

BK: 75 PG: 294-294
Filed and Recorded
07-17-2025 05:07 PM
DOC# P2025-000198

JUDY ODOM
CLERK OF COURT
UNION COUNTY

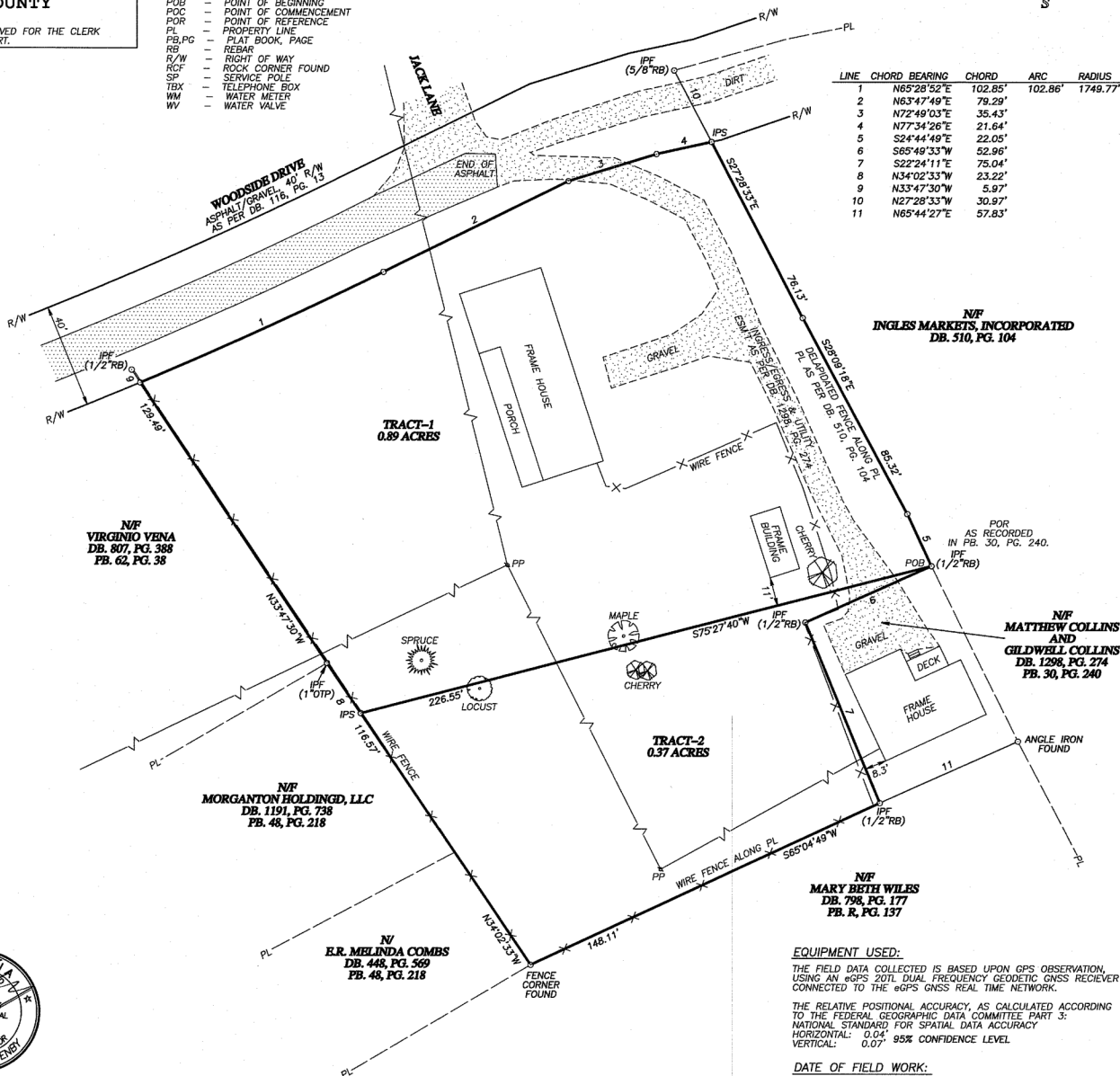
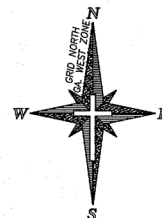
THIS BLOCK RESERVED FOR THE CLERK
OF SUPERIOR COURT.

LEGEND

BWF - BARBED WIRE FENCE
CL - CENTER LINE
CMP - CORRUGATED METAL PIPE
DB,PG - DEED BOOK, PAGE
ESMT - EASEMENT
FH - FIRE HYDRANT
IFF - IRON PIN FOUND
IPS - IRON PIN SET (1/2"RB)
LL - LAND LOT
LP - LIGHT POLE
LLC - LAND LOT CORNER
LLI - LAND LOT LINE
MPPF - METAL FENCE POST FOUND
N/F - NOW OR FORMERLY
OTP - OPEN TOP PIPE
PP - POWER POLE
PBB - POWER BOX
POB - POINT OF BEGINNING
POC - POINT OF COMMENCEMENT
POR - POINT OF REFERENCE
PL - PROPERTY LINE
PB,PG - PLAT BOOK, PAGE
RB - REBAR
R/W - RIGHT OF WAY
RCF - ROCK CORNER FOUND
SP - SERVICE POLE
TBX - TELEPHONE BOX
WM - WATER METER
WV - WATER VALVE

NOTES:

1. This plat is for the use of Land & Leasehold Consortium, LLC and any use by third parties is at their own risk.
2. This property may be subject to easements, Rights of Way or restrictions which may exist and not shown hereon. This plat was prepared without the benefit of a current title report.
3. This survey is a division of an existing tract.
4. Source of title: DB. 162, PG. 131
5. Current owner: William E. Woodside and Louise Woodside



SURVEYOR'S CERTIFICATION

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 OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL 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 AS SET FORTH IN O.G.C.A. SECTION 15-6-67.

ROGER L. OWENBY

GA. PLS #2763

7-17-25

DATE

TOTAL AREA: 1.26 ACRES

EQUIPMENT USED:

THE FIELD DATA COLLECTED IS BASED UPON GPS OBSERVATION, USING AN eGPS 201L DUAL FREQUENCY GEODETIC GNSS RECEIVER CONNECTED TO THE eGPS GNSS REAL TIME NETWORK.

THE RELATIVE POSITIONAL ACCURACY, AS CALCULATED ACCORDING TO THE FEDERAL GEOGRAPHIC DATA COMMITTEE PART 3: NATIONAL STANDARD FOR SPATIAL DATA ACCURACY
HORIZONTAL: 0.04' 95% CONFIDENCE LEVEL
VERTICAL: 0.07'

DATE OF FIELD WORK:

07/09/25

PLAT CLOSURE STATEMENT:

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 126,870 FT.

HORIZONTAL & VERTICAL DATUM:

HORIZONTAL: NORTH AMERICAN DATUM OF 1983(2011)
GEORGIA STATE PLATE, WEST ZONE
VERTICAL: NORTH AMERICAN VERTICAL DATUM OF 1988
ORTHOMETRIC HEIGHTS WERE COMPUTED USING GEOID 12A.
UNIT OF MEASUREMENTS IS U.S. SURVEY FOOT.
DISTANCES SHOWN ARE HORIZONTAL AT GROUND LEVEL.
THE DATUMS FOR THIS SURVEY WAS ESTABLISHED UTILIZING GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) BASED ON POSITIONAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK (VRS) PROVIDED BY eGPS SOLUTIONS.

PLAT OF SURVEY FOR:
LAND & LEASEHOLD CONSORTIUM, LLC

LOCATED IN
LAND LOT 267,
9th DISTRICT, 1st SECTION,
UNION COUNTY, GEORGIA



CLEVELAND & COX
LAND SURVEYING, LLC

P.O. BOX 474, BLAIRSVILLE, GA 30514
842 MURPHY HIGHWAY, BLAIRSVILLE, GA 30512
OFFICE: (706) 745-7474

LSF#915

DRAWN BY: GFC

DATE: 07/14/25

PRO:B209049.003

SCALE: 1"=30'
0' 15' 30' 60'

JOB#B209049.003.00

SHEET

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OF

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REVISIONS