



N/F
SARAH BOWER STILL ESTATE
DB. 389 PG. 587
PB. 6 PG. 380
TAX PARCEL # XX053 025

GEORGIA HIGHWAY NO. 81
(100' R/W)

US HIGHWAY 101

4A

14.313 ACRES

623,459 S.F.

TAX PARCEL # XX054 037A

TANNERS BRIDGE ROAD
(80' R/W)

CLOSURE STATEMENT

THE FIELD DATA UPON WHICH THIS PLAT OF SURVEY IS BASED WAS COLLECTED USING A TRIMBLE R8 RTK ROVER UTILIZING THE VRS NOW NETWORK. THE RELATIVE POSITIONAL ACCURACY OBTAINED ON THE POINTS UTILIZED IN THIS SURVEY WERE 0.04' HORIZONTAL AND 0.07' VERTICAL AT THE 95% CONFIDENCE LEVEL GROUND SURVEY. THE SUBJECT PROPERTY CONTAINS 14.31 ACRES.

SURVEYORS CERTIFICATION

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property. The boundaries of the parcels are based on the information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated on this plat. THE SIGNATURE OF THE SURVEYOR DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property boundaries set forth in the Rules and Regulations and regulations of the Geographic Board of Registration for Professional Engineers and Land Surveyors and as set forth in D.C.A. Section 15-6-07.

KIMBERLY LEE CANN G.A. R.L.S. #3123

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES MAY BE DIFFERENT FROM THE UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. NO CERTIFICATION IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF THE INFORMATION CONCERNING UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON. PER GEORGIA LAW, THE UNDERTAKING OF ANY AND ALL EARTH DISTURBING ACTIVITIES, PRIOR TO THE COMMENCEMENT OF ANY AND ALL EARTH DISTURBING ACTIVITIES.

GRAPHIC SCALE 1"=50'

A graphic scale bar with markings at 50', 0', 25', 50', 100', and 200'. The bar is divided into segments of 25 feet each, with alternating black and white colors for the first 100 feet, and solid black for the remaining 100 feet.

GRID NORTH
GA. WEST ZONE

[illegible]

REFERENCES

- D.B. 2526 PG. 437
- P.B. 6 PG. 380

GENERAL SURVEY NOTES

1) HORIZONTAL DATUM IS GEORGIA STATE PLANE WEST
ZONE COORDINATE SYSTEM, NORTH AMERICAN
DATUM OF 1983. (NAD83)

2) VERTICAL DATUM IS NORTH AMERICAN VERTICAL
DATUM OF 1988. (NAV83)

3) DATE OF FIELD SURVEY 9/9/25

4) ALL DEED BOOK REFERENCES SHOWN HEREON ARE
RECORDED IN THE CLERK OF SUPERIOR COURTS
OFFICE IN THE GEORGIA COUNTY LISTED.

5) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT
OF AN ABSTRACT OF TITLE. SUBJECT AND ADJACENT
PROPERTY OWNERS' DEED REFERENCES WERE
OBTAINED FROM LOCAL AUTHORITY TAX RECORDS
AND ARE NOT GUARANTEED AS TO THE ACCURACY OF
COMPLETENESS.

6) THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A
STATEMENT OF PROFESSIONAL OPINION BASED ON
KNOWLEDGE, INFORMATION AND BELIEF AND BASED ON
FIELD EVIDENCE AVAILABLE. THE CERTIFICATION IS
NOT AN EXPRESSED OR IMPLIED WARRANTY OR
GUARANTEE.

7) NO PORTION OF THE SUBJECT PROPERTY IS LOCATED
WITHIN A FLOOD HAZARD AREA AS PER BARROW COUNTY
FLOOD HAZARD COMMUNITY PANEL NO. 13015C01200, DATED
DECEMBER 1, 2022.

PREPARED FOR:

**GRACE AND FAITH
LIGHTHOUSE, LLC**



***NORTHEAST LAND
SURVEYING, LLC***
A Georgia Land Surveying Firm: #1240
P.O. Box 384
Braselton, Georgia 30517
Phone: (678) 776-7494

No.			REVISION		DATE		DRAWN		SCALE			
1			Project Name:		TANNERS BRIDGE TRACT		KLC		1"=50'			
2			Project Address:		TANNERS BRIDGE ROAD		CHECKED		1 OF 1			
3			Land Lot No.(s)		N/A	District:	316th	DATE OF FIELD WORK				
4								9/9/25				
5			City:				DATE				PROJECT No.	
			County, State:		BARROW COUNTY, GEORGIA		9/10/25				25-087	

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in the 316th Land District of Barrow County, Georgia and being more particularly described as follows:

To locate the TRUE POINT OF BEGINNING commence at a point where the northwesterly right-of-way of Tanners Bridge Road (80' r/w) and the southeasterly right-of-way of Georgia Highway number 81 (100' r/w) commence, said point being the TRUE POINT OF BEGINNING.

THENCE North 31 degrees 19 minutes 07 seconds East for a distance of 625.10 feet to a point, along right-of-way of Georgia Highway number 81 to a point;

THENCE South 71 degrees 36 minutes 56 seconds East for a distance of 800.96 feet to a point;

THENCE South 18 degrees 29 minutes 54 seconds West for a distance of 807.68 feet to a point on the northwesterly right-of-way of Tanners Bridge Road;

THENCE North 59 degrees 41 minutes 11 seconds West for a distance of 960.00 feet to a point, Said point being THE TRUE POINT OF BEGINNING.

Having an area of 623,459 Square Feet, 14.313 Acres