

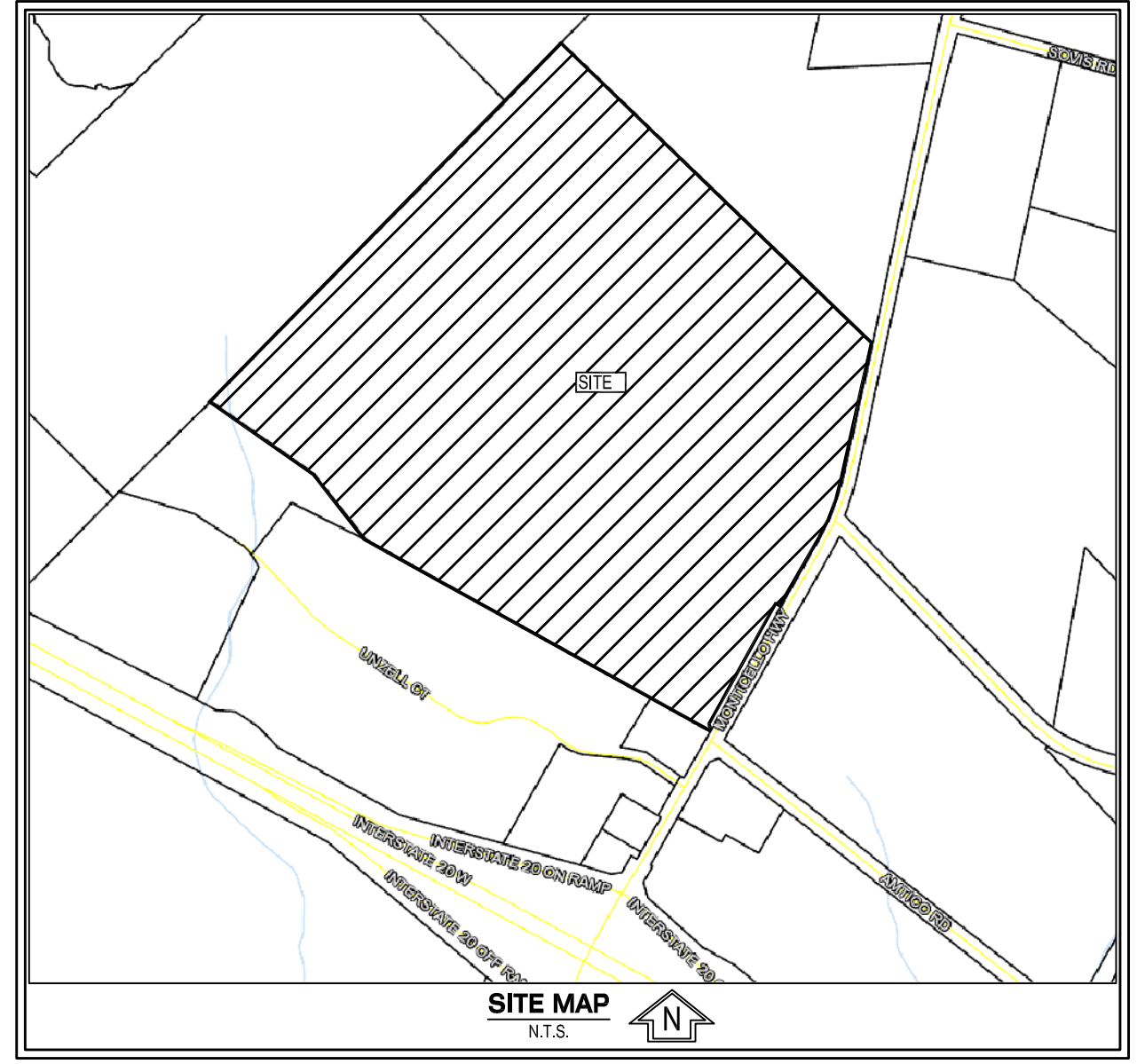
SURVEYORS CERTIFICATION

This plat is a retrace 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 the parcel or parcels are stated herein. 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 the 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.

GEORGIA PROFESSIONAL LAND SURVEYOR
No. 2629
G. BRIAN SLATE
DATE: 09/07/2022

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

THE PURPOSE OF THIS PLAT IS A BOUNDARY RETRACEMENT SURVEY ON AN EXISTING TRACT KNOWN AS TAX MAP PARCEL 037 138 MORGAN COUNTY, GEORGIA. THE SOURCE OF TITLE DESCRIPTION IS PER DB 383, PG 857, MORGAN COUNTY. THE CURRENT OWNER, AS PER THE INDICATED TAX RECORDS IS NEL UNITED ASSOCIATES, INC. THE PROPERTY ADDRESS IS MONTICELLO HIGHWAY, MADISON, GEORGIA, 30650.



georgia civil
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
LAND SURVEYING

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GEORGIA PROFESSIONAL LAND SURVEYOR
No. 2629
G. BRIAN SLATE

SURVEYED BY:
G. BRIAN SLATE, RL 2629
C: 706-201-0996
bslate@georgiacivil.com

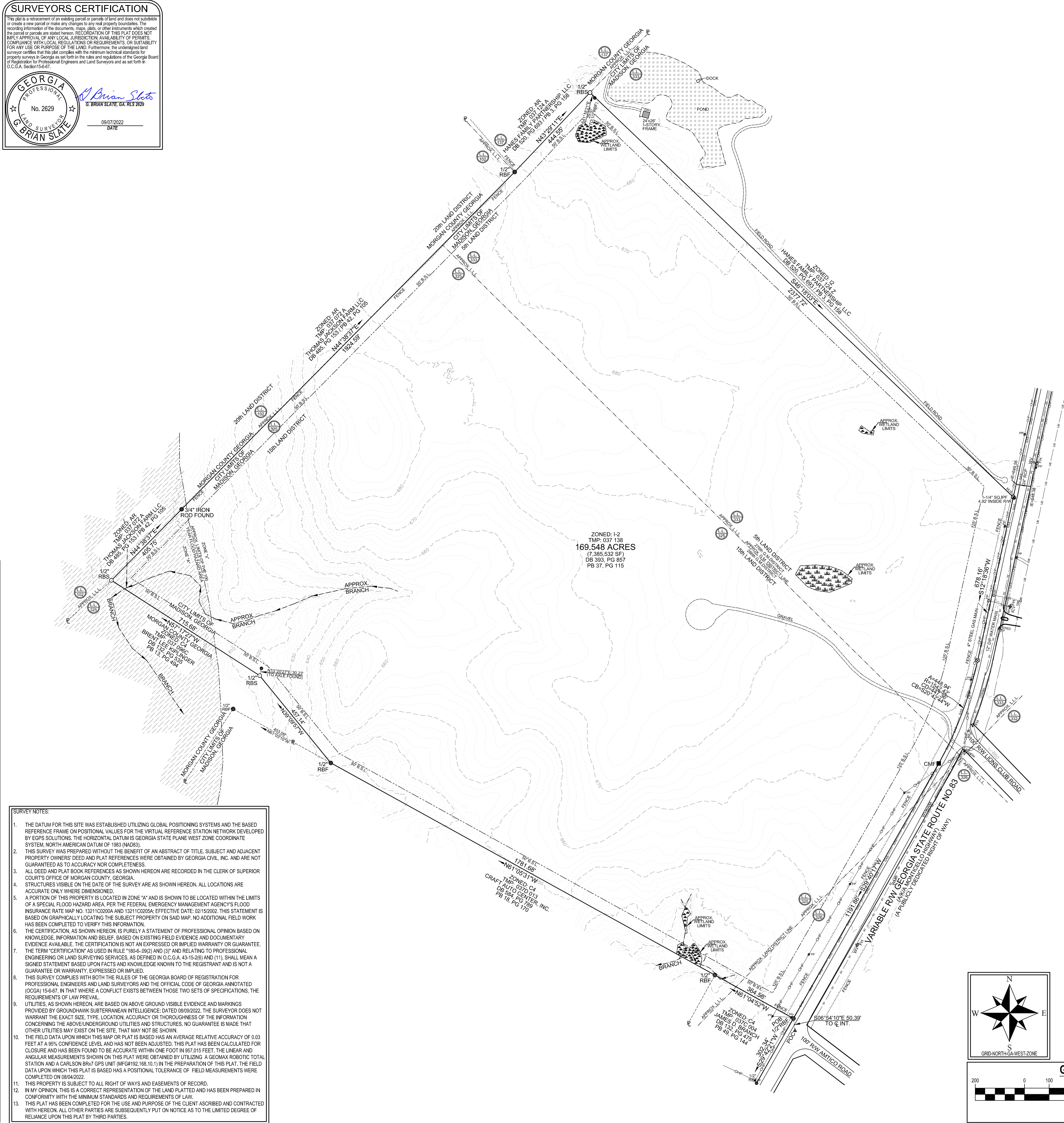
THE SURVEY WAS PREPARED IN CONFORMANCE WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (OCGA) 15-6-67, AS AMENDED BY 181004 (2017).
CERTIFICATE OF AUTHORIZATION LSF001055
Project Information

LEGEND

- = CONCRETE MONUMENT FOUND
- ⊙ = COMPUTED POINT
- = IRON PIN SET (1/2" REBAR)
- = IRON PIN FOUND
- ⊕ = IRRIGATION CONTROL VALVE
- ⊕ = FIRE HYDRANT
- ⊕ = TELEPHONE PEDESTAL
- = U/G TELEPHONE MARKER
- ⊕ = GAS METER
- = GAS VALVE
- ⊕ = POWER POLE
- ⊕ = GUY ANCHORWIRE
- ⊕ = WATER METER
- ⊕ = WATER VALVE
- ⊕ = STORM PIPE
- GAS- = GAS LINE
- OHP- = OVERHEAD POWER
- T- = UNDERGROUND TELEPHONE
- UE- = UNDERGROUND ELECTRIC/POWER
- W- = WATER LINE
- X- = FENCE LINE
- A = ARC LENGTH
- AK/A = ALSO KNOWN AS
- APPROX. = APPROXIMATE
- B.S.L. = BUILDING SETBACK LINE
- ⊕ = CENTER LINE
- CB = CHORD BEARING
- CD = CHORD DISTANCE
- CMF = CONCRETE MONUMENT FOUND
- DB = DEED BOOK
- FH = FIRE HYDRANT
- GM = GAS METER
- GV = GAS VALVE
- ICV = IRRIGATION CONTROL VALVE
- IE = INVERT ELEVATION
- INT. = INTERSECTION
- LL = LAND LOT
- LL.L. = LAND LOT LINE
- MUS = MISC. UTILITY STUB
- NO. = NUMBER
- NTS = NOT TO SCALE
- OHP = OVER HEAD POWER
- ⊕ = PROPERTY LINE
- PG = PLAT BOOK
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- PP = POWER POLE
- RAW = RIGHT OF WAY
- RFB = REBAR FOUND
- RBS = REBAR SET (1/2")
- RCP = REINFORCED CONCRETE PIPE
- SF = SQUARE FEET
- TMP = TAX MAP PARCEL
- WM = WATER METER
- WV = WATER VALVE

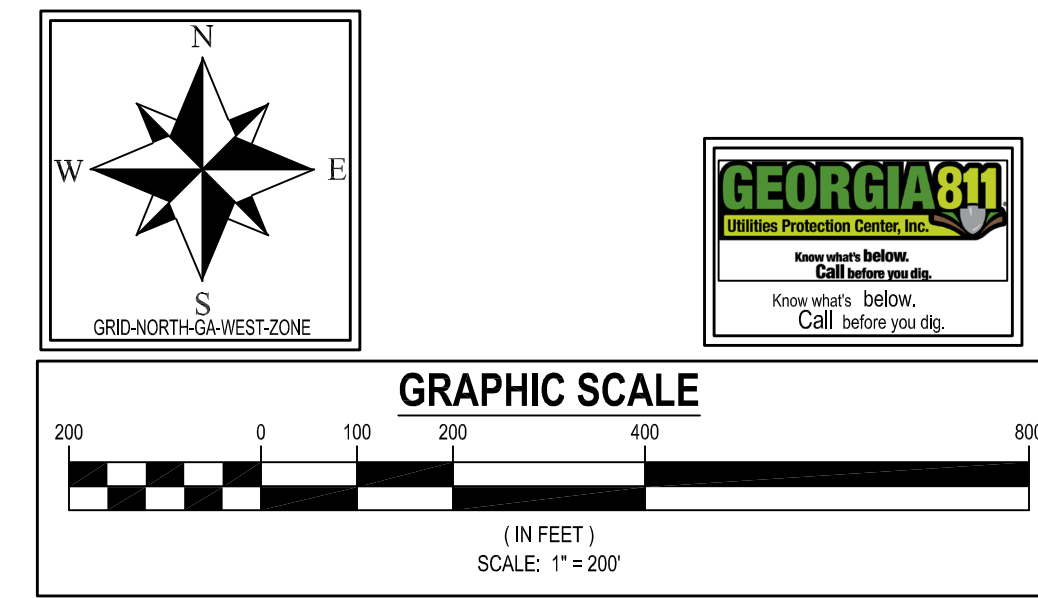
SURVEY NOTES:

- THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS AND THE BASED REFERENCE FRAME ON POSITIONAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK DEVELOPED BY EGPS SOLUTIONS. THE HORIZONTAL DATUM IS GEORGIA STATE PLANE WEST ZONE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83).
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. SUBJECT AND ADJACENT PROPERTY OWNERS DEED AND PLAT REFERENCES WERE OBTAINED BY GEORGIA CIVIL, INC. AND ARE NOT GUARANTEED AS TO ACCURACY NOR COMPLETENESS.
- ALL DEED AND PLAT BOOK REFERENCES AS SHOWN HEREON ARE RECORDED IN THE CLERK OF SUPERIOR COURTS OFFICE OF MORGAN COUNTY, GEORGIA.
- STRUCTURES VISIBLE ON THE DATE OF THE SURVEY ARE AS SHOWN HEREON. ALL LOCATIONS ARE ACCURATE ONLY WHERE DIMENSIONED.
- A PORTION OF THIS PROPERTY IS LOCATED IN ZONE "A" AND IS SHOWN TO BE LOCATED WITHIN THE LIMITS OF A SPECIAL FLOOD HAZARD AREA, PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NO. 13211C0200A AND 13211C0200A, EFFECTIVE DATE: 02/15/2002. THIS STATEMENT IS BASED ON GRAPHICALLY LOCATING THE SUBJECT PROPERTY ON SAID MAP. NO ADDITIONAL FIELD WORK HAS BEEN COMPLETED TO VERIFY THIS INFORMATION.
- THE CERTIFICATION AS SHOWN HEREON IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE. THE TERM "CERTIFICATION" AS USED IN RULES 180-6-19(2) AND (3) AND RELATING TO PROFESSIONAL ENGINEERING OR LAND SURVEYING SERVICES, AS DEFINED IN O.C.G.A. 43-15-20(6) AND (11), SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED.
- THIS SURVEY COMPLES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (OCGA) 15-6-67, IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.
- UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND VISIBLE EVIDENCE AND MARKINGS PROVIDED BY GROUNDHAWK SUBTERRANEAN INTELLIGENCE; DATED 08/09/2022. THE SURVEYOR DOES NOT WARRANT THE EXACT SIZE, TYPE, LOCATION, ACCURACY OR THOROUGHNESS OF THE INFORMATION CONCERNING THE ABOVE UNDERGROUND UTILITIES AND STRUCTURES. NO GUARANTEE IS MADE THAT OTHER UTILITIES MAY EXIST ON THE SITE, THAT MAY NOT BE SHOWN.
- THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS AN AVERAGE RELATIVE ACCURACY OF 0.03 FEET AT A 95% CONFIDENCE LEVEL AND HAS NOT BEEN ADJUSTED. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE ACCURATE WITHIN ONE FOOT IN 957,015 FEET. THE LINEAR AND ANGULAR MEASUREMENTS SHOWN ON THIS PLAT WERE OBTAINED BY UTILIZING A GEOMAX ROBOTIC TOTAL STATION AND A CARLSON BR7 GPS UNIT (MFG#192, 168, 10, 1) IN THE PREPARATION OF THIS PLAT. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A POSITIONAL TOLERANCE OF FIELD MEASUREMENTS WERE COMPLETED ON 08/04/2022.
- THIS PROPERTY IS SUBJECT TO ALL RIGHT OF WAYS AND EASEMENTS OF RECORD.
- IN MY OPINION, THIS IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMANCE WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.
- THIS PLAT HAS BEEN COMPLETED FOR THE USE AND PURPOSE OF THE CLIENT ASCRIBED AND CONTRACTED WITH HEREON. ALL OTHER PARTIES ARE SUBSEQUENTLY PUT ON NOTICE AS TO THE LIMITED DEGREE OF RELIANCE UPON THIS PLAT BY THIRD PARTIES.



LIDAR DISCLAIMER:

TOPOGRAPHIC INFORMATION SHOWN OUTSIDE THE SURVEYED TOPOGRAPHICAL BOUNDARY WAS GENERATED UTILIZING AIRBORNE LIDAR (LIGHT DETECTION AND RANGING). LIDAR IS A REMOTE SENSING METHOD THAT USES LIGHT IN THE FORM OF A PULSED LASER TO GENERATE A THREE-DIMENSIONAL POINT CLOUD OF THE GROUND SURFACE AND FEATURES ON IT. THE HORIZONTAL DATUM SHOWN HEREON WAS ESTABLISHED USING GLOBAL POSITIONING SYSTEMS AND SHOWN UTILIZING THE NORTH AMERICAN DATUM OF 1983 (NAD 83) - STATE PLANE COORDINATE SYSTEM - GEORGIA - WEST ZONE. THE VERTICAL DATA SHOWN HEREON IS PROJECTED IN THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) VERTICAL REFERENCE FRAME TRANSFORMED USING GEOID MODEL GEOID12B. DUE TO A LIMITED NUMBER OR COMPLETE LACK OF LIDAR RETURNS IN AREAS OF THICK VEGETATION OR AREAS INUNDATED WITH WATER, SUCH AS LAKES, PONDS, WETLANDS, CREEKS, AND STREAMS, THE DATA SHOWN IN THESE AREAS MAY BE UNRELIABLE AND MAY NOT REFLECT THE TRUE GROUND SURFACE. IN THE EVENT THESE AREAS ARE DEEMED CRITICAL, ADDITIONAL GROUND RUN TOPOGRAPHIC INFORMATION MAY BE REQUIRED.



SURVEY FOR:

ROOKER PROPERTIES, LLC
169,548 ACRES
IN LAND LOTS 325, 326 AND 333 OF THE 5th & 15th LAND DISTRICT
IN THE 27th AND 28th G.M. DISTRICT
IN THE CITY OF MADISON, MORGAN COUNTY, GEORGIA

CREW CHIEF: CF

SURVEYED: 08/04/2022

PROJECT #: 22RC0022

DRAWING DATE: 09/07/2022

DRAWN BY: GBS

CHECKED BY: GBS

REVISIONS

DATE:	DESCRIPTION:

SCALE: 1"=200'

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Sheet Title

BOUNDARY RETRACEMENT SURVEY

Sheet Number

S-1

GEORGIA PROFESSIONAL LAND SURVEYOR, RL 2629