

- LEGEND**
- PROPERTY CORNER WITHOUT MONUMENT
  - MONUMENTED PROPERTY CORNER
  - OTF OPEN TOP PIPE
  - CTP CRIMPED TOP PIPE
  - R/W RIGHT OF WAY
  - DB DEED BOOK
  - PB PLAT BOOK
  - PG PAGE
  - N/F PRESENT OR FORMER OWNER
  - N.T.S. NOT TO SCALE
  - IPSF IRON PIN SET FUTURE
  - IPF IRON PIN FOUND
  - L.L. LAND LOT
  - S/D SUBDIVISION
  - P.O.B. POINT OF BEGINNING
  - POWER POLE
  - E- OVERHEAD POWER LINE
  - DE DRAINAGE EASEMENT
  - SSE SANITARY SEWER EASEMENT
  - X- FENCE
  - BL BUILDING LINE
  - CL CENTERLINE

A PORTION OF THIS PARCEL LIES IN A ZONE "A" DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO F.E.M.A. / F.I.R.M. MAP NUMBER 13227C0152C DATED 9-29-2010. THE LOCATION OF FLOOD LINE IS BASED ON THE IMAGE FROM REFERENCED MAP AND IS APPROXIMATE.

THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS OF WAY BOTH PUBLIC AND PRIVATE. ALL MATTERS OF TITLE EXCEPTED.  
DRAWN AND FIELDWORK BY: D SHIRLEY

ALL IRON PINS FOUND AND SET ARE 1/2" REBAR UNLESS OTHERWISE NOTED. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A LEGAL TITLE SEARCH, AND IS SUBJECT TO ANY AND ALL DISCLOSURES PRODUCED BY SAME INCLUDING EASEMENTS WHETHER OR NOT SHOWN ON THIS PLAT. THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITY NAMED HEREON. EDITING OR REPRODUCTION WITHOUT THE CONSENT OF THE SURVEYOR IS PROHIBITED.

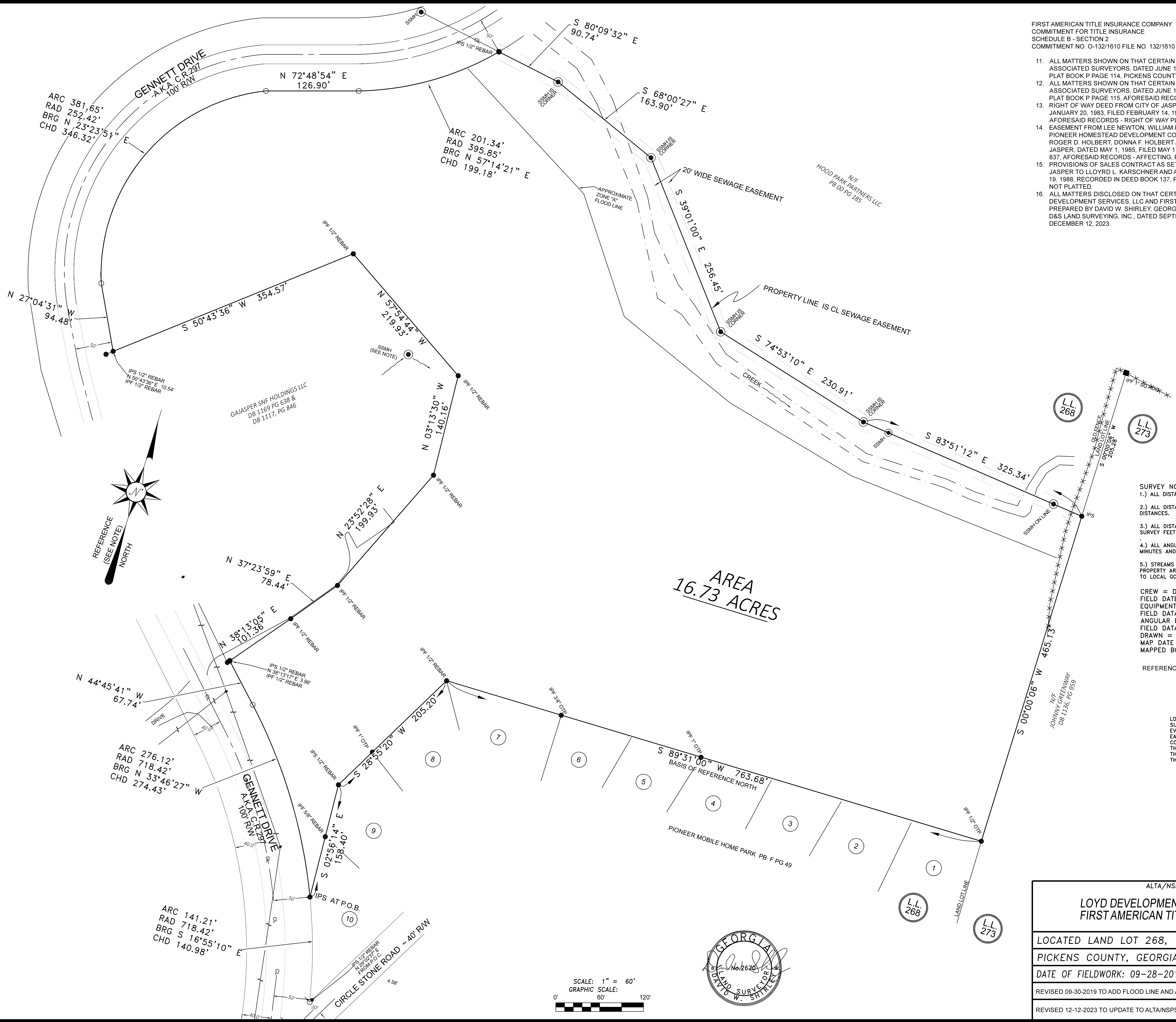
FIRST AMERICAN TITLE INSURANCE COMPANY  
COMMITMENT FOR TITLE INSURANCE  
SCHEDULE B - SECTION 2  
COMMITMENT NO. O-132/1610 FILE NO. 132/1610

11. ALL MATTERS SHOWN ON THAT CERTAIN PLAT FOR THE CITY OF JASPER PREPARE BY ASSOCIATED SURVEYORS, DATED JUNE 12, 1987, FILED MAY 19, 1988, RECORDED IN PLAT BOOK P PAGE 114, PICKENS COUNTY, GEORGIA RECORDS - AFFECTING PLATTED
12. ALL MATTERS SHOWN ON THAT CERTAIN PLAT FOR THE CITY OF JASPER PREPARE BY ASSOCIATED SURVEYORS, DATED JUNE 12, 1987, FILED MAY 19, 1988, RECORDED IN PLAT BOOK P PAGE 115, AFORESAID RECORDS - AFFECTING PLATTED
13. RIGHT OF WAY DEED FROM CITY OF JASPER, GEORGIA TO CITY OF JASPER, DATED JANUARY 20, 1983, FILED FEBRUARY 14, 1983, RECORDED IN DEED BOOK 87, PAGE 667, AFORESAID RECORDS - RIGHT OF WAY PLATTED AT 100'
14. EASEMENT FROM LEE NEWTON, WILLIAM LEE NEWTON, ROY MITCHELL NEWTON, PIONEER HOMESTEAD DEVELOPMENT CO. INC., DAVID E. DILBECK, SHIRLEY E. DILBECK, ROGER D. HOLBERT, DONNA F. HOLBERT AND OEBURN GODFREY TO THE CITY OF JASPER, DATED MAY 1, 1985, FILED MAY 1, 1985, RECORDED IN DEED BOOK 105, PAGE 837, AFORESAID RECORDS - AFFECTING PLATTED
15. PROVISIONS OF SALES CONTRACT AS SET OUT IN WARRANTY DEED FROM CITY OF JASPER TO LLOYD L. KARSCHNER AND ANDREW J. MANGIONE, DATED AND FILED MAY 19, 1988, RECORDED IN DEED BOOK 137, PAGE 521, AFORESAID RECORDS - AFFECTING, NOT PLATTED.
16. ALL MATTERS DISCLOSED ON THAT CERTAIN ALTA/NSPS LAND TITLE SURVEY FOR LOYD DEVELOPMENT SERVICES, LLC AND FIRST AMERICAN TITLE INSURANCE COMPANY PREPARED BY DAVID W. SHIRLEY, GEORGIA REGISTERED LAND SURVEYOR NO. 2670, OF D&S LAND SURVEYING, INC., DATED SEPTEMBER 30, 2019, AND LAST REVISED DECEMBER 12, 2023.

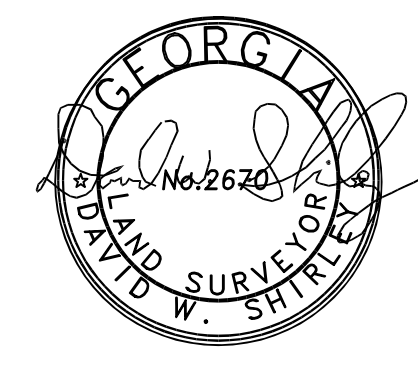
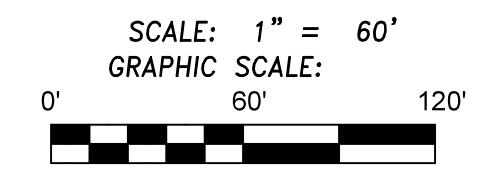
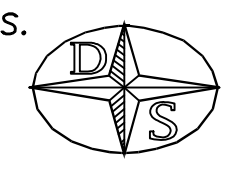
- REFERENCES:**
- DB 1030 PG 779
  - DB 1032 PG 509
  - PB P PG 114
  - PB P PG 115
  - DB 163 PG 680
  - DB 94 PG 791
  - DB 87 PG 663-666
  - PB R PG 212
  - PB Q PG 70

- SURVEY NOTES:**
- 1.) ALL DISTANCES ON SURVEY ARE HORIZONTAL DISTANCES.
  - 2.) ALL DISTANCES ON SURVEY ARE SHOWN AS "GROUND" DISTANCES.
  - 3.) ALL DISTANCES ON SURVEY ARE EXPRESSED IN U.S. SURVEY FEET
  - 4.) ALL ANGULAR DIRECTIONS ARE EXPRESSED IN DEGREES, MINUTES AND SECONDS.
  - 5.) STREAMS ORIGINATING OR FLOWING THROUGH THE MAPPED PROPERTY ARE CONSIDERED STATE WATERS AND ARE SUBJECT TO LOCAL GOVERNMENT BUFFER AND SETBACK REQUIREMENTS.
- CREW = DS / DS  
FIELD DATE: 9-28-2019  
EQUIPMENT = GEO MAX ZOOM 90  
FIELD DATA ERROR OF CLOSURE = 1' IN 24974'  
ANGULAR DATA ERROR 8.05" PER POINT  
FIELD DATA WAS ADJUSTED BY COMPASS METHOD  
DRAWN = D.S.  
MAP DATE : 09-30-2019  
MAPPED BOUNDARY ERROR OF CLOSURE = 1' IN 384785'
- REFERENCE NORTH BEARING FROM PB P, PG 114

LOCATION OF UTILITIES EXISTING ON OR SERVING THE SUBJECT PROPERTY IS DETERMINED BY OBSERVABLE EVIDENCE ONLY. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTION AND SUBSURFACE CONDITIONS THAT ARE NOT VISIBLE OR RECORDED. THIS PLAT IS INTENDED FOR THE PARTIES STATED ON THE FACE OF SURVEY. USE OF THE SURVEY BY THIRD PARTIES IS AT THEIR OWN RISK.



PREPARED BY:  
D & S LAND SURVEYING, INC.  
DAVID W. SHIRLEY, R.L.S.  
4817-C HWY 53 EAST  
TATE, GEORGIA 30177  
770-720-4443  
LSF#000756



ALTA/NSPS SURVEY FOR:	
LOYD DEVELOPMENT SERVICES, LLC AND FIRST AMERICAN TITLE INSURANCE COMPANY	
LOCATED LAND LOT 268, 12th DISTRICT, 2nd SECTION	
PICKENS COUNTY, GEORGIA	
DATE OF FIELDWORK: 09-28-2019	MAP DATE: 09-30-2019
REVISED 09-30-2019 TO ADD FLOOD LINE AND AMEND NOTE.	
REVISED 12-12-2023 TO UPDATE TO ALTA/NSPS SURVEY	