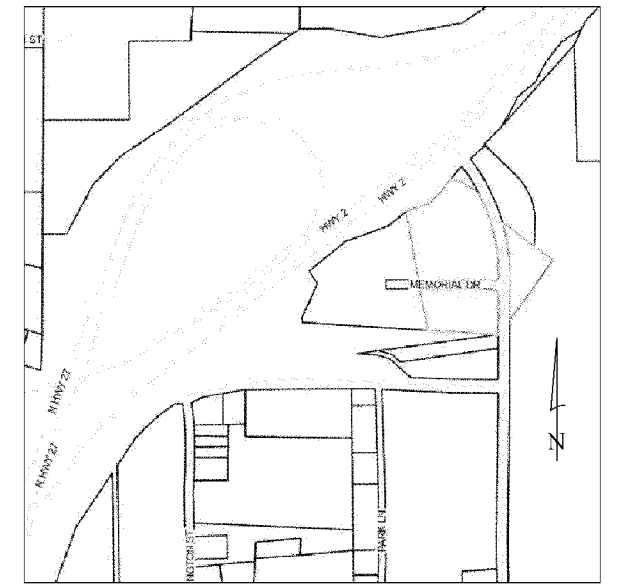


E-Filed By:
 Dade County Clerks Office
 Clerk of Courts Kathy D. Page
 07/14/2025 11:21 AM
 Plat Book: 04125
 Page: 0047
 \$10.00 RECORDING FEE

Property Division Plat
 of Dade County
 Tax Parcel 008 00 226 00
 Deed Book 630, Page 277
 Tract 1B of Plat Book 4124, Page 38
 Land Lots 102 and 113, District 19, Section 4



Vicinity Map
 Not to Scale

- Surveyor's Notes:
- There may be additional Easements and/or Restrictions affecting this property that may or may not be found in the public records of this county.
 - The boundary corners and lines depicted by this survey were established per record title information and the collection of existing field evidence.
 - This survey was conducted to provide a property Division Plat from the newly consolidated Dade County Tax Parcel 008 00 226 00.
 - This Survey does not reflect or determine ownership lines, lines affected by adverse use, lines of conflicting/overlapping deeds, or other lines that would otherwise be determined by a court of law or the execution of a deed of title.
 - Utility information shown on this drawing is entirely from visible above ground evidence discovered during the process of the field survey. Utilities may exist and may not be shown or may vary from where shown. No guarantee is expressed or implied as to the actual location of any utilities, which are not visible from the surface. The surveyor is not liable for damages resulting from the excavation of underground utilities.
 - The words "Certified To:", as shown and used hereon, means an expression of the Professional Surveyor's opinion regarding the facts of the survey based on his best knowledge, information and belief, and that it thus constitutes neither a guarantee nor a warranty, either expressed or implied.
 - This survey is a representation of existing field conditions at the time of the survey and is based on found monumentation.
 - Ownership and Deed Reference refer to the latest available information available on the Dade County Tax Assessor and the Georgia Superior Court Clerks' Cooperative Authority websites at the time of map preparation.
 - This map or plat has been calculated for closure and is found to be accurate to 1 foot in 2157041.3 feet based on Ground Distance Measurements in U.S. Survey Feet.
 - This Survey was not performed to certify flood plain location.
 - Last Fieldwork Date: May 21, 2025.
 - Property address: 7275 North GA, 301 Highway.
 - *Lots 4 and 5 are subject to a joint grant access easement.

LINE	BEARING	DISTANCE
L1	S25°03'57"W	50.00'
L2	S25°03'57"W	50.00'
L3	S25°03'57"W	15.01'
L4	S25°03'57"W	15.01'
L5	N66°45'25"W	113.05'
L6	N61°49'16"W	47.34'
L7	N57°23'03"W	94.86'
L8	N55°18'51"W	170.21'
L9	N57°16'19"W	150.98'
L10	S57°16'19"E	180.86'
L11	S55°18'51"E	170.19'
L12	S57°23'03"E	94.01'
L13	S61°49'16"E	46.11'
L14	S66°45'25"E	112.88'
L15	N66°45'25"W	112.71'
L16	N61°49'16"W	44.88'
L17	N57°23'03"W	93.16'
L18	S45°45'00"E	9.37'
L19	S14°53'32"E	28.05'

008 00 223 04
 Ronald and Connie Vinson
 D.B. 403 Pg. 656
 Tracts 1-3
 (ref. Shober Survey for Crane, dated January 17, 2006)

008 00 226 00
 Anderson Land Services, LLC.
 D.B. 630 Pg. 277
 P.B. 4124 Pg. 12 and Pg. 38a
 Proposed Tract 4*
 5.0 Acres

008 00 226 00
 Anderson Land Services, LLC.
 D.B. 630 Pg. 277
 P.B. 4124 Pg. 12 and Pg. 38a
 Proposed Tract 5*
 5.0 Acres

008 00 226 00
 Anderson Land Services, LLC.
 D.B. 630 Pg. 277
 P.B. 4124 Pg. 12 and Pg. 38a
 Proposed Tract 6*
 5.0 Acres

008 00 226 00
 Anderson Land Services, LLC.
 D.B. 630 Pg. 277
 P.B. 4124 Pg. 12 and Pg. 38a
 Proposed Tract 1
 5.0 Acres

SURVEYOR'S CERTIFICATION:

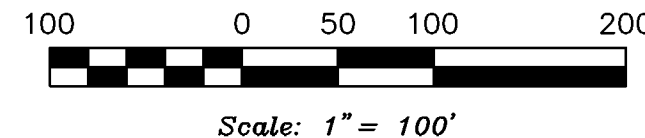
The boundary aspects of this survey, RTK GNSS positional data was observed on the dates of April 03, 2025 utilizing a Carlson BRx7 dual frequency receiver. The grid coordinates of the Fixed Station shown were derived using a Carlson BRx7 base station referenced to Georgia West State Plane Coordinates NAD 83, Geoid 18. Positional accuracy of the GNSS vectors does not exceed: H 0.037', V 0.10' Combined Grid Factor: 1.00 centered on Fixed Station being found Latitude: 34°52'08.4787" and Longitude: 85°31'29.1147"; all monumentation was located with an 180 epoch session. The property hereon lies completely within a jurisdiction which does not review or approve any plats or this type of plat prior to recording. RECORDATION 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.C.A Section 15-6-76.



Daniel J. Collier
 Date: May 16, 2025
 Daniel J. Collier
 GA RLS #3413

The Remaining Lands
 of Parcel
 008 00 226 00
 Larry Crane
 D.B. 616 Pg. 208
 Tract 1A
 P.B. 4124 Pg. 38

Graphic Scale



Scale: 1" = 100'

Fixed Station
 Latitude: 34°54'21.8826"
 Longitude: 85°33'50.2518"

CERTIFIED TO: Kevin Anderson
 Drawn By: N.Collier Scale: 1"= 100'
 Checked By: D.Collier Dated: 05-16-2025

Daniel J. Collier, PLS
 Georgia Registration No. 3413
 P.O. Box 1740, Trenton, GA 30752
 Phone No. (706) 657- 3777
 dan_collier@tvn.net