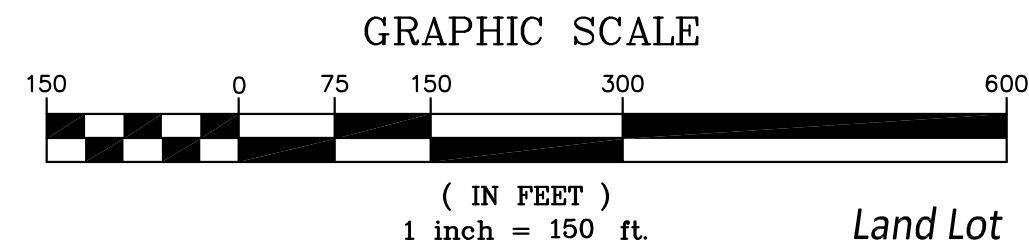


SEE DETAIL—
Overlap Area: 0.003 Acre

Now or Formerly
Simeon & W.A Springer
Deed Book 128 Page 149



Land Lot
75

Land Lot
76

3/4" Aluminum OTP
At Stone

Land Lot
86

Land Lot
85

Now or Formerly
D. Powell Properties III, LLC
Deed Book 5751 Page 330

RESERVED FOR THE CLERK OF SUPERIOR COURT

SPRINGER ROAD
(30' R/W)

TRACT 1:
4.00 ACRES

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 04°35'32" E	23.91'
L2	N 10°20'25" W	42.15'
L3	N 16°25'58" E	93.14'
L4	N 88°36'42" W	31.06'
L5	S 16°25'58" W	25.62'
L6	N 10°20'25" W	25.27'
L7	S 88°36'49" E	11.78'

CURVE TABLE				
CURVE	LENGTH	RADIUS	DIRECTION	CHORD
C1	168.24'	727.56'	N 04°43'56" W	167.87'

1.) SURVEY DONE WITHOUT BENEFIT OF A CURRENT TITLE SEARCH OR COMMITMENT. AS SUCH, LAND USE RESTRICTIONS, SETBACKS, ZONING, EASEMENTS, RIGHTS OF WAY OR OTHER TITLE FACTS MAY EXIST THAT ARE NOT SHOWN.

2.) SPECIAL FLOOD HAZARDS DO NOT EXIST FOR SUBJECT PROPERTY PER FIRM MAP 13045C0405E, EFFECTIVE DATE APRIL 19, 2017.

3.) UTILITIES SUCH AS ELECTRIC LINES, WATER LINES, GAS LINES, SANITARY SEWER LINES OR WELLS MAY OR MAY NOT EXIST ON SITE AND MAY OR MAY NOT BE SHOWN HEREON.

4.) THE ACCEPTANCE OF THE PLAT HEREON AND MONUMENTS USED AND SET DURING THE PERFORMANCE OF THE FIELD SURVEY HEREBY LIMIT THE TORT OR CONTRACT HERETO TO AN AMOUNT NOT TO EXCEED THE FEE CHARGED.

5.) DATE OF FIELD WORK: APRIL 19, 20, 22, AND 29, 2022.

6.) CURRENT OWNER & VESTING DEED: DANIEL DOMINGUEZ – DEED BOOK 6060 PAGE 993.

1.) PLAT TITLED "SURVEY FOR HENRY A. LASSITER" DATED JULY 12, 1980.
CERTIFIED BY W.E. CLONTS, GEORGIA LS No.2166. RECORDED IN CARROLL
COUNTY RECORDS PLAT BOOK 40 PAGE 144.

2.) PLAT TITLED "SURVEY FOR ESTATE OF HENRY A. LASSITER" DATED JANUARY 22, 1999. CERTIFIED BY W.E. CLONTS, GEORGIA LS No.2166. RECORDED IN CARROLL COUNTY RECORDS PLAT BOOK 67 PAGE 147.

LEGEND

- ◎ IPF – Iron Pin Found
(1/2" Rebar Unless Shown Otherwise)
- ◎ IPF1 – 1/2" Rebar w/ Cap #2935
- ◎ IPS – Iron Pin Set
(1/2" Rebar w/ Cap #2935)
- CMF – Concrete Monument Found
- P.O.C. – Point of Commencement
- P.O.B. – Point of Beginning
- LLC – Land Lot Corner
- LLL – Land Lot Line
- R/W – Right of Way
- C/L – Centerline
- OHP – Overhead Power Line
- MFP – Metal Fence Post
- Utility Pole
- ✕✕✕ Wire Fence
- Chain Link Fence
- Wood Fence

TRACT 2:
8.48 ACRES

TRACT 3:
19.95 ACRES

NOTE: The Woods Trail As Shown Hereon Was Field Located At The R/W Of Springer Road And That Point Where It Crosses The South Property Line. The Remainder Was Taken From Aerial Photos And Is Shown For Illustrative Purposes.

SURVEY FOR:

DANIEL DOMINGUEZ

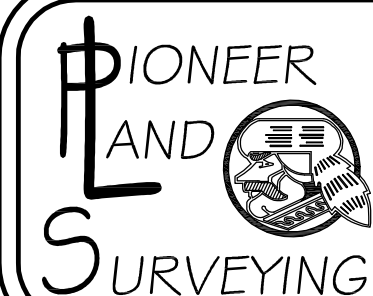
LAND LOT 86 - 4th DISTRICT - CARROLL COUNTY - GEORGIA

DATE: APRIL 29, 2022

REVISIONS

FIELD TRR	DRAFTER TFG	PROJECT NO. 222094
--------------	----------------	-----------------------

NOTE: THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED HEREON. THIS FIRM ASSUMES NO LIABILITY TO THE PERSON, PERSONS, OR ENTITY NOT NAMED HEREON, AND ANY USE BY UNNAMED PARTIES WILL DO SO AT THEIR OWN RISK.



PREPARED BY:
PIONEER LAND SURVEYING
963 WHOOPING CREEK ROAD
CARROLLTON, GEORGIA 30116
PHONE: 770-838-1919
FAX: 888-838-7789
Pioneer Land Surveying is
a DBA for PLSWG, Inc.
www.plswa.net

SURVEYOR CERTIFICATION:

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make 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.

Surveyor: Lester E. Bell, LS002935

CLOSURE STATEMENT

The field data upon which this plat is based has a closure precision of one foot in 22,770 feet, and an angular error of 5 sec. per angle point, and was adjusted using the Least Square Method.

This plat has been calculated for closure, and is found to be accurate within one foot in 1,596,884 feet.

This survey was made using a GEOMAX ZOOM50 Total Station, which reads distances to the nearest 0.007 foot and with direct reading to 5 seconds for angular measurement.

