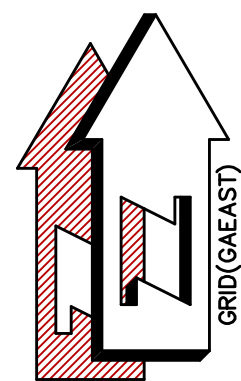


RESERVED FOR THE CLERK OF SUPERIOR COURT

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.

JAMES F. MATTISON, IV, P.L.S. #2701 DATE: 6/25/2024

MATTISON & ASSOCIATES, INC.
P.O. BOX 714
LINCOLNTON, GEORGIA 30817
(706) 359-5853
EMAIL: jfmatt2@nu-z.net
CERTIFICATE OF AUTHORIZATION LSF00690
EXPIRES JUNE 30, 2026



PLAT FOR

RBA OGLETHORPE INVESTMENTS, LLC

SHOWING PROPERTY KNOWN AS TAX MAP 056 008
DEED BOOK 181-507

227th. G.M.D. 226.44 TOTAL ACRES

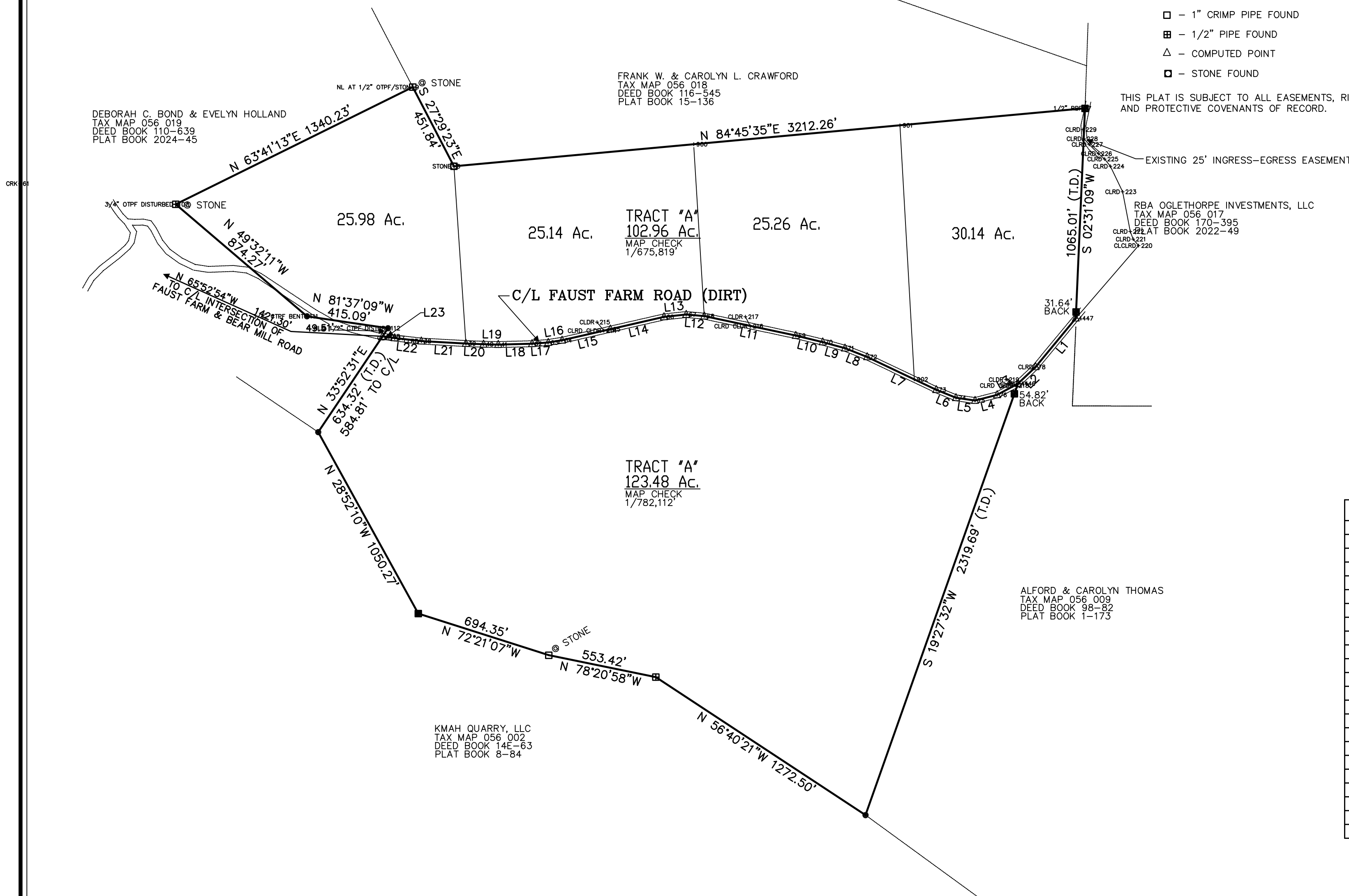
OGLETHORPE COUNTY, GEORGIA

SCALE: 1"=400' JUNE 8, 2024 (FIELD WORK)
JUNE 25, 2024 (PLAT COMPLETED)

TOPCON GPT 1003-HIPER V
TRAVERSE CLOSURE 1/12.119'
ANGULAR ERROR 2" PER POINT
LEAST SQUARES ADJUSTMENT

- - 1/2" REBAR SET
- - 3/4" PIPE FOUND
- - 1/2" REBAR FOUND
- - 1" CRIMP PIPE FOUND
- ▣ - 1/2" PIPE FOUND
- △ - COMPUTED POINT
- ◻ - STONE FOUND

THIS PLAT IS SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY AND PROTECTIVE COVENANTS OF RECORD.



Course	Bearing	Distance
L1	S 39°36'21" W	320.42'
L2	S 46°27'11" W	122.32'
L3	S 61°32'32" W	120.62'
L4	S 75°43'00" W	115.52'
L5	N 81°49'54" W	97.52'
L6	N 67°51'13" W	108.29'
L7	N 64°33'27" W	387.28'
L8	N 68°34'00" W	120.86'
L9	N 74°39'20" W	117.28'
L10	N 76°20'01" W	140.42'
L11	N 78°00'40" W	474.15'
L12	N 84°58'45" W	91.47'
L13	S 83°59'20" W	113.40'
L14	S 77°04'44" W	279.52'
L15	S 77°04'30" W	250.98'
L16	S 80°49'00" W	70.91'
L17	S 85°45'01" W	81.71'
L18	S 88°33'37" W	171.42'
L19	N 88°53'03" W	75.18'
L20	N 87°34'44" W	88.96'
L21	N 86°52'02" W	226.68'
L22	N 83°20'11" W	135.73'
L23	N 82°13'06" W	61.97'



SCALE IN FEET JOB#2024056L