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PARTICIPANT ID
BK17: PG.83-83
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FILED IN OFFICE
CLERK OF COURT
07/12/2023 12:35 AM
TAMMIE TEAL, CLERK
SUPERIOR COURT
HEARD COUNTY, GA

Jimmie Deal

RECORDED FOR THE CLERK OF SUPERIOR COURT

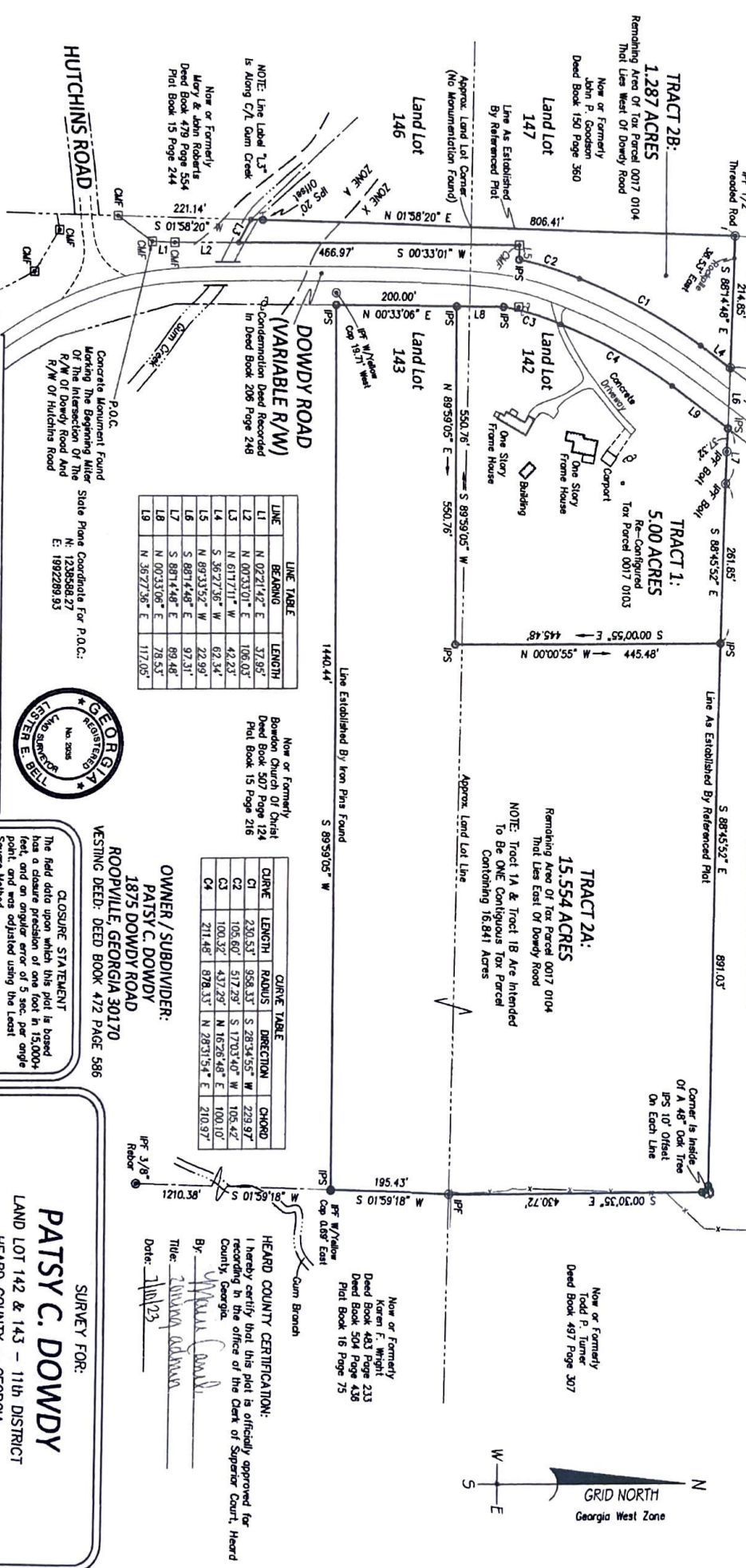
SURVEY REFERENCE:
1) SURVEY TITLED "PATSY C. DOWDY - LAST REUNED, JANUARY 28, 1988, CERTIFIED BY WILLIAM H. ALEXANDER, GEORGIA L.S. NO. 1643, RECORDED IN CARROLL COUNTY RECORDS PLAT BOOK 8 PAGE 244.

GRAPHIC SCALE
(IN FEET)
1 Inch = 120 FT.



- LEGEND**
- ⊙ I/P - Iron Pin Found
 - ⊙ I/P - 1/2" Rebar Unless Shown Otherwise
 - ⊙ I/P - Iron Pin Set
 - ⊙ I/P - Rebar w/ Cap #235
 - ⊙ I/P - Concrete Monument Found
 - ⊙ P.O.C. - Point of Commencement
 - ⊙ L.L. - Land Lot Corner
 - ⊙ R/W - Right of Way
 - ⊙ C/L - Centerline
 - ⊙ O.P. - Overhead Power Line
 - ⊙ U.P. - Utility Pole
 - ⊙ S.F. - Sanitary Sewer Manhole
 - ⊙ W.F. - Wire Fence
 - ⊙ M.F. - Metal Fence
 - ⊙ W.F. - 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 TRACT 28 PER FIRM MAP 134900045C, EFFECTIVE DATE AUGUST 19, 2010.
 - 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 LIABILITY TO ANY AMOUNT NOT TO EXCEED THE FEE CHARGED.
 - 6) DATE OF FIELD WORK: JUNE 21, 26, 28, AND JULY 5, 2023.



LINE TABLE

LINE	BEARING	LENGTH
L1	N 02°21'42" E	37.85'
L2	N 00°33'01" E	106.03'
L3	N 61°17'11" W	42.23'
L4	S 36°27'56" W	62.34'
L5	N 69°33'52" W	22.99'
L6	S 89°14'48" E	97.31'
L7	S 89°14'48" E	89.48'
L8	N 00°33'06" E	78.53'
L9	N 36°27'56" E	117.05'

CURVE TABLE

CURVE	LENGTH	RADIUS	DIRECTION	CHORD
C1	230.53'	958.33'	S 28°34'55" W	229.97'
C2	105.60'	517.29'	S 17°03'40" W	105.42'
C3	100.32'	437.29'	N 16°26'48" E	100.10'
C4	214.48'	978.33'	N 28°31'54" E	210.97'

OWNER / SUBDIVIDER:
PATSY C. DOWDY
1875 DOWDY ROAD
ROOPVILLE, GEORGIA 30170

HEARD COUNTY CERTIFICATION:
I hereby certify that this plat is officially approved for recording in the office of the Clerk of Superior Court, Heard County, Georgia.
By: *Jimmie Deal*
Title: *Surveyor*
Date: *July 23, 2023*

SURVEY FOR:
PATSY C. DOWDY
LAND LOT 142 & 143 - 11th DISTRICT
HEARD COUNTY - GEORGIA

DATE: JULY 6, 2023

FIELD DRAFTER: JLR
PROJECT NO: 223202-A

REVISIONS

CLOSURE STATEMENT
The field data upon which this plat is based has a closure precision of one foot in 15,000+ feet, and an angular error of 5 sec. per angle point, and was adjusted using the Least Squares Method.

This plat has been calculated for closure, and is found to be accurate within one foot in (Tract 1) 146,429 feet (Tract 2) 810,013 feet (Tract 3) 165,667 feet.

This survey was made using a GEOMAX ZOOM30 Total Station, which reads distances to the nearest 0.007 foot and with direct reading to 5 seconds for angular measurement.

SURVEYOR CERTIFICATION:
As required by subsection (d) 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 approved 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 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.



Concrete Monument Found Marking The Beginning Corner Of The Intersection Of The R/W Of Dowdy Road And R/W Of Hutchins Road

State Plane Coordinates For P.O.C.:
N: 1238588.27
E: 1892289.93

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