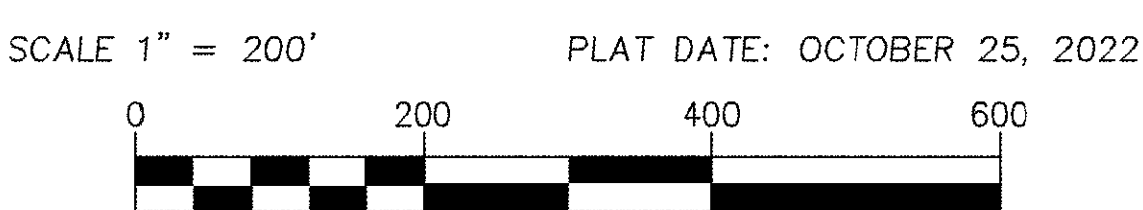


eFiled & eRecorded  
 DATE: 11/4/2022  
 TIME: 9:44 AM  
 PLAT BOOK: 0000HH  
 PAGE: 00140  
 RECORDING FEES: \$10.00

PARTICIPANT ID: 8895460110  
 CLERK: Stacie M Baines  
 Polk County, GA

COMBINATION AND LAND DIVISION SURVEY FOR  
**TERESA BAKER & FREDDY DUNN**  
 BEING IN LAND LOTS 941, 942, 1001, 1002, 1003, 1004, & 1014  
 18TH DISTRICT 3RD SECTION POLK COUNTY, GEORGIA  
 SCALE 1" = 200' PLAT DATE: OCTOBER 25, 2022



THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.  
 INITIAL COUNTY RECORDS WILL BE ESTABLISHED USING A CARLSON BRXZ MULTI-FREQUENCY GNSS RECEIVER RECEIVING CORRECTIONS FROM A REAL-TIME GNSS CORRECTION SERVICE.  
 A CARLSON BRXZ MULTI-FREQUENCY GNSS BASE/ROVER SYSTEM WAS USED FOR A SUBSTANTIAL PORTION OF THE FIELD DATA SHOWN ON THIS PLAT. THE DATA WAS COLLECTED AT A RATE OF 1 HZ AND A 10 SECOND INTERVAL.  
 A TRIMBLE SS TOTAL STATION WAS USED TO OBTAIN THE ANGULAR AND LINEAR MEASUREMENTS FOR A PORTION OF THE FIELD DATA SHOWN ON THIS PLAT.  
 THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 884,335 FEET.  
 FIELD WORK COMPLETED: OCTOBER 2022

**NOTES:**  
 1. THIS PLAT IS SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY, LOCAL GOVERNMENT APPROVAL AND MATTERS OF TITLE THAT WOULD BE DISCLOSED BY A COMPLETE TITLE SEARCH.  
 2. RIGHTS-OF-WAY BASED ON APPARENT WIDTHS AND EXISTING CENTERLINE. NO DEEDS FOR R/W FOUND UNLESS NOTED OTHERWISE.  
 3. THIS PLAT OR MAP HAS BEEN PREPARED FOR THE EXCLUSIVE USE FOR THE PERSON(S) OR ENTITIES NAMED HEREON.  
 4. THIS SURVEY WAS AUTHORIZED BY: TERESA BAKER & FREDDY DUNN.  
 5. CURRENT RECORDS SHOW THE OWNER AS TERESA BAKER & FREDDY DUNN (TAX ID: 0608022-, 061-058-, 061-062-).  
 6. TITLE SOURCE DB 1435/PG 219.  
 7. THIS PLAT COMBINES TAX PARCELS 0608022A WITH A PORTION OF 0608022- AND IS SUBJECT TO A CONVEYANCE BETWEEN THE PERSONS OR ENTITIES NAMED HEREON. NO CHANGES WERE MADE TO THE BOUNDARIES OF TAX PARCEL 061-062-.

**ADJOINING REFERENCES**

- (A) N/F JACKIE BAKER AND TERESA BAKER DB 993/PG 026 TAX PARCEL 0608022A (0.750 ACRES)
- (B) N/F JACKIE BAKER AND TERESA BAKER DB 1131/PG 150 TAX PARCEL 0608022A (1.040 ACRES)
- (C) N/F JACKIE BAKER AND TERESA BAKER DB 1131/PG 153 TAX PARCEL 0608022A (0.624 ACRES)
- (D) N/F JACKIE V. BAKER DB 378/PG 817 TAX PARCEL 0608018-
- (E) N/F JACKIE BAKER DB 501/PG 316 NO TAX PARCEL REFERENCE FOUND

**ADDITIONAL REFERENCES**

- 1. PLAT OF SURVEY FOR JOHN DUNN, DATED SEPTEMBER 8, 1970, BY FRED W. SWITZER, JR. REGISTERED LAND SURVEYOR NO. 975.
- 2. PLAT OF SURVEY FOR CAROLYN A. PATTERSON AND LARRY L. PATTERSON, DATED DECEMBER 30, 1983, BY ELLIOTT H. ANGEL REGISTERED LAND SURVEYOR NO. 1742.
- 3. RIGHT OF WAY DEED BETWEEN LOUISE DUNN AND THE DEPARTMENT OF TRANSPORTATION DATED NOVEMBER 4TH 1987, RECORDED IN DEED BOOK 380, PAGE 680 OF THE POLK COUNTY DEED RECORDS.
- 4. GEORGIA D.O.T. RIGHT OF WAY MAP FOR PROJECT EDR-178-(127) POLK CO. DATED 7-11-86.

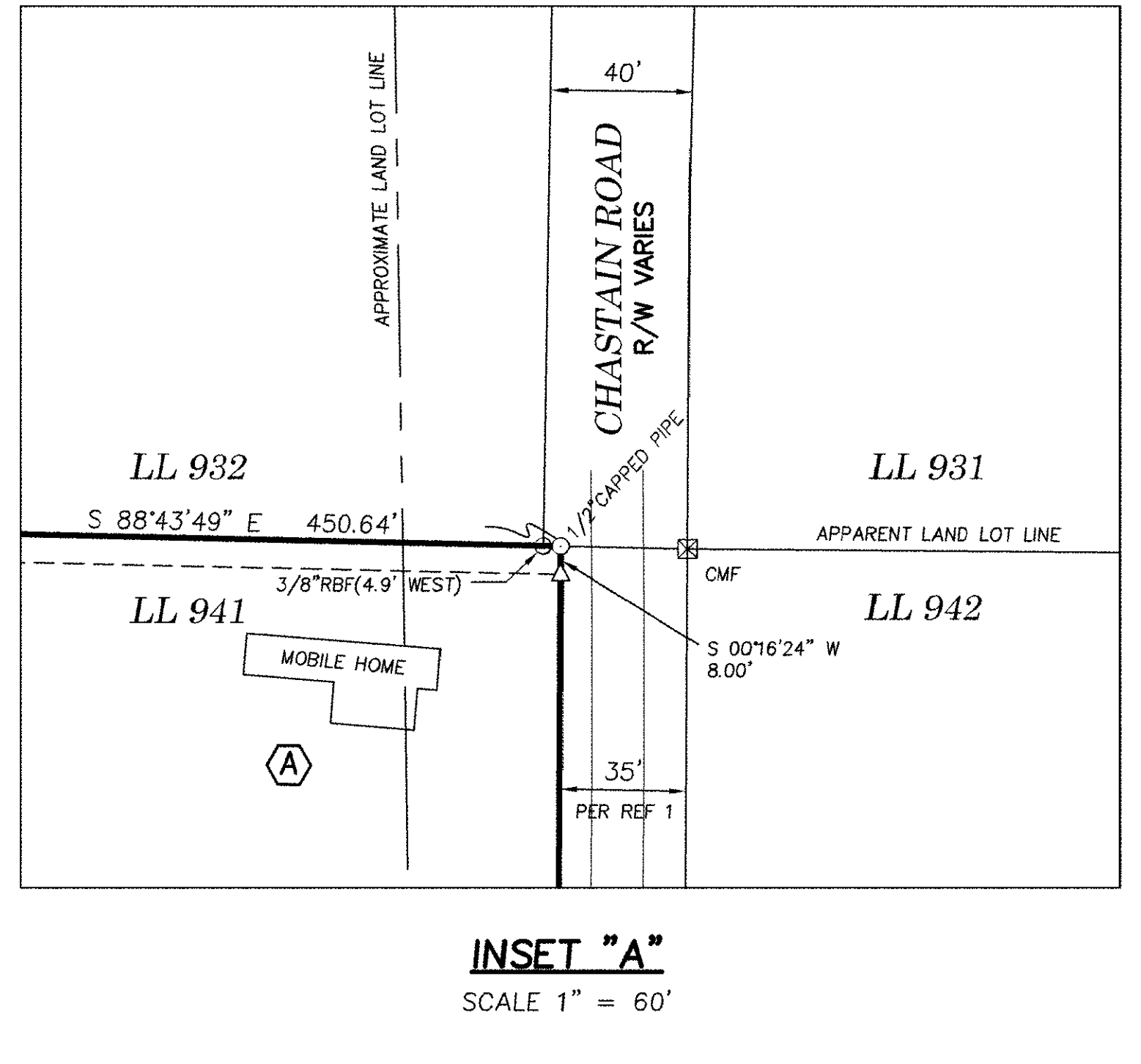
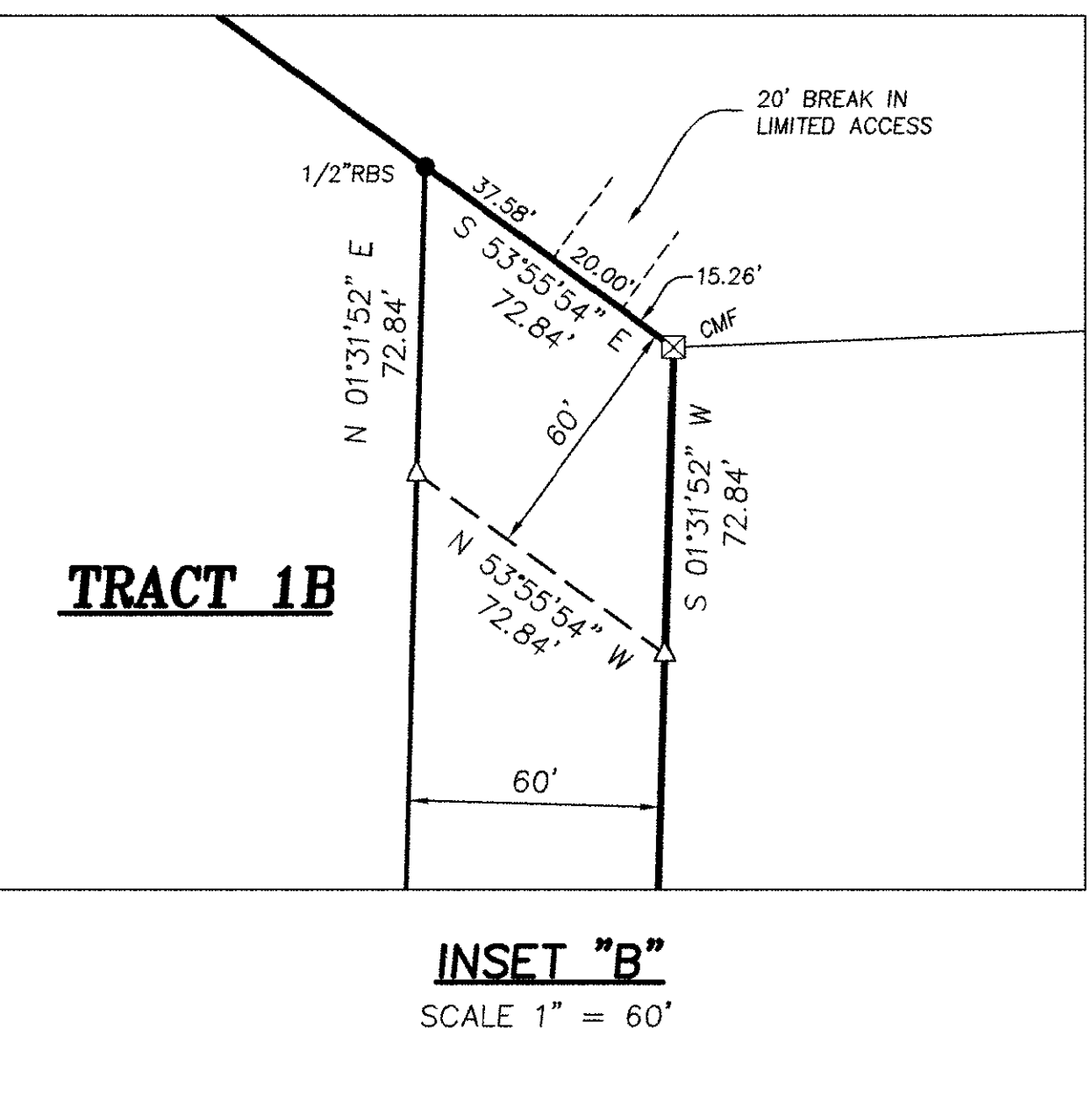
LINE	BEARING	DISTANCE
L1	S 00°16'24" W	8.00'
L2	S 00°16'24" W	125.00'
L3	S 00°16'24" W	36.39'
L4	S 05°25'25" W	118.12'
L5	S 81°40'18" W	213.49'
L6	S 08°19'35" E	35.07'
L7	N 81°40'18" E	74.75'
L8	S 11°19'54" E	123.54'
L9	S 81°44'58" E	53.70'
L10	S 101°3'05" W	91.36'
L11	N 80°53'00" E	37.07'
L12	S 011°3'03" W	291.35'
L13	N 63°28'57" W	173.43'
L14	N 65°38'19" W	114.42'
L15	N 63°21'03" W	115.54'
L16	N 33°54'30" E	153.56'
L17	N 31°28'10" W	175.32'
L18	N 16°43'23" W	118.81'
L19	S 75°53'33" W	82.11'
L20	N 15°01'58" W	106.90'
L21	N 15°01'58" W	35.09'
L22	S 77°10'07" W	16.18'
L23	N 69°45'36" W	37.15'
L24	N 15°40'21" E	211.80'
L25	N 02°01'45" W	172.37'
L26	N 17°25'09" E	29.84'
L27	N 28°59'50" E	137.48'
L28	S 28°39'30" E	37.48'
L29	N 36°10'51" W	127.20'
L30	N 06°35'23" E	87.15'
L31	N 32°05'58" W	253.80'
L32	S 28°08'03" W	96.81'
L33	N 15°40'26" W	62.24'
L34	N 27°49'51" W	245.73'
L35	N 02°56'51" E	57.78'

LINE	BEARING	DISTANCE
L36	N 02°26'29" W	57.15'
L37	N 14°11'59" W	161.98'
L38	N 34°46'24" W	73.11'

**ROBERT LARRY CANNON**  
 GA PROFESSIONAL LAND SURVEYOR - 3463  
 P.O. BOX 998  
 ROCKMART, GA. 30153  
 (478) 598-1550

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.

10/25/2022  
 DATE



**APPROVED FOR RECORDING IN THE**  
 County Clerk of Polk County  
 10-26-2022  
 Date

ABBREVIATIONS	LEGEND
IPF - IRON PIN FOUND	○ - IRON PIN FOUND
IPS - IRON PIN SET	● - IRON PIN SET (CAPPED)
CMF - CONCRETE MONUMENT	■ - CONCRETE MONUMENT
RBF - REBAR FOUND	□ - CONCRETE POST
RBS - REBAR SET (CAPPED)	△ - CALCULATED POINT
OTF - OPEN TOP PIPE	○ - UTILITY POLE
CIP - CRIMP TOP PIPE	⊗ - SEPTIC TEST BORE LOCATIONS
U - UTILITY POLE	
R/W - RIGHT OF WAY	- - - - - FENCE LINE
C/L - CENTERLINE	- - - - - PROPERTY LINE
N/F - NOW OR FORMERLY	- - - - - LAND LOT LINE
DB/PG - DEED BOOK/PAGE	- - - - - OVERHEAD POWER
PB/PG - PLAT BOOK/PAGE	
B.S.L. - BUILDING SETBACK LINE	
LL - LAND LOT	