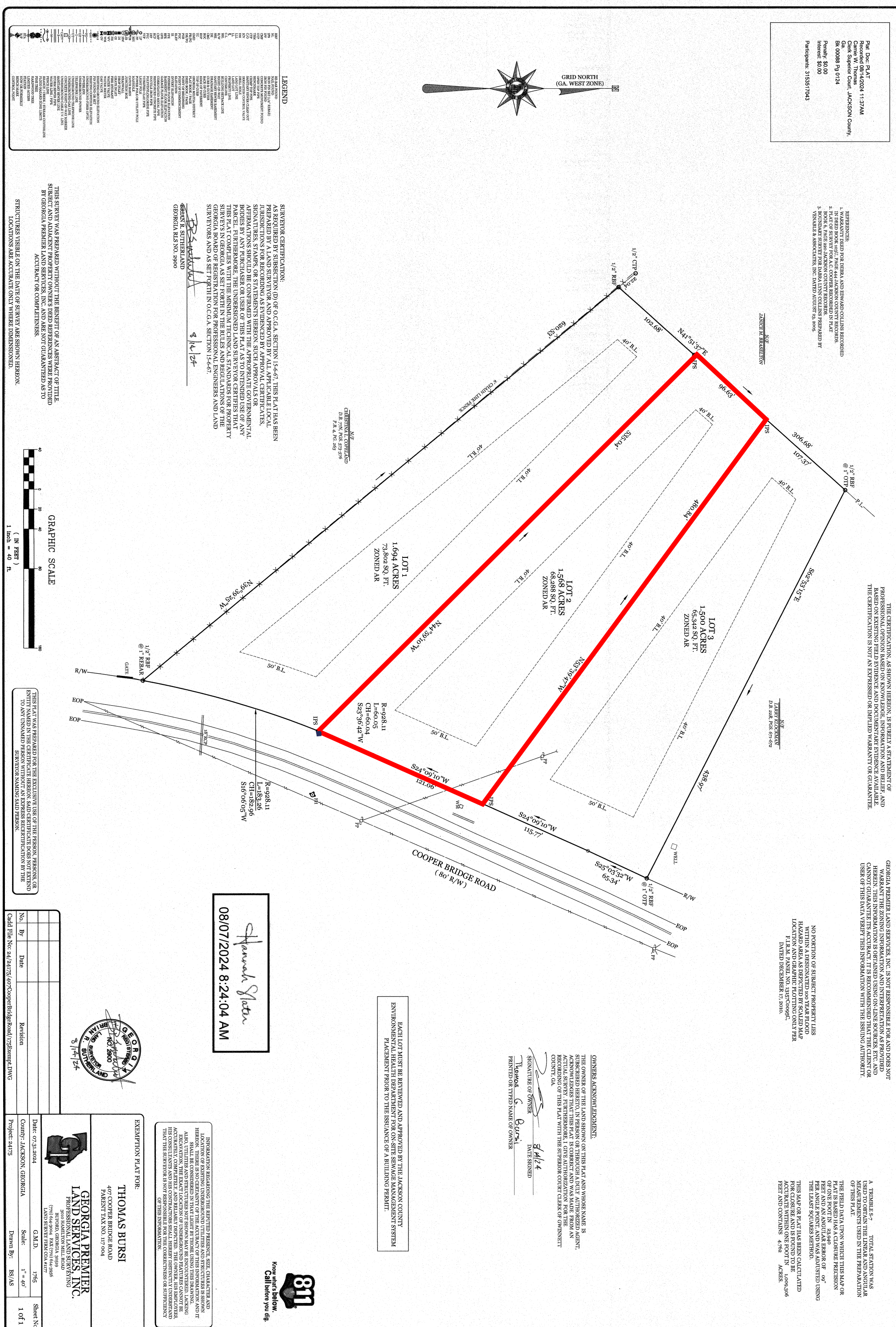
Plat Doc: PLAT
Recorded 08/14/2024 11:37AM
Carrie W. Thomas
Clerk Superior Court, JACKSON County, Ga.
Bk 00088 Pg 0124
Penalty: $0.00
Interest: $0.00
Participants: 3153517043
GRID NORTH (GA. WEST ZONE)
N
LEGEND
REFERENCES:
1. WARRANTY DEED FOR DEBRA AND EDWARD COLLINS RECORDED IN DEED BOOK 103U, PAGE 444 JACKSON COUNTY RECORDS.
2. PLAT OF SURVEY FOR A.C. COOPER RECORDED IN PLAT BOOK 6, PAGE 220 JACKSON COUNTY RECORDS.
3. BOUNDARY SURVEY FOR DABRA LYNN COLLINS PREPARED BY VENABLE & ASSOCIATES, INC. DATED AUGUST 23, 2005.
N/F JANICE M. BRASELTON
N/F CHRISTINA L. COPELAND
N/F LARRY KLOCKMAN
1/2" CTP
22.04'
1/2" RBF
102.68'
N41°51'37"E
IPS
96.63'
306.68'
107.37'
1/2" RBF @ 1" OTP
P.L.
S62°53'15"E
438.97'
620.53'
6' CHAIN LINK FENCE
N39°39'25"W
535.04'
480.84'
N44°59'10"W
N53°59'47"W
40' B.L.
50' B.L.
LOT 1
1.694 ACRES
73,802 SQ. FT.
ZONED AR
LOT 2
1.568 ACRES
68,288 SQ. FT.
ZONED AR
LOT 3
1.500 ACRES
65,342 SQ. FT.
ZONED AR
R=928.11
L=60.05
CH=60.04
S23°36'42"W
R=928.11
L=183.26
CH=182.96
S16°06'05"W
S24°09'10"W
121.06'
S24°09'10"W
115.77'
S25°03'32"W
65.34'
1/2" RBF @ 1" REBAR
GATE
R/W
EOP
18" RCP
FH
PP
WELL
COOPER BRIDGE ROAD
(80' R/W)
GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.
THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.
GEORGIA PREMIER LAND SERVICES, INC. IS NOT RESPONSIBLE FOR AND DOES NOT WARRANT THE ZONING INFORMATION AND INTERPRETATION AS PROVIDED HEREIN. THIS INFORMATION IS OBTAINED USING ON-LINE SOURCES, ETC. AND CANNOT GUARANTEE ITS ACCURACY. IT IS RECOMMENDED THAT THE CLIENT OR USER OF THIS DATA VERIFY THIS INFORMATION WITH THE ISSUING AUTHORITY.
NO PORTION OF SUBJECT PROPERTY LIES WITHIN A DESIGNATED 100 YEAR FLOOD HAZARD AREA AS DEPICTED BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY PER F.I.R.M. PANEL NO. 13157C0095C, DATED DECEMBER 17, 2010.
A TRIMBLE S-7 TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.
THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 23,940 FEET AND AN ANGULAR ERROR OF 09" PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.
THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,009,306 FEET AND CONTAINS 4.762 ACRES.
SURVEYOR CERTIFICATION:
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.
8/14/24
BRIAN R. SUTHERLAND
GEORGIA RLS NO. 2900
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. SUBJECT AND ADJACENT PROPERTY OWNER'S DEED REFERENCES WERE PROVIDED BY GEORGIA PREMIER LAND SERVICES, INC. AND ARE NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS.
STRUCTURES VISIBLE ON THE DATE OF SURVEY ARE SHOWN HEREON. LOCATIONS ARE ACCURATE ONLY WHERE DIMENSIONED.
THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.
08/07/2024 8:24:04 AM
OWNERS ACKNOWLEDGMENT:
THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT IS CORRECT AND WAS MADE FROM AN ACTUAL SURVEY. FURTHERMORE, I GIVE AUTHORIZATION FOR THE RECORDING OF THIS PLAT WITH THE SUPERIOR COURT CLERK OF GWINNETT COUNTY, GA.
SIGNATURE OF OWNER
DATE SIGNED
8/14/24
Thomas G. Bursi
PRINTED OR TYPED NAME OF OWNER
EACH LOT MUST BE REVIEWED AND APPROVED BY THE JACKSON COUNTY ENVIRONMENTAL HEALTH DEPARTMENT FOR ON-SITE SEWAGE MANAGEMENT SYSTEM PLACEMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
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. ALSO, UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.
GEORGIA REGISTERED NO. 2900 LAND SURVEYOR BRIAN R. SUTHERLAND
8/14/24
No. By Date Revision
Cadd File No: 24/24175/407CooperBridgeRoad/175Exempt.DWG
EXEMPTION PLAT FOR:
THOMAS BURSI
407 COOPER BRIDGE ROAD
PARENT TAX NO. 117 004
GEORGIA PREMIER LAND SERVICES, INC.
PROFESSIONAL LAND SURVEYING
3010 HAMILTON MILL ROAD
BUFORD, GEORGIA 30519
(770) 614-3004 FAX (770) 614-3956
LAND SURVEY FIRM COA #1177
Date: 07.31.2024
G.M.D. 1765
County: JACKSON, GEORGIA
Scale: 1" = 40'
Project: 24175
Drawn By: BS/AS
Sheet No. 1 of 1
811
Know what's below. Call before you dig.