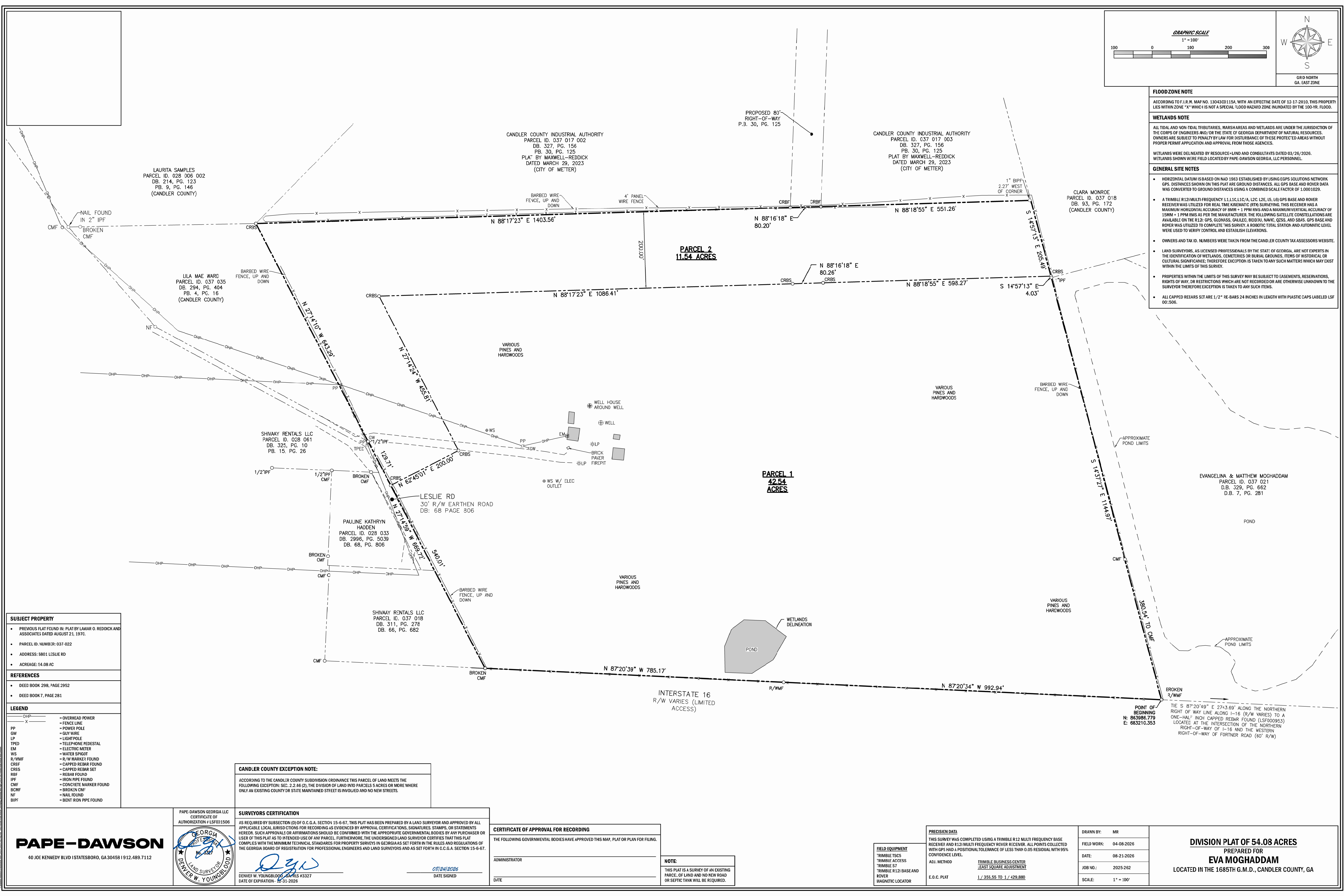




GRAPHIC SCALE

1" = 100'

100

0

100

200

300

N

W

E

S

GRD NORTH

GA. EAST ZONE

FLOODZONE NOTE

ACCORDING TO F.L.R.M. MAP NO. 13043C0115A, WITH AN EFFECTIVE DATE OF 12-17-2010, THIS PROPERTY LIES WITHIN ZONE "X" WHICH IS NOT A SPECIAL FLOOD HAZARD ZONE INUNDATED BY THE 100-YR. FLOOD.

WETLANDS NOTE

ALL TIDAL AND NON-TIDAL TRIBUTARIES, MARSH AREAS AND WETLANDS ARE UNDER THE JURISDICTION OF THE CORPS OF ENGINEERS AND/OR THE STATE OF GEORGIA DEPARTMENT OF NATURAL RESOURCES. OWNERS ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE OF THESE PROTECTED AREAS WITHOUT PROPER PERMIT APPLICATION AND APPROVAL FROM THOSE AGENCIES.

WETLANDS WERE DELINEATED BY RESOURCE-LAND AND CONSULTANTS DATED 03/26/2026. WETLANDS SHOWN WERE FIELD LOCATED BY PAPE-DAWSON GEORGIA, LLC PERSONNEL.

GENERAL SITE NOTES

- HORIZONTAL DATUM IS BASED ON NAD 1983 ESTABLISHED BY USING EGPS SOLUTIONS NETWORK GPS. DISTANCES SHOWN ON THIS PLAT ARE GROUND DISTANCES. ALL GPS BASE AND ROVER DATA WAS CONVERTED TO GROUND DISTANCES USING A COMBINED SCALE FACTOR OF 1.0001029.
- A TRIMBLE R12 MULTI-FREQUENCY L1/L1C/L1C/A, L2C, L2E, L5, L6 GPS BASE AND ROVER RECEIVER WAS UTILIZED FOR REAL TIME KINEMATIC (RTK) SURVEYING. THIS RECEIVER HAS A MAXIMUM HORIZONTAL ACCURACY OF 8MM + 1 PPM RMS AND A MAXIMUM VERTICAL ACCURACY OF 15MM + 1 PPM RMS AS PER THE MANUFACTURER. THE FOLLOWING SATELLITE CONSTELLATIONS ARE AVAILABLE ON THE R12: GPS, GLONASS, GALILEO, BEIDOU, NAVIC, QZSS, AND SBAS. GPS BASE AND ROVER WAS UTILIZED TO COMPLETE THIS SURVEY. A ROBOTIC TOTAL STATION AND AUTOMATIC LEVEL WERE USED TO VERIFY CONTROL AND ESTABLISH ELEVATIONS.
- OWNERS AND TAX ID. NUMBERS WERE TAKEN FROM THE CANDLER COUNTY TAX ASSESSORS WEBSITE.
- LAND SURVEYORS, AS LICENSED PROFESSIONALS BY THE STATE OF GEORGIA, ARE NOT EXPERTS IN THE IDENTIFICATION OF WETLANDS, CEMETERIES OR BURIAL GROUNDS, ITEMS OF HISTORICAL OR CULTURAL SIGNIFICANCE. THEREFORE EXCEPTION IS TAKEN TO ANY SUCH MATTERS WHICH MAY EXIST WITHIN THE LIMITS OF THIS SURVEY.
- PROPERTIES WITHIN THE LIMITS OF THIS SURVEY MAY BE SUBJECT TO EASEMENTS, RESERVATIONS, RIGHTS OF WAY, OR RESTRICTIONS WHICH ARE NOT RECORDED OR ARE OTHERWISE UNKNOWN TO THE SURVEYOR THEREFORE EXCEPTION IS TAKEN TO ANY SUCH ITEMS.
- ALL CAPPED REBAR SET ARE 1/2" RE-BARS 24 INCHES IN LENGTH WITH PLASTIC CAPS LABELED LSF 00:506.

SUBJECT PROPERTY

- PREVIOUS PLAT FOUND IN: PLAT BY LAMAR O. REDDICK AND ASSOCIATES DATED AUGUST 21, 1976.
- PARCEL ID. NUMBER: 037-022
- ADDRESS: 5801 LESLIE RD
- ACREAGE: 54.08 AC

REFERENCES

- DEED BOOK 298, PAGE 2952
- DEED BOOK 7, PAGE 281

LEGEND

OHP	OVERHEAD POWER
X	FENCE LINE
PP	POWER POLE
GW	GUY WIRE
LP	LIGHT POLE
TPED	TELEPHONE PEDESTAL
EM	ELECTRIC METER
WS	WATER SPIGOT
R/WMF	R/W MARKER FOUND
CRBF	CAPPED REBAR FOUND
CRBS	CAPPED REBAR SET
RBF	REBAR FOUND
IPF	IRON PIPE FOUND
CMF	CONCRETE MARKER FOUND
BCMF	BROKEN CMF
NF	NAIL FOUND
BIPF	BENT IRON PIPE FOUND

CANDLER COUNTY EXCEPTION NOTE:

ACCORDING TO THE CANDLER COUNTY SUBDIVISION ORDINANCE THIS PARCEL OF LAND MEETS THE FOLLOWING EXCEPTION: SEC. 2.2.46 (2), THE DIVISION OF LAND INTO PARCELS 5 ACRES OR MORE WHERE ONLY AN EXISTING COUNTY OR STATE MAINTAINED STREET IS INVOLVED AND NO NEW STREETS.

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 CERTIFICATIONS, 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 COMPLES 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.

08/24/2026

DATE SIGNED

08/24/2026

DATE OF EXPIRATION

08/24/2026

DATE OF EXPIRATION

CERTIFICATE OF APPROVAL FOR RECORDING

THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS MAP, PLAT OR PLAN FOR FILING.

ADMINISTRATOR

DATE

NOTE

THIS PLAT IS A SURVEY OF AN EXISTING PARCELS OF LAND AND NO NEW ROAD OR SEPTIC TANK WILL BE REQUIRED.

PRECISION DATA

THIS SURVEY WAS COMPLETED USING A TRIMBLE R12 MULTI-FREQUENCY BASE RECEIVER AND R12 MULTI-FREQUENCY ROVER RECEIVER. ALL POINTS COLLECTED WITH GPS HAD A POSITIONAL TOLERANCE OF LESS THAN 0.05 RESIDUAL WITH 95% CONFIDENCE LEVEL.

ADJ. METHOD

E.O.C. PLAT

TRIMBLE BUSINESS CENTER

LEAST SQUARE ADJUSTMENT

1 / 355.55 TO 1 / 429.880

FIELD EQUIPMENT

TRIMBLE TS05
TRIMBLE ACCESS
TRIMBLE S7
TRIMBLE R12 BASE AND ROVER
MAGNETIC LOCATOR

DRAWN BY:

MR

FIELD WORK:

04-08-2026

DATE:

08-21-2026

JOB NO.:

2025-262

SCALE:

1" = 100'

DIVISION PLAT OF 54.08 ACRES

PREPARED FOR
EVA MOGHADDAM
LOCATED IN THE 1685TH G.M.D., CANDLER COUNTY, GA