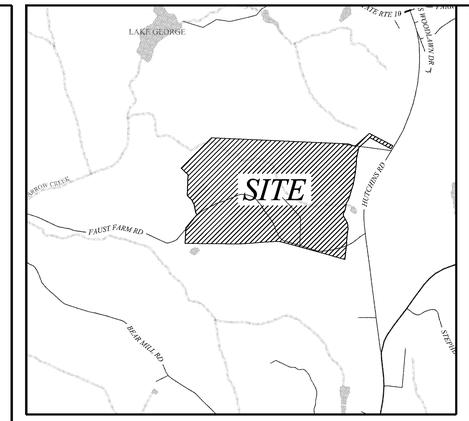
E-Filed By:
Oglethorpe County Clerks Office
Clerk of Courts Kelli Paradise Smith
04/20/2026 04:25 PM
Plat Book: 02026
Page: 0043
$10.00 Base Filing Fee

THIS BLOCK RESERVED FOR RECORDING INFORMATION

OGLETHORPE COUNTY NOTES

- *This subdivision is accessed by an existing unpaved county road, and Oglethorpe County has not committed to or guaranteed that the road will be paved or otherwise improved in the future. Maintenance will be limited to the County's current practices for unpaved roads, which may include grading, drainage work, and other minimal improvements at its discretion, and property owners and purchasers should be aware that the road may experience dust, mud, rutting, washouts, and limited accessibility during inclement weather, that emergency response times could be affected by these conditions, and that the County assumes no obligation to upgrade the road to a paved standard, all of which are acknowledged and accepted upon transfer of property ownership within the subdivision.*
- *A 250-foot viewshed buffer from existing road rights-of-way shall apply to all minor subdivisions and large parcel splits. Buffers may consist of existing trees, natural vegetation, or open pasture (no structures) and are intended to preserve the rural visual character of the county.*
- *Tracts may not be further subdivided for 40 years from the date of recording.*

LINE	BEARING	DISTANCE
L13	N 85°12'13" W	255.42'
L14	S 70°47'08" W	117.12'
L15	S 54°38'40" W	227.16'
L16	S 71°01'42" W	244.77'
L17	S 35°10'58" W	508.02'
L18	S 81°43'16" W	120.07'
L19	S 62°06'57" W	156.33'
L20	S 88°14'31" W	132.60'
L21	S 09°55'13" W	142.11'
L22	S 29°08'48" W	44.85'
L23	S 55°41'54" W	108.30'
L24	S 11°48'06" W	78.48'
L25	N 63°27'47" W	55.27'
L26	N 87°20'09" W	15.04'
L27	S 17°17'45" W	19.80'
L28	S 30°23'16" E	24.34'
L29	S 26°15'09" E	25.63'
L30	S 79°27'43" W	55.66'
L31	N 79°37'34" W	46.74'
L32	N 44°10'59" W	31.17'
L33	N 12°32'58" E	26.48'
L34	N 62°51'39" W	51.54'
L35	N 42°14'10" W	36.94'
L36	N 58°16'48" W	40.49'
L37	N 86°13'42" W	54.89'
L38	N 25°59'51" W	51.25'
L39	N 63°01'54" W	47.03'
L40	N 50°18'02" W	68.41'
L41	N 23°56'18" W	116.09'
L42	N 51°04'03" W	90.77'
L43	N 31°59'15" W	119.68'
L44	N 41°46'49" W	96.86'
L45	N 30°48'04" W	89.54'
L46	N 00°55'08" W	35.11'
L47	N 34°43'19" E	41.59'
L48	N 04°53'52" W	19.93'
L49	N 60°48'09" W	44.89'



VICINITY MAP

NOT TO SCALE

BASELINE

SURVEYING & ENGINEERING, INC.

P.O. BOX 269
WATKINSVILLE, GA 30677

WWW.BASELINEGA.COM

PHONE: 706-769-6610

CERTIFY TO:

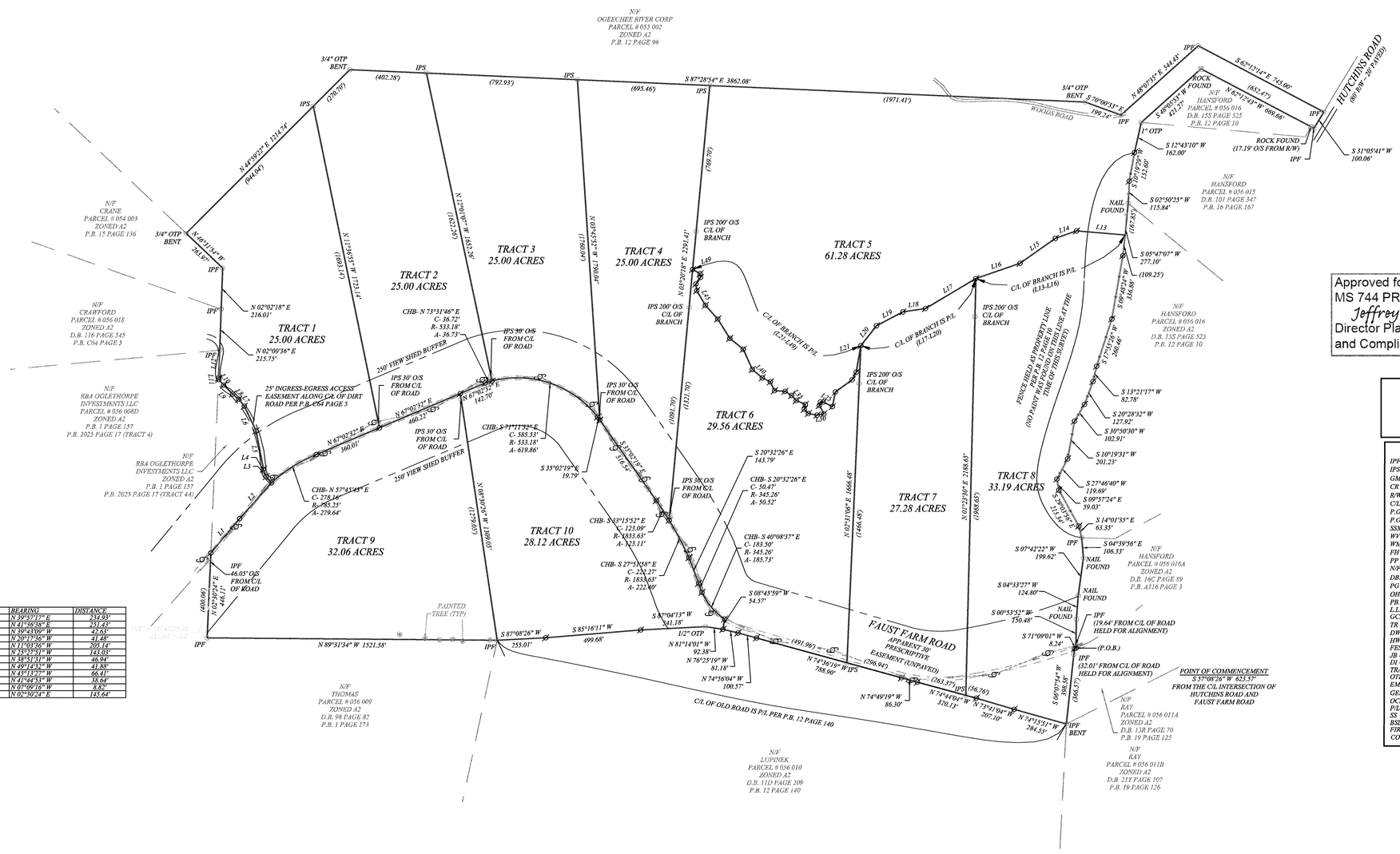
RBA OGLETHORPE INVESTMENTS LLC

227th, 229th, 1303rd GEORGIA MILITIA DISTRICT

OGLETHORPE COUNTY

PHYSICAL ADDRESS:

FAUST FARM ROAD
CRAWFORD, GA 30630



LINE	BEARING	DISTANCE
L1	N 39°57'17" E	234.93'
L2	N 41°56'58" E	237.43'
L3	N 39°43'09" W	42.63'
L4	N 20°17'36" W	41.48'
L5	N 11°03'36" W	205.14'
L6	N 25°27'51" W	145.03'
L7	N 38°51'33" W	46.94'
L8	N 49°14'53" W	41.88'
L9	N 45°13'27" W	66.41'
L10	N 41°44'53" W	38.64'
L11	N 07°06'16" W	8.82'
L12	N 02°30'24" E	145.64'

Approved for Recording
MS 744 PR 192 04/20/2026
Jeffrey Sharp
Director Planning Zoning and Compliance

PROJECT DATA

PROFESSIONAL CONTACT: BASELINE SURVEYING & ENGINEERING
STEVEN R. CRIM, GA. RLS#3600
P.O. BOX 269 WATKINSVILLE, GA 30677
STEVEN@BASELINEGA.COM
706-769-6610

1. TOTAL PROJECT ACREAGE: 311.49 ACRES
2. TAX PARCEL #: 056 017
3. NO ATTEMPT WAS MADE TO LOCATE UTILITIES OR IMPROVEMENTS ON OR ADJACENT TO THE SUBJECT PROPERTY EXCEPT AS SHOWN HEREON.
4. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A COMPLETE TITLE SEARCH.
5. ZONED A-2
6. THIS PROPERTY IS SUBJECT TO ANY EASEMENTS OR RIGHT OF WAYS OF RECORD, SHOWN OR NOT SHOWN

SURVEYOR CERTIFICATION

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. 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 REGISTRANTS FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

STEVEN R. CRIM, GA. RLS#3600

REVISIONS	DATE

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REFERENCE

D.B. 170 PAGE 395
D.B. 201 PAGE 680
P.B. 2022 PAGE 49
P.B. 2024 PAGE 90
P.B. 2025 PAGE 17

PLAT ABBREVIATIONS

IPF -	IRON PIN FOUND
IPS -	IRON PIN SET
GM -	GAS METER
CR -	CABLE RISER
R/W -	RIGHT OF WAY
C/L -	CENTERLINE
P.O.C. -	POINT OF COMMENCEMENT
P.O.B. -	POINT OF BEGINNING
SSMH -	SANITARY SEWER MANHOLE
WV -	WATER VALVE
WM -	WATER METER
FH -	FIRE HYDRANT
PP -	POWER POLE
N/F -	NOW OR FORMERLY
DB -	DEED BOOK
PG -	PAGE
OHE -	OVERHEAD ELECTRIC
PB. -	PLAT BOOK
L.L. -	LAND LOT
GCB -	GATE CONTROL BOX
TR -	TELEPHONE RISER
DWCB -	DOUBLE WING CATCH BASIN
HW -	HEAD WALL
FES -	FLARED END SECTION
JB -	JUNCTION BOX
DI -	DROP INLET
TRAN -	TRANSFORMER
OTP -	OPEN TOP PIPE
EMH -	ELECTRIC MANHOLE
GEN -	GENERATOR
OCS -	OUTLET CONTROL STRUCTURE
P/L -	PROPERTY LINE
SS -	SANITARY SEWER
BSL -	BUILDING SETBACK LINE
FIRM -	FEDERAL INSURANCE RATE MAP
CO -	CLEAN OUT

SYMBOL LEGEND

- CALCULATED POINT
- IRON MARKER FOUND
- 1/2 " IRON PIN SET
- CONCRETE MONUMENT
- FENCE

GRID NORTH

BEARINGS ARE BASED ON NORTH AMERICAN DATUM OF 1983 GEORGIA STATE PLANE COORDINATE SYSTEM (EASTERN ZONE)

GRAPHIC SCALE

0' 150' 300' 600' 900'

1 INCH = 300 FEET

DATE
04/14/2026

PROJECT
21-2460S

ADMINISTRATIVE SUBDIVISION PLAT

SHEET
1 OF 1

STEVEN R. CRIM
GEORGIA REGISTERED LAND SURVEYOR #3600

P.O. BOX 269
WATKINSVILLE, GA 30677
706-769-6610

THIS PLAT IS NOT VALID OR RECORDABLE UNLESS SAID SURVEYOR'S SIGNATURE APPEARS IN ORIGINAL BLUE INK 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.

FIELD SURVEY CLOSURE STATEMENT

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 61,600 FEET, AND AN ANGULAR ERROR OF 1" PER ANGLE POINT, AND WAS NOT ADJUSTED. ALL LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED USING A TOPCON TOTAL STATION, MODEL GPT 3002.

THE FIELD WORK WAS COMPLETED ON DECEMBER 11, 2025.

PLAT CLOSURE STATEMENT

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 772,000 FEET.

GEORGIA REGISTERED PROFESSIONAL LAND SURVEYOR 3600 STEVEN R. CRIM

LSF#001108
EXPIRES 12-31-2026