



**REFERENCE**

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**PLAT BOOK**

PLAT BOOK	PAGE
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**CURVE DATA**

CURVE	BEARING	DISTANCE	CURVE RADIUS	LENGTH	CHANGING DATA
1	S 71°58'42"W	34.84'	124.80'	609.22'	5 79°22'15"W
2	N 83°58'51"E	442.23'	440.00'	275.18'	N 48°20'20"E
3	S 82°58'51"E	354.34'	352.81'	50.37'	N 60°54'40"E
4	S 82°58'51"E	354.34'	352.81'	50.37'	N 60°54'40"E
5	S 82°58'51"E	354.34'	352.81'	50.37'	N 60°54'40"E
6	S 82°58'51"E	354.34'	352.81'	50.37'	N 60°54'40"E
7	S 82°58'51"E	354.34'	352.81'	50.37'	N 60°54'40"E
8	S 82°58'51"E	354.34'	352.81'	50.37'	N 60°54'40"E
9	S 82°58'51"E	354.34'	352.81'	50.37'	N 60°54'40"E
10	S 82°58'51"E	354.34'	352.81'	50.37'	N 60°54'40"E
11	S 82°58'51"E	354.34'	352.81'	50.37'	N 60°54'40"E
12	S 82°58'51"E	354.34'	352.81'	50.37'	N 60°54'40"E
13	S 82°58'51"E	354.34'	352.81'	50.37'	N 60°54'40"E
14	S 82°58'51"E	354.34'	352.81'	50.37'	N 60°54'40"E
15	S 82°58'51"E	354.34'	352.81'	50.37'	N 60°54'40"E
16	S 82°58'51"E	354.34'	352.81'	50.37'	N 60°54'40"E
17	S 82°58'51"E	354.34'	352.81'	50.37'	N 60°54'40"E
18	S 82°58'51"E	354.34'	352.81'	50.37'	N 60°54'40"E
19	S 82°58'51"E	354.34'	352.81'	50.37'	N 60°54'40"E
20	S 82°58'51"E	354.34'	352.81'	50.37'	N 60°54'40"E
21	S 82°58'51"E	354.34'	352.81'	50.37'	N 60°54'40"E
22	S 82°58'51"E	354.34'	352.81'	50.37'	N 60°54'40"E
23	S 82°58'51"E	354.34'	352.81'	50.37'	N 60°54'40"E
24	S 82°58'51"E	354.34'	352.81'	50.37'	N 60°54'40"E
25	S 82°58'51"E	354.34'	352.81'	50.37'	N 60°54'40"E
26	S 82°58'51"E	354.34'	352.81'	50.37'	N 60°54'40"E
27	S 82°58'51"E	354.34'	352.81'	50.37'	N 60°54'40"E

**LINE DATA**

COURSE	BEARING	DISTANCE
1	S 88°14'10"W	65.00'
2	N 14°03'30"E	184.64'
3	N 85°28'52"E	330.30'
4	S 82°58'51"E	354.34'
5	S 82°58'51"E	354.34'
6	S 82°58'51"E	354.34'
7	S 82°58'51"E	354.34'
8	S 82°58'51"E	354.34'
9	S 82°58'51"E	354.34'
10	S 82°58'51"E	354.34'
11	S 82°58'51"E	354.34'
12	S 82°58'51"E	354.34'
13	S 82°58'51"E	354.34'
14	S 82°58'51"E	354.34'
15	S 82°58'51"E	354.34'
16	S 82°58'51"E	354.34'
17	S 82°58'51"E	354.34'
18	S 82°58'51"E	354.34'
19	S 82°58'51"E	354.34'
20	S 82°58'51"E	354.34'
21	S 82°58'51"E	354.34'
22	S 82°58'51"E	354.34'
23	S 82°58'51"E	354.34'
24	S 82°58'51"E	354.34'
25	S 82°58'51"E	354.34'
26	S 82°58'51"E	354.34'
27	S 82°58'51"E	354.34'

**TRACT 1-B**

TRVERSE AREA 111.23 ACRES  
 PLUS TO & CREEK 41.54 ACRES  
 TOTAL AREA 152.77 ACRES

**TRACT 1-A**

30.00 ACRES

**TRACT 2-A**

7.44 ACRES

**TRACT 2-B**

5.93 ACRES

**TRACT 2-C**

15.00 ACRES

**TRACT 3-A**

30.00 ACRES

**UNITED FINANCE & DEVELOPMENT, INC.**

A BOUNDARY SURVEY FOR  
 LAND LOTS 144 & 145; SECOND LAND DISTRICT  
 CRAWFORD COUNTY, GEORGIA  
 MAY 12, 2003  
 SCALE: 1"=300'  
 REVISED: 8-13-06  
 REVISION: 10-27-06  
 GRAPHIC SCALE IN FEET

STEVE COLEMAN & ASSOCIATES, INC.  
 P. O. BOX 102, 30 E. JOHNSON STREET  
 POBBETT, GEORGIA 31008  
 PHONE: 478-942-9900 FAX: 478-942-9870  
 EMAIL: INFO@STEVECO.COM

**PLAT CERTIFICATION**

I, STEVE COLEMAN, Surveyor, do hereby certify that the instrument was filed in my office on this 11th day of August, 2003. This is the day of August, 2003.

STEVE COLEMAN, Surveyor

**POINT OF REFERENCE (P.O.R.)**

POINT MARKED BY AN IRON PIN AT THE SOUTHEAST CORNER OF THE CORNER OF TRACT SHOWN ON PLAT IN PLAT BOOK 1, PAGE 89 (SEE "REFERENCE" HEREON).

**R1-A-G - NO MANUFACTURED HOMES (Mobile)**

12-12-06 DELETED TRACT 1-B

**LEGEND**

- IRON PIN SET (5/8" REBAR) - (M) PIPES
- CONIC MONUMENT RECOVERED
- TRVERSE NAIL SET (306)
- COMPUTED POINT (UNKNOWMENTED)
- RIGHT OF WAY
- CENTER LINE
- PROPERTY LINE
- LAND LOT LINE
- LAND DISTRICT LINE
- OVERHEAD UTILITY WIRES
- WIRE FENCE
- BRANCH OR CRICK (S)
- TRVERSE TIE-LINE (S)
- LINE KEY
- CURVE KEY

**NOTES**

1. Property shown shows owner's approximate boundaries of subject tracts.
2. All property boundaries are shown as shown on the plat and are not shown as shown on the plat.
3. ALL L & S L.S. shown herein are approximate boundaries.
4. Subject tracts are shown on Crawford County Tax Assessor Map 45 01.
5. The plat is shown as shown on Crawford County Tax Assessor Map 45 01.
6. The plat is shown as shown on Crawford County Tax Assessor Map 45 01.
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