eFiled & eRecorded
DATE: 5/28/2021
TIME: 5:19 PM
PLAT BOOK: 02021
PAGE: 00149
RECORDING FEES: $10.00
PARTICIPANT ID: 5409085554
CLERK: Jennifer Jordan
Pickens County, GA

(RESERVED FOR THE CLERK OF THE SUPERIOR COURT)

Pickens County
Planning & Development
APPROVED DENIED
APPROVED WITH CONDITIONS
Date: 5/28/21
By:

Note: The approval of plans shall not be construed to permit violations of any County ordinance or state law and shall not prevent the County from requiring correction of errors or dimensions in plans, specifications, or constructions. A set of these approved plans shall be kept on the job site at all times; such approved plans shall not be changed, modified, or altered without permission.

* May be subject to Bent Tree POA Requirements

GENERAL NOTES:

(1) The purpose of this plat is to show the consolidation of Lots 359 and 358 of Little Pine Mountain Section of Bent Tree (as recorded at Plat Book D, Page 136 and rerecorded at Plat Book D, Page 263) into a single lot to be known as Lot 359.

(2) Date of plat preparation: 5/24/2021. Date of field survey: 5/20/2021.

(3) Only readily visible above-ground utilities are shown hereon. Other utilities not shown likely exist.

(4) The field data upon which this plat is based has a closure precision of one foot in 14,768 feet, an angular error of 7 seconds per angle point, was adjusted using least squares method. Equipment used for survey was a Topcon GTS-313 total station.

(5) This plat has been calculated for closure and is found to be accurate within one foot in 238,619 feet.

(6) Reference north and bearings are based on bearing shown for lot line between Lots 359 & 360 per Plat Book D, Page 136 as rerecorded at Plat Book D, Page 263.

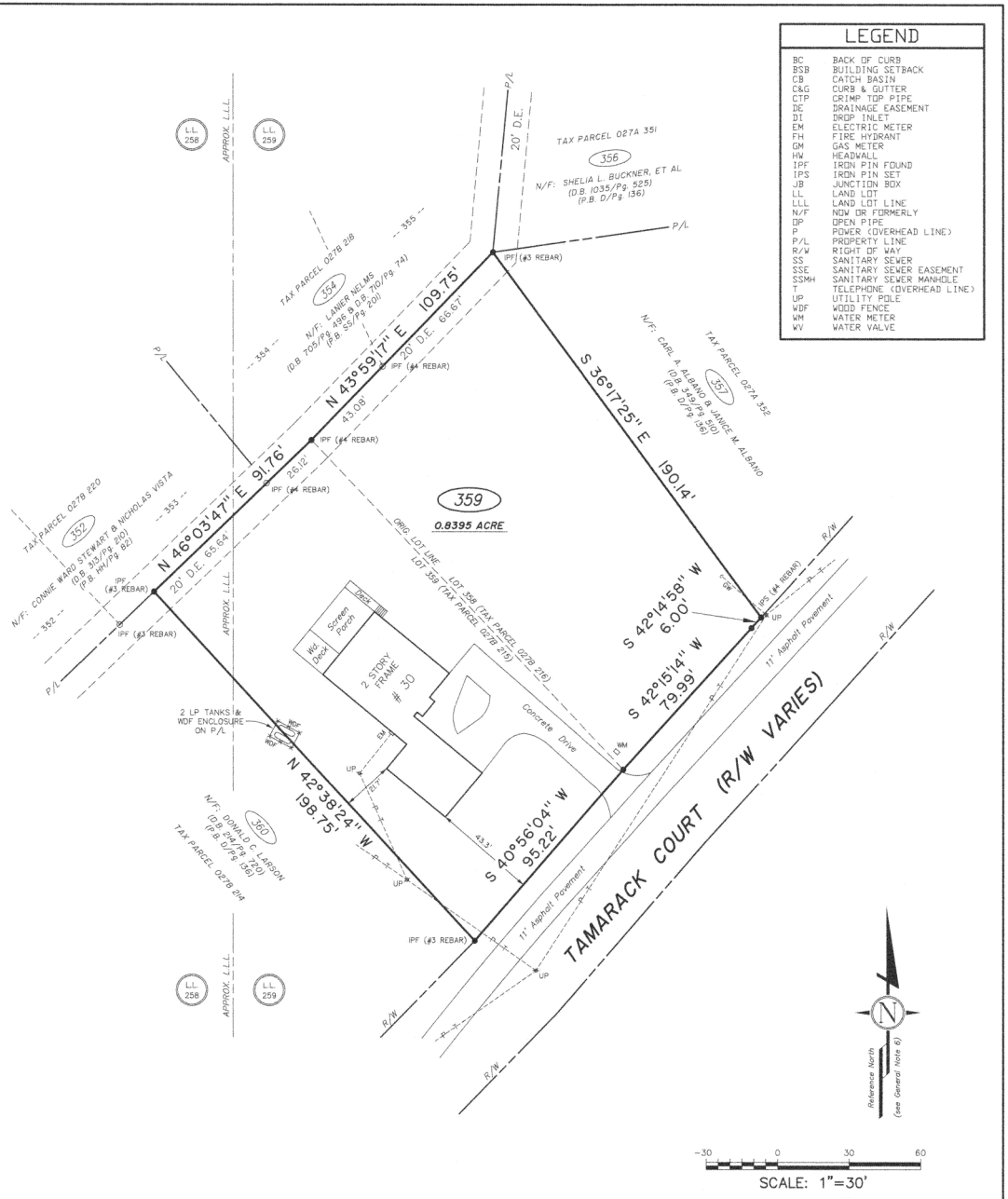
(7) No portion of this tract lies within a FEMA designated 100-year flood hazard area per FIRM Map #13227C0180C, Pickens County, Georgia dated 9/29/2010.

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 and as set forth in O.C.G.A. Section 15-6-67.

Jon H. Ihnatko 5/24/2021
Jon H. Ihnatko, GA RLS #2825 Date

GEORGIA REGISTERED No. 2825 PROFESSIONAL LAND SURVEYOR JON H. IHNATKO



PINNACLE
LAND SURVEYING SERVICES
121 HAWKINS FARM LANE
BALL GROUND, GEORGIA 30107
TEL (678) 910-6368 pinlss@tds.net

REVISIONS

LOT CONSOLIDATION SURVEY FOR
IntVeldt Holdings, Inc.
LOT 359, LITTLE PINE MOUNTAIN SECTION, BENT TREE
LAND LOTS 258 & 259, 5th DISTRICT, 2nd SECTION
PICKENS COUNTY, GEORGIA

SHEET 1 OF 1
Job No. 21-033
MAY 24, 2021

https://search.gsccca.org/Imaging/HTML5Viewer.aspx?id=26751228key1=2021&key2=149&county=112&countyname=PICKENS&userid=3910678ap... 1/2