

TOTAL AREA = 40.477 ACRES

YELLOW PAINT FOUND ON OR NEAR ALL BOUNDARY LINES EXCEPT THE RIGHT OF WAY OF GREEN GROVE ROAD.

BLOCK 52
 CURRENT OWNER
BURGIN LAND, LTD.
SOURCE DOCUMENTS
 DEED BOOK 80, PAGE 410

LEGEND

- IRS DENOTES 5/8" IRON REBAR SET
- IRF IRON REBAR FOUND
- IPF IRON PIPE FOUND
- CMF CONCRETE MONUMENT FOUND
- AF AXLE FOUND
- X-X- WIRE FENCE
- YPF YELLOW PAINT FOUND

THIS BLOCK RESERVED FOR THE CLERK OF SUPERIOR COURT.

SURVEY NOTES

- 1) LANGFORD & ASSOCIATES, INC. & THE LAND SURVEYOR WHOSE SEAL IS AFFIXED HERETO DO NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN HEREON.
- 2) THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS AN AVERAGE RELATIVE ACCURACY OF 0.03 FEET AT THE 95% CONFIDENCE LEVEL. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 787.585 FEET. A TOPCON PS-103A ROBOTIC TOTAL STATION, A JAVAD TRIUMPH LS+ DUAL FREQUENCY RECEIVER, AND A TRIUMPH T-3 BASE RECEIVER WERE USED IN SURVEYING THIS PROPERTY. GPS CORRECTIONS WERE OBTAINED FROM EGPS SOLUTIONS REAL-TIME KINEMATIC NETWORK.
- 3) THERE IS NO KNOWN NATIONAL GEODETIC SURVEY MONUMENT WITHIN 500 FEET OF ANY POINT OF THE PROPERTY PLATTED, OR ANY POINT OF REFERENCE THEREON.
- 4) THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.
- 5) THIS SURVEY COMPLIES 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 AS AMENDED BY HB 1004 (2016). IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.

SURVEYOR'S CERTIFICATE

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.

D. SCOTT LANGFORD, GA RLS 3172
 11-21-2024
 DATE

GRAPHIC SCALE



CURVE TABLE

CURVE	Arc	Delta Angle	Chord	Ch Bearing	Radius	Tangent
C1	550.62'	52°24'41"	531.62'	S 39°34'57"W	601.93'	296.26'
C2	596.82'	24°26'07"	592.31'	S 78°00'22"W	1399.42'	303.02'
C3	631.49'	24°27'23"	626.70'	N 78°01'00"E	1479.42'	320.63'
C4	180.30'	15°08'57"	179.78'	N 58°12'49"E	681.93'	90.68'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 13°22'37"W	128.07'
L2	S 06°50'27"W	126.77'
L3	S 89°02'50"W	140.45'
L4	S 80°24'48"W	175.16'

TRACT 1
AREA = 31.197 ACRES

TRACT 2
AREA = 9.280 ACRES

PROPERTY OF
CITY OF LUMPKIN
 DEED BOOK 70, PAGE 547
 PLAT BOOK 1, PAGE 278

PROPERTY OF
DOUBLE J. AGRIBUSINESS SERVICES, LLC
 DEED BOOK 283, PAGE 185
 PLAT SLIDE A, SLIDE 4006

GREEN GROVE ROAD 80' R/W
 COUNTY PAVED ROAD
 S 65°47'18"W
 N 65°47'18"E

PROPERTY OF
KENNETH P. HALL
 DEED BOOK 195, SLIDE PAGE 25-08
 PLAT CABINET A

GRID NORTH - NAD 83 -
 GEORGIA WEST ZONE

RETRACEMENT SURVEY FOR:
BURGIN LAND, LTD.
LAND LOTS 246 AND 247 - 20TH LAND DISTRICT
STEWART COUNTY, GEORGIA



LANGFORD & ASSOCIATES, INC.
 PROFESSIONAL LAND SURVEYORS
 CONSULTING FORESTERS
 P.O. BOX 240 - 3054 CALHOUN STREET
 SHELLMAN, GA, 39886
 TEL: 229-679-5072 FAX: 229-679-2160
 WEB: LANGFORDANDASSOCIATESINC.COM
 FIRM CERTIFICATE OF AUTHORIZATION NO. LSF000332

