

Doc ID: 0295868001 Type: PLAT
 Recorded: 04/12/2018 at 11:52:49 AM
 Fee Amt: \$13.00 Page 1 of 1
 Chatham, Ga. Clerk Superior Court
 Date: Hassey Clerk Superior Court
BK 50 PG 455

FILING INFORMATION BOX IN UPPER LEFT CORNER.
 3" X 3" SQUARE BOX RESERVED FOR THE CLERK OF THE SUPERIOR COURT.
 THE CLERK SHALL ELECTRONICALLY NOTE THE FILING DATE, BOOK AND PAGE NUMBERS ON THE IMAGE AND SHALL ELECTRONICALLY TRANSMIT A COPY OF THE MAP, PLAT, OR PLAN WITH SUCH FILING INFORMATION TO THE EMAIL ADDRESS OF THE PERSON FILING THE SAME FOR RECORD.

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

Surveyor Certification Box for Plats

Each plat shall have depicted thereon a box which contains one of the following applicable certifications of the land surveyor:

(i) 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.

(ii) As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor. This plat has been approved by all applicable local jurisdictions that require prior approval for recording this type of plat or one or more of the applicable local jurisdictions do not require approval of this type of plat. For any applicable local jurisdiction that requires approval of this type of plat, the names of the individuals signing or approving this plat, the agency or office of that individual, and the date of approval are listed in the approval table shown hereon. For any applicable local jurisdiction that does not require approval of this type of plat, the name of such local jurisdiction and the number of the applicable ordinance or resolution providing that no such approval is required are listed in the approval table shown hereon. Such approvals, affirmations, or ordinance or resolution numbers 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.

This Certification will be used whenever the local planning department (and other departments as may be applicable) physically signs the plat and/or stamps it. This could be a final subdivision plat with various certificates, it could be a single line approval format for simple plats, it could be a rubber stamp. Basically, this allows local governments to continue "manual" or "paper" approvals like they have done before 2017. These surveys can be released without the approvals being in place, the approvals are to be evidence by the signatures, stamps, or statements on the plat when it is presented to the Clerk for recording. A surveyor could issue a plat with this certification to a client, who could take it around and get the necessary approval(s), get it signed, and e-file it using a public portal or through an approved e-filer such as a closing attorney, etc.

(iii) 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 boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT 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 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.

This Certification will be used when approval is required but when physically signing/stamping the plat is not necessary or perhaps not possible. All plats using this certification must provide an approval table. The approval table will list the pertinent approval data. The most common instance will be larger planning departments with online submittal portals. It will also apply to counties that accept email submittals and issue approvals by email. In these instances the approval table must include the name of each dept. which has approved the plat, the name of the individual who issued such approval, and the date thereof. This certification may also apply to jurisdictions that have an ordinance or resolution in place that issues categorical approval to plats meeting the specified criteria, which may be lot size, zoning, etc. In this instance the approval table should contain the same data for the blanket approval.

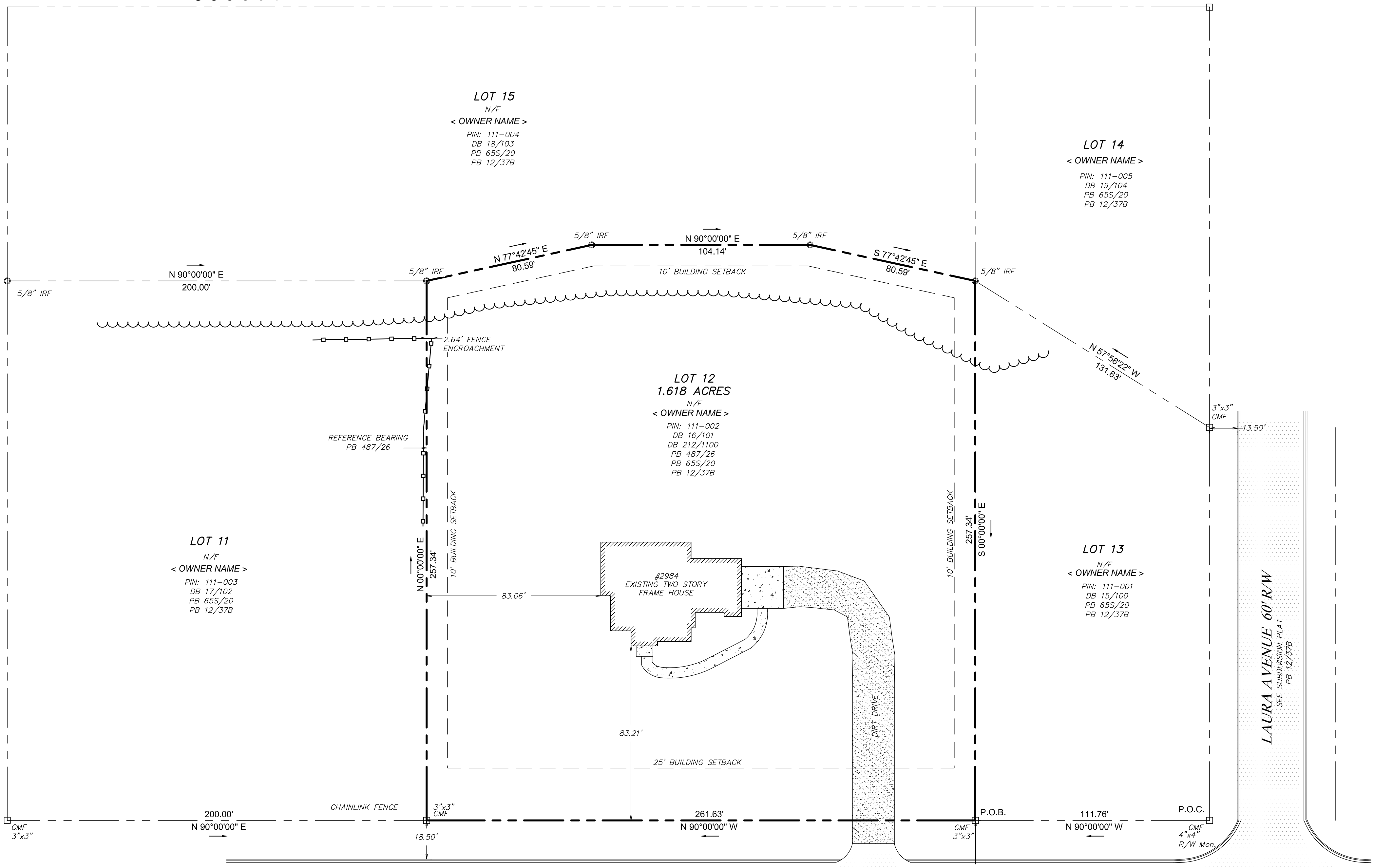
This Certification will be used strictly for retracement surveys or for surveys that depict easements provided that no property lines are changed. Plats bearing this certification are entitled to recording without any other local review or approval, and must bear the bold language regarding no approval or suitability, etc. Retracement surveys may also depict gores, overlaps, or other delineation necessary to address title issues. They must also state the recording information of any document, map, plat, deed, or other instrument that created the parcel(s) depicted.

(iv) The property hereon lies completely within a jurisdiction which does not review or approve any plats or this type of plat prior to recording. RECORDATION OF THIS PLAT 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 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.

This Certification applies to jurisdictions that do not require approval of plats prior to approval.

NOTES
 ALL IMAGES OF MAPS, PLATS OR PLANS SUBMITTED FOR FILING SHALL:
 A) COMPLY WITH THE MINIMUM STANDARDS AND SPECIFICATIONS ADOPTED IN THE RULES AND REGULATIONS OF THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
 B) BE AN ELECTRONIC IMAGE OF A SINGLE PAGE CERTIFIED AND PRESENTED TO THE CLERK ELECTRONICALLY IN CONFORMANCE WITH ALL SPECIFICATIONS SET FORTH IN ANY RULES AND REGULATIONS PROMULGATED BY THE GEORGIA SUPERIOR COURT CLERK'S COOPERATIVE AUTHORITY (GSCCCA).
 C) ALL PLATS FOR RECORD WILL BE FILED ELECTRONICALLY USING A TIF FORMAT WITH A RESOLUTION OF 300 D.P.I SUBMITTED TO THE E-FILING PORTAL AT THE GSCCCA WEBSITE.

WINCHESTER COURT 60' R/W
 SEE SUBDIVISION PLAT PB 12/37B



GA STATE HIGHWAY 26, 100' R/W

See GDOT Highway Plans FR-064-1(36), Sheet 14, Dated 1-31-1991

SURVEYORS CERTIFICATION

The Certification has to be written exactly as found in OCGA 15-6-67 and shown above.

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 boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT 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 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.



THIS LANGUAGE SUPERCEDES AND REPLACES THE CERTIFICATION REQUIRED BY 180-7-.07(d)(19).

GA. REG. L.S. LIC. NO. 2468 DATE: 05/09/2017

NOTES

- The term "Certification" as used in Rule "180-6-09(2) and (3)" and relating to professional engineering or land surveying services, as defined in O.C.G.A. 43-15-2(6) and (11), shall mean a signed statement based upon facts and knowledge known to the registrant and is not a guarantee or warranty, either expressed or implied.
- This Survey complies with both the rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and the Official Code of Georgia Annotated (OCGA) 15-6-67, in that where a conflict exists between those two sets of specifications, the requirements of law prevail.

Other Certification information required for Plats.
 The land surveyor shall sign on a line immediately beneath the certification on the plat. At the discretion of the land surveyor and in conformity with local regulations, the surveyor may electronically sign the certification using a facsimile signature.

SURVEY DATA
 Total Area: 1.618 Acres
 Error of Closure Plat: 1 in 451,497
 Error of Closure Field: 1 in 69,787
 Angular Error: 2" per angle point
 Adjusted by: Compass Rule
 Equipment used: Topcon 3003 Robotic Total Station, Champion GPS/EGPS Network

Field Work Completed on: MAY 04, 2017

REFERENCES
 -Plat Book 12S/ Page 14
 -Plat Book 65S/ Page 20
 -SMB 12/ Page 37B

GEORGIA PLAT AND CONDOMINIUM PLAN
 RECORDING ACT OF 2017.

THIS IS A SAMPLE OF A PLAT WITH NOTES PREPARED BY THE SURVEYING AND MAPPING SOCIETY OF GEORGIA (SAMSOG). THIS EXAMPLE IS PROVIDED TO LAND SURVEYORS, THE SUPERIOR COURT CLERKS AND OTHERS TO HELP UNDERSTAND THE COMPLEX AND NEW RECORDING PROCESS BROUGHT FORTH BY THE FORMER HOUSE BILL KNOWN AS HB76 THAT AFFECTS THE RECORDING OF PLATS.
 THE REVISED PLAT LAW (O.C.G.A. 15-6-67) WENT INTO EFFECT ON 5-08-2017 AS IT WAS SIGNED INTO LAW BY GOVERNOR NATHAN DEAL.

LEGEND

- PROPERTY BOUNDARY: ---
- ADJACENT PROPERTY LINE: - - -
- 5/8" IRON REBAR FOUND: ○ IRF 5/8"
- CONCRETE MONUMENT FOUND: □ CMF
- BUILDING SET BACK LINE: - - - - -
- CHAINLINK FENCE: [Symbol]
- ASPHALT SURFACE: [Symbol]
- CONCRETE SURFACE: [Symbol]
- DIRT SURFACE: [Symbol]
- TREE LINE: [Symbol]

NO.	REVISION DESCRIPTION	BY	DATE

AAA SURVEYING SERVICES, INC.
 100 Any Street
 Savannah, GA
 Ph: (905) 232-4533
 Fax: (905) 232-4580
 sav@aaa-surveying.com
 www.aaa-surveying.com
 C.O.A. # 001001
 OFFICE LOCATIONS: ALBANY, ATLANTA, AUGUSTA, BRUNSWICK, COLUMBUS, SAVANNAH, STATESBORO, AND VALDOSTA

AAA SURVEYORS
 PROJECT NO.: 17-0099
 DRAWN BY: CJH
 DESIGNED BY: -
 SURVEYED BY: SCH
 SURVEY DATE: 05/04/2017
 CHECKED BY: TwH
 SCALE: 1" = 30'
 DATE: 05/09/2017

BOUNDARY RETRACEMENT SURVEY
 LOT 12
 BEING A PORTION OF THE HAMILTON FARMS
 CITY OF SWAINSBORO, CAMBELL COUNTY, GEORGIA
 Prepared for: < CLIENT NAME >

SHEET 1 OF 1