A TOPCON GTS-2B TOTAL STATION was used to obtain the linear and angular measurements used in the preparation of this plat.

The field data upon which this plat is based has a closure precision of one foot in 20,353 feet and an angular error of 2 per angle point and was adjusted using the COMPASS rule.

This survey has been calculated for closure and is found to be accurate within one foot in 2,040,672 feet.

GRAPHIC SCALE : 1"=200'

200 0 200 400

YOUTH JERSEY ROAD (paved) 70' R/W

TIE: S09°29'26"E 672.00' TO & INT. OF MAUGHON RD. & YOUTH JERSEY RD.

N03°18'43"W 1030.89'

IPS

F.P.

IPS

S58°17'00"W 1511.46'

~ GARLAND PETERS ~
DEED BOOK 42, PAGE 220

IPS @ OLD METAL FENCE POST

S31°51'30"E 203.74'

BRANCH

IPS @ OLD METAL FENCE POST

S58°05'10"W 1892.64'

~ GARLAND PETERS ~
DEED BOOK 42, PAGE 220

56.531 ACRES

L.L. 138

L.L. 131

APPROX. LAND LOT LINE

GEORGIA POWER COMPANY HIGH TENSION POWER LINE

125' CLEARED LIMITS

STEEL TOWER

STEEL TOWER

POWER LINE

N58°21'12"E 2899.94'

~ ANN R. LEARY TRUSTEE ~
PLAT BOOK 10, PAGE 197
DEED BOOK 287, PAGE 288

IPS @ OLD METAL FENCE POST

~ A.L. OWENS & ~
~ MADALEE OWENS ~
PLAT BOOK 21, PAGE 12
DEED BOOK 188-1, PAGE 127

S52°48'44"E 693.17'

ROCK FOUND

MAGNETIC

GEORGIA REGISTERED No. 1577 PROFESSIONAL SURVEYOR W. T. DUNAHOO

... TOTAL AREA 56.531 ACRES ...

~ LEGEND ~

L.L. = LAND LOT
F.P. = FIRE PLUG
P.P. = POWER POLE
R/W = RIGHT OF WAY
IPS = IRON PIN SET (1/2" OPEN TOP)
IPF = IRON PIN FOUND (1/2" REBAR)

REFERENCE:

BEING TRACT No. 3 OF A SURVEY FOR MR. & MRS. W.Y. ALLEN ESTATE BY W.T. DUNAHOO DATED 7/1963 PLAT BOOK 10, PAGE 197

SURVEY FOR

JOAN A. AYERS TRUST

LAND LOT / DISTRICT	GMD	COUNTY	SCALE	DATE
L.L. 131 & 138 ~ 4th DIST.	416	WALTON	1"=200'	7/21/2010

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