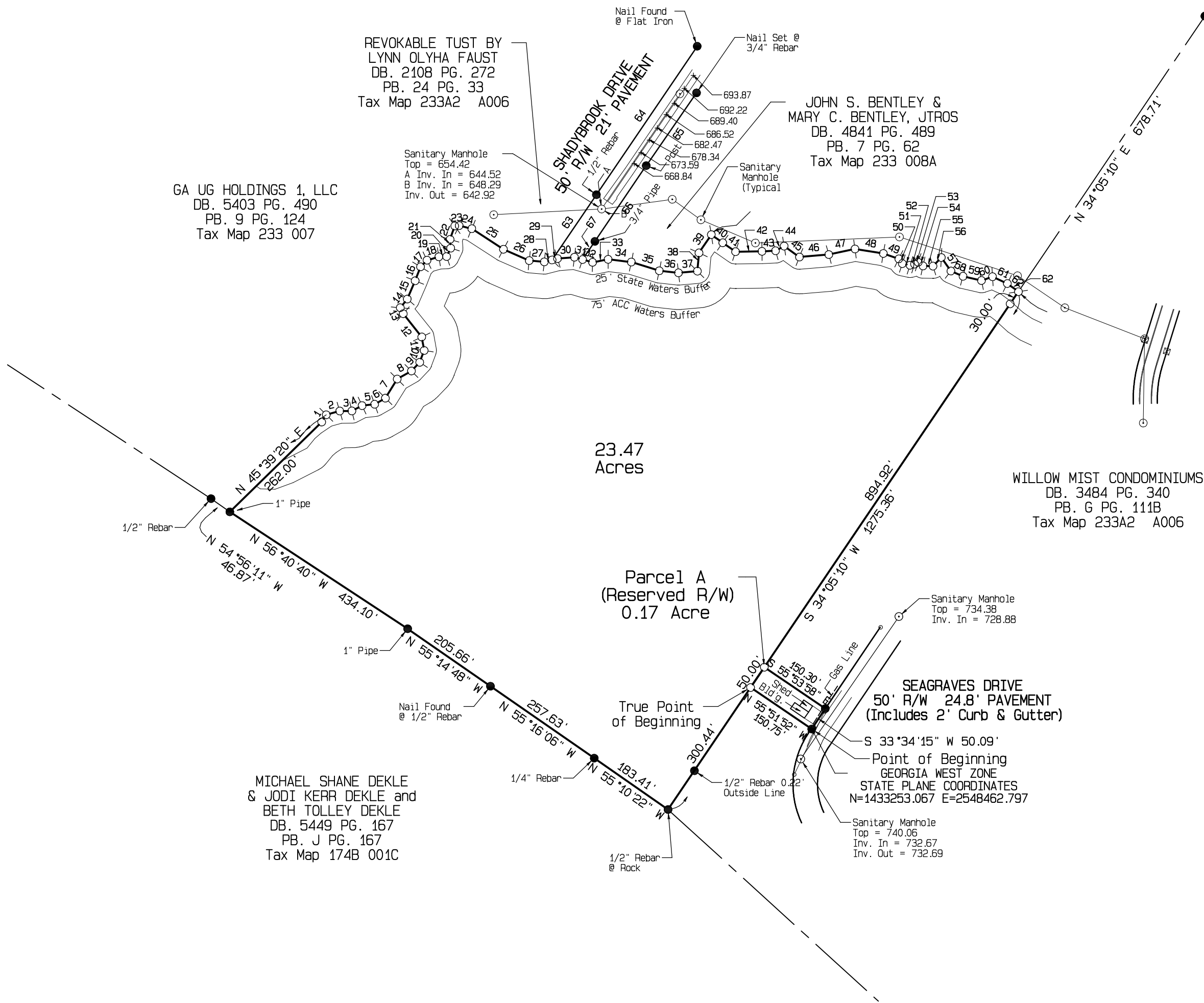
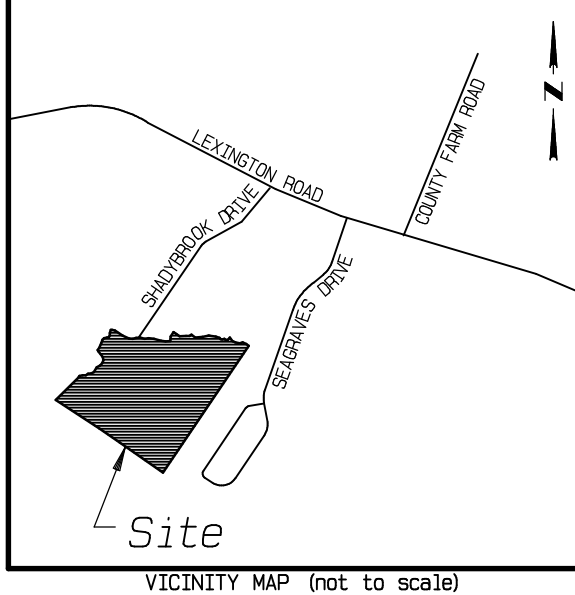


Reserved for Clerk of Court

LINE	BEARING	DISTANCE
1	N32°06'57"E	17.50'
2	N74°30'17"E	28.58'
3	N89°41'24"E	24.78'
4	N62°24'02"E	23.48'
5	N83°39'47"E	25.82'
6	N60°34'39"E	25.13'
7	N31°42'19"E	45.83'
8	N60°26'39"E	33.50'
9	N43°38'45"E	24.40'
10	N20°35'06"E	25.66'
11	N09°56'47"W	28.13'
12	N38°34'47"W	60.57'
13	N26°14'19"W	13.60'
14	N38°37'05"E	22.73'
15	N23°25'07"E	40.56'
16	N20°57'18"E	30.61'
17	N44°45'24"E	18.82'
18	N74°01'03"E	25.13'
19	N87°33'29"E	15.84'
20	N26°02'59"E	18.97'
21	N04°08'36"W	17.84'
22	N19°16'49"E	29.06'
23	N85°38'17"E	9.08'
24	S76°18'58"E	26.46'
25	S57°01'23"E	77.03'
26	S66°16'22"E	57.42'
27	S85°03'47"E	30.81'
28	N76°03'36"E	16.33'
29	N76°03'36"E	11.49'
30	N85°16'30"E	34.58'

LINE	BEARING	DISTANCE
31	S74°10'32"E	17.33'
32	S74°10'32"E	21.11'
33	N79°02'22"E	32.32'
34	S83°18'13"E	47.64'
35	S72°43'35"E	59.76'
36	S83°54'01"E	39.38'
37	N84°56'36"E	38.77'
38	N04°55'43"E	37.33'
39	N34°05'59"E	44.91'
40	S54°51'33"E	28.49'
41	S54°57'05"E	31.90'
42	N89°18'54"E	53.92'
43	N87°24'50"E	27.74'
44	N61°28'19"E	19.91'
45	S54°28'13"E	38.37'
46	N85°12'47"E	60.09'
47	N77°58'32"E	54.64'
48	S80°58'40"E	58.59'
49	S70°52'43"E	33.35'
50	S36°40'10"E	12.04'
51	S77°50'31"E	16.04'
52	N76°33'35"E	9.55'
53	N62°43'35"E	8.34'
54	S53°04'46"E	12.41'
55	S88°58'47"E	20.27'
56	N44°21'55"E	24.40'
57	S35°30'40"E	33.70'
58	S66°24'26"E	26.91'
59	S77°00'39"E	38.56'
60	N70°56'39"E	23.87'
61	S65°18'19"E	33.28'
62	S53°38'04"E	28.04'

LINE	BEARING	DISTANCE
63	N34°11'11"E	161.02'
64	N34°11'11"E	365.97'
65	S34°41'16"W	180.35'
66	S34°06'49"W	186.68'
67	S34°06'49"W	44.63'



REFERENCES:  
PLAT BOOK G PAGE 193H  
DEED BOOK 4120 PAGE 323

STREET ADDRESS:  
215 SHADYBROOK DRIVE

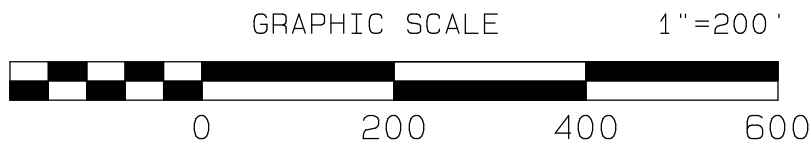
NOTES:  
THIS PROPERTY IS ZONED RS-8  
TOTAL AREA OF PROPERTY: 23.474 ACRES  
THIS PROPERTY REPRESENTS TAX MAP 233 008A.  
ALL PROPERTY CORNERS ARE 1/2" REBAR, UNLESS OTHERWISE NOTED.

SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMPLETE TITLE SEARCH.  
THIS PROPERTY IS SUBJECT TO ANY AND ALL DEED RESTRICTIONS, EASEMENTS, OR  
RIGHT OF WAYS OF RECORD, SHOWN OR NOT SHOWN.

FIELD WORK COMPLETED: FEBRUARY, 2023

PLAT ABBREVIATIONS

PB. - Plat Book  
DB. - Deed Book  
PG. - Page  
R/W - Right of Way



● IPF-Iron Pin Found ○ IPS-Iron Pin Set ✂ Computed Point Only ☑ Concrete Monument

PLAT CLOSURE STATEMENT  
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND  
IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN  
729,105 FEET  
FIELD CLOSURE STATEMENT  
THIS FIELD DATA UPON WHICH THIS PLAT IS BASED HAS  
A CLOSURE PRECISION OF ONE FOOT IN 12,400 FEET,  
AND AN ANGULAR ERROR OF 2" PER ANGLE POINT, AND  
WAS NOT ADJUSTED. ALL LINEAR AND ANGULAR  
MEASUREMENTS WERE OBTAINED USING A TOPCON  
TOTAL STATION, MODEL GPT 3002.

SURVEYOR'S CERTIFICATION

It is hereby certified that this plat is true and correct and was prepared from an actual survey of the property by me or under my supervision; that all monuments shown hereon actually exist or are marked as "future", and their location, size, type, and materials are correctly shown; and that all requirements of the Unified Development Code of Oconee Co., Georgia have been fully complied with.

*Ray N. Woods* 2049  
Georgia Registered Land Surveyor Number

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

*Ray N. Woods* 02-07-2023  
GEORGIA REGISTERED LAND SURVEYOR NUMBER 2049 DATE

RAY N. WOODS GEORGIA REGISTERED LAND SURVEYOR #2049		RETRACEMENT BOUNDARY PLAT FOR <b>RONNIE KITTLE</b>								
THIS PLAT IS NOT VALID OR RECORDABLE UNLESS SAID SURVEYOR'S SIGNATURE APPEARS OVER THE STAMP										
IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH MINIMUM STANDARDS AND REQUIREMENTS OF GEORGIA LAW.										
GMD:	1894	COUNTY	OCONEE	STATE	GEORGIA		DATE	02-07-2023	INSTRUMENT	LEICA
DRAWN BY:	MIKE W.	P.O. BOX 269 WATKINSVILLE, GEORGIA 30677 www.baselinega.com (706)-769-6610 COA #1108					PLAT CLOSURE	1/729,105	FIELD CLOSURE	1/12,400
DWG NAME:	RonnyKittle					ANGLE CLOSURE	2" per Angle			
FIELD BOOK:	D-148									