SOLD SOLD SOLD

POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
RBS	REBAR SET
RBF	REBAR FOUND
MNF	MAG NAIL FOUND
MNS	MAG NAIL SET
CRF	CAPPED REBAR FOUND
OTF	OPEN TOP PIPE FOUND
CMF	CONCRETE MONUMENT FOUND
DI	DROP INLET
CI	CATCH INLET
YI	YARD INLET
OCS	OUTLET CONTROL STRUCTURE
JB	JUNCTION BOX
SWCB	SINGLE WING CATCH BASIN
DWCB	DOUBLE WING CATCH BASIN
HW	HEADWALL
FES	FLARED END SECTION
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
SS	SANITARY SEWER
F.M.E.	FORCE MAIN EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
D.E.	DRAINAGE EASEMENT
W.E.	WATER EASEMENT

FIRE HYDRANT, WATER VALVE, WATER METER, GAS METER, POWER METER, ELECTRICAL BOX, POWER POLE, OVERHEAD ELECTRICAL, GUY WIRE, R.D. ROOF DRAIN, DROP INLET, JUNCTION BOX, SINGLE WING CATCH BASIN, DOUBLE WING CATCH BASIN, HEAD WALL, SAFETY END SECTION, UNDERGROUND GAS LINE, UNDERGROUND WATER LINE, UNDERGROUND ELECTRIC LINE, UNDERGROUND TELECOM, SANITARY SEWER LINE, SANITARY SEWER MANHOLE, CLEAN OUT, G.T. GREASE TRAP, FENCE, BOLLARD, SPOT ELEVATION

GRID NORTH (GA WEST ZONE)

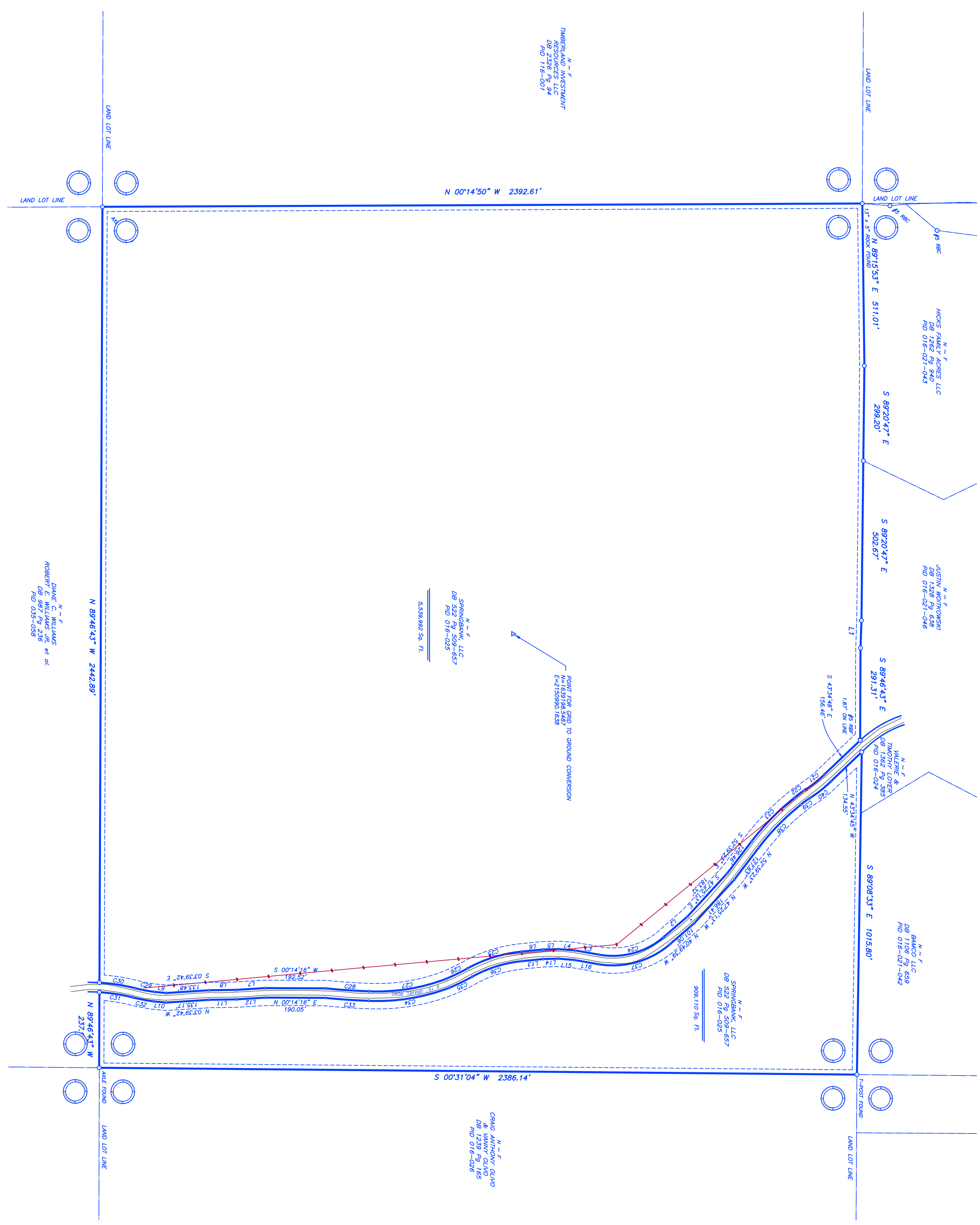
CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C21	359.49'	79.48'	79.31'	S 38°19'07" E	12°40'01"
C22	238.65'	37.69'	37.65'	S 36°30'35" E	9°02'56"
C23	783.37'	195.23'	194.73'	S 45°31'01" E	14°16'45"
C24	245.12'	217.23'	210.19'	S 15°26'22" E	50°46'33"
C25	439.36'	178.81'	177.58'	S 17°17'00" E	23°19'04"
C26	704.14'	76.13'	76.10'	S 25°50'41" E	6°11'42"
C27	605.59'	246.27'	244.58'	S 09°09'42" E	23°18'00"
C28	1884.54'	136.63'	136.60'	S 03°51'33" W	4°09'14"
C29	543.20'	62.31'	62.27'	S 10°48'51" W	6°34'20"
C30	614.68'	113.80'	113.64'	S 08°47'48" W	10°36'27"
C31	584.68'	106.53'	106.38'	N 08°52'50" E	10°26'22"
C32	573.20'	66.28'	66.24'	N 10°47'16" E	6°37'31"
C33	1914.54'	137.12'	137.09'	N 03°50'23" E	4°06'13"
C34	635.59'	258.79'	257.01'	N 09°11'34" W	23°19'44"
C35	734.14'	79.88'	79.84'	N 25°49'30" W	6°14'04"
C36	409.36'	166.60'	165.45'	N 17°17'00" W	23°19'04"
C37	275.12'	243.82'	235.92'	N 15°26'22" W	50°46'33"
C38	753.37'	188.47'	187.97'	N 45°29'23" W	14°20'00"
C39	208.65'	33.63'	33.59'	N 36°36'11" W	9°14'08"
C40	389.49'	85.82'	85.65'	N 38°17'51" W	12°37'29"

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 87°56'03" E	86.41'
L2	S 40°49'39" E	99.33'
L3	S 09°56'54" W	77.37'
L4	S 04°33'52" W	53.24'
L5	S 01°25'56" E	48.83'
L6	S 05°37'28" E	67.94'
L7	S 03°30'00" E	90.31'
L8	S 00°55'56" E	86.81'
L9	S 05°31'45" W	36.95'
L10	N 05°31'45" E	39.88'
L11	N 00°55'56" W	86.77'
L12	N 03°30'00" W	90.00'
L13	N 05°37'28" W	66.85'
L14	N 01°25'56" W	46.16'
L15	N 04°33'52" E	50.26'
L16	N 09°56'54" E	75.96'

200 0 200 400



A LEICA TS16 R1000 P3" ROBOTIC TOTAL STATION WITH A DELL TOUGHBOOK DATA COLLECTOR WITH CARLSON SURV PC SOFTWARE WERE USED TO OBTAIN THE ANGULAR AND LINEAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

THE HORIZONTAL AND VERTICAL DATUM FOR THIS SURVEY IS BASED ON GPS OBSERVATION WITH A LEICA GS14 GPS RECEIVER ON THE "SMART NET" HARN NETWORK WITH REDUCTION TO GEORGIA STATE PLANE COORDINATES (WESTERN ZONE).

GRID TO GROUND REDUCTION SCALE FACTOR: 1.0001380292766

THIS FOLLOWING SETBACKS APPLY TO PROPERTIES ZONED AG (AGRICULTURAL) PER PICKENS COUNTY ZONING ORDINANCES.

FRONT SETBACK 25 FEET
SIDE SETBACK 15 FEET
REAR SETBACK 15 FEET

VERIFY THIS SETBACK INFORMATION WITH THE APPROPRIATE ZONING AUTHORITIES FOR SAID MUNICIPALITY.

THIS PROPERTY IS LOCATED IN A 100 YEAR FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 13227C0020C AND THE DATE OF SAID MAP IS SEPTEMBER 29, 2010. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

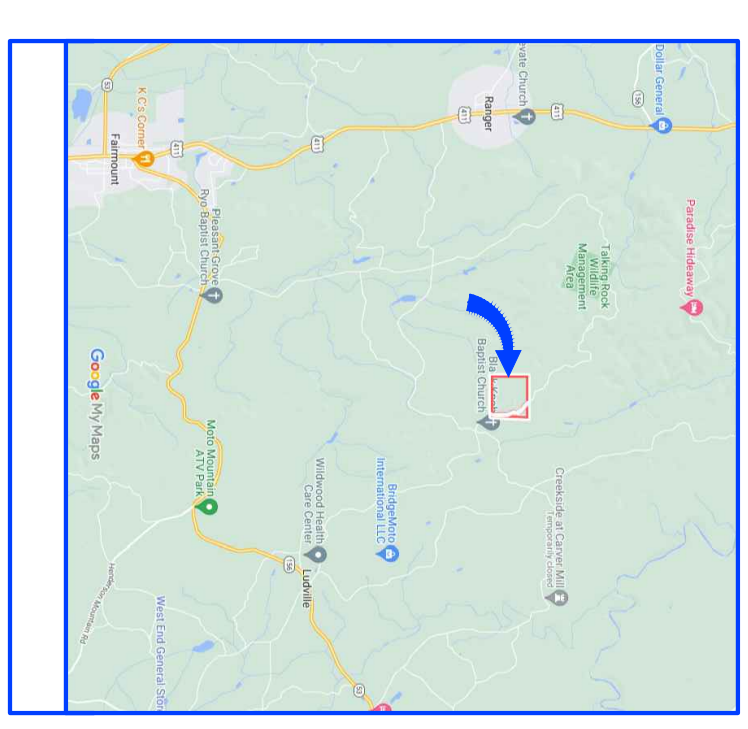
UTILITIES SHOWN ON THIS PLAT ARE BASED ON VISIBLE ABOVE GROUND EVIDENCE. UNDERGROUND UTILITIES MAY EXIST IN THIS SITE THAT ARE NOT SHOWN ON THIS SURVEY.

1. REFERENCE A MINOR SUBDIVISION PLAT PREPARED FOR HICKS FAMILY ACRES LLC RECORDED IN PLAT BOOK 2022, PAGE 117.

2. REFERENCE A BOUNDARY SURVEY FOR TED FABINIAK RECORDED IN PLAT BOOK W, PAGE 139.

3. REFERENCE A RETRACEMENT SURVEY FOR CRAIG OLIVO RECORDED IN PLAT BOOK 2020, PAGE 191.

4. REFERENCE A DIVISION SURVEY PREPARED FOR HICKS FAMILY ACRES LLC PREPARED BY CHASTAIN & ASSOCIATES, P.C. DATED NOVEMBER 29, 2023.



THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THAT PARCEL OR PARCELS ARE STATED HERE ON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. 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 OF THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AS SET FORTH IN O.C.G.A. SECTION 15-6-17.

Donald L. Perryman (signature) 12-20-23
DONALD L. PERRYMAN, LS # 2133 DATE

GEORGIA REGISTERED No. 2133 LAND SURVEYOR DONALD L. PERRYMAN

'Cobb County Surveyor'
ALL TYPES OF SURVEYS PLUS ENGINEERING AND CONSTRUCTION MANAGEMENT

BOUNDARY SURVEY FOR

LOCATED IN LAND LOT 226 OF THE 24th DISTRICT
2nd SECTION, PICKENS COUNTY, GEORGIA
PID #016-025

0 DRY POND ROAD, RANGER, GEORGIA 30734

JOB NUMBER	5802
DRAWN BY	JBD
CHECKED BY	DLP
DATE	12/20/23
FIELD DATE	12/08/23
SCALE	1"=200'

REVISIONS	DATE