

Plat Doc: PLAT
 Recorded 01/04/2024 10:04AM
 Camie W. Thomas
 Clerk Superior Court, JACKSON COUNTY, GA
 Bk 00087 Pg 0113

THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THIS CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. SUBJECT AND ADJACENT PROPERTY OWNERS DEED REFERENCES WERE PROVIDED BY GEORGIA PREMIER LAND SERVICES, INC. AND ARE NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS.

STRUCTURES VISIBLE ON THE DATE OF SURVEY ARE SHOWN HEREON. LOCATIONS ARE ACCURATE ONLY WHERE DIMENSIONS.

THE PROPERTY MAY CONTAIN WETLANDS. ALL WETLANDS ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS AND/OR THE STATE OF GEORGIA DEPARTMENT OF NATURAL RESOURCES. LOT OWNERS ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE PROTECTED AREAS WITHOUT THE PROPER PERMIT APPLICATION AND APPROVAL.

REFERENCES:
 1) WARRANTY DEED RECORDED IN DEED BOOK 18E, PAGE 761, JACKSON COUNTY RECORDS.
 2) BOUNDARY SURVEY FOR SHEPHERD BROS., CARSON RECORDED IN PLAT BOOK 50, PAGE 2, AFORESAID RECORDS.

OWNERS CERTIFICATE

STATE OF GEORGIA
 COUNTY OF JACKSON

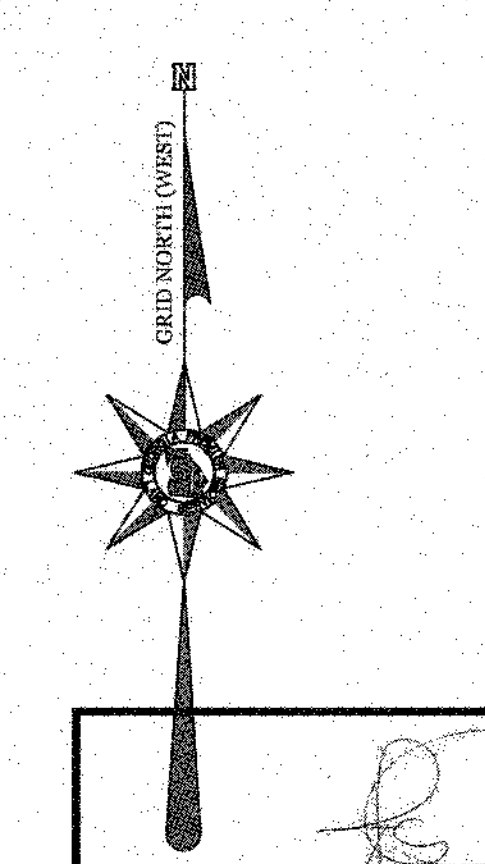
THE UNDERSIGNED CERTIFIES THAT HE OR SHE IS THE FEE SIMPLE OWNER OF THE LAND SHOWN ON THIS PLAT AND THAT THE PLAT AND THE PUBLIC IMPROVEMENTS CONTAINED THEREIN OR ASSOCIATED THEREWITH MEET ALL APPLICABLE REQUIREMENTS AND STANDARDS OF THE JACKSON COUNTY UNIFIED DEVELOPMENT CODE

OWNER(S) SIGNATURE: *[Signature]* DATE: 1/4/24
 OWNER(S) NAME: RB Farms, LLC

LINE	LENGTH	BEARING
L1	60.97	N 22° 59' 05" W
L2	82.93	N 32° 47' 43" W
L3	136.82	N 23° 30' 23" W
L4	148.30	N 31° 50' 26" W
L5	71.83	N 28° 21' 35" W
L6	99.18	N 36° 10' 04" W
L7	117.20	N 54° 09' 37" W
L8	51.26	N 48° 49' 35" W
L9	26.83	N 52° 38' 30" W
L10	21.40	N 74° 40' 20" W
L11	51.47	N 10° 47' 17" W
L12	33.64	N 35° 47' 36" E
L13	82.72	N 28° 52' 35" E
L14	69.13	N 45° 44' 01" E
L15	36.11	N 54° 18' 16" E
L16	30.58	N 73° 56' 08" E
L17	21.24	N 05° 44' 53" E
L18	31.43	N 06° 00' 01" E
L19	38.76	N 35° 47' 02" E
L20	49.69	N 64° 47' 37" E
L21	32.66	S 87° 58' 29" E
L22	18.02	N 66° 33' 53" E
L23	23.64	N 62° 23' 13" E
L24	27.81	N 27° 27' 14" E
L25	27.72	N 25° 06' 58" E
L26	29.61	N 22° 37' 01" W
L27	29.63	N 10° 46' 36" E
L28	44.48	N 58° 38' 16" E
L29	41.09	N 69° 51' 16" E
L30	61.93	N 52° 42' 30" E
L31	37.14	N 72° 01' 51" E
L32	54.27	N 80° 20' 39" E
L33	55.49	N 79° 05' 44" E

LINE	LENGTH	BEARING
L34	49.87	S 71° 38' 10" E
L35	74.43	N 89° 29' 31" E
L36	33.66	N 49° 30' 45" E
L37	35.14	N 30° 20' 26" E
L38	66.46	N 45° 29' 05" E
L39	88.41	N 09° 39' 08" E
L40	61.71	N 03° 43' 32" W
L41	64.32	N 09° 22' 22" W
L42	18.43	N 31° 21' 33" W
L43	37.15	N 54° 26' 04" W
L44	77.86	N 64° 24' 32" W
L45	50.06	N 48° 19' 31" W
L46	50.29	N 53° 16' 30" W
L47	61.90	N 44° 47' 13" W
L48	114.54	N 55° 23' 34" W
L49	41.24	N 56° 01' 25" W
L50	50.80	N 38° 41' 36" W
L51	49.41	N 12° 14' 07" W
L52	61.80	N 33° 30' 35" W
L53	71.31	N 51° 37' 11" W
L54	60.20	N 37° 34' 54" W
L55	39.79	N 51° 17' 17" W
L56	39.89	N 15° 35' 10" W
L57	36.07	N 20° 54' 05" E
L58	40.29	N 03° 13' 43" E
L59	33.93	N 35° 56' 50" W
L60	22.20	N 45° 29' 13" W
L61	25.48	N 66° 20' 30" W
L62	38.99	S 50° 49' 00" W
L63	35.18	N 80° 01' 17" W
L64	65.53	N 25° 08' 30" W
L65	75.44	N 20° 24' 15" E
L66	68.00	N 31° 40' 48" E
L67	37.75	N 43° 12' 27" E

WATER TO BE PROVIDED BY JACKSON COUNTY WATER AND SEWAGE AUTHORITY AND EACH LOT TO BE SERVED WITH INDIVIDUAL ON-SITE SEWAGE MANAGEMENT SYSTEM



01/04/2024 8:32:11 AM

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 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.

BRIAN R. SUTHERLAND, L.S. #2900

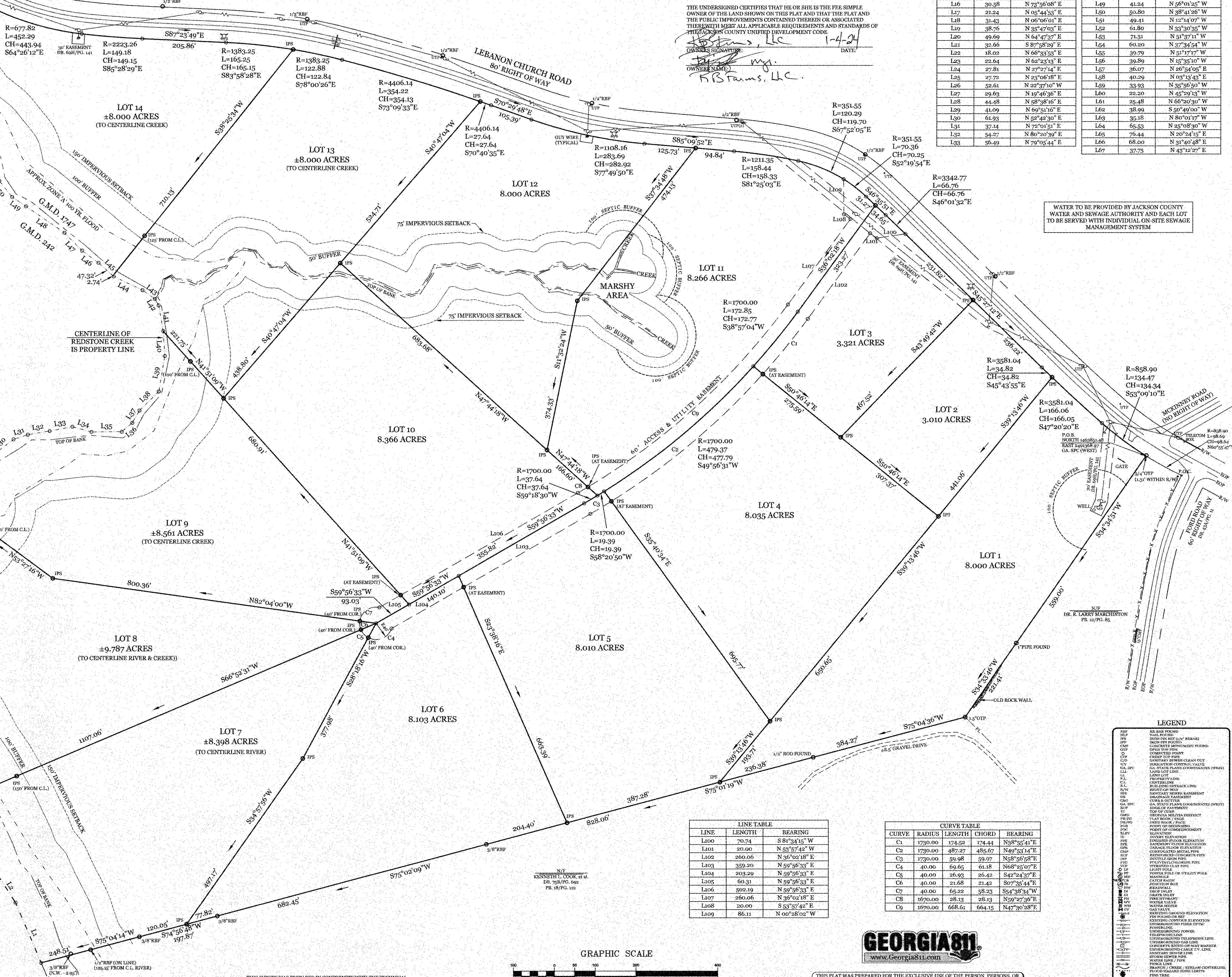
EXISTING ZONING IS A2 AGRICULTURAL RURAL FARM DISTRICT

A TRIMBLE S-7 TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 100,000 FEET AND AN ANGULAR ERROR OF 02" PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.

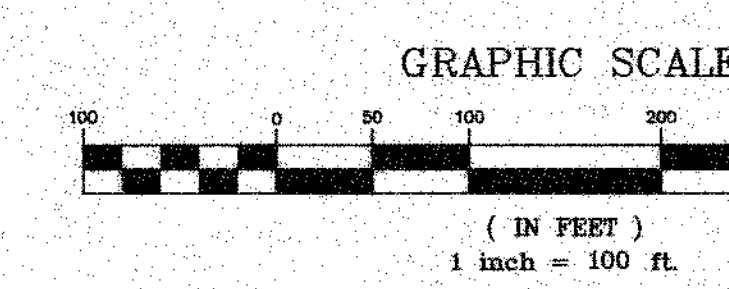
THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,621,442 FEET AND CONTAINS 4105,857 ACRES.

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. ALSO, UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY COMPLETELY AND RELIABLY DEPICTED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THIS SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.



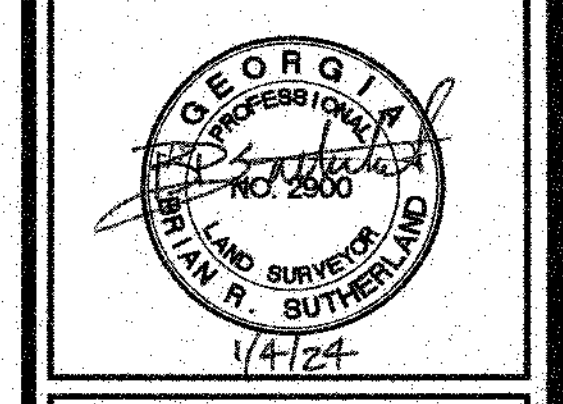
LINE	LENGTH	BEARING
L100	70.74	S 81° 34' 15" W
L101	20.60	N 53° 57' 42" W
L102	260.06	N 36° 02' 18" E
L103	359.20	N 59° 56' 33" E
L104	203.29	N 59° 56' 33" E
L105	60.31	N 59° 56' 33" E
L106	302.19	N 59° 56' 33" E
L107	260.06	N 36° 02' 18" E
L108	20.00	S 53° 57' 42" E
L109	86.11	N 00° 28' 02" W

CURVE	RADIUS	LENGTH	CHORD	BEARING
C1	1730.00	174.52	174.44	N 88° 55' 41" E
C2	1730.00	487.27	486.67	N 49° 53' 14" E
C3	1730.00	59.98	59.97	N 88° 56' 58" E
C4	40.00	69.65	61.18	N 68° 25' 07" E
C5	40.00	26.93	26.42	S 42° 24' 37" E
C6	40.00	21.68	21.42	S 07° 35' 44" E
C7	40.00	65.22	38.23	S 54° 38' 31" W
C8	1670.00	28.11	28.13	N 09° 27' 36" E
C9	1670.00	668.61	664.35	N 47° 30' 28" E

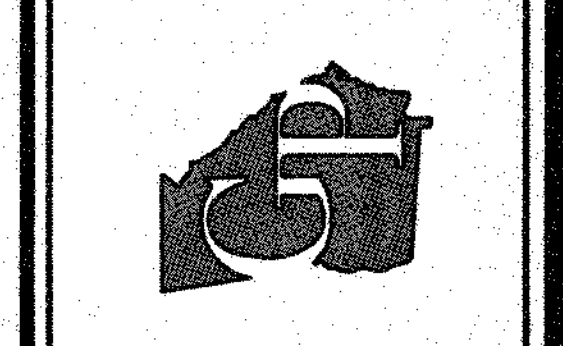


THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RE-CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.

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 LAND SURVEY FIRM COA #1177



OCCONEE RIVER PRESERVE
 TAX PARCEL NO. 057 035

LOCATED IN GMD 1747 - JACKSON COUNTY, GEORGIA. SCALE 1"=100'

DATE	NO DESCRIPTION	CHECKED	RR
12/11/2023		BS	
		DESIGN	

EXEMPTION PLAT FOR:

22606
 PROJ. NUMBER

1 of 1