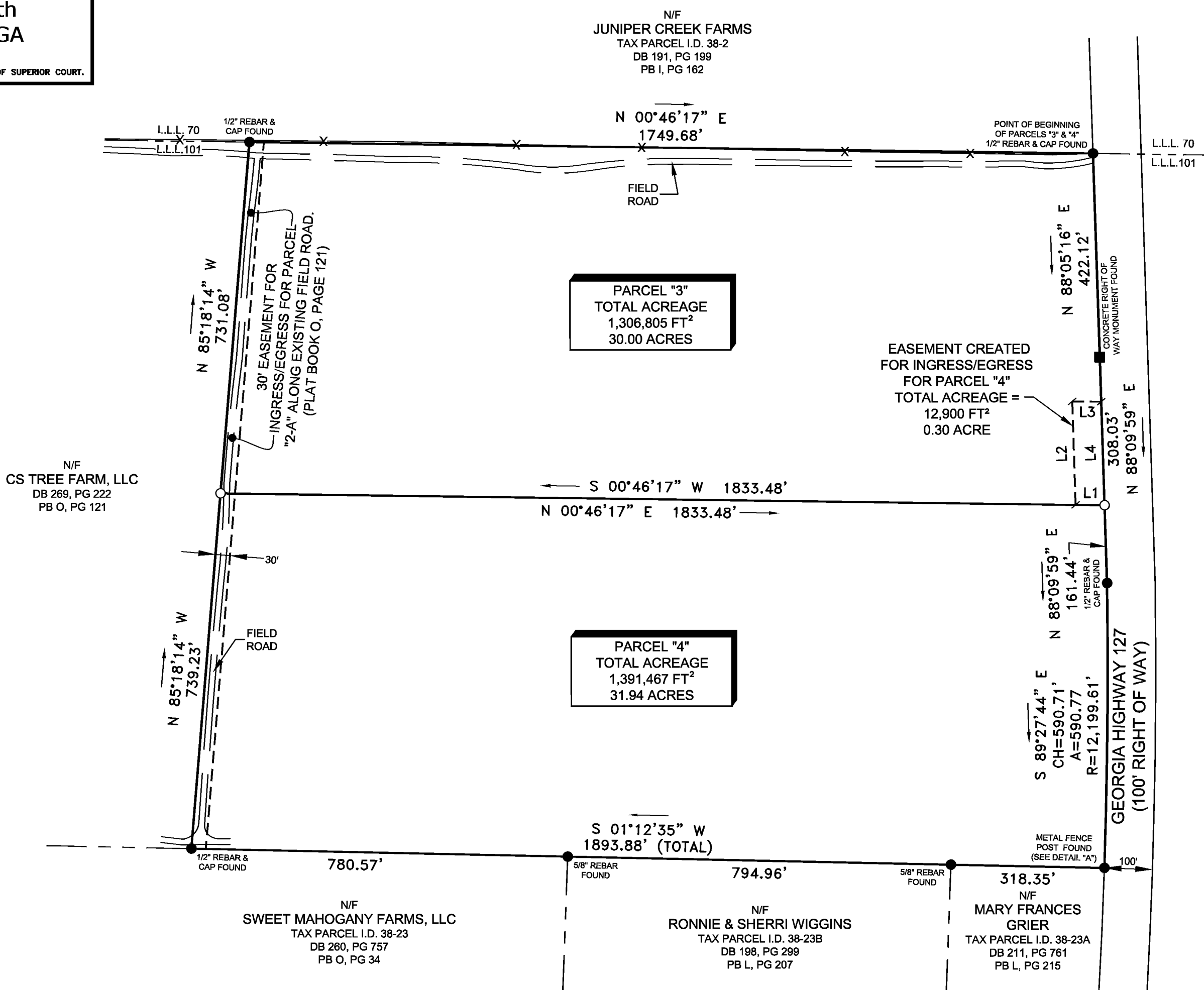


eFiled & eRecorded
 DATE: 3/16/2023
 TIME: 7:48 PM
 PLAT BOOK: 000000
 PAGE: 00136
 RECORDING FEES: \$10.00
 PARTICIPANT ID: 5344131620
 CLERK: Joy Smith
 Marion County, GA

THIS BLOCK IS RESERVED FOR THE CLERK OF SUPERIOR COURT.

GRID NORTH GA. WEST NAD 83



NOTES

1. THE LAND SURVEYOR WHOSE SEAL IS AFFIXED HEREON DOES NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN.
2. THIS DRAWING HAS BEEN GENERATED ELECTRONICALLY. THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT UNLESS IT HAS BEEN PROPERLY SEALED AND ORIGINALLY SIGNED BY THE REGISTERED LAND SURVEYOR WHOSE SEAL IS AFFIXED HEREON, AUTHORITY OF O.C.G.A. 43-15-22.
3. THE CERTIFICATION AS SHOWN HEREON IS A STATEMENT OF PROFESSIONAL OPINION BASED ON INFORMATION OF DEEDS, KNOWLEDGE, JUDGEMENT AND EXISTING FIELD EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.
4. THE PURPOSE OF THIS SUBDIVISION SURVEY IS TO SUBDIVIDE TAX PARCEL NO. 38-22 AS SHOWN HEREON. THE REFERENCES USED FOR THIS SURVEY ARE DEED BOOK 259, PAGE 325 AND PLAT BOOK O, PAGE 121 OF THE MARION COUNTY SUPERIOR COURT OF CLERK RECORDS.

FLOOD NOTE

ACCORDING TO THE FLOOD INSURANCE RATE MAPS (FIRM) THE SURVEYED PROPERTY IS IN ZONE X, COMMUNITY PANEL NO. 13197C0125A, WHICH BEARS AN EFFECTIVE DATE OF 05/20/2010 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

CERTIFICATION

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A RELATIVE POSITIONAL ACCURACY OF 0.03', AT THE 95% CONFIDENCE INTERVAL, AND WAS ACQUIRED BY THE USE OF A STONEX 900A BASE AND ROVER. SUPPLEMENTAL DATA WAS ACQUIRED BY THE USE OF A GEO MAX ZOOM 80 ROBOTIC TOTAL STATION. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,087,177 FEET. FIELD WORK WAS COMPLETED ON 03/09/2023.

SURVEYOR'S CERTIFICATION

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 ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS 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 REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS MAP, PLAT OR PLAN FOR FILING:

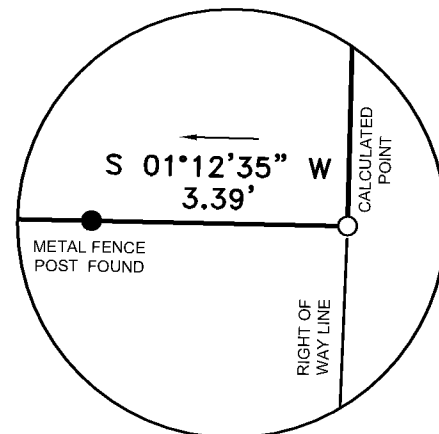
DocuSigned by: <i>Billy Riles</i> 1DFE9CB1A33C40A...	3/16/2023
MARION COUNTY PLANNING & ZONING	DATE
<i>Benjamin J. Singleton</i>	03/15/23
BENJAMIN J. SINGLETON GA RLS 3347	DATE

LEGEND

- BOUNDARY LINE
- LAND LOT LINE
- EASEMENT LINE
- ADJOINER PROPERTY LINE
- FENCE LINE
- IRON PIN FOUND (AS NOTED)
- IRON PIN SET (1/2" REBAR & CAP)

LINE TABLE FOR EASEMENT

LINE	BEARING	DISTANCE
L1	S 00°46'17" W	60.06'
L2	S 88°10'02" W	215.00'
L3	N 00°46'17" E	60.06'
L4	N 88°10'02" E	215.00'



R.L.S. NO. 3347
DATE: MARCH 15, 2023
PROJECT NO.: 23-017-A

SUBDIVISION SURVEY	
FOR WE REALTY, LLC	
PART OF LAND LOT 101 MARION COUNTY	11TH LAND DISTRICT GEORGIA
SCALE 1" = 200'	
HORIZONTAL SCALE (FT)	
BENJAMIN J. SINGLETON REGISTERED LAND SURVEYOR P.O. BOX 457 BUENA VISTA GA. 31803 PHONE: (229) 314-0036	
C&G: WE-REALTY.DWG	