

eFiled & eRecorded  
 DATE: 6/14/2017  
 TIME: 2:18 PM  
 PLAT BOOK: 00023  
 PAGE: 00065  
 RECORDING FEE: 8.00  
 PARTICIPANT ID: 1519108864  
 CLERK: Kristin C Hall  
 EMANUEL County, GA

NOTES:  
 SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

THE BEARINGS SHOWN ON THIS SURVEY WERE CALCULATED FROM A TRAVERSE USING FIELD ANGLES AND A SINGLE BASE BEARING. THE BEARINGS MAY DIFFER FROM PREVIOUS SURVEYS DUE TO MAGNETIC DECLINATION EVEN THOUGH THE PROPERTY LINES ARE THE SAME.

NOTE: 40' UTILITY EASEMENTS SHOWN ARE FOR OVERHEAD POWER SERVICE LINES. LENGTH OF EASEMENT WILL BE DETERMINED BY PLACEMENT OF TERMINAL POLE.

ADJACENT OWNERS:

A: DONALD CASEY WILLIFORD & DONALD W. WILLIFORD  
 PB 17 PG 15  
 B: MYRA F. WILLIFORD & DONALD W. WILLIFORD  
 PB 11 PG 90  
 C: AARON T. WILLIFORD  
 PB 21 PG 419

CURRENT OWNER: COUNTRY LOTS, LLC  
 TAX ID: 019 07A  
 TYPE OF SURVEY: MINOR SUBDIVISION  
 DESCRIPTION: PB 21 PG 470

PLAT E.O.C.'S:  
 TRACT #1 1' IN 1,009,149'  
 TRACT #2 1' IN 378,901'  
 TRACT #3 1' IN 403,823'  
 TRACT #4 1' IN 274,449'  
 TRACT #5 1' IN 212,859'  
 TRACT #6 1' IN 346,367'  
 TRACT #7 1' IN 220,861'

PLAT REVISED: 08 JUNE 2017  
 TO ADJUST TRACTS 2 & 3 AND SHOW ACCESS EASEMENT

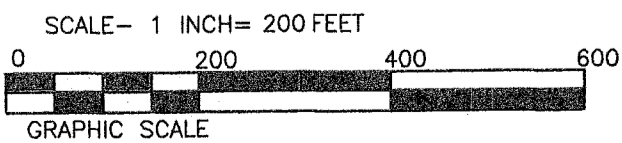
STATE OF GEORGIA  
 EMANUEL COUNTY  
 1452nd G.M.D.

PLAT DATE: 16 MAY 2017  
 FIELD SURVEY: 10 MAY 2017

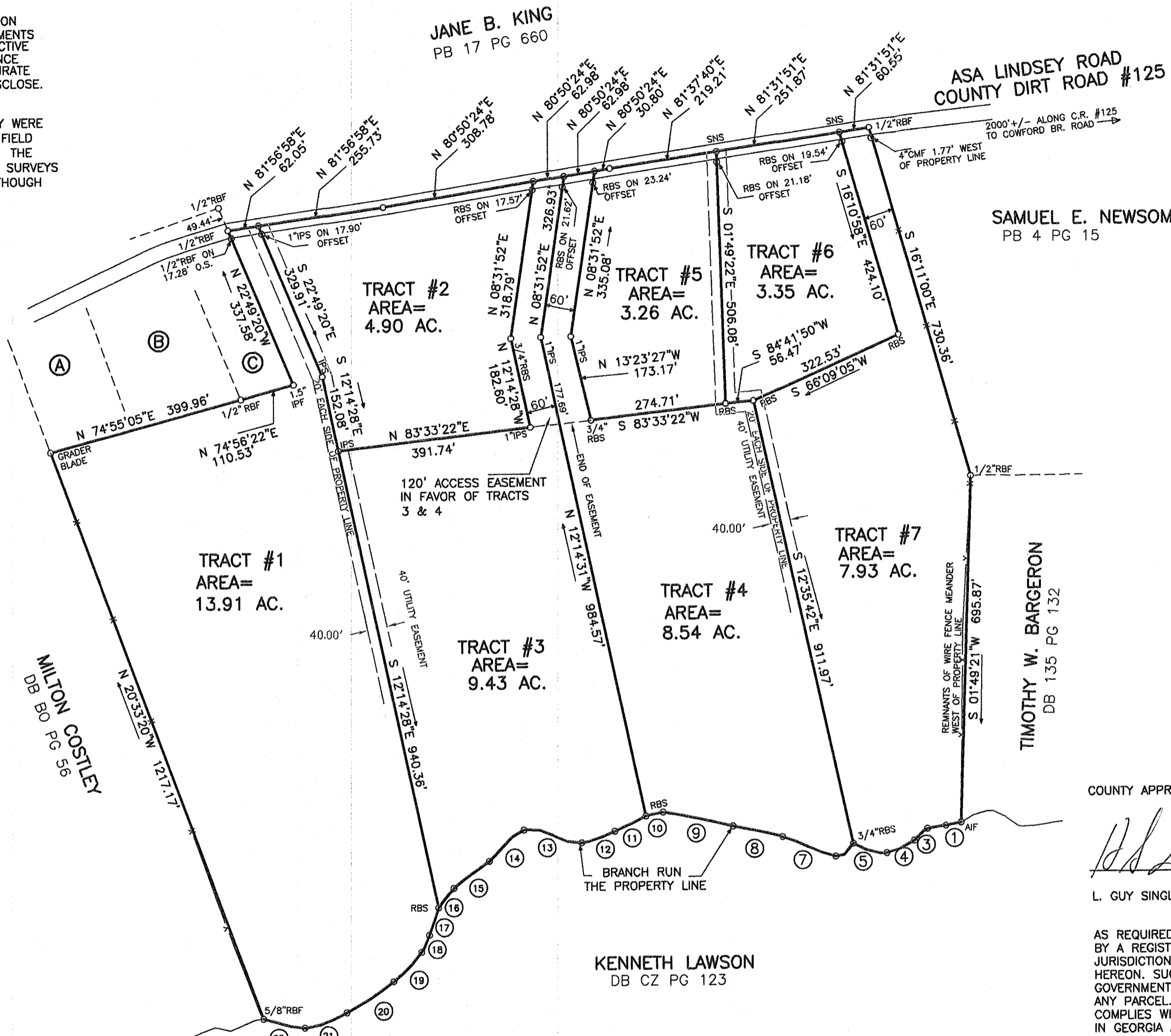
FIELD E.O.C. = 1' IN 85,999' +  
 ANGULAR ERROR = 01" PER < POINT  
 PLAT E.O.C. = 1' IN SEE NOTE +  
 ADJUSTMENT - LEAST SQUARES

EQUIPMENT USED  
 ELECTRONIC TOTAL STATION

IPS= IRON PIN SET  
 IPF= IRON PIN FOUND  
 RBF= REBAR FOUND  
 RBS= REBAR SET  
 CMF= CONCRETE MONUMENT FOUND  
 CMS= CONCRETE MONUMENT SET

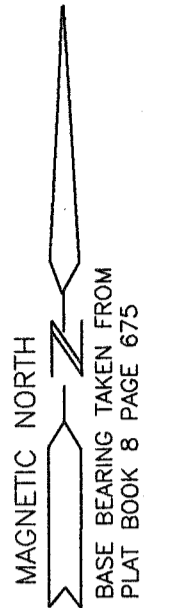


FILE #170405  
 DRAWN BY: ADE  
 FB: CARLSON



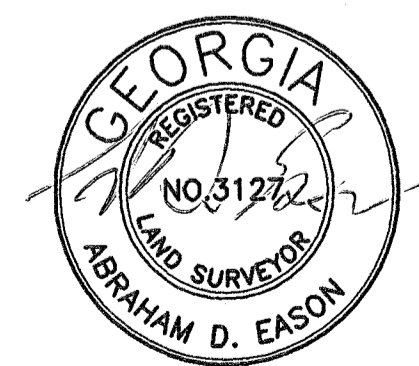
BRANCH LINES

COURSE	BEARING	DISTANCE
1	S 78°28'45"W	31.44'
2	S 81°12'51"W	37.62'
3	S 48°50'50"W	35.51'
4	S 67°06'35"W	61.23'
5	S 74°00'41"W	70.85'
6	S 54°37'23"W	43.42'
7	N 69°31'25"W	114.95'
8	N 78°02'41"W	102.50'
9	N 78°23'39"W	145.11'
10	S 78°18'29"W	35.61'
11	S 64°35'38"W	69.82'
12	S 71°31'30"W	70.82'
13	N 77°38'03"W	119.85'
14	S 48°41'29"W	93.39'
15	S 53°29'40"W	89.89'
16	S 38°25'05"W	50.19'
17	S 18°50'31"W	58.04'
18	S 25°00'49"W	37.54'
19	S 44°19'03"W	81.35'
20	S 57°04'51"W	113.31'
21	S 70°16'55"W	90.52'
22	N 77°27'34"W	85.91'



COUNTY APPROVAL:  
  
 L. GUY SINGLETARY, COUNTY ADMINISTRATOR  
 DATE: 6/13/17

AS REQUIRED BY O.C.G.A. SEC. 15-6-67(d), THIS PLAT HAS BEEN PREPARED BY A REGISTERED LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVALS SHOWN HEREON. SUCH APPROVALS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH BY BOARD RULE AND O.C.G.A. SEC. 15-6-67.



EASON LAND SURVEYING  
 P.O. BOX 753  
 CLAXTON, GA. 30417  
 (912) 739-7143  
 LSF 000047

SURVEY OF:  
 TINSLEY FARMS  
 SURVEY FOR:  
 COUNTRY LOTS, LLC  
 TOTAL AREA SURVEYED: 51.32 ACRES