point of Beginning
- LLC - Land Lot Corner
- LLL - Land Lot Line
- R/W - Right of Way
- C/L - Centerline
- OHP - Overhead Power Line
- OTP - Open Top Pipe
- MFP - Metal Fence Post
- Sanitary Sewer Manhole
- Utility Pole
- *** Wire Fence
- Chain Link Fence
- Wood Fence

GENERAL NOTES:

- 1.) SURVEY DONE WITHOUT BENEFIT OF A CURRENT TITLE SEARCH OR COMMITMENT. AS SUCH, LAND USE RESTRICTIONS, SETBACKS, ZONING, EASEMENTS, RIGHTS OF WAY OR OTHER TITLE FACTS MAY EXIST THAT ARE NOT SHOWN.
- 2.) SPECIAL FLOOD HAZARDS DO EXIST FOR SUBJECT PROPERTY PER FIRM MAP 13045C0355D, EFFECTIVE DATE SEPTEMBER 19, 2007. AREA OF FLOOD HAZARD SHOWN WAS SCALED FROM REFERENCED FIRM AND IS NOT FIELD VERIFIED.
- 3.) UTILITIES SUCH AS ELECTRIC LINES, WATER LINES, GAS LINES, SANITARY SEWER LINES OR WELLS MAY OR MAY NOT EXIST ON SITE AND MAY OR MAY NOT BE SHOWN HEREON.
- 4.) THE ACCEPTANCE OF THE PLAT HEREON AND MONUMENTS USED AND SET DURING THE PERFORMANCE OF THE FIELD SURVEY HEREBY LIMIT THE TORT OR CONTRACT HERETO TO AN AMOUNT NOT TO EXCEED THE FEE CHARGED.
- 5.) DATE OF FIELD WORK: FEBRUARY 13 AND 18, 2025.
- 6.) CURRENT OWNER & VESTING DEED: CHARLES SELMON EUBANK, Jr. - DEED BOOK 6286 PAGE 470.

TOTAL AREA OF OVERLAPS: 0.058 ACRE



CURVE TABLE				
CURVE	LENGTH	RADIUS	DIRECTION	CHORD
C1	263.26'	1109.48'	S 13°44'02" W	262.65'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 21°50'10" W	131.88'
L2	S 88°34'56" E	231.04'
L3	S 05°59'05" W	79.32'
L4	S 04°15'52" W	204.50'
L5	N 89°19'20" W	300.04'
L6	N 89°19'54" W	166.72'
L7	N 00°48'05" E	195.51'

SURVEY REFERENCES:

- 1.) PLAT TITLED "PLAT OF SURVEY FOR FOSTER CHAMBERS & MARY CHAMBERS" DATED NOVEMBER 25, 2005. CERTIFIED BY HENRY T. McBRAYER, GEORGIA LS No.2570. RECORDED IN CARROLL COUNTY RECORDS PLAT BOOK 88 PAGE 123.
- 2.) PLAT TITLED "SURVEY FOR CHARLES & VIRGINIA EUBANK" DATED JUNE 13, 2006. CERTIFIED BY ROBERT P. BRIGGS, GEORGIA LS No.2116. RECORDED IN CARROLL COUNTY RECORDS PLAT BOOK 89 PAGE 226.

SURVEYOR CERTIFICATION:

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. 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 and as set forth in O.C.G.A. Section 15-6-67.

Surveyor: Lester E. Bell, LS002935

CLOSURE STATEMENT

A substantial portion of the linear and angular measurements shown on this plat were obtained by using a STONEX S980+ base and a STONEX S900+ rover RTK GPS receivers. The relative positional accuracy obtained on the points utilized in this survey were less than or equal to 0.02' horizontal at the 95% confidence level. The grid coordinates of the fixed stations were derived using the Topcon TOPNET network.

Distances shown hereon are ground distances obtained from grid measurements using a combined scale factor.

This plat has been calculated for closure, and is found to be accurate within one foot in 624,224 feet.

AREA SHOWN:
32.531 ACRES
INCLUDES ALL OVERLAPS

CARROLL COUNTY TAX PARCEL 033 0026

SURVEY FOR:

CHARLES SELMON EUBANK, Jr.

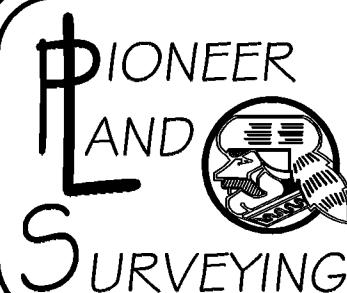
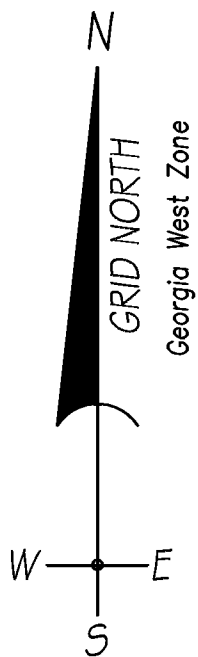
LAND LOT 223 & 224 - 9th DISTRICT
CARROLL COUNTY - GEORGIA

DATE: FEBRUARY 18, 2025

FIELD: JLR
DRAFTER: TFG
PROJECT NO.: 225094

REVISIONS

NOTE: THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED HEREON. THIS FIRM ASSUMES NO LIABILITY TO THE PERSON, PERSONS, OR ENTITY NOT NAMED HEREON, AND ANY USE BY UNNAMED PARTIES WILL DO SO AT THEIR OWN RISK.



PREPARED BY:
PIONEER LAND SURVEYING
963 WHOOPING CREEK ROAD
CARROLLTON, GEORGIA 30116
PHONE: 770-838-1919
EMAIL: PLSWGA@GMAIL.COM
Pioneer Land Surveying is
a DBA for PLSWG, Inc.
www.plswg.net