

TERRELL COUNTY ZONING

PURSUANT TO THE LAND SUBDIVISION ORDINANCE OF TERRELL COUNTY, GEORGIA, ALL THE REQUIREMENTS OF APPROVAL OF THIS MINOR SUBDIVISION HAVING BEEN FULFILLED, THIS FINAL PLAT WAS GIVEN FINAL APPROVAL BY THE TERRELL COUNTY ZONING ADMINISTRATOR 3RD DAY OF SEPTEMBER 2026.

ZONING ADMINISTRATOR, TERRELL COUNTY, GEORGIA

NOTE

TAX PARCEL 054 027 HAS APPROXIMATELY 29.328 ACRES AND 1138.32' OF PUBLIC ROAD FRONTAGE REMAINING.

LEGEND

- X-X- WIRE FENCE
IRS 5/8 IRON REBAR SET
IRF IRON REBAR FOUND
R/W RIGHT OF WAY
MPP METAL POSTS PLACED
CMF CONCRETE MONUMENT FOUND

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 01°12'41"W	230.43'
L2	N 83°25'53"E	270.00'
L3	S 00°07'08"W	198.80'
L4	S 10°18'12"W	51.27'
L5	S 01°55'25"E	91.91'
L6	N 08°07'47"W	165.14'
L7	N 11°49'42"W	186.55'
L8	N 60°12'29"E	34.63'
L9	N 47°21'53"E	49.08'
L10	N 34°10'54"E	32.87'
L11	N 21°50'34"E	10.19'
L12	N 10°07'11"W	222.09'
L13	S 79°41'09"W	16.50'
L14	N 00°41'21"W	67.50'

SURVEY NOTES

- 1) LANGFORD & ASSOCIATES, INC. & THE LAND SURVEYOR WHOSE SEAL IS AFFIXED HERETO DO NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN HEREON.
- 2) THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS AN AVERAGE RELATIVE ACCURACY OF 0.03 FEET AT THE 95% CONFIDENCE LEVEL. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 687.524 FEET. A TOPCON PS-103A ROBOTIC TOTAL STATION, A JAVAD TRIUMPH LS+ DUAL FREQUENCY RECEIVER, AND A TRIUMPH T-3 BASE RECEIVER WERE USED IN SURVEYING THIS PROPERTY. GPS CORRECTIONS WERE OBTAINED FROM EGPS SOLUTIONS REAL-TIME KINEMATIC NETWORK.
- 3) THERE IS NO KNOWN NATIONAL GEODETIC SURVEY MONUMENT WITHIN 500 FEET OF ANY POINT OF THE PROPERTY PLATTED, OR ANY POINT OF REFERENCE THEREON.
- 4) THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.
- 5) THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (OCGA) 15-6-67 AS AMENDED BY HB 1004 (2016). IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.

SURVEYOR'S 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 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 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 AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

09-03-2026

DATE

D. SCOTT LANGFORD, GA RLS 3172

RETRACEMENT AND DIVISION FROM A PARENT TRACT SURVEY FOR:

NICHOLAS PAUL ANTHONY, IV AND MARY ALISON ANTHONY

LAND LOTS 137 AND 138 - 3RD LAND DISTRICT

TERRELL COUNTY, GEORGIA

DRAWING NO C-6249 DRAWN BY D.S.L. FIELD WORK BY A.S.L. SCALE: 1" = 300' FIELD SURVEY DATE: 09-02-2026 PLAT DATE: 09-03-2026

PROPERTY OF
MARK T. REESE
DEED BOOK 14-B, PAGE 177

PROPERTY OF
MT. MARY BAPTIST CHURCH
PLAT BOOK 4, PAGE 597

BOBBY LOCKE
ROAD
100' R/W

PROPERTY OF
JAMES F. MONTGOMERY
AND
DIANE H. MONTGOMERY
DEED BOOK 9-P, PAGE 568
PLAT BOOK 5, PAGE 644-B
TAX PARCEL 054 027

PROPERTY OF
JAMES F. MONTGOMERY
DEED BOOK 8-R, PAGE 257

AREA = 53.000 ACRES

CURRENT OWNER
JAMES F. MONTGOMERY
AND
DIANE H. MONTGOMERY
SOURCE DOCUMENTS
DEED BOOK 9-P, PAGE 568
PLAT BOOK 5, PAGE 644-B
PART OF TAX PARCEL 054 027

PROPERTY OF
ANN HYATT BRIM
DEED BOOK 12-H, PAGE 335

PROPERTY OF
FRANK W. MORROW
DEED BOOK 3-I, PAGE 506

GRAPHIC SCALE



JN: C6249
SHEET 1 OF 1

LANGFORD
& ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
CONSULTING FORESTERS
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SHELLMAN, GA, 39886
TEL: 229-679-5072 FAX: 229-679-2160
WEB: LANGFORDANDASSOCIATESINC.COM
FIRM CERTIFICATE OF AUTHORIZATION NO. LSF000332



GA RLS NO. 3172

