Legal Description

Commencing at the centerline intersection of Smithonia Road and Cotton Road, that point being the POINT OF BEGINNING (P.O.B.), thence North 17 degrees 23 minutes 20 seconds West a distance of 39.63 feet to a 1/2" rebar found on the northern right of way line of Smithonia Road (80' R/W), thence continuing along said right of way line South 76 degrees 58 minutes 17 seconds West to a point, thence along a curve to the left having an arc length of 251.05 feet, a radius of 3,242.60 feet and being subtended by a chord bearing of South 74 degrees 45 minutes 13 seconds West a distance of 250.98 feet to a point, that point being the TRUE POINT OF BEGINNING (T.P.O.B.), thence leaving said right of way North 08 degrees 35 minutes 18 seconds West a distance of 151.71 feet to a point, thence South 72 degrees 30 minutes 27 seconds West a distance of 15.28 feet to a point, thence South 08 degrees 18 minutes 45 seconds East a distance of 151.85 feet to a 1/2" rebar found on the northern right of way line of Smithonia Road, thence continuing along said right of way along a curve to the right, having an arc length of 14.02 feet, a radius of 3,242.60 feet and being subtended by a chord bearing of North 72 degrees 23 minutes 38 seconds West a distance of 16.02 feet to a point, that point being the TRUE POINT OF BEGINNING (T.P.O.B.).

The above described tract or parcel of land contains 0.054 acres and is more particularly delineated as on that certain survey prepared for Bray and Hicks Family Estate C/O Dwayne Bray, by DuSouth Surveying & Engineering, Inc., dated November 5, 2020, and bearing the seal and signature of Jerry D. Wood, GRLS No. 2999, which Survey is incorporated herein and made a part hereof for all purposes.

Clerk of Superior Court Filing Information

SURVEY CLOSURE STATEMENT

The Field Data upon which this plat is based has a closure precision of one foot in 62,250 feet, and an angular error of 1" per angle point, and was not adjusted.
This plat has been calculated for closure and is found to be accurate within one foot in 100,000+ feet.

Linear Measurement obtained using TOPCON GPT 3002
Angular Measurement obtained using TOPCON GPT 3002
Field Work completed 10/30/20

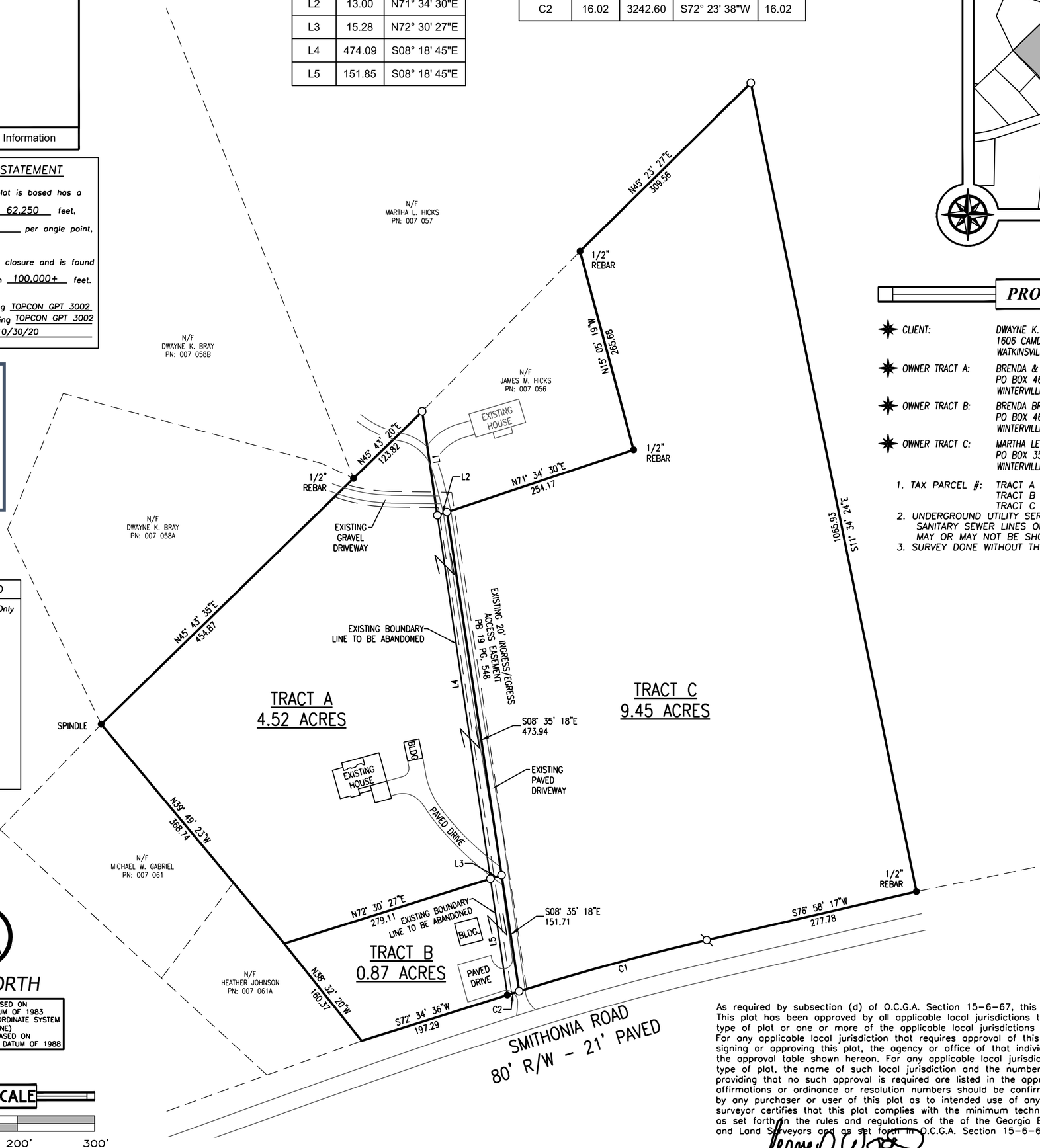
OGLETHORPE COUNTY GEORGIA

PLANNING + ZONING APPROVAL

Signed: Ashley Peterson
Date: Dec 01 2020
MS - 241

Line Table		
Line #	Length	Direction
L1	135.58	S08° 14' 55"E
L2	13.00	N71° 34' 30"E
L3	15.28	N72° 30' 27"E
L4	474.09	S08° 18' 45"E
L5	151.85	S08° 18' 45"E

Curve Table				
Curve #	Arc	Radius	Bearing	Chord
C1	251.05	3242.60	S74° 45' 13"W	250.98
C2	16.02	3242.60	S72° 23' 38"W	16.02



MONUMENTATION LEGEND

- Depicts Computed Point Only
- Depicts Iron Pin Set
- Depicts Iron Pin Found
- Depicts Monument Set
- Depicts Monument Found
- Fire Hydrant
- Sanitary Sewer
- Power Pole
- Transformer
- Drop Inlet
- Light Pole

GRID NORTH

BEARINGS ARE BASED ON NORTH AMERICAN DATUM OF 1983 GEORGIA STATE PLANE COORDINATE SYSTEM (WESTERN ZONE)
ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988

GRAPHIC SCALE

0' 50' 100' 200' 300'

SCALE: 1" = 100'

VICINITY MAP

(NOT TO SCALE)

PROJECT DATA

- CLIENT: DWAYNE K. BRAY, 1606 CAMDEN PARK DRIVE, WATKINSVILLE, GA 30677
- OWNER TRACT A: BRENDA & JESSE BRAY, PO BOX 466, WINTERVILLE, GA 30683
- OWNER TRACT B: BRENDA BRAY, PO BOX 466, WINTERVILLE, GA 30683
- OWNER TRACT C: MARTHA LEE HICKS, PO BOX 359, WINTERVILLE, GA 30683

1. TAX PARCEL #: TRACT A = 007 055A; TRACT B = 007 059; TRACT C = 007 055
2. UNDERGROUND UTILITY SERVICES SUCH AS ELECTRIC, WATER, GAS, SANITARY SEWER LINES OR WELLS MAY OR MAY NOT EXIST AND MAY OR MAY NOT BE SHOWN HEREON.
3. SURVEY DONE WITHOUT THE BENEFIT OF A COMPLETE TITLE SEARCH

PLAT ABBREVIATIONS	
IPF	IRON PIN FOUND (1/2" REBAR)
IPS	IRON PIN SET (1/2" REBAR)
OTP	OPEN TOP PIPE
CTP	CRIMP TOP PIPE
CMF	CONCRETE MONUMENT FOUND
LLL	LAND LOT LINE
R/W	RIGHT OF WAY
TPOB	TRUE POINT OF BEGINNING
POB	POINT OF BEGINNING
POR	POINT OF REFERENCE
CL	CENTERLINE
PL	PROPERTY LINE
SF	SQUARE FOOT
CONC	CONCRETE
SSMH	SANITARY SEWER MANHOLE
JB	JUNCTION BOX
DI	DROP INLET
SWCB	SINGLE WING CATCH BASIN
DWCB	DOUBLE WING CATCH BASIN
HW	HEADWALL
PP	POWER POLE
LP	LIGHT POLE
UP	UTILITY POLE
WM	WATER METER
WV	WATER VALVE
FH	FIRE HYDRANT

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor. This plat has been approved by all applicable local jurisdictions that require prior approval for recording this type of plat or one or more of the applicable local jurisdictions do not require approval of this type of plat. For any applicable local jurisdiction that requires approval of this type of plat, the names of the individuals signing or approving this plat, the agency or office of that individual, and the date of approval are listed in the approval table shown hereon. For any applicable local jurisdiction that does not require approval of this type of plat, the name of such local jurisdiction and the number of the applicable ordinance or resolution providing that no such approval is required are listed in the approval table shown hereon. Such approvals, affirmations or ordinance or resolution numbers 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 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.

Jerry D. Wood GA RLS# 2999

11/18/2020
Date

DŪSOUTH SURVEYING & ENGINEERING, INC.
22 BARNETT SHOALS RD.
WATKINSVILLE, GA 30677
706.310.1961 OFFICE
Email: dusouthsurveying@gmail.com
Online: www.dusouthsurveying.com

RECOMBINATION PLAT FOR:

BRAY & HICKS FAMILY ESTATE C/O DWAYNE BRAY

226th G.M.D.
OGLETHORPE COUNTY, GEORGIA

CHANGES	DATE

THIS PLAN, INCLUDING ALL INFORMATION, DETAILS AND DRAWINGS, IS A COPYRIGHT OF DUSOUTH SURVEYING & ENGINEERING, INC. AND CANNOT BE ALTERED, COPIED OR CHANGED IN ANY FORM WITHOUT WRITTEN CONSENT OF DUSOUTH SURVEYING & ENGINEERING INC.

DATE
11-5-20

PROJECT
20-214

RECOMBINATION PLAT

GEORGIA REGISTERED No. 2999 PROFESSIONAL LAND SURVEYOR JERRY D. WOOD

11/24/2020

Oglethorpe County Planning Department

Attn: Ashley Peterson

RE: Tract B Bray & Hicks Family Estate

I Brenda Carolyn Bray consent to rezone the portion being added to the Parcel 007 059 so that there is not a split zoning situation as shown on the recombination plat dated 11/5/20 by Dusouth Surveying & Engineering, Inc.

Sincerely,

Brenda Carolyn Bray

Brenda Carolyn Bray