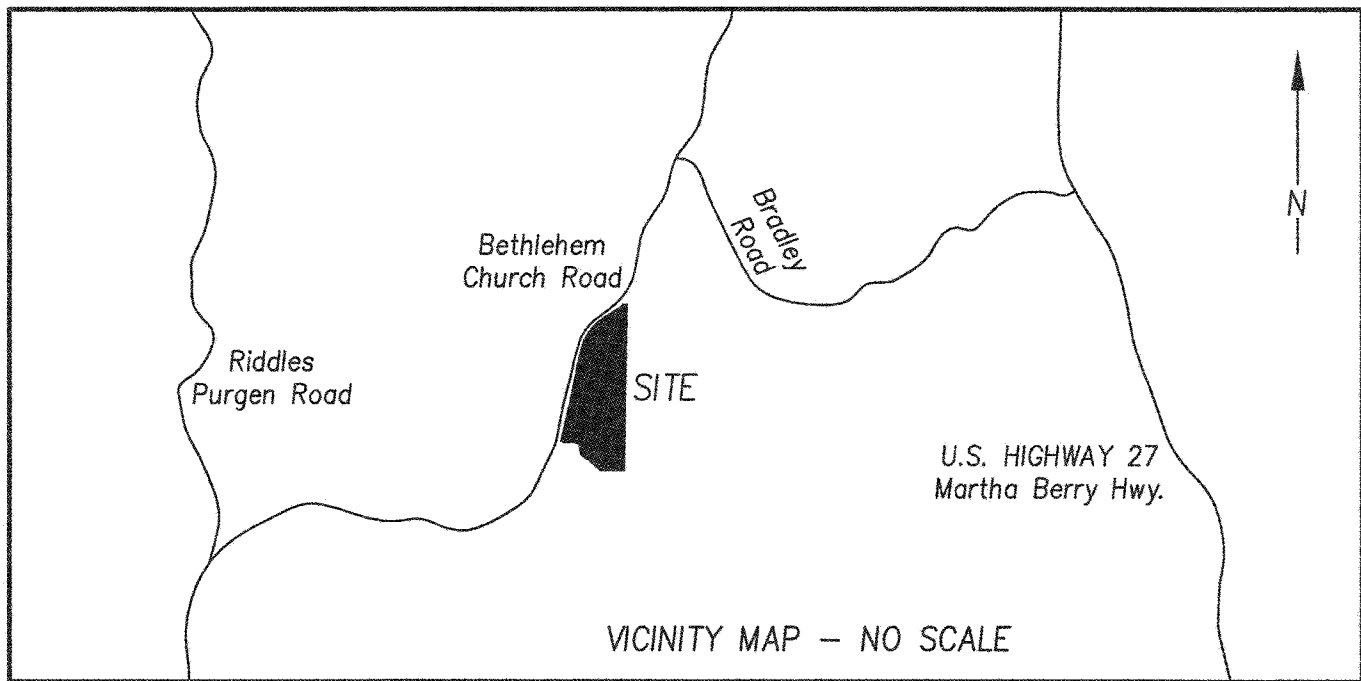
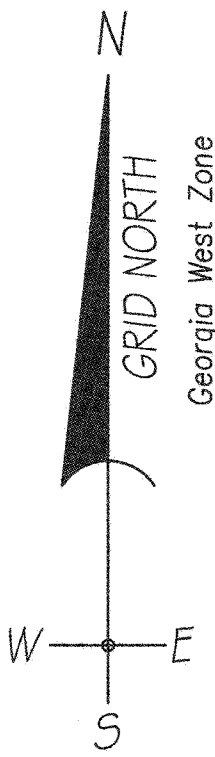


E-Filed By:
Haralson County Clerks Office
Clerk of Courts Amy R. Muse
04/15/2025 05:15 PM
Plat Book: 00054
Page: 0250
\$10.00 Base Filing Fee

RESERVED FOR THE CLERK OF SUPERIOR COURT



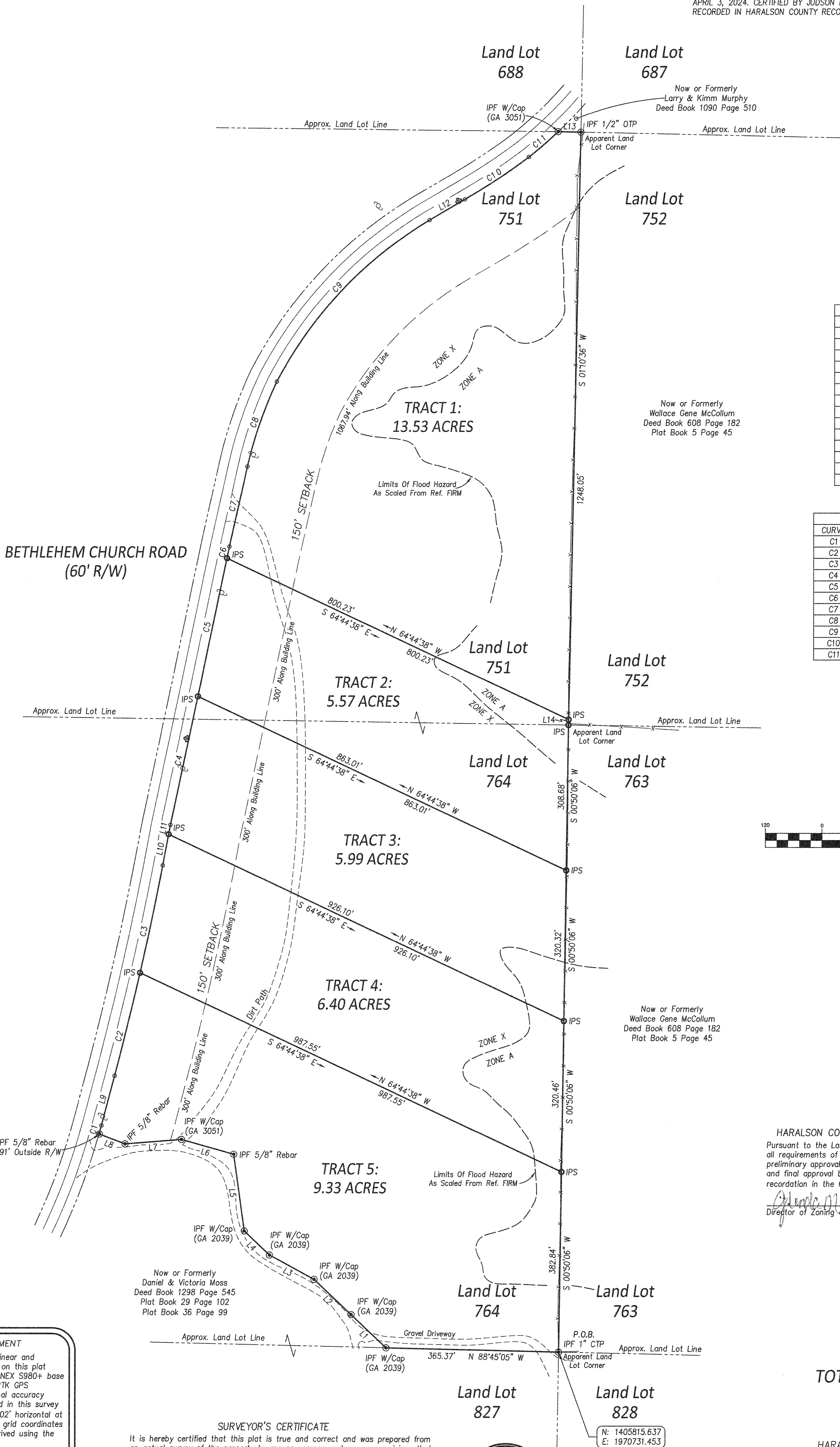
LEGEND	
●	IPF - Iron Pin Found (1/2" Rebar Unless Shown Otherwise)
○	IPF1 - 1/2" Rebar w/ Cap #2935
○	IPS - Iron Pin Set (1/2" Rebar w/ Cap #2935)
■	CMF - Concrete Monument Found
P.O.C.	- Point of Commencement
P.O.B.	- Point of Beginning
LLC	- Land Lot Corner
LLL	- Land Lot Line
R/W	- Right of Way
C/L	- Centerline
OHP	- Overhead Power Line
OTP	- Open Top Pipe
MFP	- Metal Fence Post
○	Sanitary Sewer Manhole
○	Utility Pole
---	Wire Fence
○-○	Chain Link Fence
□-□	Wood Fence

GENERAL NOTES:

- 1.) SURVEY DONE WITHOUT BENEFIT OF A CURRENT TITLE SEARCH OR COMMITMENT. AS SUCH, LAND USE RESTRICTIONS, SETBACKS, ZONING, EASEMENTS, RIGHTS OF WAY OR OTHER TITLE FACTS MAY EXIST THAT ARE NOT SHOWN.
- 2.) SPECIAL FLOOD HAZARDS DO EXIST FOR SUBJECT PROPERTY PER FIRM MAP 13143C0155B, EFFECTIVE DATE SEPTEMBER 26, 2008.
- 3.) UTILITIES SUCH AS ELECTRIC LINES, WATER LINES, GAS LINES, SANITARY SEWER LINES OR WELLS MAY OR MAY NOT EXIST ON SITE AND MAY OR MAY NOT BE SHOWN HEREON.
- 4.) THE ACCEPTANCE OF THE PLAT HEREON AND MONUMENTS USED AND SET DURING THE PERFORMANCE OF THE FIELD SURVEY HEREBY LIMIT THE TORT OR CONTRACT HERETO TO AN AMOUNT NOT TO EXCEED THE FEE CHARGED.
- 5.) DATE OF FIELD WORK: FEBRUARY 28, MARCH 3 AND 20, 2025.
- 6.) CURRENT OWNER & VESTING DEED: FRONTIER CAPITAL, LLC - DEED BOOK 1445 PAGE 320.

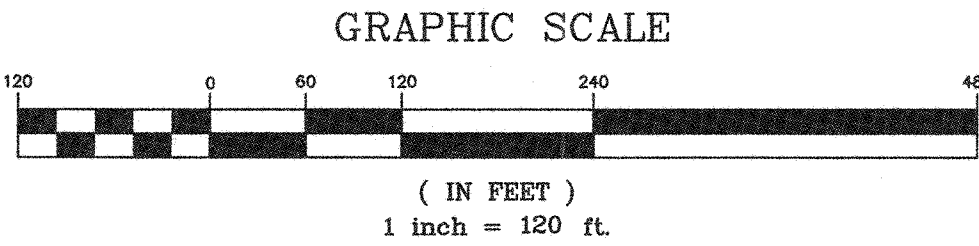
SURVEY REFERENCE:

- 1.) PLAT TITLED "DIVISION SURVEY FOR DANIEL CASTEEL" LAST REVISED APRIL 3, 2024. CERTIFIED BY JUDSON R. TIBBITTS, GEORGIA LS No.3051. RECORDED IN HARALSON COUNTY RECORDS PLAT BOOK 54 PAGE 51.



LINE TABLE		
LINE	BEARING	LENGTH
L1	N 46°20'38" W	102.03'
L2	N 46°32'54" W	108.44'
L3	N 61°20'18" W	107.94'
L4	N 46°22'56" W	73.75'
L5	N 07°53'48" W	164.44'
L6	N 74°14'30" W	115.01'
L7	S 85°30'16" W	120.04'
L8	N 69°17'41" W	59.32'
L9	N 14°50'56" E	109.17'
L10	N 10°40'10" E	67.04'
L11	N 10°40'10" E	20.33'
L12	N 59°30'29" E	87.02'
L13	S 88°38'16" E	48.00'
L14	S 01°10'36" W	11.79'

CURVE TABLE			
CURVE	LENGTH	RADIUS	CHORD
C1	18.83'	1434.01'	18.83'
C2	225.69'	6681.37'	225.68'
C3	233.29'	6681.37'	233.28'
C4	279.47'	121088.44'	279.47'
C5	300.02'	121088.44'	300.02'
C6	25.42'	121088.45'	25.42'
C7	174.47'	42493.44'	174.47'
C8	191.32'	884.96'	190.95'
C9	477.97'	872.39'	472.01'
C10	162.48'	1344.51'	162.38'
C11	82.32'	883.78'	82.29'



HARALSON COUNTY CERTIFICATE OF FINAL PLAT APPROVAL
Pursuant to the Land Subdivision Regulations of Haralson County, Georgia, and all requirements of approval having been fulfilled, this final plat was given preliminary approval by the Planning Commission on 4/15/25 and final approval by the Director of Zoning and Permits and it is entitled to recordation in the Clerk's Office, Haralson County Superior Court.
Director of Zoning and Permits 4-15-25

TOTAL NUMBER OF TRACTS: 5
TOTAL AREA SHOWN:
40.82 ACRES

HARALSON COUNTY TAX PARCEL 0043 0003D

CLOSURE STATEMENT

A substantial portion of the linear and angular measurements shown on this plat were obtained by using a STONEX S980+ base and a STONEX S900+ rover RTK GPS receivers. The relative positional accuracy obtained on the points utilized in this survey were less than or equal to 0.02' horizontal at the 95% confidence level. The grid coordinates of the fixed stations were derived using the Topcon TOPNET network.

Distances shown hereon are ground distances obtained from grid measurements using a combined scale factor.

This plat has been calculated for closure, and is found to be accurate within one foot in (Tract 1): 299,656 feet (Tract 2): 298,602 feet (Tract 3): 630,734 feet (Tract 4): 794,469 feet (Tract 5): 409,834 feet.

SURVEYOR'S CERTIFICATE

It is hereby certified that this plat is true and correct and was prepared from an actual survey of the property by me or persons under my supervision; that all monuments shown hereon actually exist or are marked as "future", and that their location, size, type and material are correctly shown; and that all engineering requirements of the Subdivisions and Land Development Ordinance of Haralson County, Georgia, have been fully complied with.

By: *Lester E. Bell*

Registered Land Surveyor No. LS002935



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.

Surveyor: Lester E. Bell, LS002935 *Lester E. Bell*

OWNER / SUBDIVIDER:
FRONTIER CAPITAL, LLC
98 WOODLAND COURT
DALLAS, GEORGIA 30132

VESTING DEED: DEED BOOK 1445 PAGE 320
CONTACT: CHAD MANION - 770-778-5904

FINAL PLAT:

FRONTIER CAPITAL, LLC

LAND LOT 751 & 764 - 1st DISTRICT - 5th SECTION
HARALSON COUNTY - GEORGIA

DATE: APRIL 14, 2025

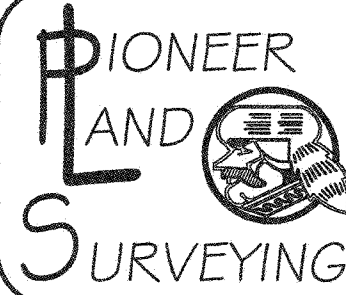
FIELD
JLR

DRAFTER
TFG

PROJECT NO.
225060

REVISIONS

NOTE: THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED HEREON. THIS FIRM ASSUMES NO LIABILITY TO THE PERSON, PERSONS, OR ENTITY NOT NAMED HEREON, AND ANY USE BY UNNAMED PARTIES WILL DO SO AT THEIR OWN RISK.



PREPARED BY:
PIONEER LAND SURVEYING
963 WHOOPING CREEK ROAD
CARROLLTON, GEORGIA 30116
PHONE: 770-838-1919
EMAIL: PLSWGA@GMAIL.COM
Pioneer Land Surveying is
a DBA for PLSWG, Inc.
www.plswg.net