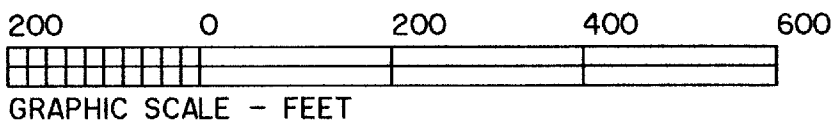


eFiled & eRecorded
DATE: 2/5/2021
TIME: 12:52 PM
PLAT BOOK: 00031
PAGE: 00085
RECORDING FEES: \$10.00
PARTICIPANT ID: 5211409351
CLERK: Heather Hill
Franklin County, GA

THIS BLOCK RESERVED FOR THE CLERK OF COURT



TOTAL AREA = 17.46 ACRES

FINAL SURVEY OF:

NEAL CROSSING

DIVISION SURVEY FOR:

AUBERY LUNSFORD
TERI LUNSFORD

COUNTY: FRANKLIN, GEORGIA
GMD: 263
DATE: 05-AUG-2020 MAPPED: 13-OCT-2020
SCALE: 1" = 200'
FB: 397
JOB: ALUN20
FILE: LUNSFORD, AUBERY

REFERENCE:
DEED BOOK 1374, PAGE 265
PLAT BOOK 28, PAGE 428

REFERENCE:
DEED BOOK 1374, PAGE 265
PLAT BOOK 28, PAGE 428

SETBACK:
FRONT = 35 FEET
SIDE = 10 FEET
REAR = 15 FEET

ZONING:
RESIDENTIAL

IPS = IRON PIN SET
1/2" REBAR
IPF = IRON PIN FOUND
O/S = OFF SET
CM = CONCRETE MONUMENT
R/W = RIGHT OF WAY
MSL = MEAN SEA LEVEL
POB = POINT OF BEGINNING
DR. = PROPOSED DRIVE

NOTE:
1/2" REBAR SET AT ALL LOT
CORNERS UNLESS OTHERWISE STATED.

SURVEYORS CERTIFICATION

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 set forth in O.C.G.A. Section 15-6-67.

Kenneth Cash

Date

10/14/20

FRANKLIN COUNTY OFFICIAL

10/14/2020
Date

SURVEYED BY:
BARTLETT & CASH LAND SURVEYORS, INC.
RUSSELL N. BARTLETT - KENNETH V. CASH
RLS NO. 2114 RLS NO. 2539
2805 HISTORIC HWY 17
MARTIN, GA. 30557
(706) 779-5047 COA NO. LSF001222



THIS SURVEY MADE WITH A NIKON TOTAL STATION. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 25745 FEET, AND AN ANGULAR ERROR OF 0°0'02" PER ANGLE AND WAS ADJUSTED BY ANGLE BALANCING. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 300505 FEET.

THIS SURVEY IS SUBJECT TO ALL RIGHTS OF WAY AND EASEMENTS WRITTEN OR UNWRITTEN.

LOCATION MAP
(NOT TO SCALE)

