

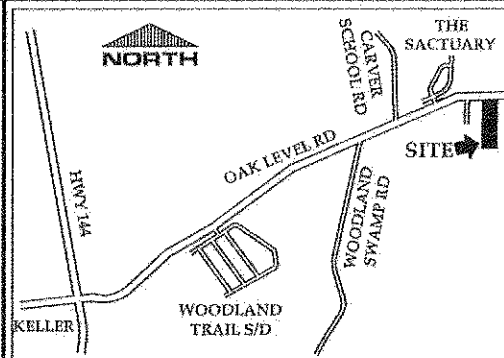
BK:2020 PG:15-15

P2020000014

FILED IN OFFICE
CLERK OF COURT
03/27/2020 12:27 PM
BECKY CROWE, CLERK
SUPERIOR COURT
BRYAN COUNTY, GA

Rebecca G. Crowe

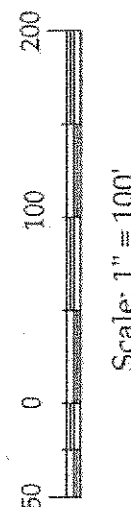
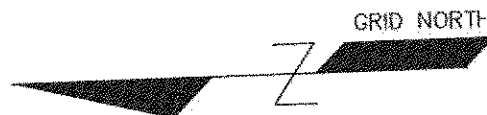
1067314405
PARTICIPANT ID



VICINITY MAP
NOT TO SCALE

MINOR SUBDIVISION OF:

LANDS OF BENJAMIN MITCHELL
BEING 10.04 ACRES,
20th G.M.D.,
BRYAN COUNTY,
GEORGIA



SURVEYORS CERTIFICATE:

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 applicable local jurisdictions for recording as evidenced by approval signature heron. Such approval should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat 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 Regulations for Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

Peter Durand

03/26/2020

Peter Durand, GA PLS 3213

Date

Approved under Article XIII in Accordance with Bryan County Regulations:

Andrea Miller

3/26/2020

Planning Director

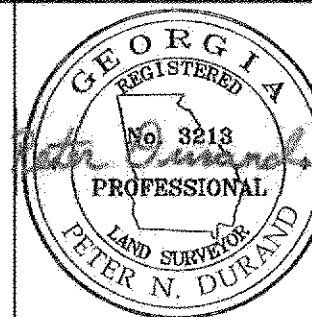
Date

Kirk J. Coan

3.26.2020

911 Address Director

Date



Durand Land Surveying

184 Apache Road
Brunswick, GA 31525
(912) 399-2720

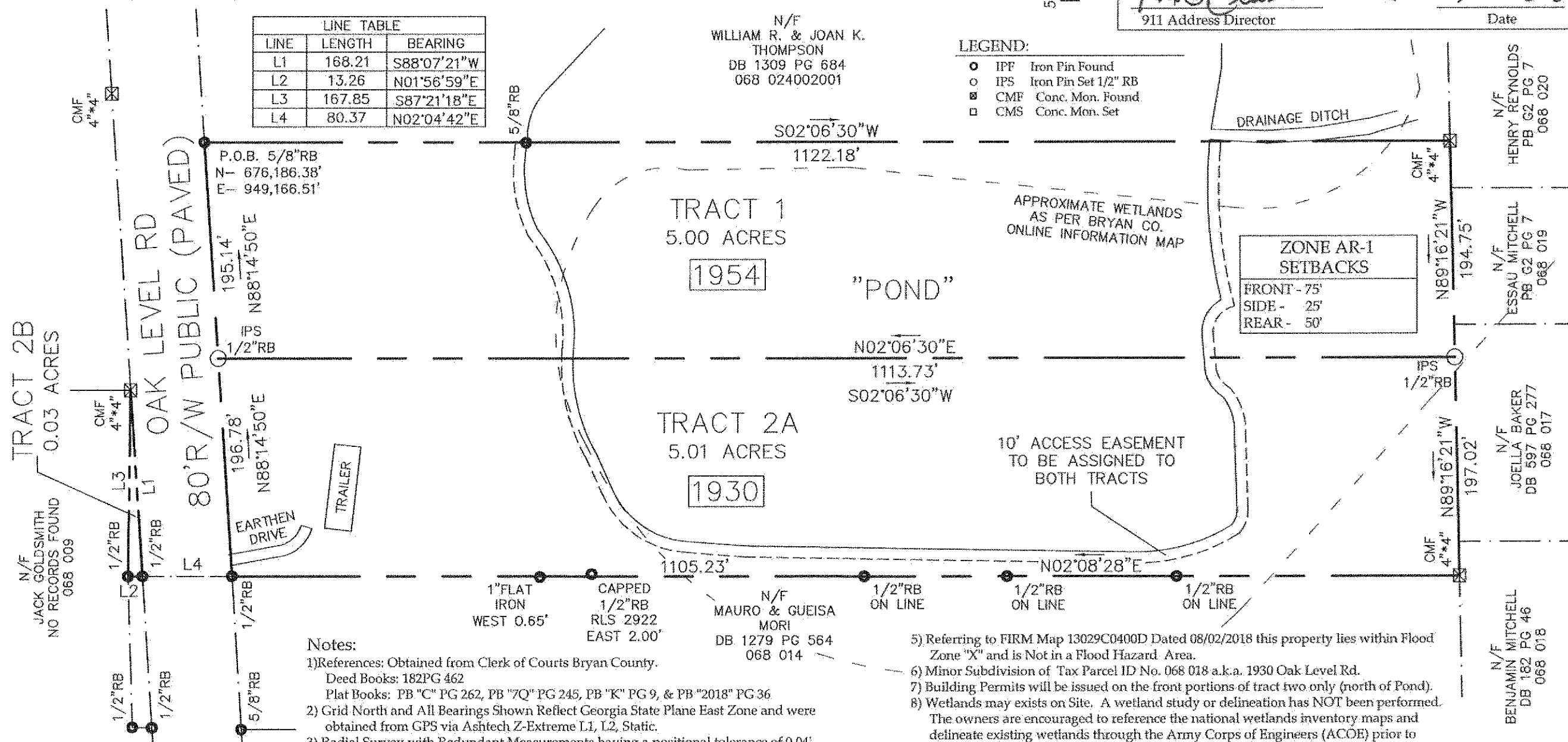
peterdurand@bellsouth.net
durandlandsurveying.com

LINE TABLE		
LINE	LENGTH	BEARING
L1	168.21	S88°07'21"W
L2	13.26	N01°56'59"E
L3	167.85	S87°21'18"E
L4	80.37	N02°04'42"E

N/F
WILLIAM R. & JOAN K.
THOMPSON
DB 1309 PG 684
068 024002001

LEGEND:

- IPF Iron Pin Found
- IPS Iron Pin Set 1/2" RB
- CMF Conc. Mon. Found
- CMS Conc. Mon. Set



Notes:

- References: Obtained from Clerk of Courts Bryan County. Deed Books: 182PG 462 Plat Books: PB "C" PG 262, PB "7Q" PG 245, PB "K" PG 9, & PB "2018" PG 36
- Grid North and All Bearings Shown Reflect Georgia State Plane East Zone and were obtained from GPS via Ashtech Z-Extreme L1, L2, Static.
- Radial Survey with Redundant Measurements having a positional tolerance of 0.04'
- This survey was performed without the benefit of a complete and thorough Title Abstract.

- Referring to FIRM Map 13029C0400D Dated 08/02/2018 this property lies within Flood Zone "X" and is Not in a Flood Hazard Area.
- Minor Subdivision of Tax Parcel ID No. 068 018 a.k.a. 1930 Oak Level Rd.
- Building Permits will be issued on the front portions of tract two only (north of Pond).
- Wetlands may exist on Site. A wetland study or delineation has NOT been performed. The owners are encouraged to reference the national wetlands inventory maps and delineate existing wetlands through the Army Corps of Engineers (ACOE) prior to disturbing in or around these areas. No filling or working in wetlands are allowed without the proper permits from ACOE.

Survey for:

BENJAMIN
MITCHELL

Survey of:

TRACT 1 5.00 ACRES
TRACT 2 5.04 ACRES
20TH G.M.D.
BRYAN COUNTY,
GEORGIA

Started Survey: 11/25/19
Completed Survey: 11/25/19
EOC: 1' in N/A
Angle Error: 05"
Adj.: SEE NOTES: 3)
Plat Date: 03/26/2020
Plat EOC: 1 in INFINITY
Eqpt: Geodimeter 610
Field Book: 039 Page: 53
Job#: 19-113