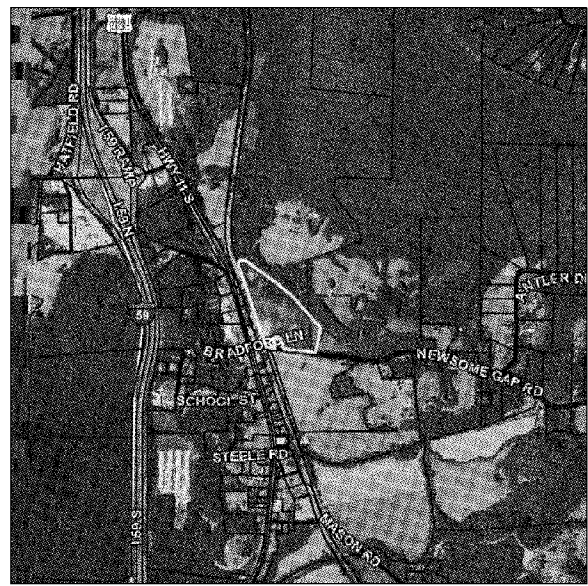


eFiled & eRecorded
DATE: 2/26/2024
TIME: 2:18 PM
PLAT BOOK: 04124
PAGE: 00007
RECORDING FEES: \$10.00
PARTICIPANT ID: 7893184443
CLERK: Kathy D. Page
Dade County, GA

Property Division Plat
for Dade County
Tax Parcel 019 00 036 00
Deed Book 457, Page 375
Consolidating Parcel 019 00 033 00
Deed Book 469, Page 214
Land Lot 73, District 10, Section 4



Vicinity Map
Not to Scale

County Use

Surveyor's Notes:

1. There may be additional Easements and /or Restrictions affecting this property that may or may not be found in the public records of this county.
2. The boundary corners and lines depicted by this survey were established per record title information and the collection of existing field evidence.
3. This survey was conducted to provide a Property Division Plat for Dade County Tax Parcel 019 00 036 00 and to consolidate Parcel 019 00 033 00 into the new Parcel created by this plat..
4. This Survey does not reflect or determine ownership lines, lines affected by adverse use, lines of conflicting/overlapping deeds, or other lines that would otherwise be determined by a court of law.
5. Utility information shown on this drawing is entirely from visible above ground evidence discovered during the process of the field survey. Utilities may exist and may not be shown or may vary from where shown. No guarantee is expressed or implied as to the actual location of any utilities, which are not visible from the surface. The surveyor is not liable for damages resulting from the excavation of underground utilities.
6. The words "Certified To:", as shown and used hereon, means an expression of the Professional Surveyor's opinion regarding the facts of the survey based on his best knowledge, information and belief, and that it thus constitutes neither a guarantee nor a warranty, either expressed or implied.
7. This survey is a representation of existing field conditions at the time of the survey and is based on found monumentation.
8. Ownership and Deed Reference refer to the latest available information available on the Dade County Tax Assessor and the Georgia Superior Court Clerks' Cooperative Authority websites at the time of map preparation.
9. This map or plat has been calculated for closure and is found to be accurate to 1 foot in 346,386.9 feet based on Ground Distance Measurements in U.S. Survey Feet.
10. This Survey was not performed to certify flood plain location.
11. Last Fieldwork Date: February 6, 2024.

SURVEYOR'S CERTIFICATION:

The boundary aspects of this survey, RTK GNSS positional data was observed on the dates of January 31, 2024 utilizing a Carlson BRx7 dual frequency receiver. The grid coordinates of the Fixed Station shown were derived using a Carlson BRx7 base station referenced to Georgia West State Plane Coordinates NAD 83, Geoid 18. Positional accuracy of the GNSS vectors does not exceed: H 0.037", V 0.10" Combined Grid Factor: 1.00 centered on Fixed Station being found Latitude: 34°45'56.4095" and Longitude: 85°31'52.4153"; all monumentation was located with an 180 epoch session.

The property hereon lies completely within a jurisdiction which does not review or approve any plats or this type of plat prior to recording. RECORDATION 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.C.A. Section 15-6-76.

Date: February 5, 2024

Daniel J. Collier
GA RLS #3413



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1942.67'	76.96'	76.95'	N17°26'52"W	2°16'11"
C2	91.26'	104.42'	98.82'	N88°48'03"E	65°33'36"
C3	233.13'	141.78'	139.60'	S35°52'26"E	34°50'39"

019 00 033 00
Ted M Rumley
D.B. 469, Pg. 214

Scale: 1" = 100'

CERTIFIED TO: Ted Rumley
Sheet 1 of 1

Daniel J. Collier, PLS
Georgia Registration No. 3413
P.O. Box 1740, Trenton, GA 30752
Phone No. (706) 657-3777
dan_collier@tvn.net