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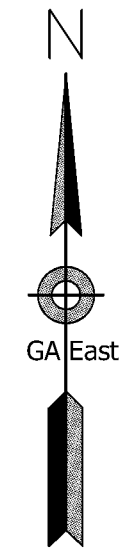
APPROVED Level I in ACCORDANCE WITH THE
LAND DEVELOPMENT STANDARDS OF HART COUNTY
PLAT DATE: 07/07/2025 CAD # 13997-DIV
Date: 08/26/2025 (BOC)

HART COUNTY PLANNING AND ZONING

JAMES D. & PARNEY D. DICKERSON
PARCEL # 45 050 C
PB 2J/274

KEITH H. & STEVE L. FLEMING
PARCEL # 45 053 C
PB 2D/210

SURVEY DATA:
(1) THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS WAS A JAVAD LS-PLUS MULTI-FREQUENCY BASE/ROVER GPS SYSTEM
(2) THERE IS A POSITIONAL TOLERANCE OF LESS THAN 0.10' PER BOUNDARY POINT WHILE OBTAINING FIELD EVIDENCE FOR THE PRODUCTION OF THIS PLAT.
(3) THIS PLAT HAS BEEN CALCULATED FOR A CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1' : 136,907'.
(4) FIELD CLOSURE CHECKED BY REDUNDANT MEASUREMENTS.
(5) END FIELD WORK DATE: SEPT 17, 2025.



KEITH H. & STEVE L. FLEMING
PARCEL # 45 053 C
PB 2D/210

Line	Bearing	Distance
L1	N28°12'47"E	17.76'
L2	N44°45'29"W	7.03'
L3	N11°28'28"W	6.63'

PROPERTY SUBJECT TO ANY VALID & ENFORCEABLE EASEMENTS, RESTRICTIONS, & RIGHTS-OF-WAY OF RECORD. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL & SIGNATURE OF SURVEYOR. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE TITLE SEARCH MAY DISCLOSE

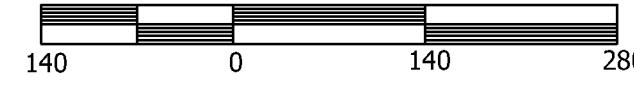
NO WATER COURSES (UNLESS CONSIDERED BOUNDARY), OR UTILITIES, ABOVE OR BELOW GROUND (UNLESS OTHERWISE SHOWN), WERE LOCATED DURING THE COURSE OF THIS SURVEY

ALL ROADS SUBJECT TO ANY EXISTING EASEMENTS AND/OR RIGHTS-OF-WAY

IT IS IN THE OPINION OF THIS SURVEYOR THAT APPROPRIATE FEMA FLOOD MAPS SHOULD BE REVIEWED REGARDING ANY FEDERAL FLOOD HAZARD AREA THAT MAY EXIST ON THIS PROPERTY

ANY BRANCHES, CREEKS, OR OTHER WATER COURSES LOCATED ON THIS PROPERTY MAY BE SUBJECT TO STATE WATERS BUFFERS

THIS PROPERTY MAY BE SUBJECT TO ANY EXISTING BUILDING SETBACK LINES PER HART COUNTY PLANNING AND ZONING

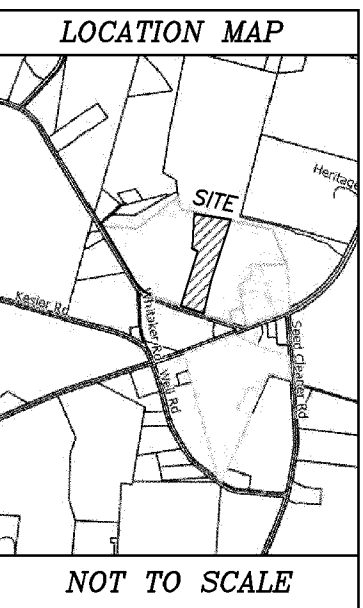


SURVEY FOR: **FB LAND HOLDINGS, LLC.**

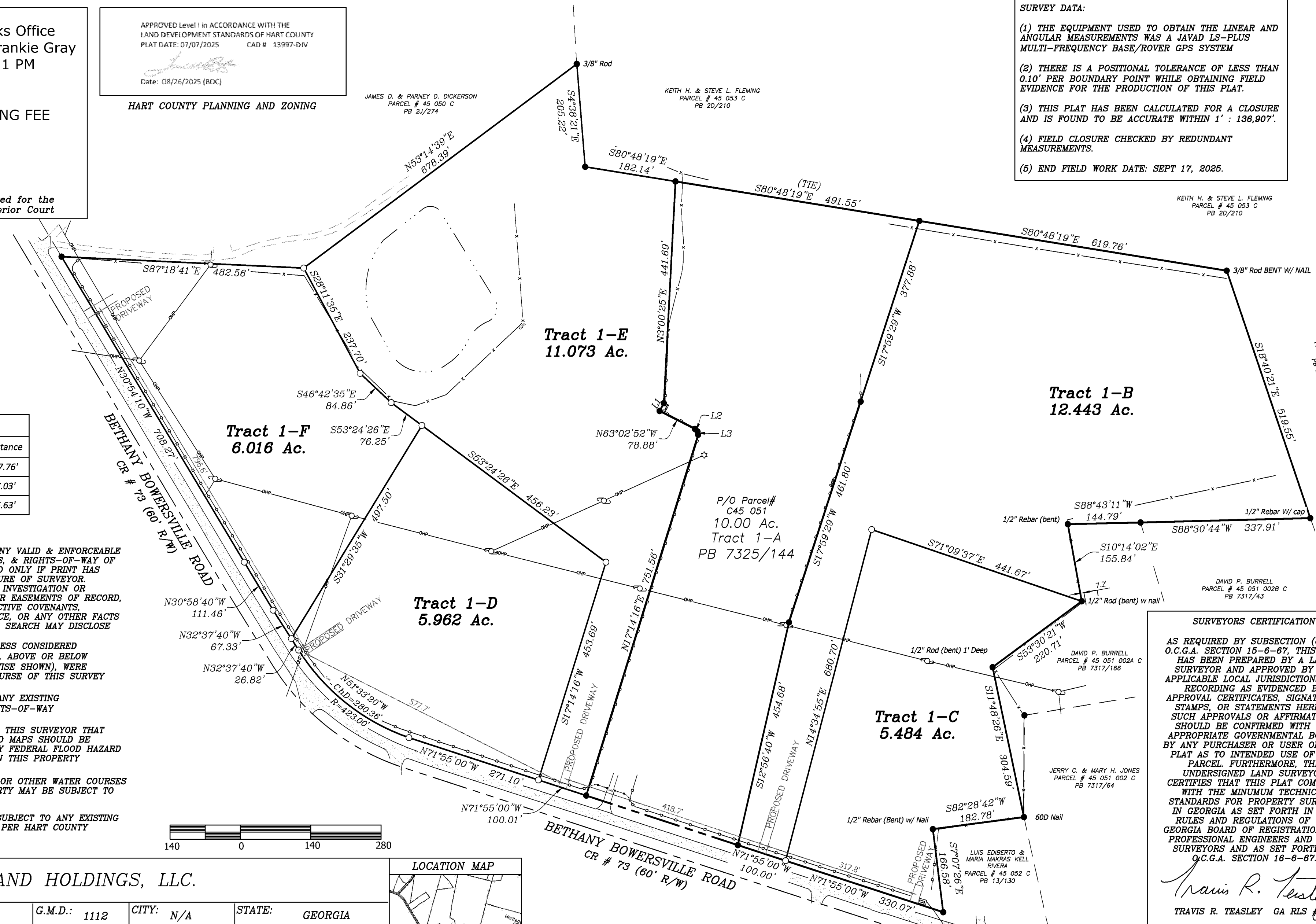
COUNTY: Hart G.M.D.: 1112 CITY: N/A STATE: GEORGIA

DATE: July 7, 2025 REVISIONS: N/A SCALE: 1"=100'

DEAN H. TEASLEY
LAND SURVEYING, INC.
GEORGIA & SOUTH CAROLINA REGISTERED LAND SURVEYOR
GEORGIA REG. 1898 SOUTH CAROLINA REG. 6044
16 HERITAGE ROAD HARTWELL, GEORGIA 30643
PHONE (706)376-4236 FAX (706)376-0005
TRAVIS R. TEASLEY GA RLS NO. 3118

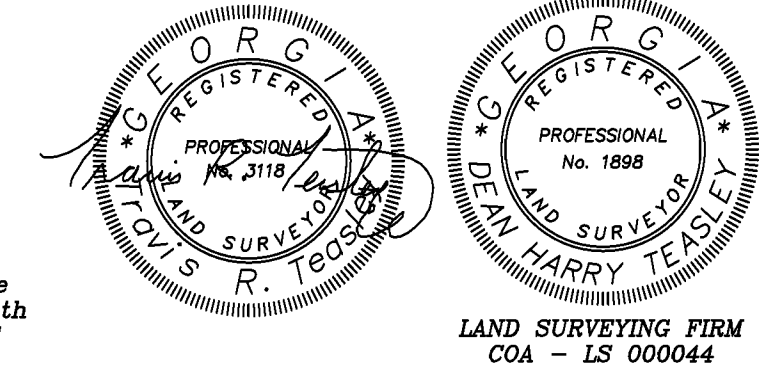


- Legend**
- Iron Pin Found (1/2" rebar unless noted)
 - Iron Pin Set (1/2" rebar)
 - Nail Found (as noted)
 - ⊗ Magnetic Nail Set over reading
 - Magnetic Nail Set
 - Concrete Monument
 - ✕ Scribed in Concrete
 - △ Computed Point
 - ⊕ Electric Utility Pole
 - ⊙ Electric Light Pole
 - OHP— Overhead Power Line
 - x—x— Barbed Wire Fence
 - o—o— Metal Fence
 - Wooden Fence



SURVEYORS 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 REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 16-6-87.

Travis R. Teasley
TRAVIS R. TEASLEY GA RLS # 3118



Field Work & Drawing Done
in Conjunction with Nu-South
Surveying of Anderson, SC