STATE PLANE GRID NORTH

NAD83(94) GEORGIA WEST ZONE

N/F
JOHN McCARTHY
TMP. 51/46
DB. 306, PG. 67
PB. 8, PG. 58

N/F
THOMAS H. SAFFOLD
TMP. 51/54
DB. 74, PG. 434

N/F
PAUL CHRISTIAN
TMP. 51/48
DB. 257, PG. 947

N/F
JOSEPH CHAD CHRISTIAN
TMP. 51/50
DB. 257, PG. 948
PB. 14, PG. 140

N/F
W. A. ROBINSON
TMP. 51/51
DB. 87, PG. 444
PB. 33, PG. 51

N/F
EDWIN L. TYSON & BARBARA BELL TYSON
TMP. 51/52
DB. 57, PG. 18

N/F
WAYNE EUGENE LEACH
TMP. 51/57
DB. 137, PG. 284-285
PB. 12, PG. 211

N/F
ROBERT JEFFERSON, JR.
TMP. 51/53
DB. 285, PG. 324

N/F
WAYNE EUGENE LEACH
TMP. 51/57
DB. 137, PG. 284-285
PB. 12, PG. 211

33.368 ACRES
TMP. 51/55

ZONE "X"

TOWN OF BUCKHEAD CORPORATE LIMITS

CITY OF CROSS APPROXIMATE FEMA FLOOD LINE

S 46°45'11" E 1055.57'

N 43°28'14" E 1439.26'

N 57°26'35" W 370.46'

N 44°38'31" W 367.00'

S 42°34'27" W 1248.52'

N 38°12'57" W 322.52'

N 38°36'00" E 322.34'

N 00°23'24" E 522.27'

P.O.B.
PK NAIL
1.5"ROD

P.O.C. BEING A PK NAIL SET AT THE CENTERLINE INTERSECTION OF PARKS MILL ROAD AND OCONEE ROAD; THENCE N88°34'37"W, AND A DISTANCE OF 290.45' TO A COMPUTED POINT AT THE INTERSECTION OF THE CENTERLINE OF A 30' INGRESS/EGRESS EASEMENT AND THE NORTHERN 200' RIGHT-OF-WAY LINE OF THE CSX RAILROAD, THENCE ALONG SAID CENTERLINE OF 30' INGRESS/EGRESS EASEMENT N11°58'38"W, AND A DISTANCE OF 282.13' TO AN IRON PIN FOUND (1/2"RB), THENCE N00°23'24"E, AND A DISTANCE OF 522.27' TO AN IRON PIN FOUND (1/2"RB), THENCE N38°36'00"E, AND A DISTANCE OF 322.34' TO AN IRON PIN FOUND (1.5"ROD) BEING THE P.O.B.

AREA SUMMARY

MORGAN COUNTY	= 17.154 ACRES
TOWN OF BUCKHEAD	= 16.214 ACRES
AREA TOTAL	= 33.368 ACRES

GENERAL NOTES:

1.) THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A CURRENT TITLE SEARCH OR COMMITMENT. AS SUCH, LAND USE RESTRICTIONS, SETBACKS, ZONING, EASEMENTS, OR OTHER TITLE FACTS MAY EXIST THAT ARE NOT SHOWN.

2.) A PORTION OF THIS PROPERTY IS LOCATED IN A F.E.M.A. FLOOD HAZARD AREA PER F.I.R.M. PANEL:

PANEL NUMBER: 330 OF 350
MAP NUMBER: 13211C0330 A
COMMUNITY NUMBER: 130284
EFFECTIVE DATE: FEB. 15, 2002

3.) UTILITIES SUCH AS ELECTRIC LINES, WATER LINES, GAS LINES, SANITARY SEWER LINES OR WELLS MAY OR MAY NOT EXIST ON SITE AND MAY OR MAY NOT BE SHOWN.

THIS PLAT IS FOR THE USE OF THE NAME(S)/COMPANY(S) SPECIFIED IN THE TITLE BLOCK ONLY. ANY USE BY A THIRD PARTY IS AT THEIR OWN RISK.

This plat is not valid for recording purposes unless Surveyor's Signature appears in original black ink over the stamp.

GEORGIA REGISTERED LAND SURVEYOR WILLIAM E. WHITLEY

1-14-2004

In my opinion this plat is a correct representation of the land platted and has been prepared in conformity with minimum standards and requirements of law.

Land

CSX RAILROAD
FORM. GEORGIA RAILROAD
C/L OF RAILROAD 1/2"
C/L OF RAILROAD 1/2"
C/L OF RAILROAD 1/2"