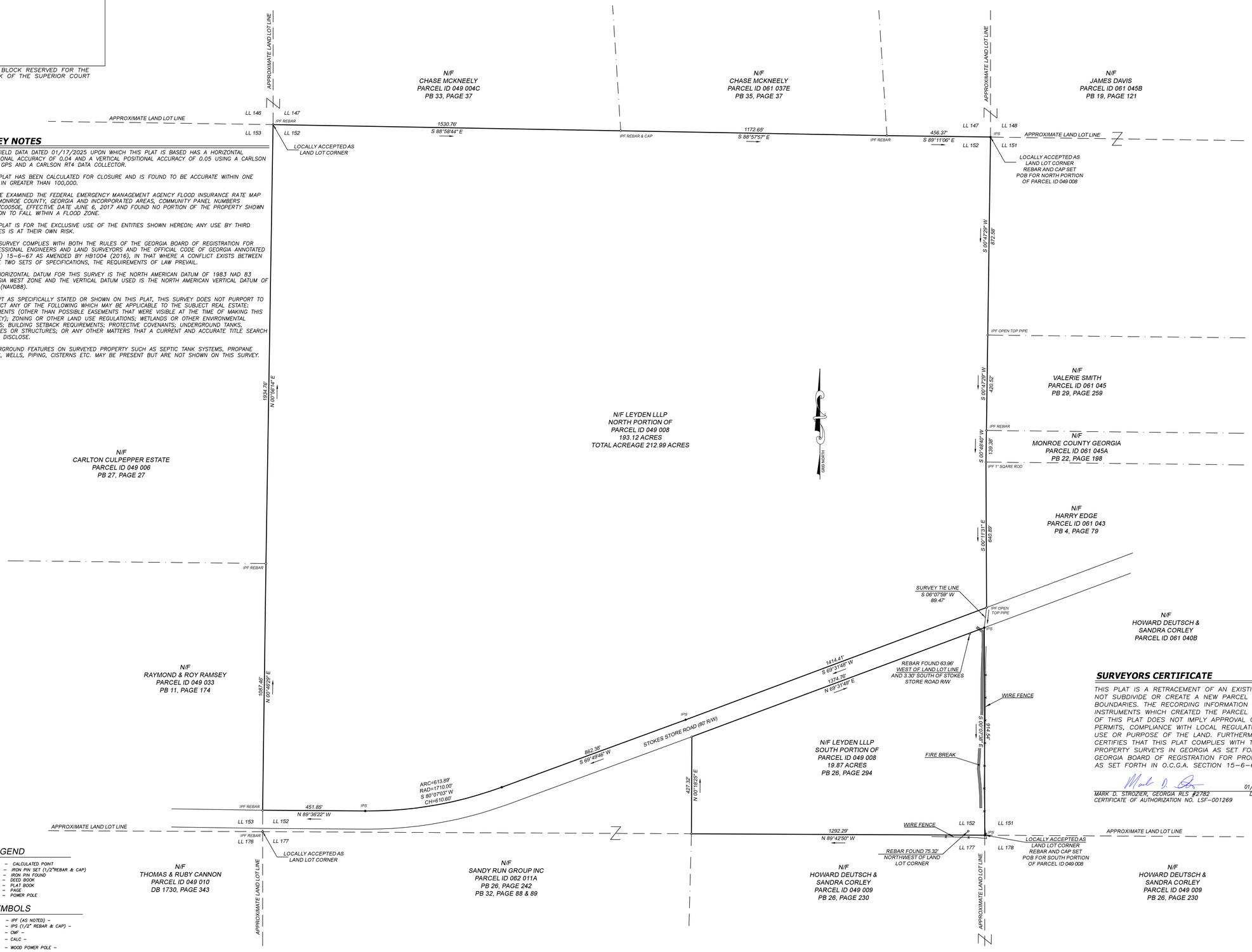
THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

SURVEY NOTES

1. THE FIELD DATA DATED 01/17/2025 UPON WHICH THIS PLAT IS BASED HAS A HORIZONTAL POSITIONAL ACCURACY OF 0.04 AND A VERTICAL POSITIONAL ACCURACY OF 0.05 USING A CARLSON BRx7 GPS AND A CARLSON RT4 DATA COLLECTOR.
2. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN GREATER THAN 100,000.
3. I HAVE EXAMINED THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR MONROE COUNTY, GEORGIA AND INCORPORATED AREAS, COMMUNITY PANEL NUMBERS 13207C0050E, EFFECTIVE DATE JUNE 6, 2017 AND FOUND NO PORTION OF THE PROPERTY SHOWN HEREON TO FALL WITHIN A FLOOD ZONE.
4. THIS PLAT IS FOR THE EXCLUSIVE USE OF THE ENTITIES SHOWN HEREON; ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.
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 HB1004 (2016), IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.
6. THE HORIZONTAL DATUM FOR THIS SURVEY IS THE NORTH AMERICAN DATUM OF 1983 NAD 83 GEORGIA WEST ZONE AND THE VERTICAL DATUM USED IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
7. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS (OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY); ZONING OR OTHER LAND USE REGULATIONS; WETLANDS OR OTHER ENVIRONMENTAL ISSUES; BUILDING SETBACK REQUIREMENTS; PROTECTIVE COVENANTS; UNDERGROUND TANKS, UTILITIES OR STRUCTURES; OR ANY OTHER MATTERS THAT A CURRENT AND ACCURATE TITLE SEARCH MIGHT DISCLOSE.
8. UNDERGROUND FEATURES ON SURVEYED PROPERTY SUCH AS SEPTIC TANK SYSTEMS, PROPANE TANKS, WELLS, PIPING, CISTERNS ETC. MAY BE PRESENT BUT ARE NOT SHOWN ON THIS SURVEY.



LEGEND

CALC – CALCULATED POINT
IPS – IRON PIN SET (1/2"REBAR & CAP)
IPF – IRON PIN FOUND
DB – DEED BOOK
PB – PLAT BOOK
PG – PAGE
PP – POWER POLE

SYMBOLS

○ – IPF (AS NOTED) –
● – IPS (1/2" REBAR & CAP) –
⊠ – CMF –
△ – CALC –
– WOOD POWER POLE –

SURVEYORS CERTIFICATE

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. 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 AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

01/22/2025
MARK D. STROZIER, GEORGIA RLS #2782 — DATE
CERTIFICATE OF AUTHORIZATION NO. LSF-001269

STRO°ZI'ER" SERVICES, LLC
6009 BUSINESS PARK DR - COLUMBUS, GA - 31909 - (706)573-1525

RETRACEMENT SURVEY OF
TAX PARCEL 049 008 FOR
EDGAR HUGHSTON BUILDER, LLC

MONROE COUNTY GEORGIA

LYING IN LAND LOT 152
DISTRICT 4th

REV	DATE	DESCRIPTION

BOUNDARY SURVEY

FILE NO.: 25-005
DATE: 01/22/2025
SCALE: 1"=200'

DRAWN BY: BF
CHECKED BY: MDS

GEORGIA REGISTERED No. 2782 01/22/2025 LAND SURVEYOR MARK D. STROZIER

SHEET:	OF:
1	1