

# GRAPHIC SCALE



( IN FEET )  
1 Inch = 400 ft.



RESERVED FOR THE CLERK OF SUPERIOR COURT

## LEGEND

- IPF - Iron Pin Found (1/2" Rebar Unless Shown Otherwise)
- IPS - Iron Pin Set (1/2" Rebar w/ Cop #2935)
- Rock
- TP - Open Top Pipe
- P.O.C. - Point of Commencement
- P.O.B. - Point of Beginning
- LLC - Land Lot Corner
- LL - Land Lot Line
- R/W - Right of Way
- C/L - Centerline
- HP - Overhead Power Line
- SS - Sanitary Sewer Manhole
- U - Utility Pole
- Wire Fence
- Chain Link Fence
- Wood Fence

LINE	BEARING	LENGTH
L1	S 01°36'43" W	330.09'
L2	S 89°03'49" E	330.01'
L3	N 01°31'50" E	330.19'
L4	S 01°30'48" W	466.66'
L5	S 89°06'14" E	466.52'
L6	S 00°42'05" W	317.86'
L7	S 45°02'24" E	227.64'
L8	S 43°05'19" E	126.69'
L9	S 39°19'53" E	125.59'
L10	S 51°41'12" E	146.57'
L11	S 44°33'51" E	254.08'
L12	S 47°53'32" E	560.12'
L13	S 42°34'04" E	217.92'
L14	S 40°10'01" E	102.66'
L15	S 45°08'43" E	139.10'
L16	S 39°58'30" E	110.38'
L17	S 37°40'12" E	303.97'
L18	S 33°21'15" E	169.99'
L19	S 46°33'37" E	397.32'
L20	S 48°43'09" E	282.72'

Now or Formerly  
Benjamin R. Hyatt  
Deed Book 389 Page 381



**McCLAIN DRIVE**  
Distance along the Centerline of McClain Drive from this Property to the edge of pavement of Simpson Road: 0.424 miles

## SURVEYOR CERTIFICATION:

This plot is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. 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 plot 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.

Surveyor: Lester E. Bell, LS002935

*Lester E. Bell*

## SURVEY REFERENCES:

- 1.) CORRECTIVE EXECUTRIX'S DEED OF ASSENT FROM EDITH WILSON NELMS TO JACKIE ANN WILSON, ETAL DATED , MAY 23, 2017, RECORDED IN HEARD COUNTY RECORDS DEED BOOK 446 PAGE 94.
- 2.) RECORDED PLAT TITLED "SURVEY FOR JETT DOUGLAS & EDITH NELMS" DATED DECEMBER 27, 1987, CERTIFIED BY J. HUGH CAMP, GEORGIA RLS No.939. RECORDED IN HEARD COUNTY RECORDS PLAT BOOK 9 PAGE 297.
- 3.) RECORDED DEEDS AND PLATS OF ADJOINING OWNERS AS SHOWN.

## GENERAL NOTES:

- 1.) SURVEY DONE WITH THE BENEFIT OF A CURRENT TITLE COMMITMENT.
- 2.) SPECIAL FLOOD HAZARDS DO EXIST FOR SUBJECT PROPERTY PER FIRM MAP 13149C0135C, EFFECTIVE DATE AUGUST 19, 2010.
- 3.) NO GRAVES OR WELLS EXIST NEAR THE BOUNDARIES OF THIS PROPERTY. FURTHER INVESTIGATION IS NEEDED TO CERTIFY THE INTERIOR OF THIS PROPERTY.
- 4.) DATE OF FIELD WORK: JUNE 6, 7, 13, 14, 20, AND 23, 2017
- 5.) CURRENT OWNER & VESTING DEED: JACKIE ANN WILSON, ETAL - DEED BOOK 446 PAGE 94.

AREA SHOWN:  
261.52 ACRES

\*1- 3534.00 Feet

McClain Drive Note:  
McClain Drive use to run through this property. However, when the bridge over Deer Creek was washed out Heard County abandoned the road through this property. Based on information from Heard County Public Works, Heard County now claims the right-of-way of McClain Drive ends at this property line.

Now or Formerly  
Hancock Timberland Vill Inc.  
Deed Book 363 Page 573

IPF 1.5" OTP (Bent)  
(Nail Set At Base)  
25.80' Feet From Corner  
In C/L Of Deer Creek

Corner In C/L  
Of Deer Creek

Now or Formerly  
William & Patricia Gentry  
Deed Book Unknown

Now or Formerly  
Hancock Timberland Vill Inc.  
Deed Book 363 Page 573

## CLOSURE STATEMENT

The field data upon which this plot is based has a closure precision of one foot in 15,000+ feet, and an angular error of 5 sec. per angle point, and was adjusted using the Least Square Method.

This plot has been calculated for closure, and is found to be accurate within one foot in 818,142 feet.

This survey was made using a GEOMAX ZOOM30 Total Station, which reads distances to the nearest 0.007 foot and with direct reading to 5 seconds for angular measurement.

SURVEY FOR:  
**LOY M. HOWARD & NOLA WHITE HOWARD,  
AGSOUTH FARM CREDIT, ACA, AND  
FIDELITY NATIONAL TITLE COMPANY**  
LAND LOT 16 - 12th DISTRICT & LAND LOT 25 - 13th DISTRICT  
HEARD COUNTY - GEORGIA

DATE: JUNE 26, 20107

REVISIONS

FIELD  
TFG

DRAFTER  
TFG

PROJECT NO.  
217123

NOTE: THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED HEREON. THIS FIRM ASSUMES NO LIABILITY TO THE PERSON, PERSONS, OR ENTITY NOT NAMED HEREON, AND ANY USE BY UNKOWN PARTIES WILL DO SO AT THEIR OWN RISK.



PREPARED BY:  
**PIONEER LAND SURVEYING**  
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