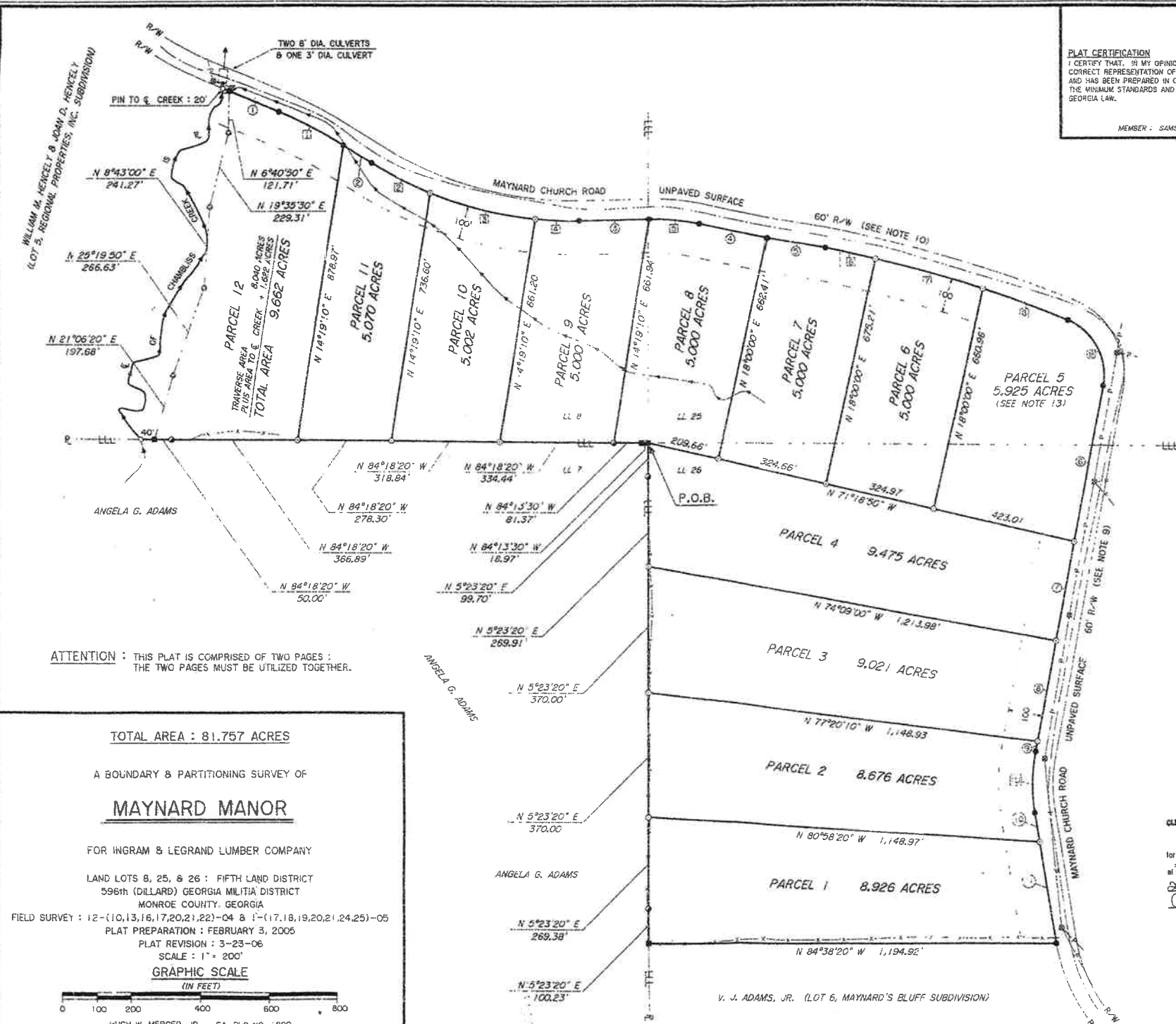




**PLAT CERTIFICATION**  
 I CERTIFY THAT, IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF GEORGIA LAW.

MEMBER : SAMSOG



**ATTENTION :** THIS PLAT IS COMPRISED OF TWO PAGES ; THE TWO PAGES MUST BE UTILIZED TOGETHER.

**TOTAL AREA : 81.757 ACRES**

A BOUNDARY & PARTITIONING SURVEY OF

**MAYNARD MANOR**

FOR INGRAM & LEGRAND LUMBER COMPANY

LAND LOTS 8, 25, & 26 : FIFTH LAND DISTRICT  
 596th (DILLARD) GEORGIA MILITIA DISTRICT  
 MONROE COUNTY, GEORGIA

FIELD SURVEY : 12-(10,13,16,17,20,21,22)-04 & 1-(17,18,19,20,21,24,25)-05

PLAT PREPARATION : FEBRUARY 3, 2005

PLAT REVISION : 3-23-06

SCALE : 1" = 200'

**GRAPHIC SCALE**  
 (IN FEET)

0 100 200 400 600 800

HUGH W. MERCER, JR. - GA. RLS NO. 1890

DR. BY : HWM/CADD      PAGE 2 OF 2      PLAT NO. 06-124.2

CLERK OF SUPERIOR COURT, MONROE COUNTY, GA.  
 I certify that this instrument was filed for record in my office March 24 2006 at 8:40A.M., and recorded March 24 2006 in Plat, Book No. 28 Page 189  
Collins D. Priddy, Jr. Clerk

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**MERCER LAND SURVEYING, INC.**  
 52 NORTH JACKSON STREET  
 P.O. BOX 336  
 FORTSYTH, GEORGIA 31029  
 478-994-6695

V. J. ADAMS, JR. (LOT 6, MAYNARD'S BLUFF SUBDIVISION)

**NOTES**

- THIS PLAT IS COMPRISED OF TWO PAGES ; THE TWO PAGES MUST BE UTILIZED TOGETHER.
- NORTH MERIDIAN SHOWN ON THIS PLAT IS BASED UPON BEARING NETWORK ESTABLISHED ON PLAT IN PLAT BOOK 25, PAGE 240 (SEE "REFERENCE" HEREON) ; THE BEARINGS SHOWN ON THIS PLAT MAY DIFFER FROM BEARINGS ON OTHER SURVEY PLATS OF THIS TRACT OR ADJACENT TRACTS DUE TO DIFFERENCES IN MAGNETIC DECLINATION EVEN THOUGH COMMON BOUNDARY LINES MAY BE THE SAME.
- HEAVY PLATTED LINES SHOWN ON THIS PLAT DENOTE BOUNDARIES OF SUBJECT PARCELS.
- LAND LOT LINES SHOWN ON THIS PLAT IN APPROXIMATE AND/OR APPARENT LOCATION.
- TIES TO IRON PINS RECOVERED NOT SHOWN ON THIS PLAT : (1) 1" REBAR FENCE POST LIES N 4°35'40" E 262.27' FROM CONCRETE MONUMENT RECOVERED AT SOUTHWEST CORNER OF PARCEL 1 ; (2) 1" PINCH-TOP PIPE LIES S 85°45'50" E 39.67' FROM CONCRETE MONUMENT RECOVERED AT SOUTHWEST CORNER OF PARCEL 1 ; (3) 1" PIPE IN CONCRETE LIES N 66°10'30" E 27.66' FROM IRON PIN RECOVERED AT SOUTHEAST CORNER OF PARCEL 1 ; (4) 1/2" REBAR LIES S 84°35'50" E 19.98' FROM IRON PIN RECOVERED AT SOUTHEAST CORNER OF PARCEL 1.
- PROPERTY ADJOINING SUBJECT PARCELS POSSESSED NOW OR FORMERLY BY THE PARTIES LABELED ON THIS PLAT.
- IMPROVEMENTS AND SUB-SURFACE FEATURES NOT SHOWN ON THIS PLAT UNLESS SO NOTED OR SPECIFICALLY LABELED.
- PERTINENT PHYSICALLY APPARENT ENCROACHMENTS AND EASEMENTS SHOWN AND/OR CITED ON THIS PLAT ; HOWEVER, ALL EASEMENTS WHICH MAY AFFECT SUBJECT PARCELS MAY NOT BE SHOWN OR CITED.
- EASEMENTS ARE HEREBY RESERVED BY INGRAM & LEGRAND LUMBER COMPANY FOR DRAINAGE AND/OR UTILITIES ON ALL BOUNDARY LINES SEPARATING PARCELS SHOWN ON THIS PLAT ; DIMENSIONS OF SAID EASEMENTS : 10' IN WIDTH, ADJACENT TO AND PARALLEL TO SAID BOUNDARY LINES, EACH SIDE. EASEMENTS ARE ALSO HEREBY RESERVED FOR UTILITIES ALONG THE FRONTAGE OF EACH PARCEL AND ALONG THE BACK LINE OF EACH PARCEL, WHICH EASEMENTS SHALL BE 10' IN WIDTH, ADJACENT TO AND PARALLEL TO SAID FRONT AND BACK LINES.
- REFERENCE IS HEREBY MADE TO DOCUMENTS OF AGREEMENT TO DONATE RIGHT OF WAY ON FILE IN MAYNARD CHURCH ROAD FILE IN MONROE COUNTY COMMISSIONERS' OFFICE, AND TO RIGHT OF WAY CONDEMNATION DOCUMENTS IN CIVIL FILE NO. 2002-CV-827 IN MONROE COUNTY SUPERIOR COURT CLERK'S OFFICE.
- ALL MATTERS OF TITLE EXCEPTED.
- SUBJECT PARCELS IDENTIFIED ON MONROE COUNTY TAX ASSESSOR MAP 78 AS BEING TAX PARCEL 3.
- ALL PARCELS SHALL HAVE THE FOLLOWING MINIMUM BUILDING SET-BACK LINES : 100' FROM THE FRONT OF EACH PARCEL AS SHOWN ON THIS PLAT, 30' FROM THE SIDE OF EACH PARCEL, AND 100' FROM THE BACK OF EACH PARCEL. THE FRONT OF EACH PARCEL SHALL BE MAYNARD CHURCH ROAD R/W LINE, PROVIDED, HOWEVER, THE FRONT OF PARCEL 5, WHICH IS BOUNDED ON TWO SIDES BY SAID ROAD, SHALL BE THE ROAD FRONTAGE TOWARD WHICH THE DWELLING TO BE CONSTRUCTED ON PARCEL 5 FACES.
- JURISDICTIONAL WETLANDS MAY EXIST ALONG CREEK SHOWN ON THIS PLAT PER SECTION 404 OF THE CLEAN WATER ACT.
- THIS SURVEY/PLAT IS FOR THE EXCLUSIVE USE OF INGRAM & LEGRAND LUMBER COMPANY. ITS AGENTS, SUCCESSORS, AND/OR ASSIGNS, AND IS NOT INTENDED FOR ANY OTHER PARTY.
- THIS SURVEY/PLAT IS THE PROPERTY OF MERCER LAND SURVEYING, INC. AND HUGH W. MERCER, JR. ; ANY REPRODUCTION OR OTHER USE OF THIS PLAT WITHOUT EXPRESS WRITTEN PERMISSION OF SAID OWNERS IS PROHIBITED. (EXCEPTION : DOCUMENTS OF PUBLIC RECORD MAY BE REPRODUCED BUT NOT ALTERED.)

**REFERENCE**

MONROE COUNTY SUPERIOR COURT	
DEED BOOK	FOLIO
64	82
64	510
409	74
433	300
746	234
PLAT BOOK	FOLIO
3	68
19	38
19	165
25	240
27	195 & 196

**LINE DATA**

LINE	BEARING	DISTANCE
1	S 62° 00' 10" E	156.46
2	S 52° 15' 20" E	100.00
3	S 85° 43' 50" E	206.70'
4	S 72° 36' 10" E	204.09'
5	S 74° 48' 50" E	172.92'
6	S 15° 47' 00" W	471.35'
7	S 15° 47' 00" W	300.00'
8	S 15° 47' 00" W	300.00'
9	S 15° 47' 00" W	30.06'
10	S 3° 52' 10" E	88.16'
11	S 3° 52' 10" E	300.00'

**LEGEND**

- IRON PIN SET (5/8" REBAR) ⊙
- IRON PIN RECOVERED (5/8" REBAR) ●
- IRON PIN RECOVERED (1" PINCH-TOP PIPE) ⊕
- CONCRETE MONUMENT RECOVERED ■
- TRAVERSE NAIL SET (FLUSH) ⊖
- COMPUTED POINT (UNMONUMENTED) ⊙
- UTILITY POLE ⊕
- LINE KEY (SEE "LINE DATA") ⊕
- CURVE KEY (SEE "CURVE DATA") ⊕
- RIGHT OF WAY (SEE NOTE 10) R/W
- CENTER LINE ⊕
- PROPERTY LINE ⊕
- LAND LOT ⊕
- LAND LOT LINE (SEE NOTE 4) LLL
- UTILITY LINE (OVERHEAD) --- P ---
- WIRE FENCE ---
- BRANCH (⊕) ---
- CREEK (⊕) ---
- WOODS ROAD (⊕) ---
- UNPAVED PUBLIC ROAD (CURRENT ⊕) ---
- BUILDING SET-BACK LINE (SEE NOTE 13) ---
- TRAVERSE TIE-LINE ---

**EQUIPMENT, CLOSURE PRECISION, AND ADJUSTMENT**  
 THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS OBTAINED BY LINEAR MEASUREMENTS DERIVED WITH TOPCON DTS 225 AND ANGLE MEASUREMENTS TURNED WITH TOPCON GTS-225. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 28,397 FEET AND AN ANGULAR ERROR OF 0"00'00" PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE. THE BEARINGS AND DISTANCES ON THIS PLAT HAVE BEEN CALCULATED FOR CLOSURE AND ARE FOUND TO BE ACCURATE WITHIN ONE FOOT IN 90,888 FEET.

CLERK OF SUPERIOR COURT, MONROE COUNTY, GA.  
 I certify that this instrument was filed for record in my office March 04, 2006 in Book M, and recorded March 04, 2006 in Plat Book No. 28 Page 128  
Challenor, Pringle, LLP Clerk

**CURVE DATA**

CURVE	ARC	RADIUS	CENTRAL ANGLE	CHORD
1	216.00'	1,269.810'	9° 44' 47"	S 57° 07' 50" E / 215.74'
2	193.48'	1,095.647'	10° 07' 05"	S 57° 19' 00" E / 193.23'
3	317.55'	1,095.647'	16° 36' 21"	S 70° 40' 40" E / 316.44'
4	129.08'	1,095.647'	6° 45' 00"	S 82° 21' 20" E / 129.00'
5	147.58'	642.690'	13° 09' 26"	S 79° 11' 00" E / 147.26'
6	151.93'	4,076.872'	2° 08' 06"	S 72° 09' 30" E / 151.92'
7	325.55'	4,076.872'	4° 34' 31"	S 68° 48' 20" E / 325.46'
8	264.26'	4,076.872'	3° 42' 50"	S 64° 39' 30" E / 264.22'
9	233.17'	170.000'	78° 35' 08"	S 23° 30' 40" E / 215.32'
10	181.78'	530.000'	19° 39' 04"	S 5° 57' 30" W / 180.89'

**PLAT REVISION**

3-23-06 : AMEND MINIMUM BUILDING SET-BACK LINE DATA : ADD NOTES 5 & 14.

**POINT OF REFERENCE**

POINT OF BEGINNING (P.O.B.) MARKED BY A CONCRETE MONUMENT AT THE MOST WESTERLY COMMON CORNER OF PARCEL 4 AND PARCEL 8 AS SHOWN ON THIS PLAT, SAID P.O.B. BEING THE COMMON CORNER OF LAND LOTS 7, 8, 25, AND 26 IN THE FIFTH LAND DISTRICT OF MONROE COUNTY, GEORGIA.

**PLAT CERTIFICATION**

I CERTIFY THAT IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF GEORGIA LAW.

MEMBER - SAK/SOG



**TOTAL AREA : 81.757 ACRES**

A BOUNDARY & PARTITIONING SURVEY OF

**MAYNARD MANOR**

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PLAT PREPARATION : FEBRUARY 3, 2005

PLAT REVISION : 3-23-06

SCALE : 1" = 200'

**GRAPHIC SCALE**



HUGH W. MERCER, JR. - GA. RLS NO. 1890

DR. BY : HWM/CADD

PAGE 1 OF 2

PLAT NO. 06-124.1

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**MERCER LAND SURVEYING, INC.**

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 6695