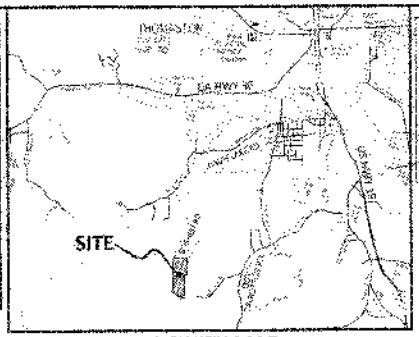
eFiled & eRecorded
DATE: 5/29/2024
TIME: 9:54 AM
PLAT BOOK: 00034
PAGE: 00139
RECORDING FEES: $10.00
ADDITIONAL PAGES: $0.00
PARTICIPANT ID: 9045423917
CLERK: Teresa Meier
Upson County, GA

FOR CLERK'S OFFICE USE



VICINITY MAP
N.T.S.

CERTIFICATE OF ADMINISTRATIVE APPROVAL
THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN REVIEWED BY THE UPSON COUNTY PLANNING DIRECTOR AND HAS BEEN FOUND TO BE IN COMPLIANCE WITH THE SUBDIVISION REGULATIONS OF UPSON COUNTY, GEORGIA, AND IS HEREBY APPROVED FOR RECORDING IN THE OFFICE OF THE CLERK OF SUPERIOR COURT

DEREK ASH, CURRIER, II — DATE
DIRECTOR, UPSON COUNTY PLANNING AND ZONING

THE TOTAL AREA OF ALL FARMS IS 62.90 ACRES

NO PRIVATE COVENANTS OR RESTRICTIONS ARE PROPOSED FOR THE PARCELS SHOWN HEREON.

N

SURVEYOR'S CERTIFICATE
[illegible]
FOR RECORDING THIS PLAT
Upson County Planning & Zoning Director

LINE TABLE		
Line	Direction	Length
L1	S7°12'51"W	47.94
L2	S2°12'51"W	35.99'
L3	S7°12'51"W	25.29'
L4	S80°07'24"E	46.84'
L5	S3°45'36"E	408.93'
L6	S42°57'20"W	141.06'
L7	N88°53'21"E	192.91'
L8	N3°39'46"W	377.00'
L9	N85°07'24"W	23.81'

SUBJECT PROPERTY INFORMATION:
CURRENT OWNER: AMERICAN NATURAL RESOURCES, LLC
8466 RIVOLI ROAD, MACON, GA 31210
478-739-7226
DEED RECORD: D.B. 1388, pp. 255-263
PLAT RECORD: D.B. 342, p. 256, P.B. 26, p. 74
TAX RECORD: A PORTION OF PARCEL 036 108

THIS PLAT CLOSURE ACCURACY IS 1 FOOT IN 7,420,975 FEET (TRACT A1); 1 FOOT IN 364,522 FEET (TRACT A2); 1 FOOT IN 327,361 FEET (TRACT A3); AND 1 FOOT IN 308,288 FEET (TRACT B).

FIELD DATA WAS COLLECTED USING A TOPCON GPS+ TOTAL STATION AND A NAVCTR TRIMBLE DUAL-FREQUENCY RTK GNSS RECEIVER REFERENCING THE TRIMBLE VRS-NOW REAL-TIME NETWORK AND HAVING A RELATIVE POSITIONAL ACCURACY OF LESS THAN 0.04 FEET

THE PERIMETER BOUNDARY SURVEY WAS COMPLETED IN NOVEMBER 2023 AND THE DIVISION LINES WERE ESTABLISHED IN MARCH 2024

A SMALL PORTION OF THE SOUTHEAST CORNER OF TRACT A NEAR BELL CREEK IS LOCATED WITHIN A FLOODPLAIN AS DETERMINED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAP PANEL 13289C 0180D FOR UPSON COUNTY, GEORGIA DATED 08-24-09

EASEMENTS OR RIGHTS-OF-WAY MAY EXIST WHICH ARE NOT SHOWN HEREON AND MAY BE RECORDED OR UNRECORDED

HORIZONTAL: STATE PLANE, WEST ZONE, NAD83 (2011) IN US SURVEY FEET. VERTICAL DATUM: NAVD88 IN FEET.

LEGEND

OPEN-TOP PIPE FOUND	P.O.B. POINT OF BEGINNING
SOLID ROD (REBAR) FOUND	P.O.R. POINT OF REFERENCE
½" SOLID ROD (REBAR) SET	N/F NOW OR FORMERLY
BLADING CHANGE (NO PIN SET)	D.B. DEED BOOK
SURVEYOR'S TRAVERSE MAR SET	P.B. PLAT BOOK
SURVEYOR'S PK NAIL SET	LL LAND LOT
POWER POLE	OTP OPEN-TOP PIPE
	CMF CONCRETE MON. FD
	BSL BUILDING SETBACK LINE

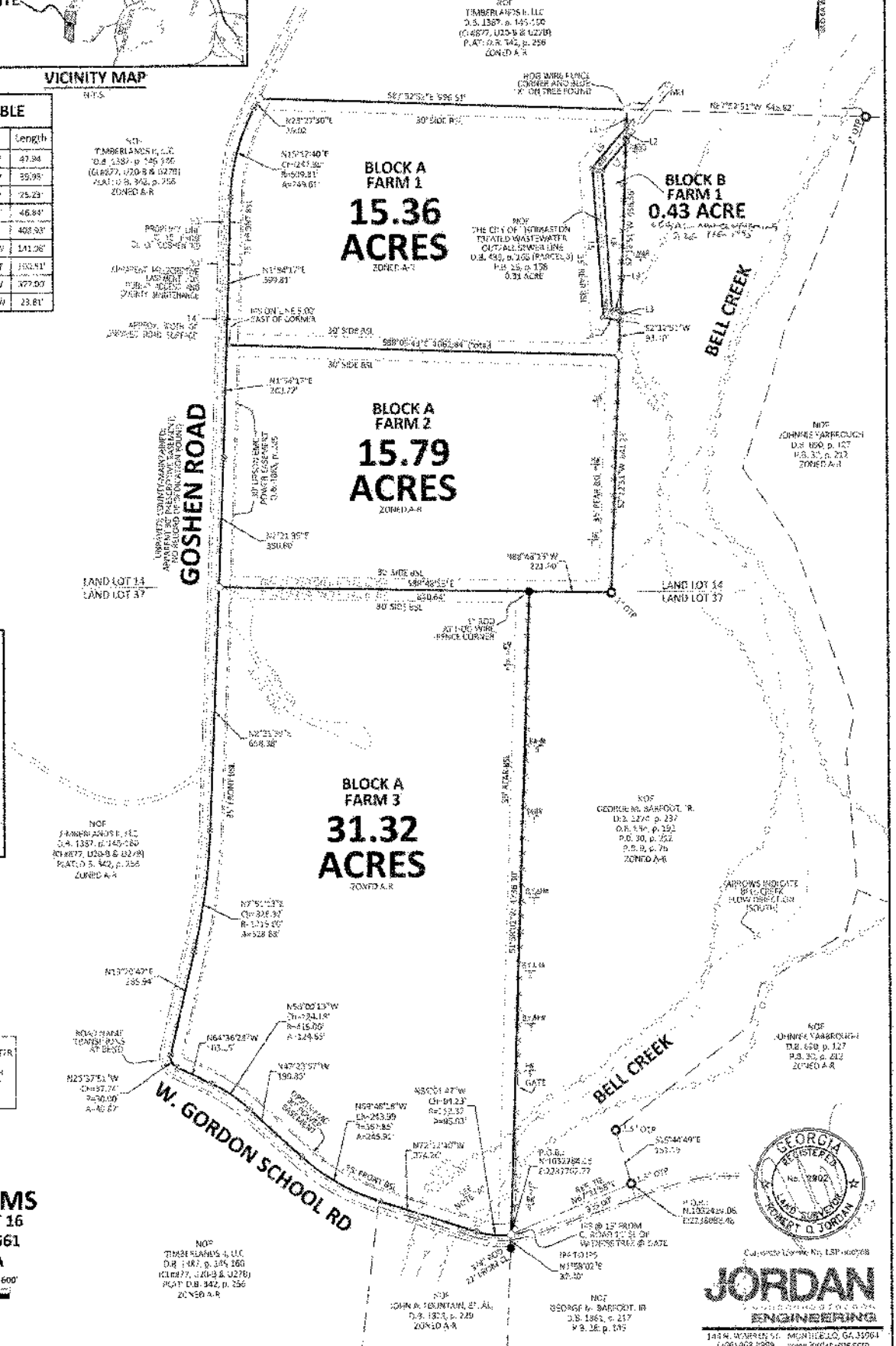
PROPERTY BOUNDARY
OVERHEAD POWER
EASEMENT
ABANDONED PROPERTY LINE
CREEK OR SHORELINE
ASPHALT PAVEMENT
EDGE OF DIRT/GRAVEL
BUILDING SETBACK LINE

OWNER'S CERTIFICATE
I CERTIFY THAT I AM THE LEGAL REPRESENTATIVE OF THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED THERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT I HEREBY ACKNOWLEDGE THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND IS COMPLETE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND THAT I HAVE AUTHORIZED CREATION OF THE PLAT.

TONY BRADY, AMERICAN NATURAL RESOURCES, LLC

IDENTIFIES PAINTED TREES OR FENCE NEAR PROPERTY LINE. LETTER IS CODE BELOW, NUMBER IS FEET FROM LINE AND ARROW IS DIRECTION FROM LINE THAT EVIDENCE WAS FOUND.
TR: SPELL THE POST
B: BLUE PAINT
Y: YELLOW PAINT
R: RED PAINT
W: WHITE PAINT
BW: BARBED WIRE
HW: HOG WIRE

NOTE "A"
BELL CREEK IS A STATE WATER AND IS SUBJECT TO THE 25 NON-DISTURBANCE BUFFER MEASURED HORIZONTALLY FROM THE POINT OF WRESTLED VEGETATION.



PARCEL DIVISION SURVEY FOR

GOSHEN ROAD FARMS

LAND LOTS 14 & 37, DISTRICT 16
GEORGIA MILITIA DISTRICT 561
UPSON COUNTY, GEORGIA

0' 200' 400' 600'
SCALE 1" = 200'

DATE OF PREPARATION OF PLAT APRIL 1, 2024
REVISED MAY 17, 2024
REVISED _____

Georgia Lic. No. LSP-000708
JORDAN ENGINEERING
144 N. WARREN ST. MONTICELLO, GA 31064
(706) 468-8989 www.jordan-eng.com
Surveying • Planning • GIS • Mapping

G:\ANNA\PROJECTS\2023\2023-0001 - AMERICAN NATURAL RESOURCES - UPSON COUNTY, GEORGIA\DWG\2023-0001 - UPSON COUNTY.DWG Mar 17, 2024