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CLERK: Jennifer Jordan
Pickens County, GA

RECEIVED
JAN 29 2024
BY:

GRAPHIC SCALE
1" = 60'
60 0 60 120 180

N
W E
S
GRID NORTH
GA. WEST ZONE

EXPLANATION OF UTILITY LOCATIONS

THE UTILITIES ARE SHOWN AS PER THE LOCATION OF POLES, MANHOLES, VALVES, PEDESTALS, ETC., EXISTING DRAWINGS AND INFORMATION PROVIDED BY UTILITY PERSONNEL. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

THE UTILITIES WERE MARKED BY THE UNDERGROUND DETECTIVES ON 12-18-2023.

LEGEND

~~	= WOODS DRIP LINE
==========	= STORM PIPE
——— S ———	= SANITARY SEWER
——— FM ———	= SANITARY FORCE MAIN
——— W ———	= WATER LINE
——— FO ———	= FIBER OPTIC
——— G ———	= GAS LINE
——— OHP ———	= OVERHEAD POWER
——— UGE ———	= UNDERGROUND POWER
——— HVP ———	= HIGH VOLTAGE POWER
——— OHT ———	= OVERHEAD TELEPHONE
——— UGT ———	= UNDERGROUND TELEPHONE
——— X ———	= FENCE LINE
SANMH	= SANITARY MANHOLE
SSCO	= SANITARY CLEANOUT
STOMH	= STORM MANHOLE
STOCO	= STORM CLEANOUT
PP	= POWER POLE
LP	= LIGHT POLE
GP	= GUY POLE
TELP	= TELEPHONE POLE
TP	= TELEPHONE PEDESTAL
TB	= TELEPHONE BOX
EM	= ELECTRIC METER
EB	= ELECTRIC BOX
ET	= ELECTRIC TRANSFORMER
EMH	= ELECTRIC MANHOLE
WVAULT	= WATER VAULT
WMH	= WATER MANHOLE
FH	= FIRE HYDRANT
WV	= WATER VALVE
WM	= WATER METER
WS	= WATER SPIGOT
FOMH	= FIBER OPTIC MANHOLE
FOB	= FIBER OPTIC BOX
FOP	= FIBER OPTIC PEDESTAL
AC	= AIR CONDITIONING UNIT
FFE	= FINISHED FLOOR ELEVATION
EOP	= EDGE OF PAVEMENT
R/W	= RIGHT OF WAY
R/WMF	= R/W MARKER FOUND
CRBF	= 1/2"CAPPED REBAR FOUND
CRBS	= 1/2"CAPPED REBAR SET
RBF	= REBAR FOUND
BRBF	= BENT REBAR FOUND
OTPF	= OPEN TOP PIPE FOUND
CIPS	= CAPPED IRON PIPE SET
BIPF	= BENT IRON PIPE FOUND
RWMF	= RIGHT OF WAY MARKER FOUND
BRWMF	= BROKEN RIGHT OF WAY MARKER FOUND
CTPF	= CRIMPED TOP PIPE FOUND
NF	= NAIL FOUND

LL 201
TAX ID. #030B 061 006
CURRENT OWNER:
KING OF KINGS LUTHERAN CHURCH, INC
DB. 1154, PG. 644
PB. 2017, PG. 71
PB. 2017, PG. 38

TAX ID. #030B 061 001
CURRENT OWNER:
ONZELLE REED FOWLER AS TRUSTEE
ONZELLE REED LIVING TRUST
DB. 863, PG. 193
PB. 2017, PG. 71
PB. 2017, PG. 38

CRBF (RLS#3238) ON 9.16' OFFSET
CRBF RLS#3238
APPROXIMATE LAND LOT LINE
S 88°01'07" E 158.41'
S 88°02'25" E 112.08'
TOP OF SLOPE FIELD LOCATED BY MAX-RED
TOP OF SLOPE FIELD LOCATED BY MAX-RED
S 88°02'25" E 846.42'
BEGIN LIMITED ACCESS TOWARDS THE NORTH
WIRE FENCE
1/2"RBF
1/2"OTPF 2.0' INSIDE R/W
GUARD RAIL
EDGE OF PAVING
APPROXIMATE LAND LOT LINE
DROP INLET
12"RCP
APPROXIMATE LAND LOT LINE

TAX ID. #030B 046
CURRENT OWNER:
ROBERT W. JAMES
DB. 254, PG. 487
PB. R, PG. 124

N 52°07'33" W 127.16'
BRANCH TRAVERSE LINE
WIRE FENCE

LL 200
CENTERLINE OF THE BRANCH IS THE PROPERTY LINE
TOP OF SLOPE FIELD LOCATED BY MAX-RED
N 16°04'24" W 318.96'
CITY OF JASPER
PICKENS COUNTY

L21 L20 L19 L18 L17 L16 L15 L14 L13 L12 L11 L10 L9 L8 L7 L6 L5 L4 L3 L2 L1

PARCEL 2
10.79 ACRES
PORTION OF TAX ID. #030C 001
CURRENT OWNER:
BOOKER INVESTMENT GROUP, LLC
DB. 1382, PG. 611
PB. T, PG. 168

TOP OF SLOPE FIELD LOCATED BY MAX-RED
TOP OF SLOPE FIELD LOCATED BY MAX-RED

LL 201
LL 232
LL 200
LL 233

S 31°15'05" E
CH. = 477.96'
ARC. = 479.57'
RAD. = 2685.21'

TAX ID. #030B 046
CURRENT OWNER:
ROBERT W. JAMES
DB. 254, PG. 487
PB. R, PG. 124

WIRE FENCE
BRANCH TRAVERSE LINE
N 19°38'40" W 332.17'
CENTERLINE OF THE BRANCH IS THE PROPERTY LINE
TOP OF SLOPE FIELD LOCATED BY MAX-RED
1/2"RBF
1/2"RBF

TAX ID. #030C 007
CURRENT OWNER:
RYAN T. & JULIE A. KAUL
DB. 1087, PG. 281
PB. ZZ, PG. 143

N 05°11'43" E 276.25'
CENTERLINE OF THE BRANCH IS THE PROPERTY LINE
WIRE FENCE
TOP OF SLOPE FIELD LOCATED BY MAX-RED
12"HDPE
N 35°58'21" W 128.21'
S 71°33'03" W 74.82'
N 35°57'33" W 239.90'

TAX ID. #030C 007
CURRENT OWNER:
RYAN T. & JULIE A. KAUL
DB. 1087, PG. 281
PB. ZZ, PG. 143

BRANCH TRAVERSE LINE
CENTERLINE OF THE BRANCH IS THE PROPERTY LINE
TOP OF SLOPE FIELD LOCATED BY MAX-RED
SPRINGHEAD
1/2"RBF
WIRE FENCE

TAX ID. #030C 002
CURRENT OWNER:
KRISTY KAUL BONE
DB. 1029, PG. 671
PB. M, PG. 114

CITY OF JASPER
PICKENS COUNTY
N 16°03'45" W 718.29'
TOP OF SLOPE FIELD LOCATED BY MAX-RED

PARCEL 3
27.00 ACRES
PORTION OF TAX ID. #030C 001
CURRENT OWNER:
BOOKER INVESTMENT GROUP, LLC
DB. 1382, PG. 611
PB. T, PG. 168

LINE	BEARING	DISTANCE
L1	N 83°35'57" W	44.63'
L2	N 44°26'01" W	37.40'
L3	N 41°18'42" W	62.41'
L4	N 54°12'44" W	62.69'
L5	N 48°49'35" W	58.02'
L6	N 44°48'44" W	50.16'
L7	N 61°04'33" W	51.05'
L8	N 46°52'49" W	50.05'
L9	N 43°24'57" W	50.28'
L10	N 42°13'00" W	50.40'
L11	N 53°36'51" W	72.48'
L12	N 71°03'28" W	68.09'
L13	N 70°39'14" W	50.07'
L14	N 58°05'22" W	50.71'
L15	N 70°55'48" W	50.08'
L16	N 55°59'51" W	77.14'
L17	N 68°58'49" W	82.11'
L18	N 80°26'01" W	93.56'
L19	N 42°04'54" W	42.18'
L20	S 78°05'47" W	71.83'
L21	N 42°42'02" W	53.78'

GENERAL SITE NOTES

- HORIZONTAL DATUM IS BASED ON NAD 1983 GA. WEST ZONE ESTABLISHED BY USING TRIMBLE VRS NOW NETWORK GPS. DISTANCES SHOWN ARE GROUND DISTANCES IN U.S. SURVEY FEET.
- A ROBOTIC TOTAL STATION WAS USED TO COMPLETE THIS SURVEY. GPS WAS UTILIZED TO ESTABLISH STATE PLANE COORDINATES AND BENCHMARK ELEVATION ONLY.
- A TRIMBLE R12i MULTI-FREQUENCY GPS RECEIVER WAS UTILIZED FOR REAL TIME KINEMATIC (RTK) POSITIONS ADJUSTED BY THE EGPS NETWORK. 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.
- OWNERS AND TAX ID. NUMBERS WERE TAKEN FROM THE PICKENS COUNTY TAX ASSESSORS WEB SITE.
- 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 REBARS SET ARE 1/2" RE-BARS 24 INCHES IN LENGTH WITH PLASTIC CAPS LABELED LSF 000953.

PARCEL 2
10.79 ACRES
PORTION OF TAX ID. #030C 001
CURRENT OWNER:
BOOKER INVESTMENT GROUP, LLC
DB. 1382, PG. 611
PB. T, PG. 168

N 18°41'49" W 836.86'
S 14°53'07" E 434.89'
N 71°18'11" E 260.00'
S 77°38'05" E 133.74'
N 12°21'55" E 301.61'
S 18°41'49" E 376.94'
S 42°17'48" W 224.18'
S 44°54'11" W 57.78'
S 42°17'48" W 57.17'
S 42°17'48" W 48.30'
209.48' S 54°24'57" W
N 21°46'43" W 150.30'
N 76°29'47" W 42.32'
S 68°13'05" W 108.66'
N 19°07'05" W 10.06'
S 68°13'05" W 203.77'
163.73' S 68°11'50" W
3/4"OTPF
1/2"RBF
25" PINE ON THE CORNER
WIRE FENCE
EDGE OF PAVING
RWMF
CRWMF
BRWMF
N:1629976.40
E:2205757.02
FP
TSB
TSP
SIGN
DO NOT ENTER SIGN
PHILADELPHIA ROAD STREET SIGN
SPEED LIMIT 55 MPH SIGN
SPEED LIMIT 35 MPH SIGN
GUARD RAIL
18"CMP I.E.= 1455.35'
CONC. FLUME ERODED IN THIS AREA AND IS BROKEN UP.
CONC. FLUME
RWMF N 06°59'18" E 13.56' FROM CRBS
EXCEPTION #13 GIVES THE RIGHT OF ACCESS ALONG THE WESTERN RIGHT-OF-WAY OF GA. HWY. 515.
STOP LIGHT AHEAD SIGN
WRONG WAY SIGN
GATE
ASPHALT DRIVE
WATER MARKS END
SANMH
ET
ICVX2
STOMH
ICV
EB
WM2
PP
OHP
G
W
F
FO
TOP OF SLOPE FIELD LOCATED BY MAX-RED

PARCEL 1
5.47 ACRES
PORTION OF TAX ID. #030C 001
CURRENT OWNER:
BOOKER INVESTMENT GROUP, LLC
DB. 1382, PG. 611
PB. T, PG. 168

N 04°42'24" W CH. = 117.43' ARC. = 119.18' RAD. = 200.00'
N 60°22'25" E 175.70'
N 24°09'42" W CH. = 100.00' ARC. = 100.15' RAD. = 525.00'
S 18°33'52" E CH. = 340.37' ARC. = 340.67' RAD. = 2685.20'
PHILADELPHIA ROAD PUBLIC 80' RIGHT-OF-WAY
HUGH MUILLINS COURT
APPROXIMATE LAND LOT LINE

GEORGIA HIGHWAY 515 (A.K.A. ZELL MILLER MTN. PARKWAY GEORGIA STATE ROUTE 5) PUBLIC RIGHT-OF-WAY VARIES
RIGHT-OF-WAY AS PER GA DOT PROJECT NUMBER APD-0515-2(2) DATED SEPT. 1960

APPROVED SUBDIVISION
FEB 02 2024
BY AUTHORITY OF CITY OF JASPER PLANNING & DEVELOPMENT DEPARTMENT

CERTIFICATE OF APPROVAL FOR RECORDING

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

CITY OF JASPER DEVELOPMENT DIRECTOR

2-2-24
DATE

SURVEYOR 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 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.

DENVER W. YOUNGBLOOD - GA. RLS #3327

01/26/2024
DATE

CERTIFICATE OF AUTHORIZATION # LSF000953

GEORGIA REGISTERED No. 3327 LAND SURVEYOR DENVER W. YOUNGBLOOD

MAXWELL-REDDICK AND ASSOCIATES
ENGINEERING & LAND SURVEYING
40 JOE KENNEDY BLVD.
STATESBORO, GA 30458
(912) 489-7112 OFFICE
NORTHWINDS III
2500 NORTHWINDS PKWY.
SUITE 360
ALPHARETTA, GA 30009
(404) 693-1618 OFFICE

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. NO WETLANDS WERE DELINEATED AT THE TIME OF THIS SURVEY.

FLOOD ZONE NOTE

BY GRAPHICAL PLOTTING, ACCORDING TO F.I.R.M. MAP NO. 13227C0151C AND 13227C0152C, WITH AN EFFECTIVE DATE OF 9/29/2010, THIS PROPERTY LIES WITHIN ZONE "X". ZONE "X" IS NOT A SPECIAL FLOOD HAZARD ZONE INUNDATED BY THE 100-YR. FLOOD.

RIPARIAN RIGHTS NOTE

THE BOUNDARY IS SUBJECT TO CHANGE DUE TO NATURAL CAUSES AND THAT IT MAY OR MAY NOT REPRESENT THE ACTUAL LOCATION OF THE LIMIT OF TITLE.

PRECISION DATA		FIELD EQUIPMENT
E.O.C. FIELD	1 / 109,213	TRIMBLE R12 GPS
ERROR PER ANGLE	00° 00' 02.8"	MAGNETIC LOCATOR
ADJ. METHOD	NETWORK LEAST SQUARES	TRIMBLE ACCESS
E.O.C. PLAT	1 / 376,969	TRIMBLE S5(8) ROBOT

DRAWN BY: TR/DY	DRAWING NUMBER
FIELD WORK: 12/21/2023	1
DATE: 1/22/2024	1 OF 1 SHEETS
JOB NO.: 2023-303	
SCALE: 1" = 60'	

MINOR SUBDIVISION SURVEY OF 43.261 ACRES
PREPARED FOR
JACKSON INVESTMENT GROUP, LLC
LOCATED IN LAND LOTS 200 AND 233 OF THE 12TH DISTRICT, 2ND SECTION OF PICKENS COUNTY, CITY OF JASPER, GEORGIA