

This block reserved for the
Clerk of the Superior Court

(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 part thereof. Furthermore, the undersigned land surveyor certifies that this survey 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.



James Quattrone
Signature:

5/2/2025
Date:

This Property is in Zone X, an Area of Minimal Flood Hazard, as shown on Monroe County, Ga, F.I.R.M. Panel No. 13207C0075E dated 06/07/2017.

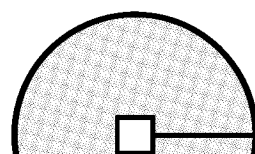
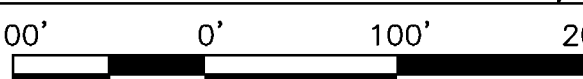
HW	HEADWALL	GM	GAS MARKER/GAS METER
SWCB	SINGLE WALL CATCH BASIN	◎OTP	OPEN TOP PIPE
DWCB	DOUBLE WALL CATCH BASIN	◎IFS	IRON PIN FOUND
OS	OUTLET STRUCTURE (RISER)	●IFS	IRON PIN SET 1/2"Ø REBAR W/ CAP
W	WATER INLET	○C	CURB AND GUTTER
W	WATER METER	C/G	CURB AND GUTTER
W	WATER LINE	R/W	RIGHT-OF-WAY
S	SANITARY SEWER LINE	L.L.L	LAND LOT LINE
OHU	OVERHEAD UTILITY LINE	CMF	CONCRETE MONUMENT FOUND
UFO	UNDERGROUND FIBER OPTICS	POL	POINT ON LINE
G	GASLINE	B.O.C	BACK OF CURB
LS	LANDSCAPING	FNC	FENCE CORNER
PKS (F)	PK MAIL SET (FOUND)	EP	EDGE OF PAVEMENT
EX-MH	EXISTING SANITARY SEWER MANHOLE	PC	PROPERTY CORNER
SMH	SANITARY SEWER MANHOLE	○LP	LIGHT POLE
S.S.E.	SANITARY EASEMENT	○UP	UTILITY POLE
CO	CLEAN-OUT	GW	GUY WIRE
FDC	FIRE DEPARTMENT CONNECTOR	☒ JB	EXISTING JUNCTION BOX
CLF	CHAIN LINK FENCE	≡WV	EXISTING WATER VALVE
VRL	VINYL RAIL FENCE	○F	EXISTING FIRE HYDRANT
R.R.E.	RAIL ROAD EASEMENT	☐	TELEPHONE PEDISTAL
UE	UNDERGROUND ELECTRIC	B.F.E.	BASE FLOOD ELEVATION
AC	AIR/CONDITION UNITS	MB	MAIL BOX

General Notes:

1. All linear distances shown on plat are horizontal.
2. Information regarding the presence, size, and location of underground utilities is shown hereon. The information is based on the location of above ground appurtenances. Together with all easements recorded or unrecorded, the PLS who signed this plat does not certify to the correctness or accuracy of the underground utilities shown or not shown hereon. Contact the utility protection center (800-282-7411) prior to any form of digging.
3. This survey was prepared without benefit of a title report which may reveal additional conveyances, easements or rights-of-way not shown hereon. No guarantee, either stated or implied is made that this property is not subject to easements, claims, prescriptions, restrictions, sub-surface conditions, or any other matters of title that are not visible, not disclosed, or that would be discovered by a title examination.
4. All bearings are based on Grid North, Ga. West Zone and angles turned in the field.
5. No N.G.S. Monument found within 500 feet of any point on the subject properties.
6. This survey does not address any wetland or environmental issues.

7. This plat was prepared for the exclusive use of the parties or entities named hereon and the certification does not extend to any others without re-certification by the PLS who signed this plat.
8. A LEICA TRPC 1203+ (robotic total station) and a LEICA GS 15 GPS rover (eGPS Network RTK) were used to obtain the angular, linear and coordinate measurements on this survey.
9. The field data upon which this plat is based has a closure precision of one foot in 15,760 feet, an angular error of 03 second(s) per angle point, was adjusted using the compass rule, and was completed on 4/1 & 2/2025.
10. This plat has been calculated for closure and found to be accurate within one foot in 410,140 feet.
11. All pins set are 1/2" Rebar with cap unless otherwise noted.

**** Pursuant to Rule 180–6.09 of the Georgia State Board of registration for professional engineers and land surveyors, the term "certify" or "certification" means to declare a professional opinion regarding those facts or findings and does not constitute a warranty or guarantee, either expressed or implied.**

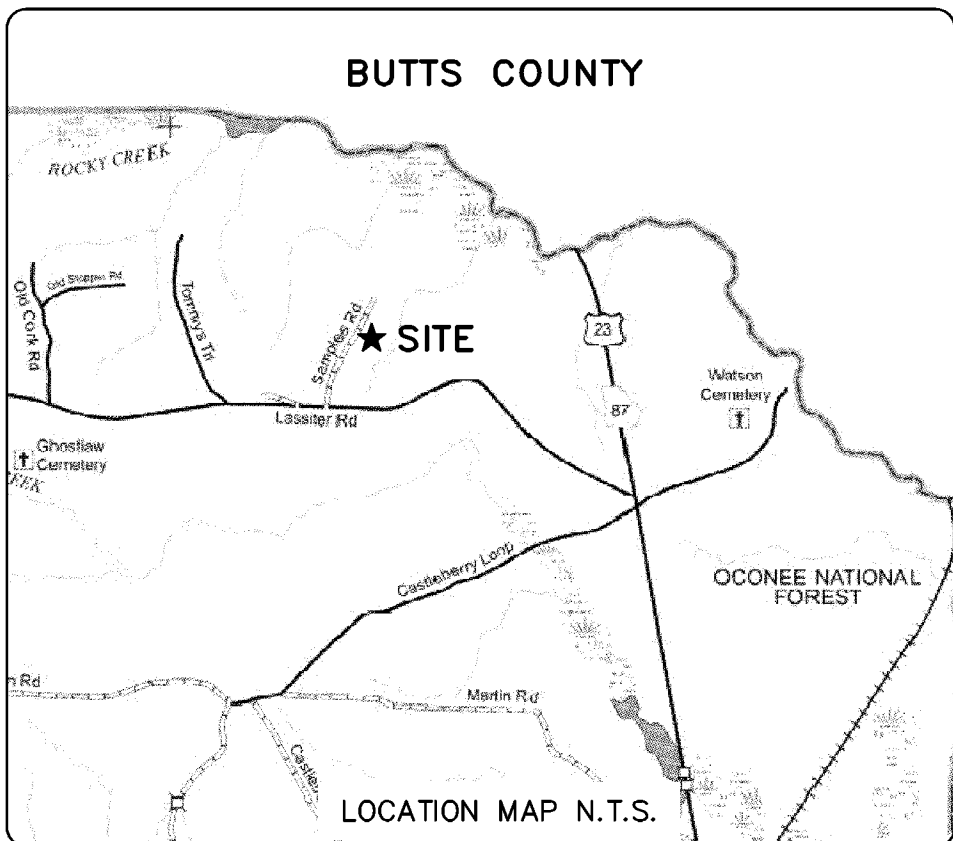
REV.	DESCRIPTION	DATE:
		LAND SURVEYING & PLANNING James Quattlebaum, PLS# 2970 Cell: 678-603-6655 220 Glen Echo Drive Jackson, GA 30233 jamesquattlebaum@originlandservices.com
Minor Subdivision Plat For: DAVID & SARAH OGLE Tax Parcel 073 018C • 121 Samples Rd, Forsyth Land Lot 41 14th District • Monroe County, GA		
Dwg Name:		
Drawn By: JDQ		Date: 4/23/2025
Scale: 1"=100'		Pg 1/1 

Approved for Recording:

I certify that all requirements for the final approval of this plat of a Minor Subdivision have been fulfilled in accordance with the subdivision ordinance of Monroe County Georgia.

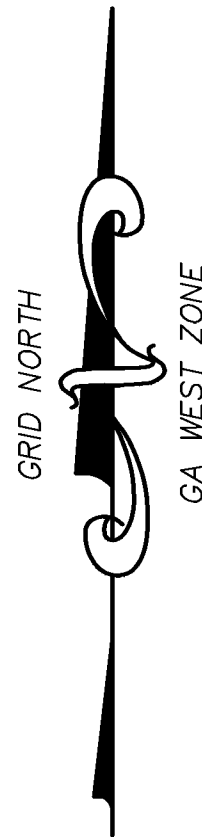

Subdivision Review Officer

05/02/2025
Date:



County/City Notes:

This property is currently zoned: AR.
Minimum lot area: 3.00 Ac.
Minimum lot width: 200 feet
Minimum front yard setback: 50 feet
Minimum side yard setback: 30 feet
Minimum rear yard setback: 50 feet
Minimum house size: 1800 Sq.Ft.
Sewer: Septic Tank
Water: Private Well



POINT "A" TO POINT "B"		
LINE	BEARING	DISTANCE
1	N 20°21'01" E	29.82'
2	N 23°26'37" E	92.11'
3	N 24°20'08" E	85.14'
4	N 25°12'46" E	85.09'
5	N 24°36'34" E	119.64'
POINT "B" TO POINT "C"		
LINE	BEARING	DISTANCE
6	N 25°27'26" E	66.47'
7	N 27°25'03" E	93.63'
8	N 31°18'36" E	92.66'
9	N 32°27'37" E	144.20'

