

Filed By:
 Gordon County Clerks Office
 Clerk of Courts Grant Walraven
 01/16/2025 10:25 AM
 Plat Book: 00062
 Page: 0014
 \$10.00 Base Filing Fee

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

GENERAL NOTES:

1. THE PURPOSE OF THIS PLAT IS TO RETRACE THE BOUNDARY OF A PORTION OF PARCEL No. 016 029 AS PREVIOUSLY DESCRIBED IN THE GORDON COUNTY TAX ASSESSOR'S OFFICE AND IN DB. 2300, PG. 199 & PB. 14, PG. 286, OF THE GORDON COUNTY CLERK OF SUPERIOR COURT RECORDS.
2. FIELD WORK COMPLETED ON DECEMBER 30, 2024.
3. TOTAL AREA = 10.75 ACRES
4. THE PROPERTY DEPICTED ON THIS PLAT MAY BE SUBJECT TO CROSSOVER EASEMENTS, INCLUDING THOSE FOR STORM WATER, UTILITIES, COMMON AREAS, INGRESS AND EGRESS, WHICH MAY BE RECORDED IN THE GORDON COUNTY, GEORGIA RECORDS.
5. SURVEY AUTHORIZED BY: ROBERT GENE JENKINS JR.
6. CURRENT OWNER(S): ROBERT GENE JENKINS JR.
7. THIS PLAT OF SURVEY IS MADE FOR THE SOLE USE AND BENEFIT OF THE PERSON(S) OR ENTITIES NAMED HEREON.
8. THE SURVEYOR ASSUMES NO LIABILITY TO PERSONS OR ENTITIES NOT NAMED HEREON, AND ANY USE OF THIS PLAT BY UNNAMED PARTIES IS DONE AT THEIR OWN RISK.
9. THE SURVEYOR MAKES NO CLAIM AS TO THE ACCURACY OF THE INFORMATION SHOWN HEREON BEYOND THE LAST FIELD WORK DATE SHOWN.

ZONING NOTES:

PARCEL: 02744 021
 ZONED A-1 (AGRICULTURAL DISTRICT)

MINIMUM SETBACKS AS PER GORDON COUNTY:

FRONT = 40'
 SIDE = 20'
 REAR = 50'

LEGEND

⊕	P.P. - POWER POLE
⊗	L.P. - LIGHT POLE
⊕	F.H. - FIRE HYDRANT
⊗	M.H. - SANITARY SEWER MANHOLE
○	CO - CLEAN OUT
⊕	W.M. - WATER METER
-x-	TYPE OF FENCE
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
○	RBF - REINFORCING BAR FOUND
○	RBS - REINFORCING BAR SET
○	OTF - OPEN TOP PIPE FOUND
○	CTF - CRIMPED TOP PIPE FOUND
1234	STREET ADDRESS
⊕	OVERHEAD POWER LINES

R/W CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	336.79'	94.86'	94.55'	S 89°57'31" E
C2	136.11'	92.38'	90.61'	N 78°40'04" E
C3	315.91'	98.62'	98.22'	N 50°16'56" E
C4	5053.80'	264.49'	264.46'	N 42°50'18" E
C5	422.43'	113.91'	113.57'	N 36°36'45" E
C6	1932.63'	411.27'	410.49'	N 34°59'02" E

R/W LINE TABLE

LINE	BEARING	DISTANCE
L1	S 81°53'23" E	54.63'
L2	N 41°20'21" E	200.00'
L3	N 44°20'15" E	157.00'

N ~ F
 ROBERT GENE JENKINS, JR.
 BEING A PORTION OF PARCEL 016 029
 DB. 2300, PG. 199
 PB. 14, PG. 32

10.75 AC.
 BEING A PORTION OF PARCEL 016 029
 DB. 2300, PG. 199
 PB. 14, PG. 32

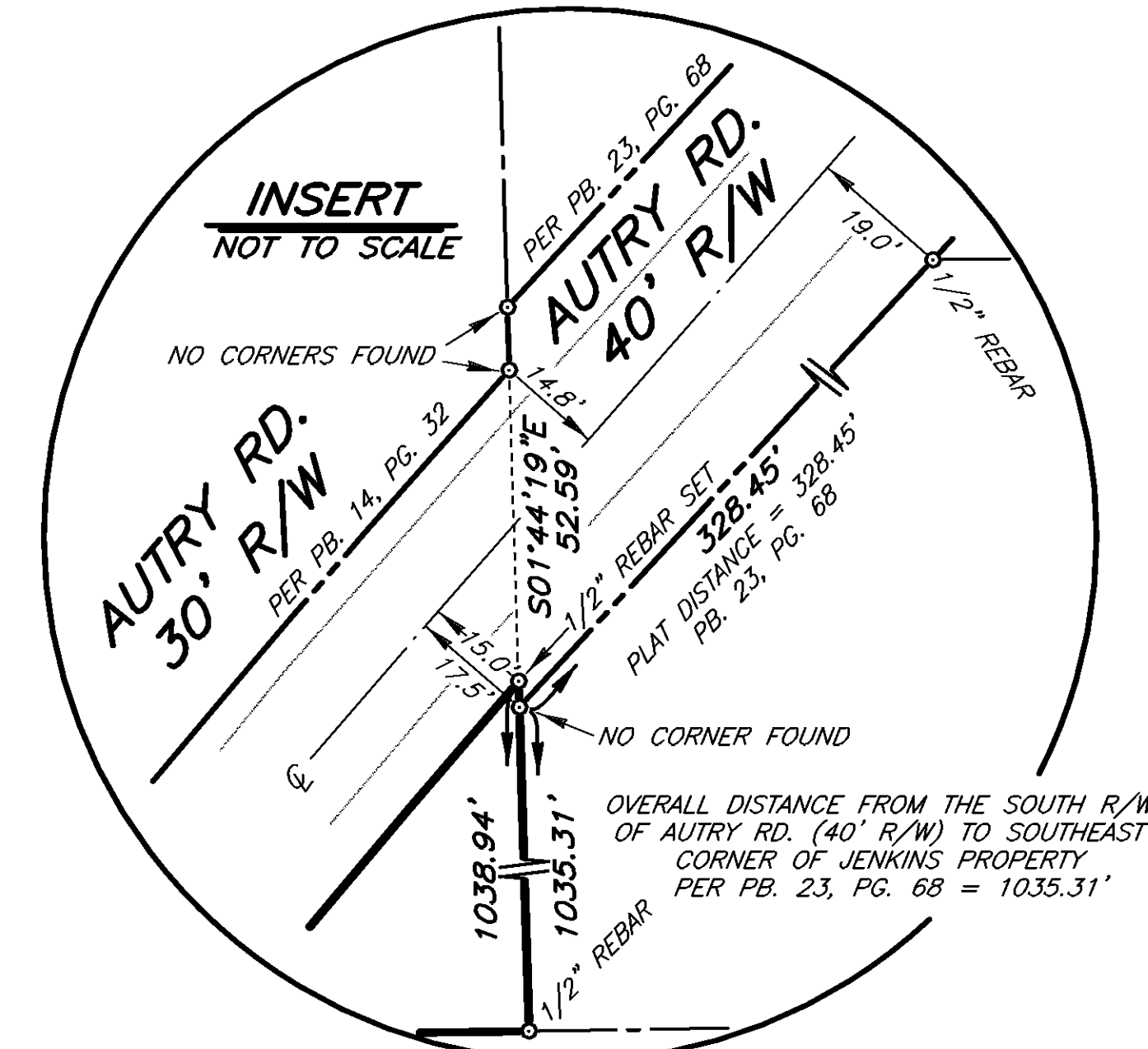
N ~ F
 ROBERT GENE JENKINS, JR.
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 DB. 2300, PG. 199
 PB. 14, PG. 32



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 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. 15-6-67

George F. McLaughlin III
 GEORGE F. McLAUGHLIN III
 1-8-2025
 DATE



DATE	: 1/8/2024	REVISIONS:
SCALE	: 1" = 100'	
DRAWN BY	: ADS	
CHECKED BY	: GFM	
SURVEYED BY	: ADS	
AUTRY RD 119		

TERRAIN SOLUTIONS, LLC
 P.O. BOX 365
 KENNESAW, GEORGIA 30156
 (770) 427-3089
 www.TerrainSolutionsLLC.com

BOUNDARY RETRACEMENT SURVEY FOR:

ROBERT GENE JENKINS, JR.

LOCATED IN L.L. 103
 24th DIST., 3rd SECT.,
 GORDON COUNTY, GA.



THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN; ACCORDING TO F.E.M.A. (F.I.A.) COMMUNITY PANEL # 13129 C 0141 D DATED SEPTEMBER 26, 2008

THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER; LINEAR PRECISION OF TRAVERSE: 1/22,936; ANGULAR PRECISION: 1" ±. THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAT: 1/393,241. MATTERS OF TITLE ARE EXCEPTED.