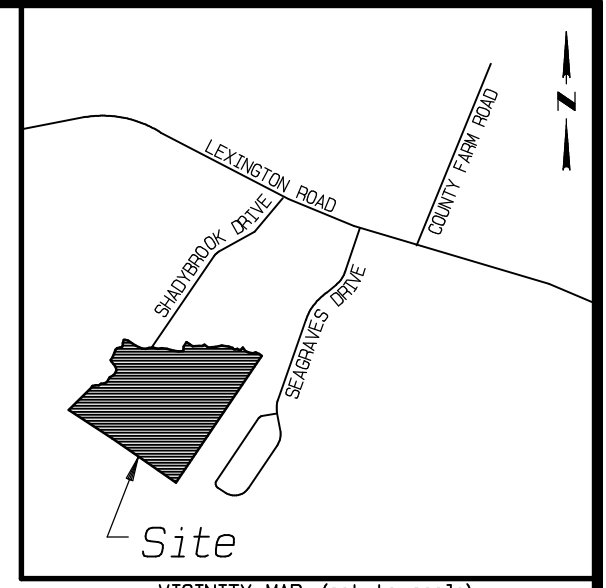


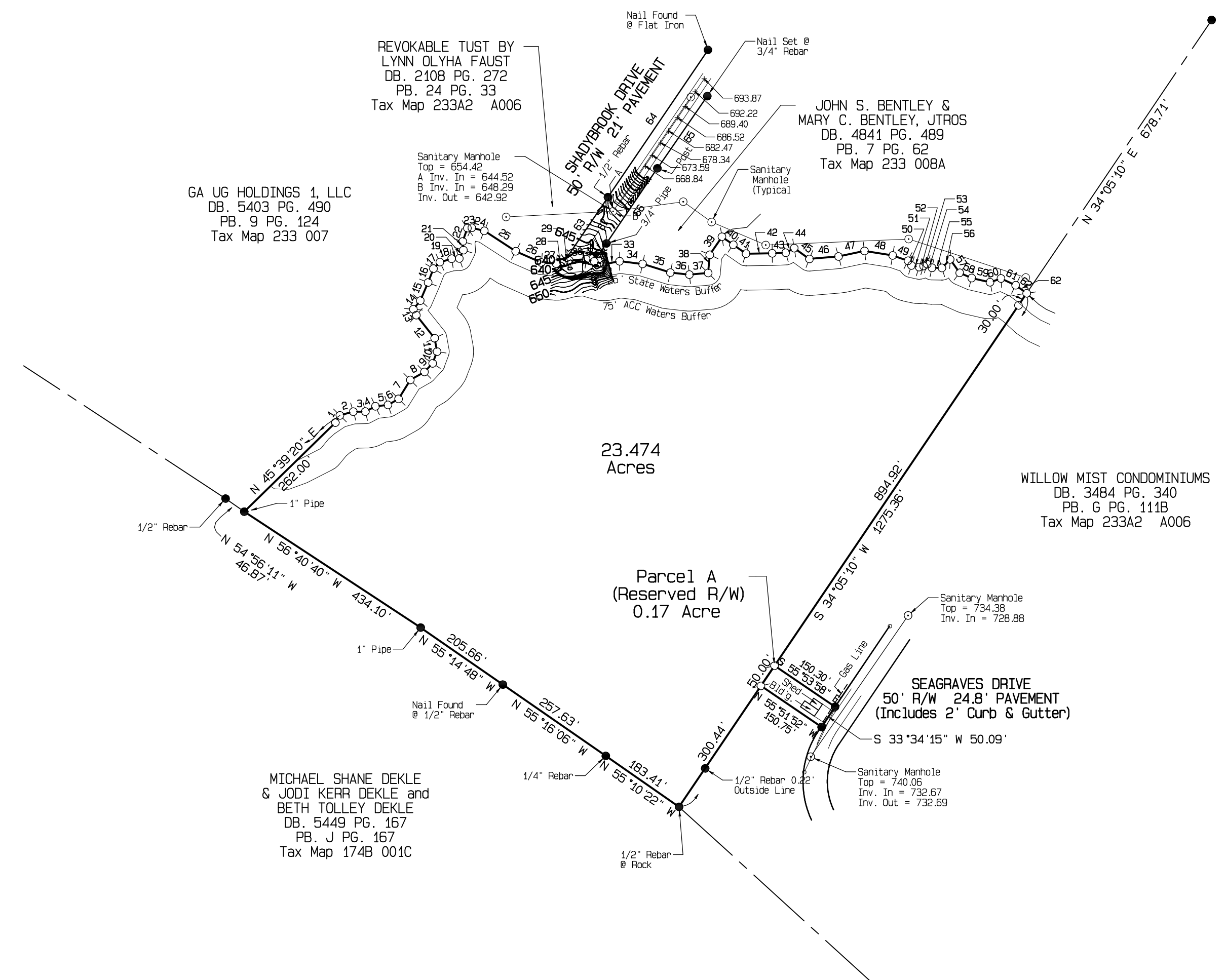
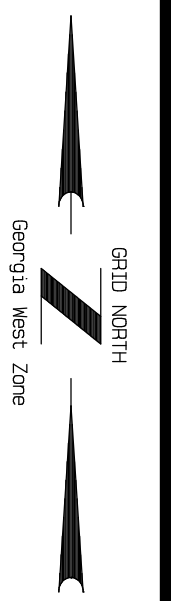
LINE	BEARING	DISTANCE
1	N32°06'57"E	17.50'
2	N74°30'17"E	28.58'
3	N89°41'24"E	24.78'
4	N62°24'02"E	23.48'
5	N83°39'47"E	25.82'
6	N60°34'39"E	25.13'
7	N31°42'19"E	45.83'
8	N60°26'39"E	33.50'
9	N43°38'45"E	24.40'
10	N20°35'06"E	25.66'
11	N09°56'47"W	28.13'
12	N38°34'47"W	60.57'
13	N26°14'19"W	13.60'
14	N38°37'05"E	22.73'
15	N23°25'07"E	40.56'
16	N20°57'18"E	30.61'
17	N44°45'24"E	18.82'
18	N74°01'03"E	25.13'
19	N87°33'29"E	15.84'
20	N26°02'59"E	18.97'
21	N04°08'36"W	17.84'
22	N19°16'49"E	29.06'
23	N85°38'17"E	9.08'
24	S76°18'58"E	26.46'
25	S57°01'23"E	77.03'
26	S66°16'22"E	57.42'
27	S85°03'47"E	30.81'
28	N76°03'36"E	16.33'
29	N76°03'36"E	11.49'
30	N85°16'30"E	34.58'

LINE	BEARING	DISTANCE
31	S74°40'32"E	17.33'
32	S74°40'32"E	21.11'
33	N79°02'22"E	32.32'
34	S83°18'13"E	47.64'
35	S72°43'35"E	59.76'
36	S83°54'01"E	39.38'
37	N84°56'36"E	38.77'
38	N04°55'43"E	37.33'
39	N34°05'59"E	44.91'
40	S54°51'33"E	28.49'
41	S54°57'05"E	31.90'
42	N89°18'54"E	53.92'
43	N87°24'50"E	27.74'
44	N61°28'19"E	19.91'
45	S54°28'13"E	38.37'
46	N85°12'47"E	60.09'
47	N77°58'32"E	54.64'
48	S80°58'40"E	58.59'
49	S70°52'43"E	33.35'
50	S36°40'10"E	12.04'
51	S77°50'31"E	16.04'
52	N76°33'35"E	9.55'
53	N62°43'35"E	8.34'
54	S53°04'46"E	12.41'
55	S88°58'47"E	20.27'
56	N44°21'55"E	24.40'
57	S35°30'40"E	33.70'
58	S66°24'26"E	26.91'
59	S77°00'39"E	38.56'
60	N70°56'39"E	23.87'
61	S65°48'19"E	33.28'
62	S53°38'04"E	28.04'

LINE	BEARING	DISTANCE
63	N34°11'11"E	161.02'
64	N34°11'11"E	365.97'
65	S34°41'16"W	180.35'
66	S34°06'49"W	186.68'
67	S34°06'49"W	44.63'



Reserved for Clerk of Court



REFERENCES:
 PLAT BOOK G PAGE 193H
 DEED BOOK 4120 PAGE 323

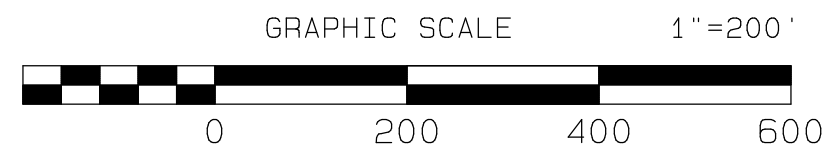
STREET ADDRESS:
 215 SHADYBROOK DRIVE

NOTES:
 THIS PROPERTY IS ZONED RS-8
 TOTAL AREA OF PROPERTY: 23.474 ACRES
 THIS PROPERTY REPRESENTS TAX MAP 233 008A.
 ALL PROPERTY CORNERS ARE 1/2" REBAR, UNLESS OTHERWISE NOTED.

SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMPLETE TITLE SEARCH.
 THIS PROPERTY IS SUBJECT TO ANY AND ALL DEED RESTRICTIONS, EASEMENTS, OR
 RIGHT OF WAYS OF RECORD, SHOWN OR NOT SHOWN.

FIELD WORK COMPLETED: FEBRUARY, 2023

PLAT ABBREVIATIONS
 PB. - Plat Book
 DB. - Deed Book
 PG. - Page
 R/W - Right of Way



PLAT CLOSURE STATEMENT
 THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 729,105 FEET

FIELD CLOSURE STATEMENT
 THIS FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 12,400 FEET, AND AN ANGULAR ERROR OF 2" PER ANGLE POINT, AND WAS NOT ADJUSTED. ALL LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED USING A TOPCON TOTAL STATION, MODEL GPT 3002.

SURVEYOR'S CERTIFICATION
 It is hereby certified that this plat is true and correct and was prepared from an actual survey of the property by me or under my supervision; that all monuments shown hereon actually exist or are marked as "future", and their location, size, type, and materials are correctly shown; and that all requirements of the Unified Development Code of Oconee Co., Georgia have been fully complied with.

Georgia Registered Land Surveyor
 Number 2049

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 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 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 REGISTERED LAND SURVEYOR NUMBER 2049 DATE

RAY N. WOODS GEORGIA REGISTERED LAND SURVEYOR #2049 THIS PLAT IS NOT VALID OR RECORDABLE UNLESS SAID SURVEYOR'S SIGNATURE APPEARS OVER THE STAMP IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH MINIMUM STANDARDS AND REQUIREMENTS OF GEORGIA LAW.	RETRACEMENT BOUNDARY PLAT FOR RONNIE KITTLE				
	GMD: 1894	COUNTY: OCONEE	STATE: GEORGIA	DATE: 02-07-2023	INSTRUMENT: LEICA
	DRAWN BY: MIKE W.	BASELINE SURVEYING & ENGINEERING, INC. P.O. BOX 269 WATKINSVILLE, GEORGIA 30677 www.baselinesga.com (706)-769-6610 COA #1108			PLAT CLOSURE: 1/729,105
	DWG NAME: RonnyKittle				FIELD CLOSURE: 1/12,400
FIELD BOOK: D-148				ANGLE CLOSURE: 2" per Angle	