eFiled & eRecorded
DATE: 4/21/2021
TIME: 3:58 PM
PLAT BOOK: 00011
PAGE: 00866
RECORDING FEES: $10.00
PARTICIPANT ID: 1519108864
CLERK: Jackie Dalton
Laurens County, GA

NOTES:
SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

THE BEARINGS SHOWN ON THIS PLAT ARE BASED UPON GRID NORTH – GA EAST ZONE. GRID NORTH WAS TAKEN FROM GPS OBSERVATION AND IS UNADJUSTED. THE BEARINGS SHOWN ON THIS PLAT MAY DIFFER FROM THOSE SHOWN ON PREVIOUS PLATS EVEN THOUGH THE LINES ARE THE SAME.

5/8"–3/4"RBS SET ON ALL TRACT CORNERS

OCONEE EMC POWERLINE EASEMENT NOTE:
RIGHT OF WAY EASEMENTS ARE 40' WIDE
20' EACH SIDE OF POLE LINE.

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.

Billy R Kight 4-21-21
COUNTY APPROVAL DATE

NOTE: INGRESS/EGRESS ACCESS EASEMENT A–B–C IN FAVOR OF TRACTS 11, 12, 13, & 14.
EASEMENT WIDTH A–B= 225' (ENCOMPASSES FLAGS OF TRACTS 12, 13, AND 14).
EASEMENT WIDTH B–C= 150' (ENCOMPASSES REMAINING LENGTH OF FLAGS FOR TRACTS 12 & 13).

TYPE OF SURVEY: SUBDIVISION

EXISTING PARCEL DESCRIPTION:
PLAT BY THE UNDERSIGNED DATED
17 NOVEMBER 2020

EXISTING PARCEL TAX ID: 020 038

CURRENT OWNER:
COUNTRY LOTS. LLC

NOTE: ALL LOTS HAVE A PLAT E.O.C. OF > 1' IN 100,000'

CEMETERY PARCEL "A"
AREA= 0.59 ACRES

Course	Bearing	Distance
8	Rad: 1186.00' Tan: 72.60' Chd: N 41°55'43" W	Arc: 145.03' CA: 7°00'22" 144.94'
9	N 43°08'01" E	194.61'
10	N 50°27'33" W	144.54'
11	S 37°17'05" W	190.00'
12	Rad: 1186.00' Tan: 62.56' Chd: S 48°27'04" E	Arc: 125.00' CA: 6°02'20" 124.95'

5/8"RBS ON CEMETERY CORNERS

CEMETERY PARCEL "B"
AREA= 1.49 ACRES

Course	Bearing	Distance
1	N 50°54'12" E	115.66'
2	N 20°08'36" W	101.50'
3	N 47°04'36" W	309.72'
4	S 09°29'04" W	252.91'
5	S 44°13'45" E	201.00'
6	N 48°45'32" E	64.49'
7	S 41°32'41" E	37.65'

5/8"RBS ON CEMETERY CORNERS

PLAT REVISED: 20 APRIL 2021
TO SHOW EMC EASEMENTS

STATE OF GEORGIA
LAURENS COUNTY
LAND DISTRICT #22
LAND LOT #'s 252 & 259
PLAT DATE: 17 MARCH 2021
FIELD DATE: 11 MARCH 2021
PLAT E.O.C. = 1' IN 965,508'+ (BOUNDARY) ADJUSTMENT–LEAST SQUARES

EQUIPMENT USED
ELECTRONIC TOTAL STATION
STONEX S10 GNSS GPS BASE AND ROVER

NOTE: THIS SURVEY WAS PERFORMED USING STONEX GNSS BASE AND ROVER. MAXIMUM HORIZONTAL TOLERANCE FOR SURVEY CONTROL 0.05' WHICH IS WITHIN 95% CONFIDENCE INTERVAL.

IPS= IRON PIN SET
IPF= IRON PIN FOUND
RBF= REBAR FOUND
RBS= REBAR SET
CMF= CONCRETE MONUMENT FOUND
CMS= CONCRETE MONUMENT SET

SCALE– 1 INCH= 300 FEET
0 300 600 900
GRAPHIC SCALE

FILE # 201108
DRAWN BY: ADE

NOTE: INGRESS/EGRESS ACCESS EASEMENT D–E IN FAVOR OF TRACTS 3 & 4.
EASEMENT WIDTH D–E= 150' (ENCOMPASSES FLAGS OF TRACTS 3 & 4)

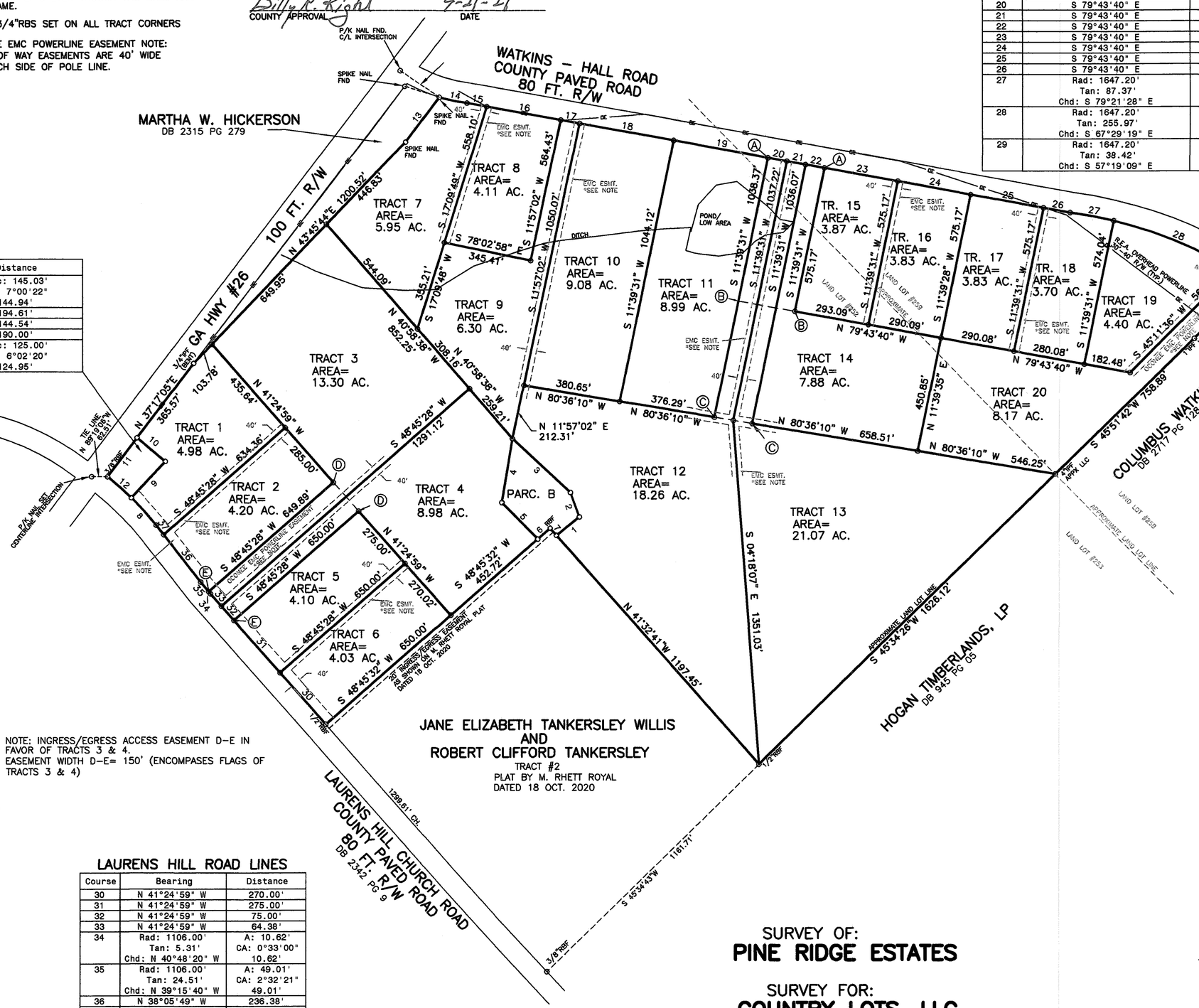
LAURENS HILL ROAD LINES

Course	Bearing	Distance
30	N 41°24'59" W	270.00'
31	N 41°24'59" W	275.00'
32	N 41°24'59" W	75.00'
33	N 41°24'59" W	64.38'
34	Rad: 1106.00' Tan: 5.31' Chd: N 40°48'20" W	A: 10.62' CA: 0°33'00" 10.62'
35	Rad: 1106.00' Tan: 24.51' Chd: N 39°15'40" W	A: 49.01' CA: 2°32'21" 49.01'
36	N 38°05'49" W	236.38'
37	N 38°05'49" W	47.29'

WATKINS–HALL ROAD LINES

Course	Bearing	Distance
13	N 36°46'45" E	219.94'
14	Rad: 655.57' Tan: 55.67' Chd: S 78°00'25" E	A: 111.08' CA: 9°42'29" 110.95'
15	S 79°43'40" E	78.31'
16	S 79°43'40" E	294.83'
17	S 79°43'40" E	75.03'
18	S 79°43'40" E	375.11'
19	S 79°43'40" E	376.11'
20	S 79°43'40" E	75.02'
21	S 79°43'40" E	75.02'
22	S 79°43'40" E	75.02'
23	S 79°43'40" E	293.09'
24	S 79°43'40" E	290.08'
25	S 79°43'40" E	290.08'
26	S 79°43'40" E	105.57'
27	Rad: 1647.20' Tan: 87.37' Chd: S 79°21'28" E	A: 174.57' CA: 6°04'20" 174.49'
28	Rad: 1647.20' Tan: 255.97' Chd: S 67°29'19" E	A: 507.88' CA: 17°39'58" 505.88'
29	Rad: 1647.20' Tan: 38.42' Chd: S 57°19'09" E	A: 76.83' CA: 2°40'21" 76.82'

GRID NORTH
GA EAST ZONE
TAKEN FROM GPS OBSERVATION
(UNADJUSTED)



SURVEY OF:
PINE RIDGE ESTATES

SURVEY FOR:
COUNTRY LOTS, LLC

TOTAL AREA SHOWN:
149.03 ACRES
(EXCLUDES CEMETERY AREAS)

GEORGIA REGISTERED No. 3127 LAND SURVEYOR ABRAHAM D. EASON

EASON LAND SURVEYING
P.O.BOX 753
CLAXTON, GA. 30417
(912) 739–7143
LSF 000047