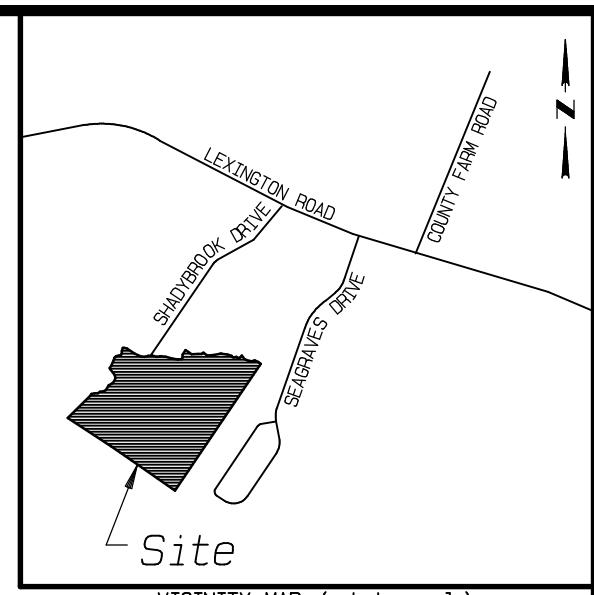


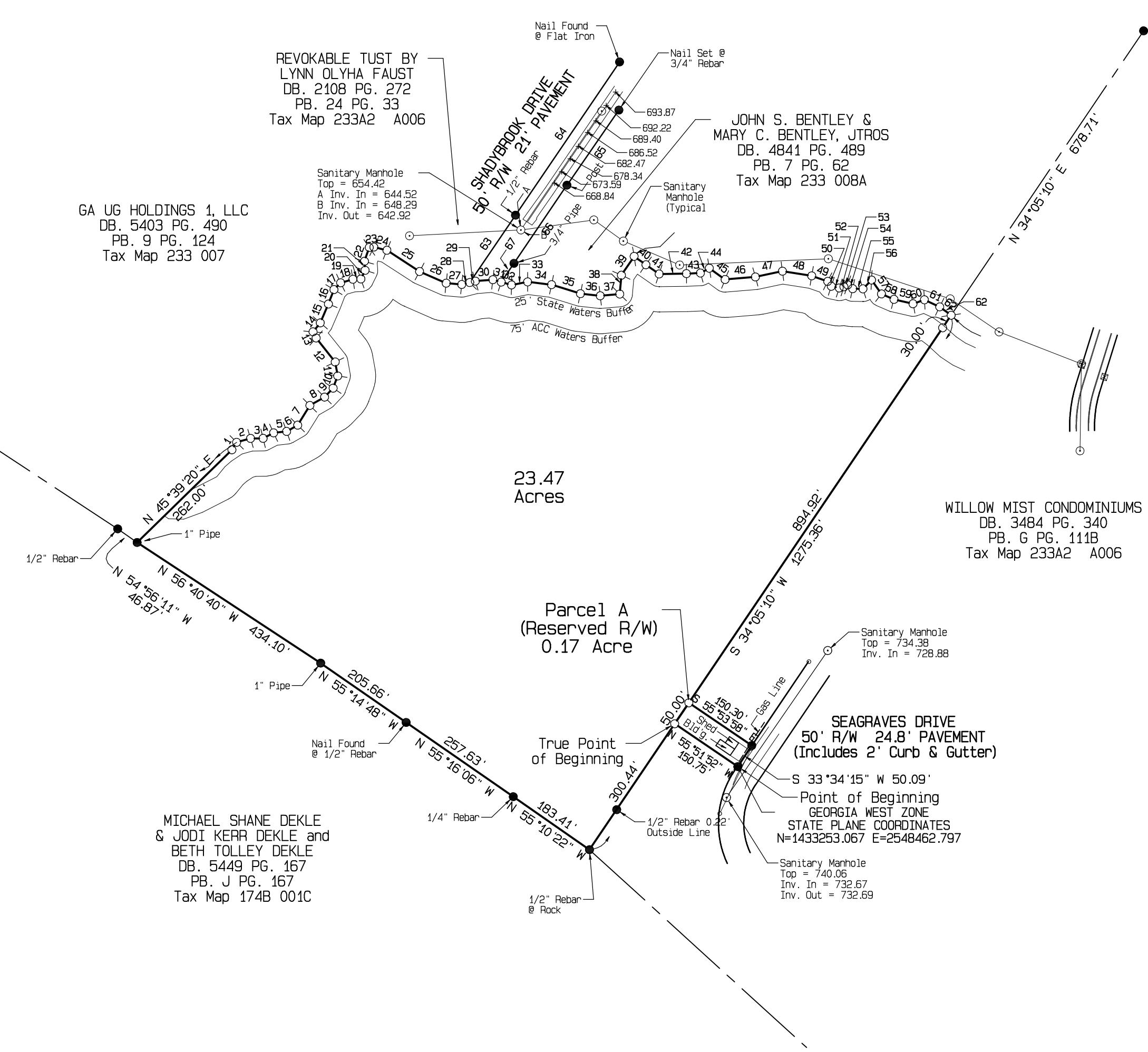
Reserved for Clerk of Court

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"W	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°46'49"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'
31	S74°10'32"E	17.33'
32	S74°10'32"E	21.11'
33	N79°02'22"E	32.32'
34	S83°48'13"E	47.64'
35	S72°43'35"E	59.76'
36	S83°54'04"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°48'54"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'



VICINITY MAP (not to scale)

GRID NORTH  
Georgia West Zone



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.

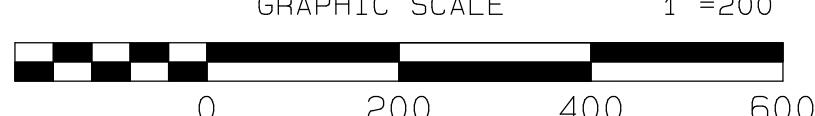
SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMPLETE TITLE SEARCH.  
THIS PROPERTY IS SUBJECT TO ANY AND ALL DEED RESTRICTIONS, EASEMENTS, OR  
RIGHT OF WAYS OF RECORD, SHOWN OR NOT SHOWN.

FIELD WORK COMPLETED: FEBRUARY, 2023

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

GRAPHIC SCALE

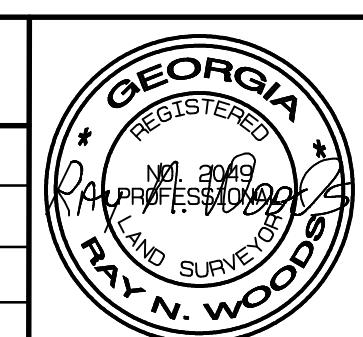
1"=200'



Computed Point Only

Concrete Monument

RETRACEMENT BOUNDARY PLAT FOR RONNIE KITTLE				
GMD: 1894	COUNTY: OCONEE	STATE: GEORGIA	DATE: 02-07-2023	INSTRUMENT: LEICA
DRAWN BY: MIKE W.				PLAT CLOSURE: 1/729,105
DWG NAME: RonnieKittle				FIELD CLOSURE: 1/12,400
FIELD BOOK: D-148				ANGLE CLOSURE: 2" per Angle
● IPF-Iron Pin Found	○ IPS-Iron Pin Set	∅ Computed Point Only	☒ Concrete Monument	



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 herein 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  
Georgia Registered Land Surveyor  
Number 2049

This plat is a retraction 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 herein.  
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