

E-Filed By:
 Gordon County Clerks Office
 Clerk of Courts Grant Walraven
 11/04/2024 04:57 PM
 Plat Book: 00061
 Page: 0280
 Participant IDs:
 7981764245
 \$10.00 Base Filing Fee

LAND DIVISION SURVEY FOR
DEMPSEY AUCTION CO. INC.
 BEING IN LAND LOT 61 15th DISTRICT
 3rd SECTION GORDON COUNTY GEORGIA

SCALE 1" = 250' PLAT DATE: OCTOBER 22, 2024



16.339 Acres Total

- = 1/2" REBAR SET
- = MONUMENT FD AS NOTED
- = CONC R/W MARKER

DATE OF FIELD WORK: AUGUST & SEPTEMBER 2024
 THIS SURVEY AUTHORIZED BY: DEMPSEY AUCTION CO
 CURRENT TAX RECORDS SHOW OWNER AS: CHARLIE W BARRETT, ESTATE
 TAX PARCEL 035-039 PROPERTY IS ZONED C-G
 BASED ON FEMA FLOOD MAP 13129C015D (DATED 9/26/2008)
 PROPERTY HEREON IS IN ZONE X AN AREA OF MINIMAL FLOOD HAZARD.

This plat has been calculated for closure and is found to be accurate within one foot in 511,041 feet.

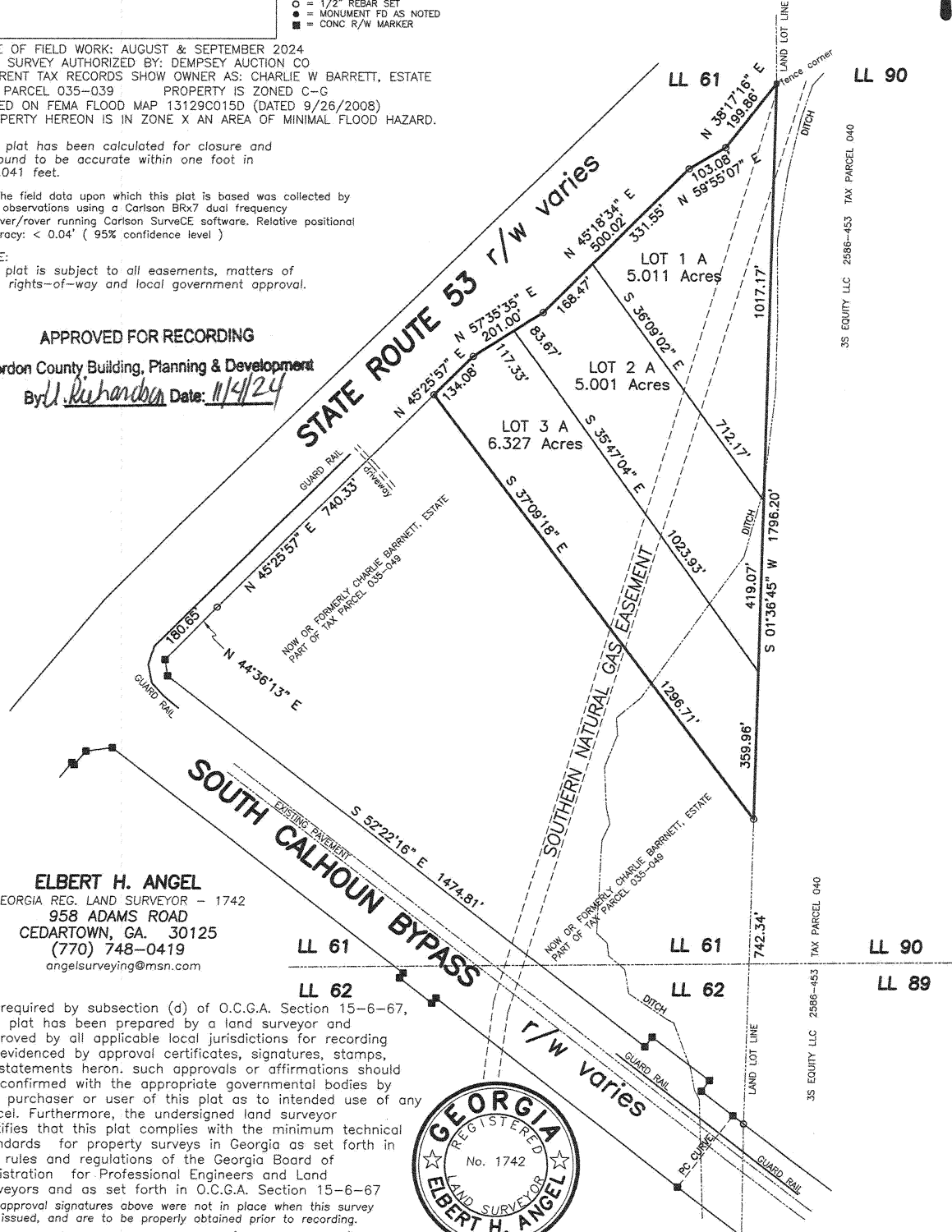
The field data upon which this plat is based was collected by GPS observations using a Carlson BRx7 dual frequency receiver/rover running Carlson SurveCE software. Relative positional accuracy: < 0.04' (95% confidence level)

NOTE:
 This plat is subject to all easements, matters of title, rights-of-way and local government approval.

APPROVED FOR RECORDING

Gordon County Building, Planning & Development

By U. Richardson Date: 11/4/24



ELBERT H. ANGEL
 GEORGIA REG. LAND SURVEYOR - 1742
 958 ADAMS ROAD
 CEDARTOWN, GA. 30125
 (770) 748-0419
 angelsurveying@msn.com



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 heron. 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 Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67. The approval signatures above were not in place when this survey was issued, and are to be properly obtained prior to recording.

U. Richardson DATE Oct 25, 2024

Elbert H. Angel Georgia RLS #1742

DATE

JOB No. 24-059 / 035-039 / PLAT # P-24-082 A

E-Filed By:
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LAND DIVISION SURVEY FOR
THE LANDLORD, INC.
 BEING IN LAND LOTS 61 & 62 15th DISTRICT
 3rd SECTION GORDON COUNTY GEORGIA

SCALE 1" = 250' PLAT DATE: OCTOBER 23, 2024



- = 1/2" REBAR SET
- = MONUMENT FD AS NOTED
- = CONC R/W MARKER

DATE OF FIELD WORK: AUGUST & SEPTEMBER 2024
 THIS SURVEY AUTHORIZED BY: DEMPSEY AUCTION CO
 CURRENT TAX RECORDS SHOW OWNER AS: CHARLIE W BARRETT, ESTATE
 TAX PARCEL 035-039 PROPERTY IS ZONED C-G
 BASED ON FEMA FLOOD MAP 13129C015D (DATED 9/26/2008)
 PROPERTY HEREON IS IN ZONE X AN AREA OF MINIMAL FLOOD HAZARD.

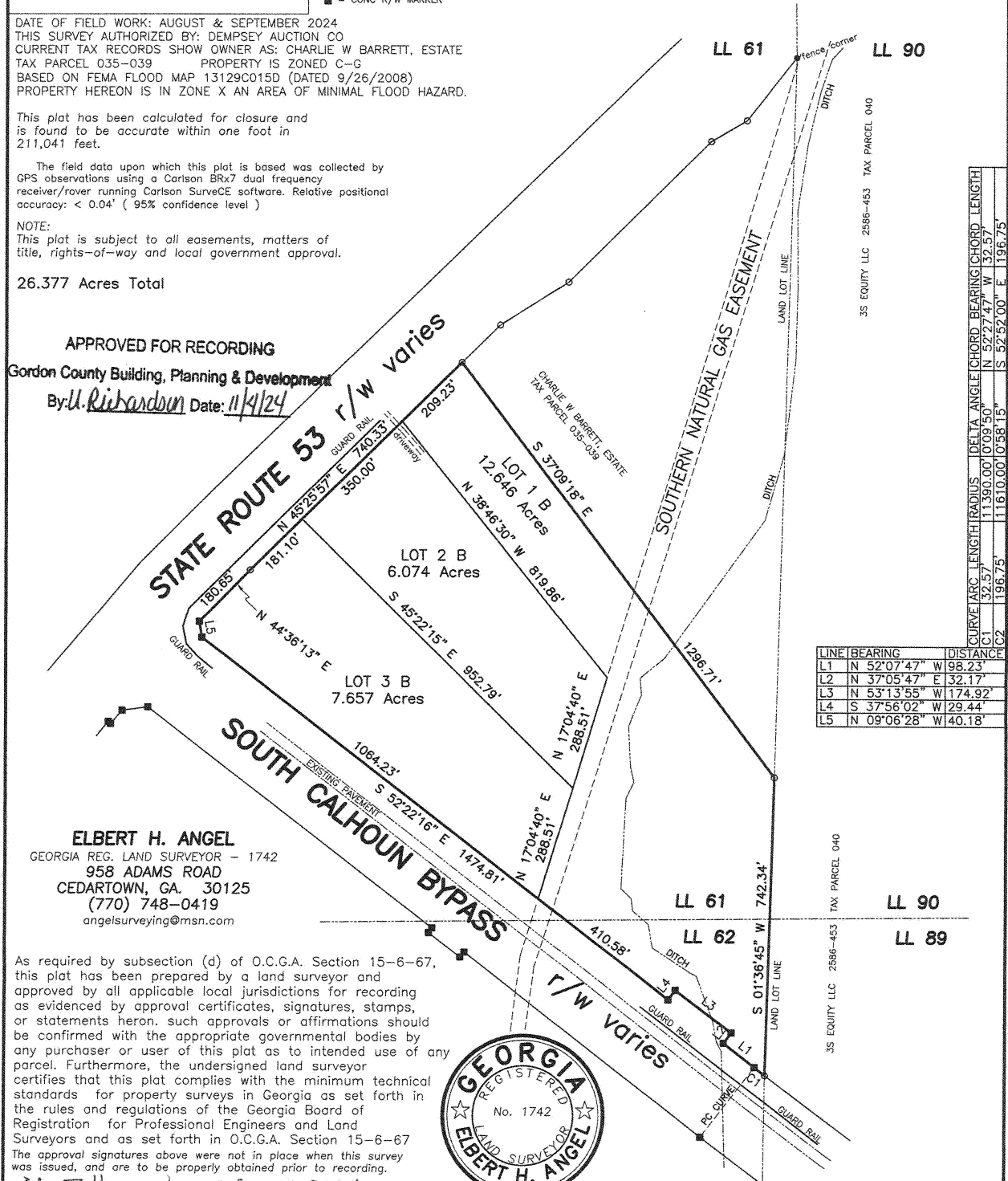
This plat has been calculated for closure and is found to be accurate within one foot in 211,041 feet.

The field data upon which this plat is based was collected by GPS observations using a Carlson BRx7 dual frequency receiver/rover running Carlson SurveCE software. Relative positional accuracy: < 0.04' (95% confidence level)

NOTE:
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26.377 Acres Total

APPROVED FOR RECORDING
 Gordon County Building, Planning & Development
 By: U. Richardson Date: 11/4/24

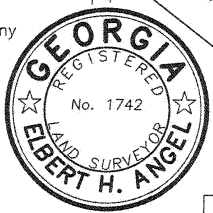


CURVE ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	11390.00	10°09'50"	N 52°27'47" W	132.57
C2	11610.00	10°58'15"	S 52°52'00" E	1196.75

LINE	BEARING	DISTANCE
L1	N 52°07'47" W	98.23
L2	N 37°05'47" E	32.17
L3	N 53°13'55" W	174.92
L4	S 37°58'02" W	29.44
L5	N 09°06'28" W	40.18

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7981764245
\$10.00 Base Filing Fee

DATE OF FIELD WORK: AUGUST & SEPTEMBER 2024
THIS SURVEY AUTHORIZED BY: DEMPSEY AUCTION CO
CURRENT TAX RECORDS SHOW OWNER AS: CHARLIE W BARRETT, ESTATE
TAX PARCEL 035-039 PROPERTY IS ZONED C-G
BASED ON FEMA FLOOD MAP 13129C015D (DATED 9/26/2008)
PROPERTY HEREON IS IN ZONE X AN AREA OF MINIMAL FLOOD HAZARD.

○ = 1/2" REBAR SET
● = MONUMENT FD AS NOTED
■ = CONC R/W MARKER
38.020 Acres Total

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	32.57'	11390.00'	0°09'50"	N 52°27'47" W	32.57'
C2	196.75'	11610.00'	0°58'15"	S 52°52'00" E	196.75'

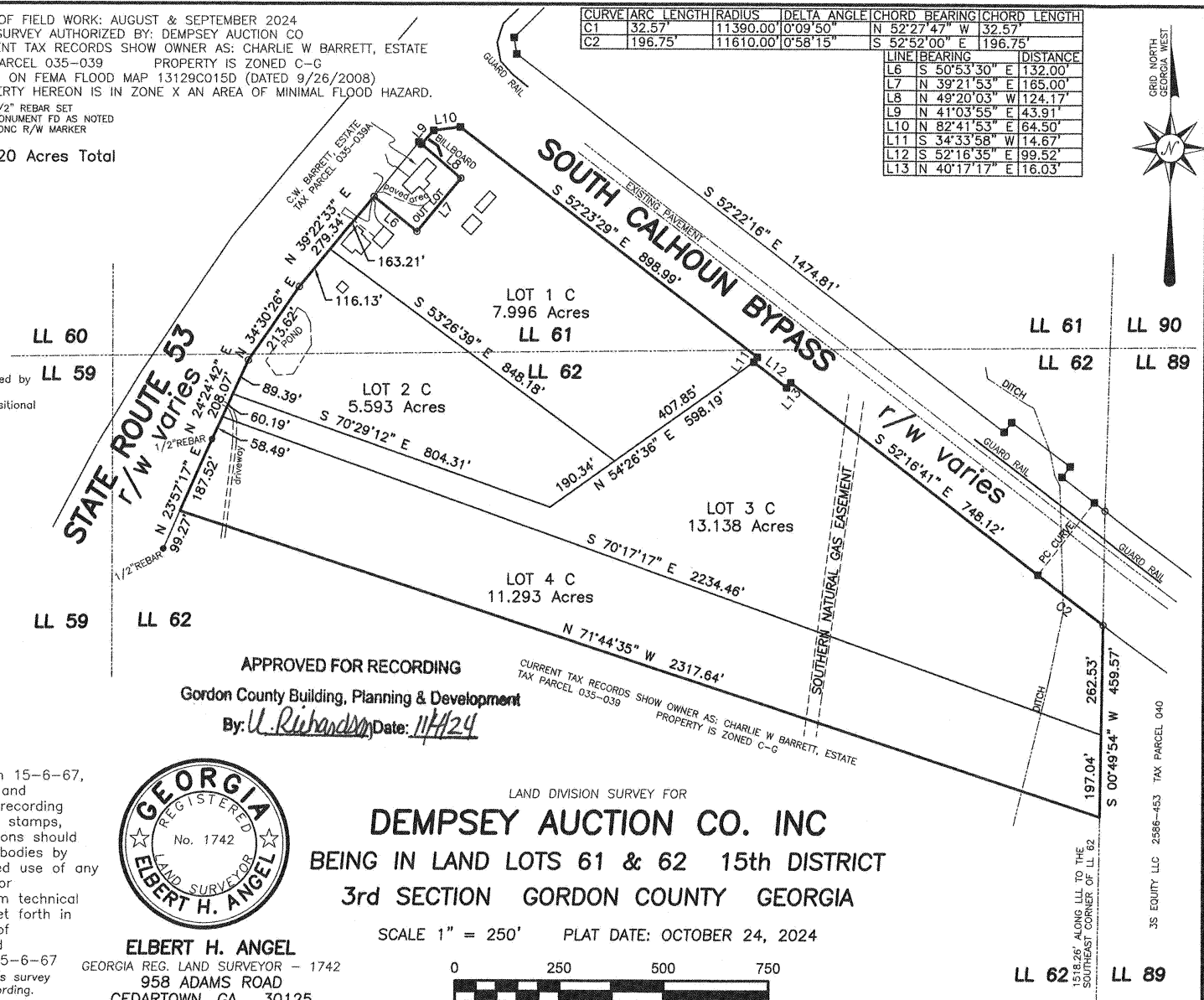
LINE	BEARING	DISTANCE
L6	S 50°53'30" E	132.00'
L7	N 39°21'53" E	165.00'
L8	N 49°20'03" W	124.17'
L9	N 41°03'55" E	43.91'
L10	N 82°41'53" E	64.50'
L11	S 34°33'58" W	14.67'
L12	S 52°16'35" E	99.52'
L13	N 40°17'17" E	16.03'



This plat has been calculated for closure and is found to be accurate within one foot in 511,041 feet.

The field data upon which this plat is based was collected by GPS observations using a Carlson BRx7 dual frequency receiver/rover running Carlson SurveCE software. Relative positional accuracy: < 0.04' (95% confidence level)

NOTE:
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APPROVED FOR RECORDING
Gordon County Building, Planning & Development
By: U. Richardson Date: 11/4/24



ELBERT H. ANGEL
GEORGIA REG. LAND SURVEYOR - 1742
958 ADAMS ROAD
CEDARTOWN, GA. 30125
(770) 748-0419
angelsurveying@msn.com

LAND DIVISION SURVEY FOR
DEMPSEY AUCTION CO. INC
BEING IN LAND LOTS 61 & 62 15th DISTRICT
3rd SECTION GORDON COUNTY GEORGIA

SCALE 1" = 250' PLAT DATE: OCTOBER 24, 2024



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 Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67. The approval signatures above were not in place when this survey was issued, and are to be properly obtained prior to recording.

Elbert H. Angel 25 OCT 2024
Elbert H. Angel Georgia RLS #1742 DATE

E-Filed By:

Gordon County Clerks Office
Clerk of Courts Grant Walraven
11/04/2024 04:57 PM
Plat Book: 00061
Page: 0283
Participant IDs:
7981764245
\$10.00 Base Filing Fee

DATE OF FIELD WORK: AUGUST & SEPTEMBER 2024
THIS SURVEY AUTHORIZED BY: DEMPSEY AUCTION CO
CURRENT TAX RECORDS SHOW OWNER AS: CHARLIE W BARRETT, ESTATE

TAX PARCEL 035-039 PROPERTY IS ZONED C-G
BASED ON FEMA FLOOD MAP 13129C015D (DATED 9/26/2008)
PROPERTY HEREON IS IN ZONE X AN AREA OF MINIMAL FLOOD HAZARD.

65.170 Acres Total

CURRENT TAX RECORDS SHOW OWNER AS: CHARLIE W BARRETT, ESTATE
TAX PARCEL 035-039 PROPERTY IS ZONED C-G
S 71°44'35" E 2317.64'

LOT 1 D
14.138 Acres

LOT 2 D
16.193 Acres

LOT 3 D
18.688 Acres

LOT 4 D
16.151 Acres

STATE ROUTE 53 r/w varies
N 22°43'10" E 280.00'
N 12°74'13" E 280.00'
N 31°08'09" E 536.13'
N 23°57'17" E 151.20' 98.27'

LL 59 LL 62

APPROVED FOR RECORDING

Gordon County Building, Planning & Development

By Richardson Date: 11/4/24

LAND DIVISION SURVEY FOR

FLIPPER McDANIEL & ASSOCIATES, INC

BEING IN LAND LOTS 59 & 62 15th DISTRICT

3rd SECTION GORDON COUNTY GEORGIA

SCALE 1" = 250' PLAT DATE: OCTOBER 25, 2024

- = 1/2" REBAR SET
- = MONUMENT FD AS NOTED
- = CONC R/W MARKER



LL 62 LL 89
LL 63 LL 88



ELBERT H. ANGEL

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Elbert H. Angel 25 OCT 2024
Elbert H. Angel Georgia RLS #1742 DATE



3S EQUITY, LLC 2586-463 TAX PARCEL 040

RUSSELL & KAY KOWN TAX PARCEL 035-054