

**CURVE TABLE**

NO	ARC LENGTH	RADIUS	DELTA	TAN	L.C.H.	CH.BRG
1	207.90	320	37 13 29	107.77	204.27	N40 15 03E
2	35.41	25	01 09 03	21.41	32.52	N16 17 17E
3	130.90	300.03	24 59 49	66.51	129.86	N09 47 21W
4	35.41	25	01 09 03	21.41	32.52	N37 51 59W
5	35.41	25	01 09 04	21.41	32.52	N60 56 58E
6	152.64	300.03	29 08 55	78.01	151	N34 58 53E
7	129.14	235	31 29 08	66.24	127.52	N65 17 54E
8	35.93	25	02 21 11	21.87	32.92	N39 51 53E
9	217.53	195	63 54 57	121.65	206.43	N33 16 11W
10	210.44	448.82	26 51 54	107.19	208.52	N51 47 43W
11	99.42	376.31	15 08 14	50	99.13	N45 55 53W
12	39.27	25	00 00 00	25	35.36	N01 30 00E
13	39.27	25	00 00 00	25	35.36	N08 30 00W
14	137.72	312.29	25 16 05	70	136.61	N40 51 57W
15	178.90	273.97	36 59 45	91.66	173.84	N46 43 47W
16	278.78	245	65 11 45	156.67	263.98	N32 37 48W
17	33.48	25	76 43 34	19.79	31.03	N38 23 42W
18	129.54	235	31 35 01	66.46	127.91	N60 57 59W
19	233.87	1113.49	12 02 02	117.36	233.44	N51 11 29W
20	39.88	260	08 47 18	19.98	39.84	N52 48 51W
21	34.86	25	79 53 45	20.94	32.10	N88 22 04W
22	210.61	687.08	17 33 47	106.14	209.79	N42 54 10E
23	127.42	495	14 44 57	64.07	127.07	N41 29 44E
24	23.98	25	54 58 04	13.03	23.07	N03 56 44W
25	235.51	343.40	39 17 43	122.60	230.92	N13 40 55W
26	39.27	25	90 00 00	25	35.36	N39 02 04W
27	336.76	340	56 45 01	177.65	322.15	N55 39 33W
28	224.00	287	37 07 51	117.99	223.90	N54 20 33W
29	266.15	434	37 37 13	132.39	266.27	N54 20 33W
30	246.56	401.27	35 12 19	127.31	242.70	N40 23 50W
31	39.34	25	90 10 00	25.07	35.41	N76 55 00E
32	39.27	25	90 00 00	25	35.36	N13 00 00W
33	140.41	228.51	35 12 19	72.50	138.21	N40 23 50W
34	255.03	385	37 57 13	132.39	250.33	N41 46 17W
35	83.41	435	10 59 13	41.84	83.29	N55 15 17W
36	36.55	25	83 45 36	22.42	33.38	N88 21 32E
37	159.49	440	20 46 08	80.63	158.62	N36 05 40E
38	186.10	626.46	17 01 14	93.74	185.42	N34 13 14E
39	180.63	240	43 07 23	94.84	176.40	N21 10 10E
40	52.87	50	60 34 32	29.20	50.43	N30 40 48W
41	209.43	50	239 59 36	NONE	NONE	N59 01 44E
42	221.21	290	43 42 20	116.30	215.89	N20 52 42E
43	171.25	576.46	17 01 14	86.26	170.62	N34 13 14E
44	177.62	490	20 46 08	89.79	176.65	N36 05 40E
45	36.55	25	83 45 35	22.42	33.38	N04 35 56E
46	75.90	435	09 59 49	38.05	75.80	N32 16 57W
47	287.24	290	56 45 01	156.64	275.64	N55 39 33W
48	38.84	25	89 00 57	24.57	35.05	N51 27 28E
49	379.70	615	35 22 27	196.12	373.70	N24 38 13E
50	699.07	500	80 06 26	420.35	643.50	N82 22 40E
51	623.16	450	80 06 26	378.31	579.15	N82 22 40E
52	358.53	565	36 21 31	185.54	352.55	N24 08 42E
53	506.91	293.40	98 59 34	343.48	446.18	N43 31 50W
54	264.29	343.40	44 05 48	139.08	257.81	N70 58 43W
55	35.87	25	82 11 59	21.81	32.87	N89 58 11E
56	114.55	445	14 44 57	57.59	114.24	N41 29 44E

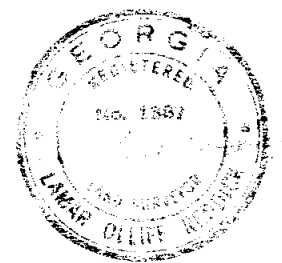
**CURVE TABLE**

NO	ARC LENGTH	RADIUS	DELTA	TAN	L.C.H.	CH.BRG
57	225.94	737.08	17 33 47	113.86	225.05	N42 54 10E
58	34.86	25	79 53 45	20.94	32.10	N11 44 11E
59	134.86	260	29 43 04	68.98	133.35	N13 21 10W
60	34.86	25	79 53 45	20.94	32.10	N38 26 30W
61	165.92	596.08	15 56 56	83.50	165.39	N70 24 55W
62	224.21	420	30 35 10	114.84	221.56	N77 44 02W
63	250.90	470	30 35 10	128.52	247.93	N77 44 02W
64	152.01	546.08	15 56 56	76.50	151.52	N70 24 55W
65	34.86	25	79 53 44	20.94	32.10	N61 39 45E
66	50.27	260	11 04 38	25.21	50.19	N27 15 11E
67	395.59	330	68 40 59	225.46	372.32	N67 07 59E
68	516.93	625	47 23 19	274.28	502.32	N54 49 52W
69	39.27	25	90 00 00	25	35.36	N76 08 12W
70	175.42	270	37 13 29	90.93	172.35	N40 15 03E
71	475.58	575	47 23 19	252.34	462.14	N54 49 52W
72	395.65	280	68 40 58	191.30	315.91	N67 07 59E
73	329.87	210	90 00 00	210	296.98	N12 12 30W
74	244.37	1163.49	12 02 02	122.64	243.92	N51 11 29W
75	275.92	185	85 16 12	170.32	250.61	N87 48 34W
76	352.13	250.03	80 41 32	212.39	323.74	N09 12 34E
77	158.55	165	20 46 08	85.21	167.63	N36 05 40E
78	178.67	601.45	17 01 15	90	178.02	N34 13 14E
79	202.11	265	43 42 19	106.27	197.28	N20 82 42E
80	144.40	235	35 12 19	74.56	142.13	N40 23 50W
81	271.59	410	37 57 13	140.99	266.65	N41 46 17W
82	239.46	410	33 27 51	123.26	236.08	N44 00 58W
83	116.19	110	16 14 13	58.49	115.80	N35 24 10W
84	322	313	38 45 01	178.17	322.40	N56 30 33W
85	322	313	38 45 01	178.17	322.40	N56 30 33W
86	664.11	475	80 06 26	322.31	611.53	N82 22 40E
87	374.40	590	36 21 31	193.74	368.15	N24 08 42E
88	261.71	318.40	47 05 44	138.76	254.41	N17 34 55W
89	288.40	318.40	51 53 50	154.94	278.64	N67 04 42W
90	550.11	318.40	98 59 34	372.75	484.19	N43 31 50W
91	120.99	470	14 44 57	50.83	120.65	N41 29 44E
92	218.27	712.08	17 33 47	110	217.42	N42 54 10E
93	297.55	445	30 35 10	121.68	294.74	N77 44 02W
94	158.97	571.08	15 56 56	80	158.45	N70 24 55W
95	369.14	235	90 00 00	235	332.34	N12 12 30W
96	86.87	235	21 10 53	43.94	86.38	N22 12 04E
97	204.78	235	49 55 34	109.40	198.36	N13 21 10W
98	77.48	235	18 53 33	39.10	77.14	N47 45 43W
99	365.62	305	68 40 58	208.98	344.12	N67 07 59E
100	496.25	600	47 23 19	263.31	482.23	N54 49 52W
101	387.34	275.03	80 41 32	233.63	356.12	N09 12 34E
102	182.40	275.03	37 59 51	94.70	179.07	N30 33 25E
103	204.94	275.03	42 41 41	107.49	200.24	N09 47 21W
104	312.53	210	85 16 12	193.34	284.48	N87 48 34W
105	156.23	210	42 37 30	81.93	152.65	N66 29 13W
106	156.30	210	42 38 42	81.97	152.72	N70 52 41E
107	239.12	1138.49	12 02 02	120	238.68	N51 11 29W
108	258.91	220	67 25 42	146.80	244.22	N31 30 49W
109	192.80	320	34 31 13	99.42	189.89	N47 58 04W
110	239.14	586.07	22 47 33	118.13	231.61	N42 06 13W
111	191.66	295	37 13 29	99.35	188.31	N40 15 03E

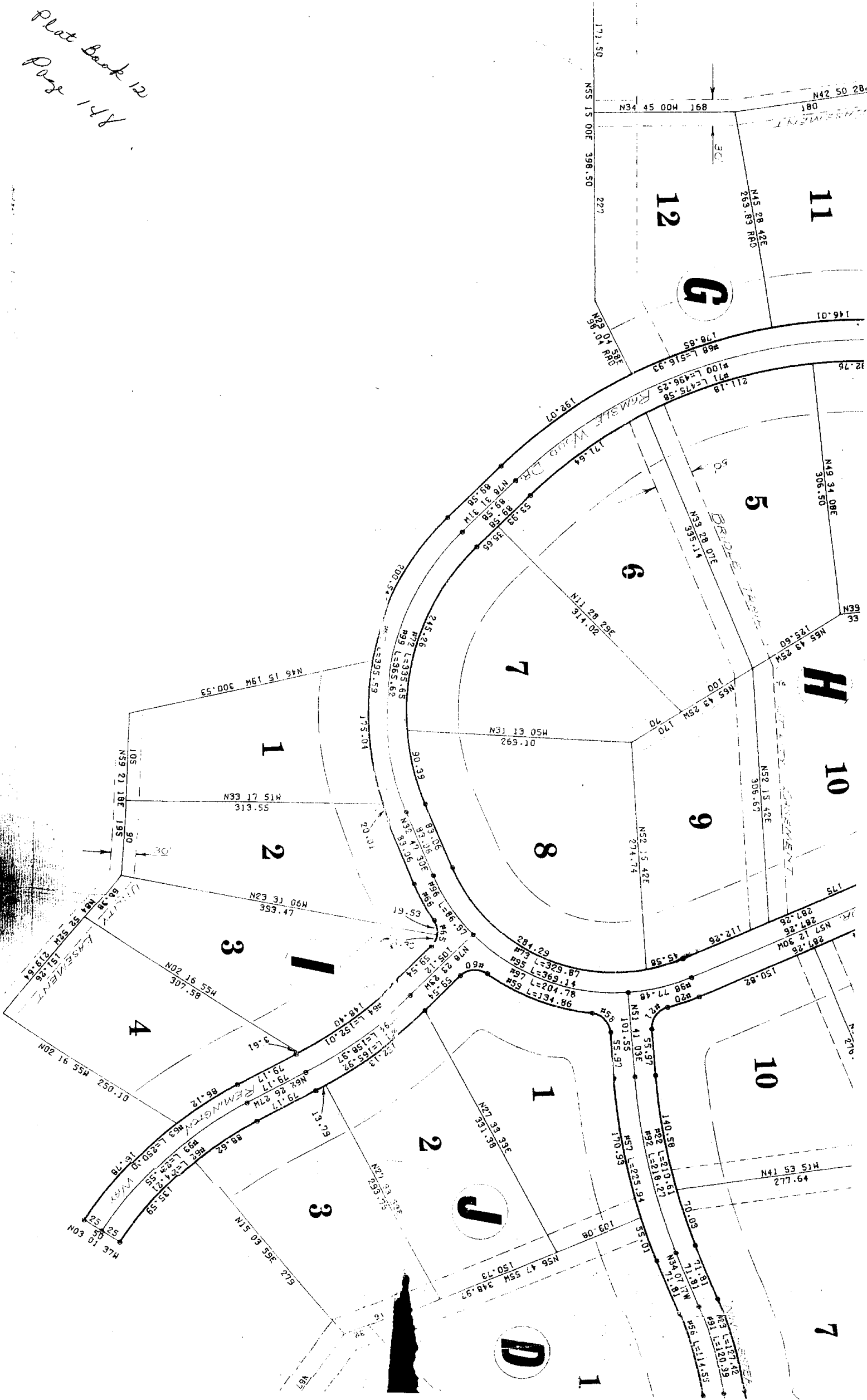
PB 12/148

# IRON GATE

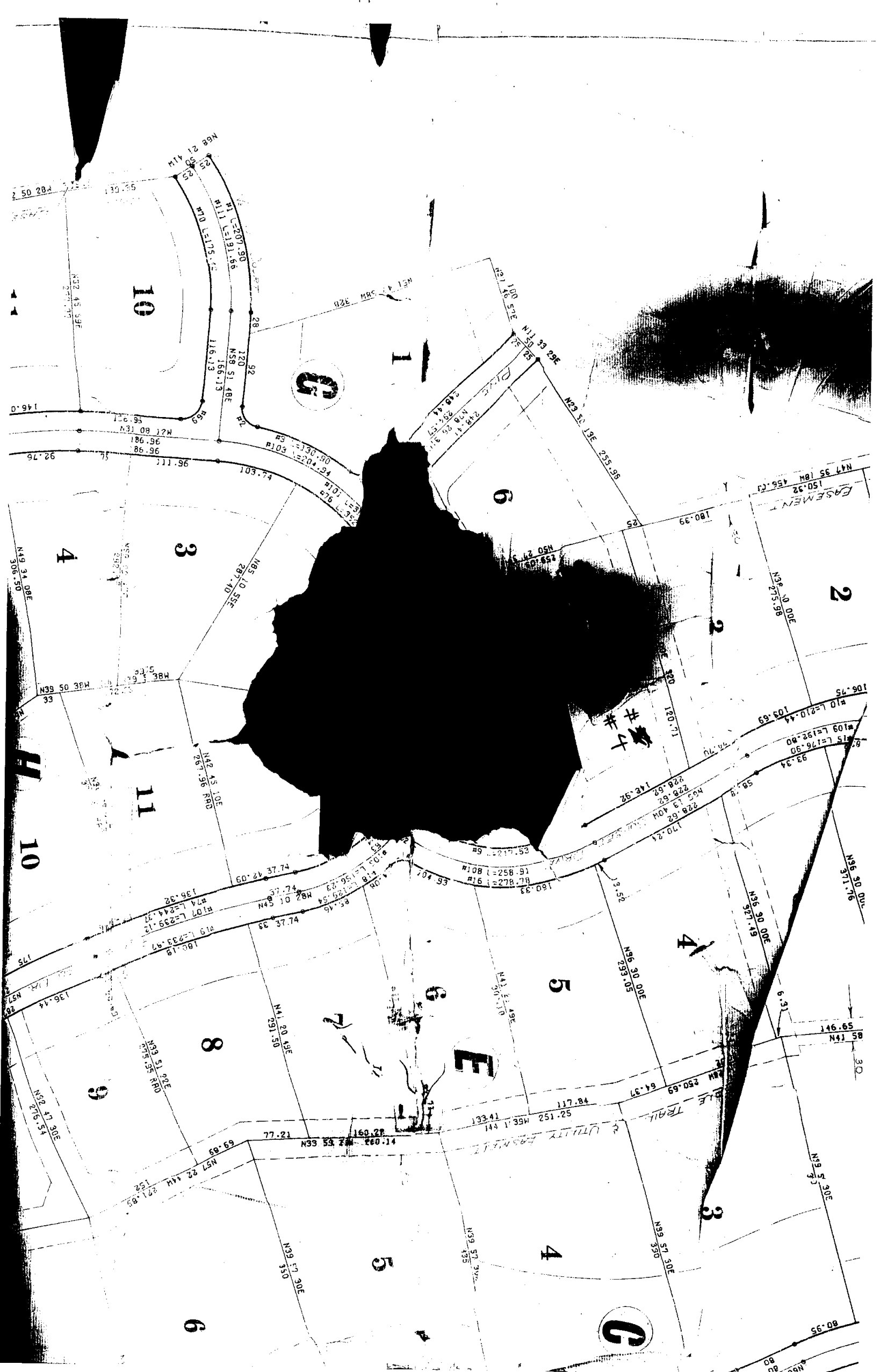
PHASE 1

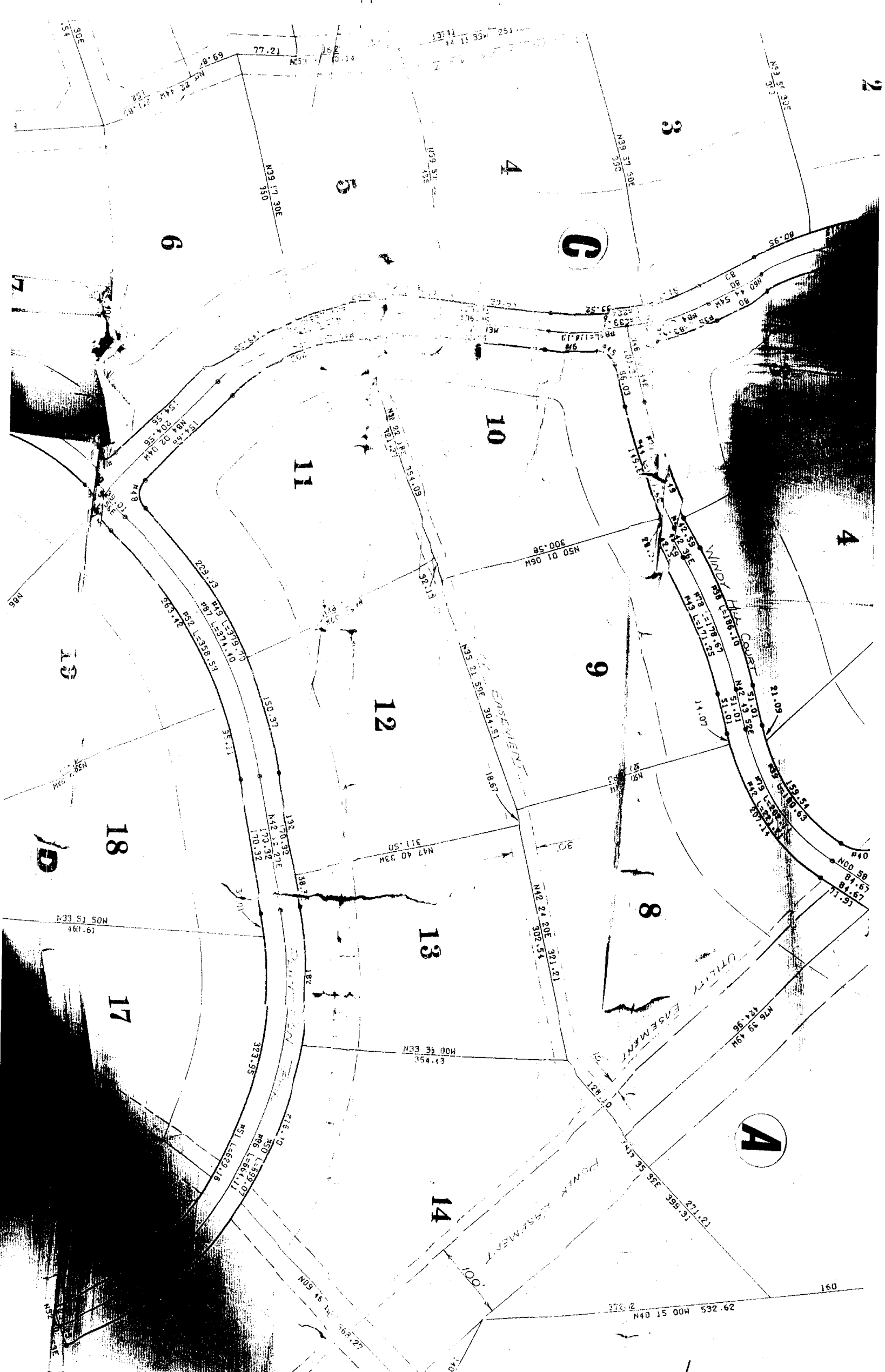


Plot Book 12  
Page 148



8/12/48





12/148



are not approved  
 construction projects

12/148

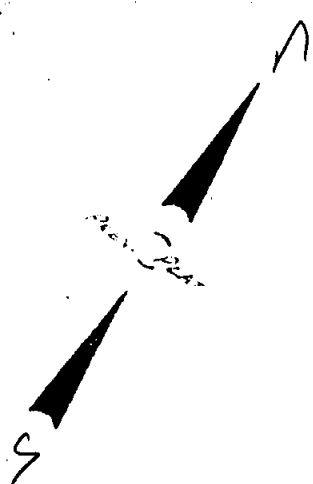
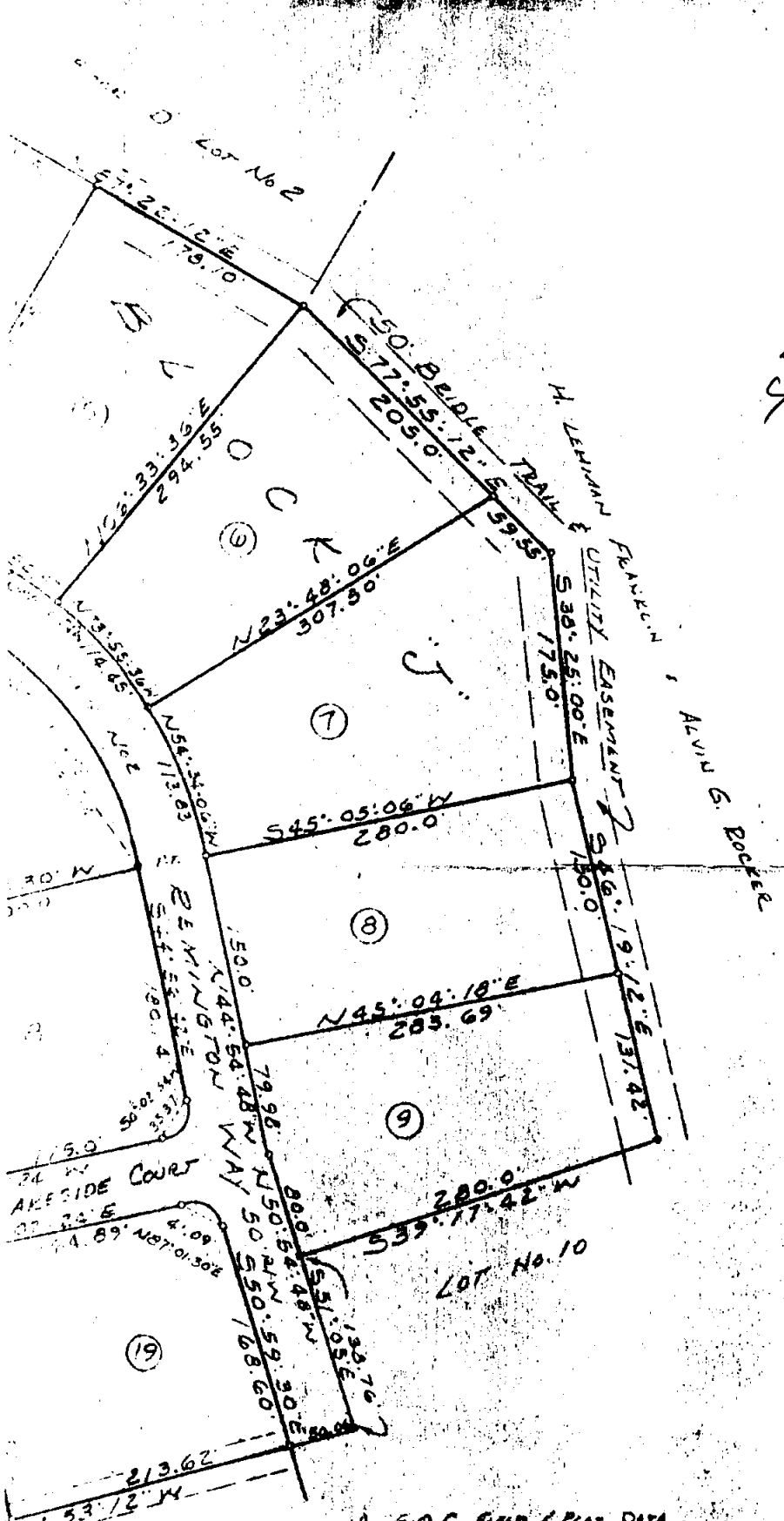


12/148



are not approved for sc  
 construction at present

12/1/48



GEORGIA, BULLOCH COUNTY  
Office of Clerk Superior Court

This is to certify that the following instrument  
 filed on the 15 day of Nov.  
 1979 at 10:45  
 recorded on the 15 day of Nov.  
 1979 in Plat 16  
 Page 1

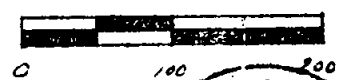
*[Signature]*  
 CLERK BULLOCH SUPERIOR COURT

FINAL PLAT  
PHASE II  
IRON GATE

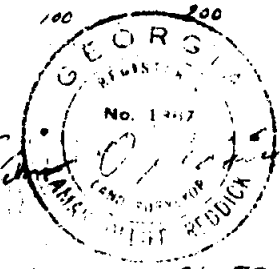
120.9 G.M.D., BULLOCH COUNTY, GEORGIA

DATE: JAN. 3, 1979

SCALE: 1" = 100'



- 1) E.O.C. FIELD PLAT DATA 1/5/79
- 2) NO ADJUSTMENT
- 3) T.I.G. STANDBY
- 4) 100' STAL TAPE

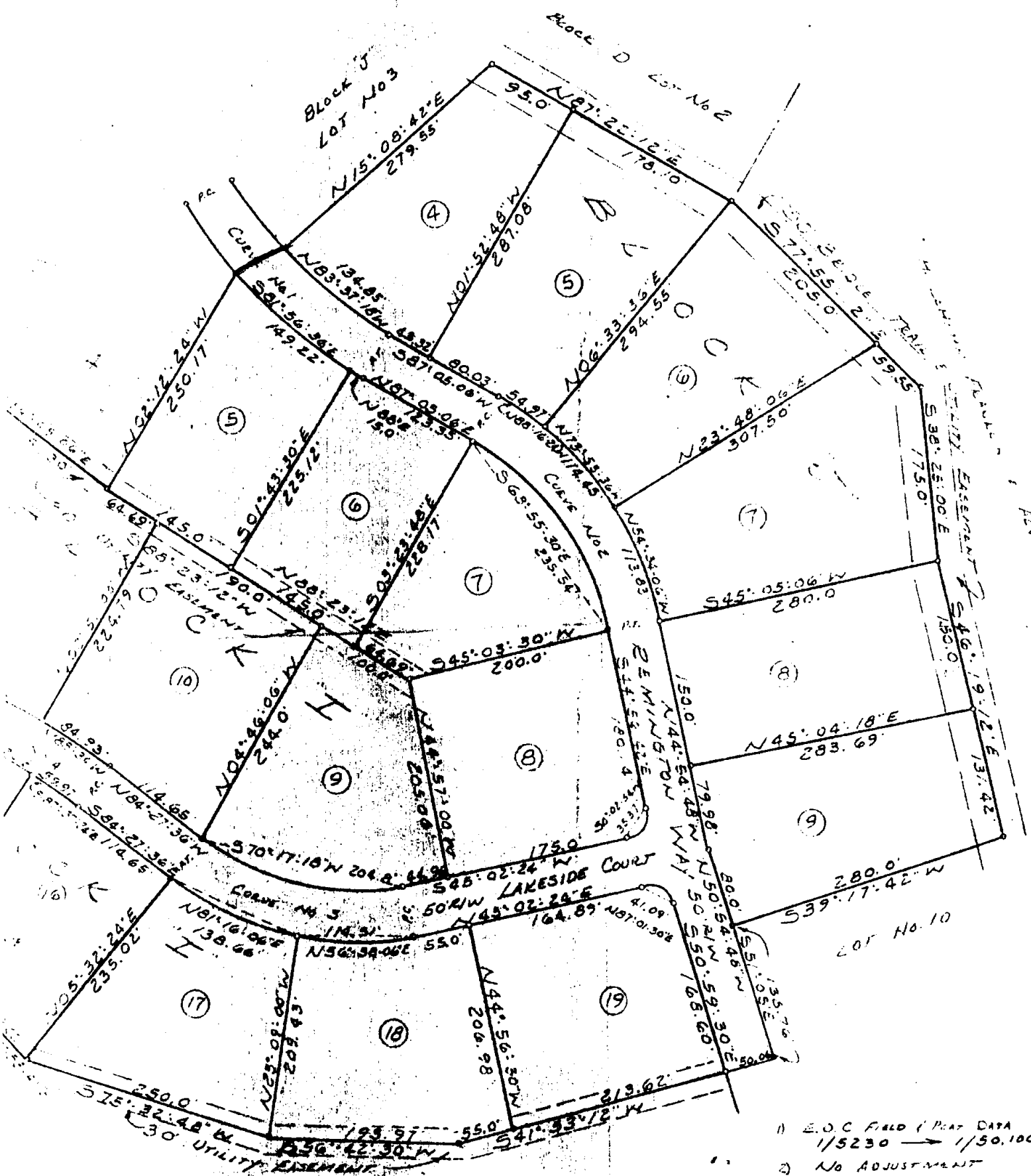


JAN 01 1979

Phase II

PB 16/82

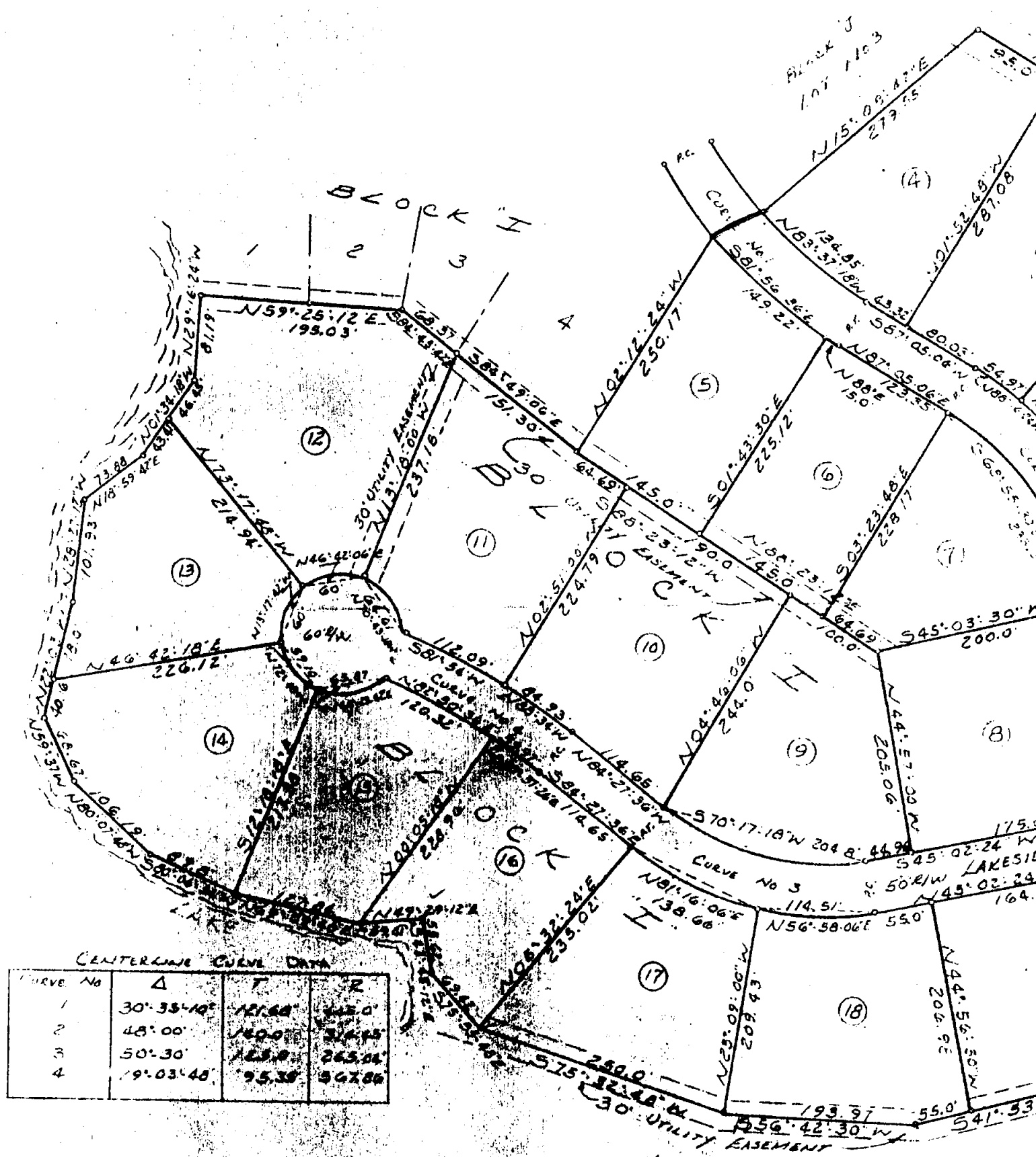




H. LENNAN FRANKLIN & ALVIN G. ROCKER

- 1) E.O.C FIELD (PLAT DATA 1/5230 → 1/50,100)
- 2) NO ADJUSTMENT
- 3) T-16 TRIEDOLITE
- 4) 100' STEEL TAPE

OTHER PYS  
COMPANY

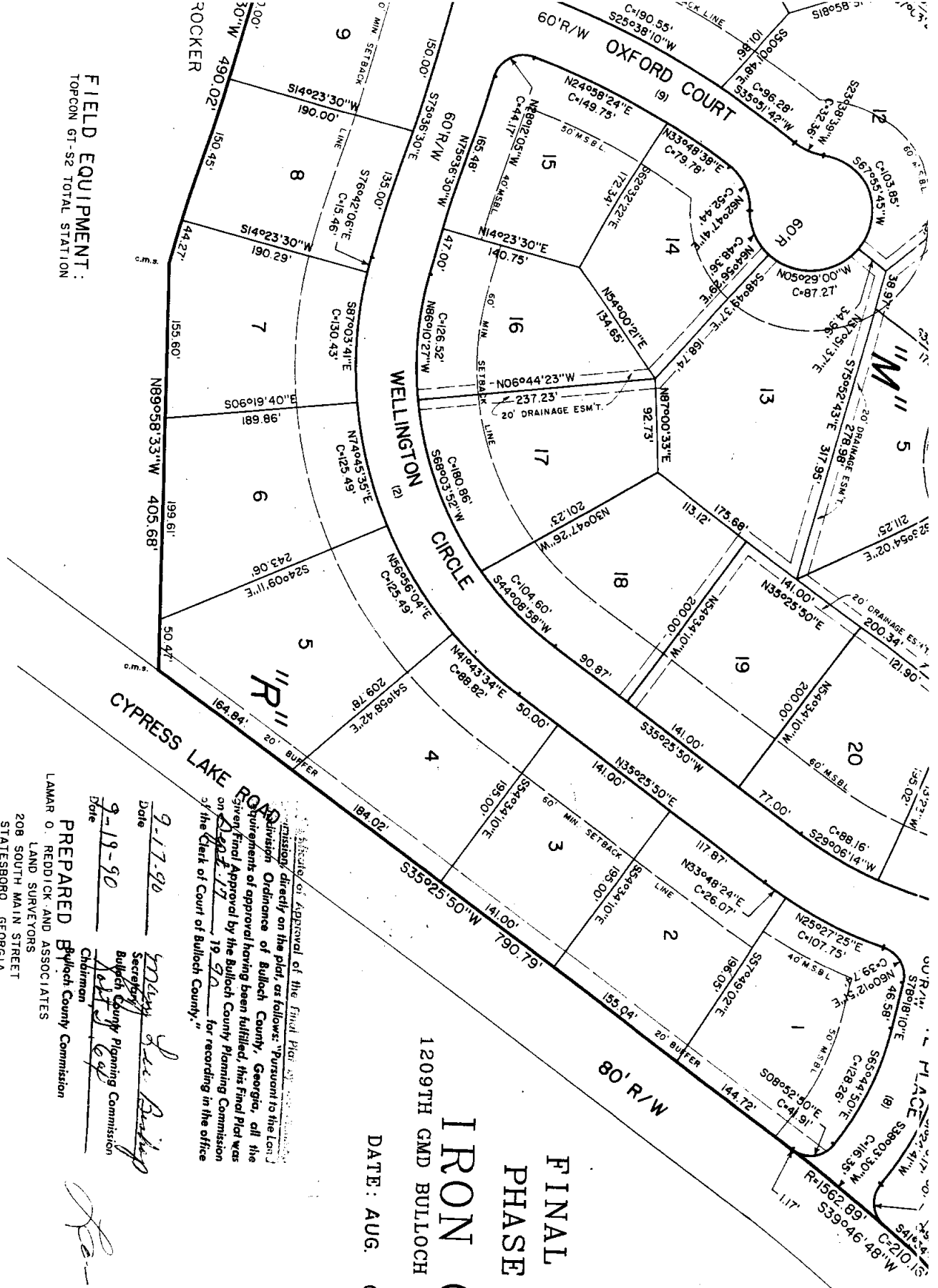


CENTERLINE CURVE DATA

CURVE No	Δ	T	R
1	30° 33' 10"	121.68'	145.0'
2	48° 00'	140.0'	54.45'
3	50° 30'	163.8'	265.04'
4	19° 03' 48"	95.38'	567.86'

NOTE: 1) CONCRETE MONUMENTS PLACED ON ALL LOT CORNERS, LOTS ON OTHER PTS.  
 2) DUE TO CONSTRUCTION BY UTILITY COMPANY ALONG PROPERTY LINE OF PHASE I, DISTANCE FROM CURVE TO PROPERTY CORNER WITH PHASE I.

H. LEHMAN FRANKLIN J. ALVIN G.



FIELD EQUIPMENT:  
TOPCON GT-S2 TOTAL STATION

9-17-90  
Date  
Mary Sue Binkley  
Secretary  
Bulloch County Planning Commission

9-19-90  
Date  
H. J. Coy  
Chairman  
Bulloch County Commission

PREPARED BY  
LAMAR O. REDDICK AND ASSOCIATES  
LAND SURVEYORS  
208 SOUTH MAIN STREET  
STATESBORO, GEORGIA 30458  
912-764-4214

Accepted for approval of the final plat of this subdivision directly on the plat as follows: Pursuant to the Land Subdivision Ordinance of Bulloch County, Georgia, all the requirements of approval having been fulfilled, this final plat was approved by the Bulloch County Planning Commission on 9-17-90 for recording in the office of the Clerk of Court of Bulloch County."

IRON GATE  
PHASE III  
FINAL PLAT  
1209TH GMD BULLOCH COUNTY, GEORGIA  
DATE: AUG. 06, 1990

GEORGIA BULLOCH COUNTY Court  
9-19-90 Plat  
James P. Tucker  
CLERK, BULLOCH SUPERIOR COURT  
Top

FILE NO. 7-87-314 B.D.  
FILE NO. 8-90-234 B.D.

Phase III

AB 31/169

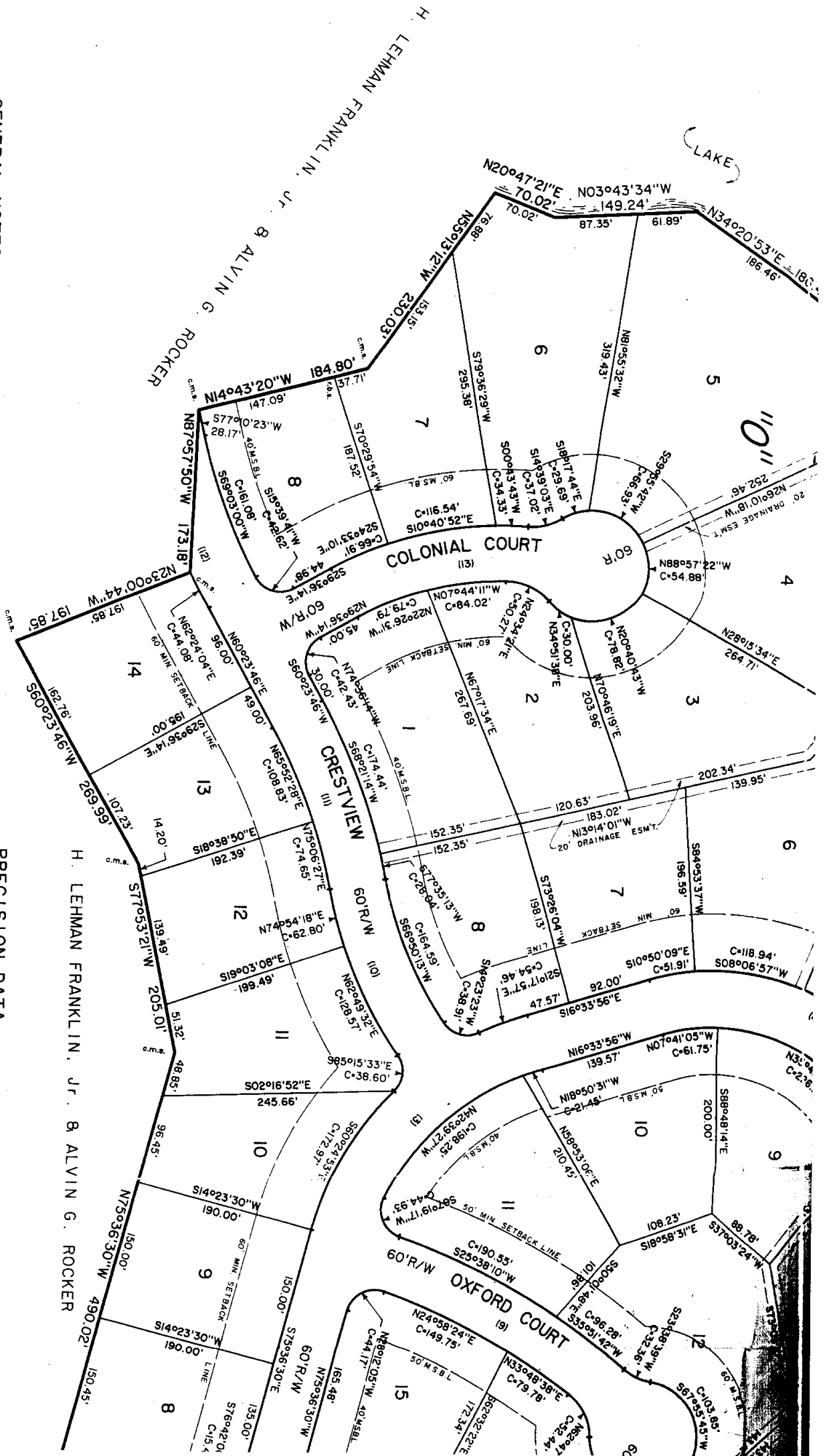
**GENERAL NOTES:**

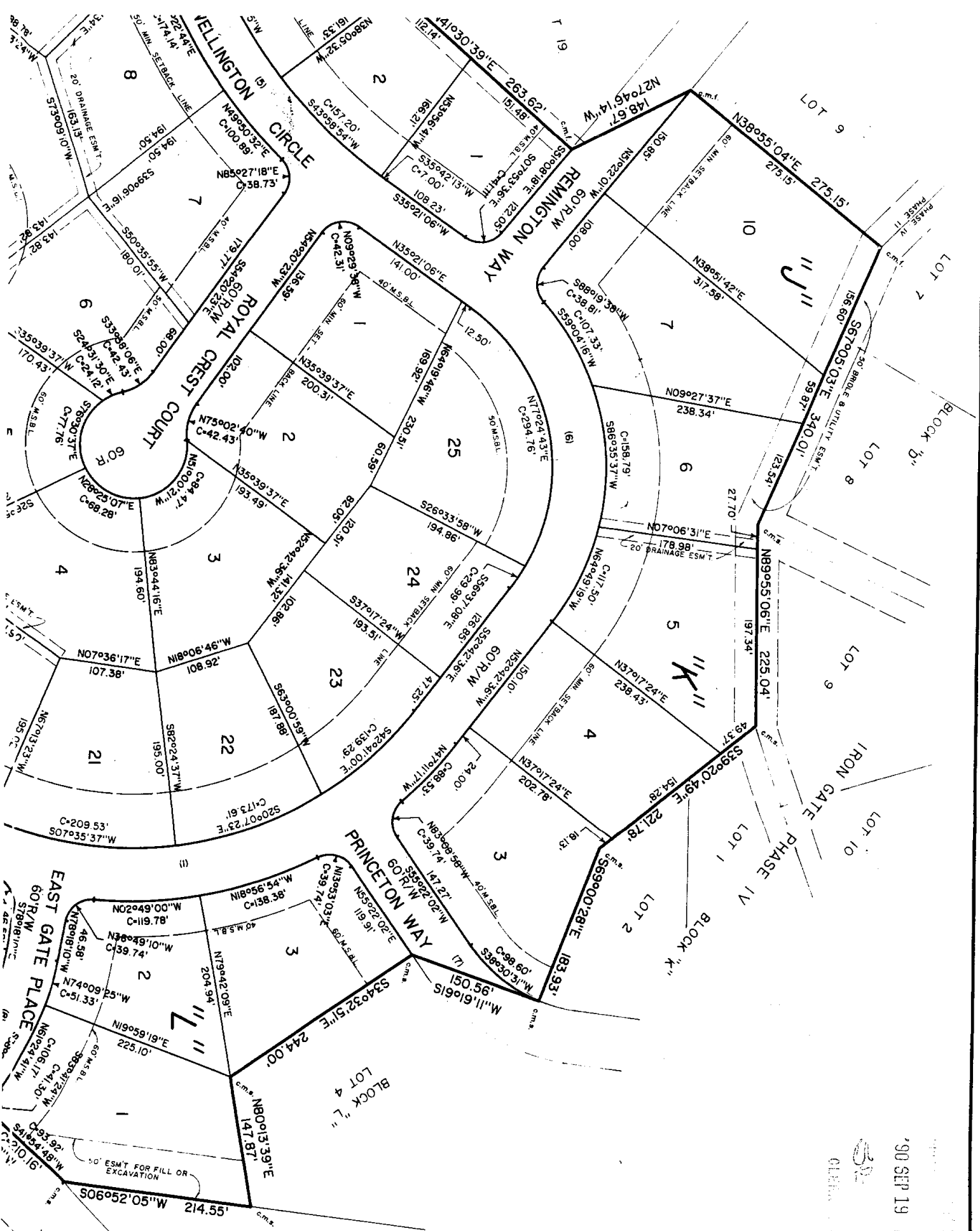
- 1) C.M.S. - CONCRETE MONUMENT SET, C.M.F. - CONCRETE MONUMENT FOUND
- 2) C.M.S. ON ALL LOT CORNERS UNLESS OTHERWISE NOTED.
- 3) RE - BARS SET ON ALL OTHER POINTS.

**PRECISION DATA:**

E.O.C. FIELD 1/1301 (TOTAL TRACT)  
 ANGULAR ERROR 1.9" ANGLE  
 ADJUSTMENT METHOD COMPASS  
 E.O.C. PLAT 1/500,000 TO 1/1,000,000

**FIELD EQUIP**  
 TOPCON GT-S2 TOTAL





EMILY MALECKI


FILED  
 COUNTY OFFICE  
 '90 SEP 19 PM 12 06  
 CLERK OF COURTS

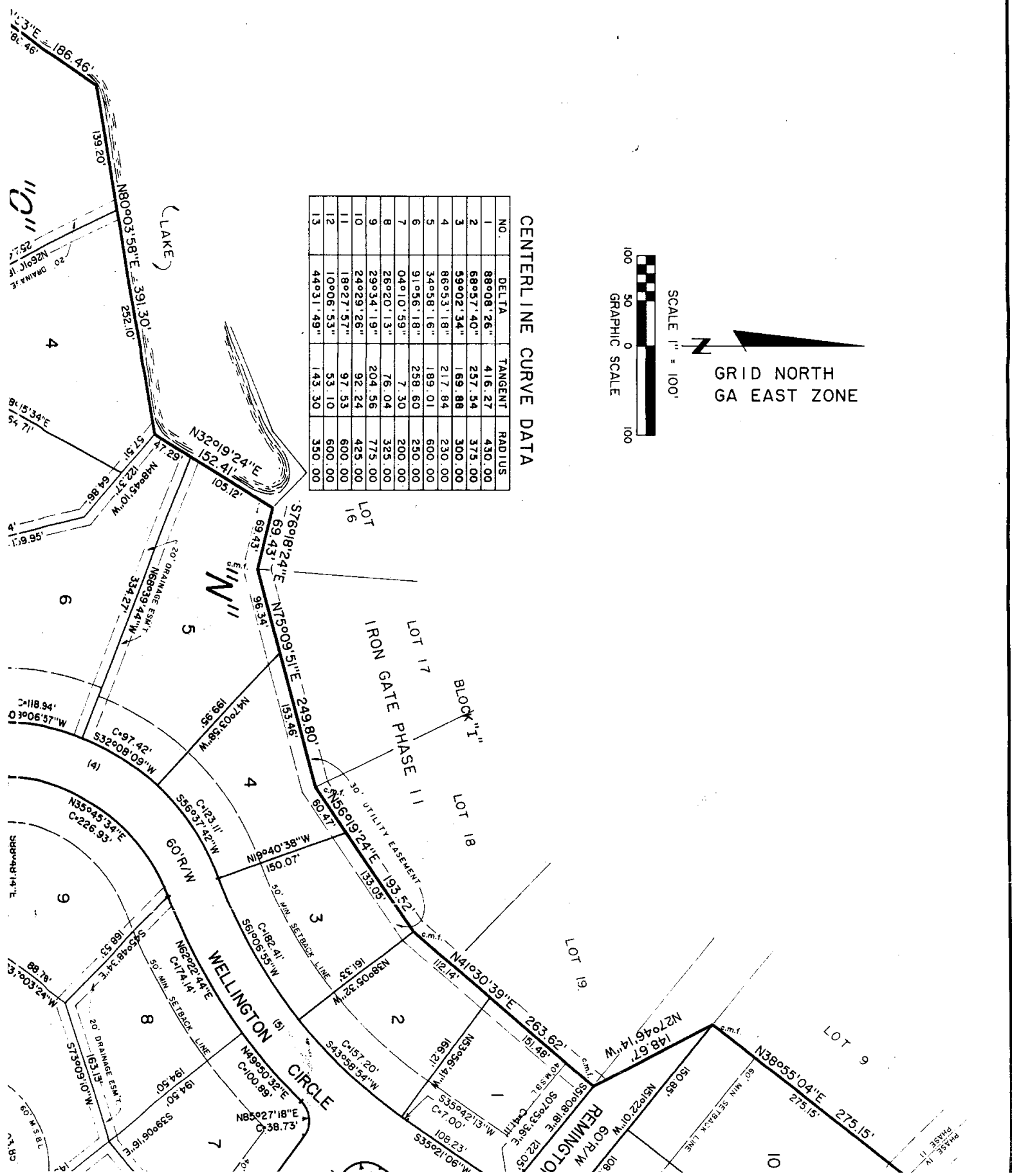
*Handwritten signature*

**CENTERLINE CURVE DATA**

NO.	DELTA	TANGENT	RADIUS
1	88°08'26"	416.27	430.00
2	68°57'40"	257.54	375.00
3	59°02'34"	169.88	300.00
4	86°53'18"	217.84	230.00
5	34°58'16"	189.01	600.00
6	91°56'18"	258.60	250.00
7	04°10'59"	7.30	200.00
8	26°20'13"	76.04	325.00
9	29°34'19"	204.56	775.00
10	24°29'26"	92.24	425.00
11	18°27'57"	97.53	600.00
12	10°06'53"	53.10	600.00
13	44°31'49"	143.30	350.00



  
 GRID NORTH  
 GA EAST ZONE



**TIFFANY COURT**

A	N 14° 24' 33" W	42.43
B	N 30° 35' 27" E	35.38
C	N 18° 02' 54" E	99.90
D	N 03° 08' 31" E	35.00
E	N 03° 13' 18" W	64.21
F	N 03° 13' 18" W	20.00
G	N 03° 53' 52" W	64.79
H	S 78° 40' 52" W	64.92
I	S 08° 12' 06" E	97.24
J	S 27° 51' 51" E	67.91
K	S 18° 35' 48" W	70.66
L	S 30° 35' 27" W	42.65
M	S 70° 11' 09" W	38.24

**CAMBRIDGE COURT**

A	N 03° 50' 26" E	42.43
B	N 48° 50' 26" E	15.01
C	N 65° 37' 10" E	34.64
D	N 57° 46' 26" E	50.00
E	N 02° 13' 47" W	69.48
F	N 69° 25' 42" W	63.27
G	S 39° 42' 06" W	75.60
H	S 17° 33' 55" W	34.91
I	S 41° 39' 36" W	15.01
J	N 18° 09' 35" W	40.92

**YORKSHIRE COURT**

A	N 00° 54' 29" W	46.76
B	N 61° 42' 47" E	47.38
C	N 73° 05' 56" E	99.78
D	N 60° 46' 24" E	25.62
E	N 77° 11' 08" E	62.27
F	N 42° 48' 16" W	57.68
G	S 60° 06' 28" W	88.75
H	S 27° 33' 28" W	30.01
I	S 57° 04' 09" W	31.13
J	S 56° 15' 30" W	98.30
K	S 81° 48' 21" W	39.28

- GENERAL NOTES**
1. FRONT BUILDING SETBACK = 60' MIN.
  2. UTILITY EASEMENT = 15' AT REAR UNLESS BRIDGE TRAIL EXIST
  3. UTILITY EASEMENT = 10' ALONG FRONT ADJ. STREETS

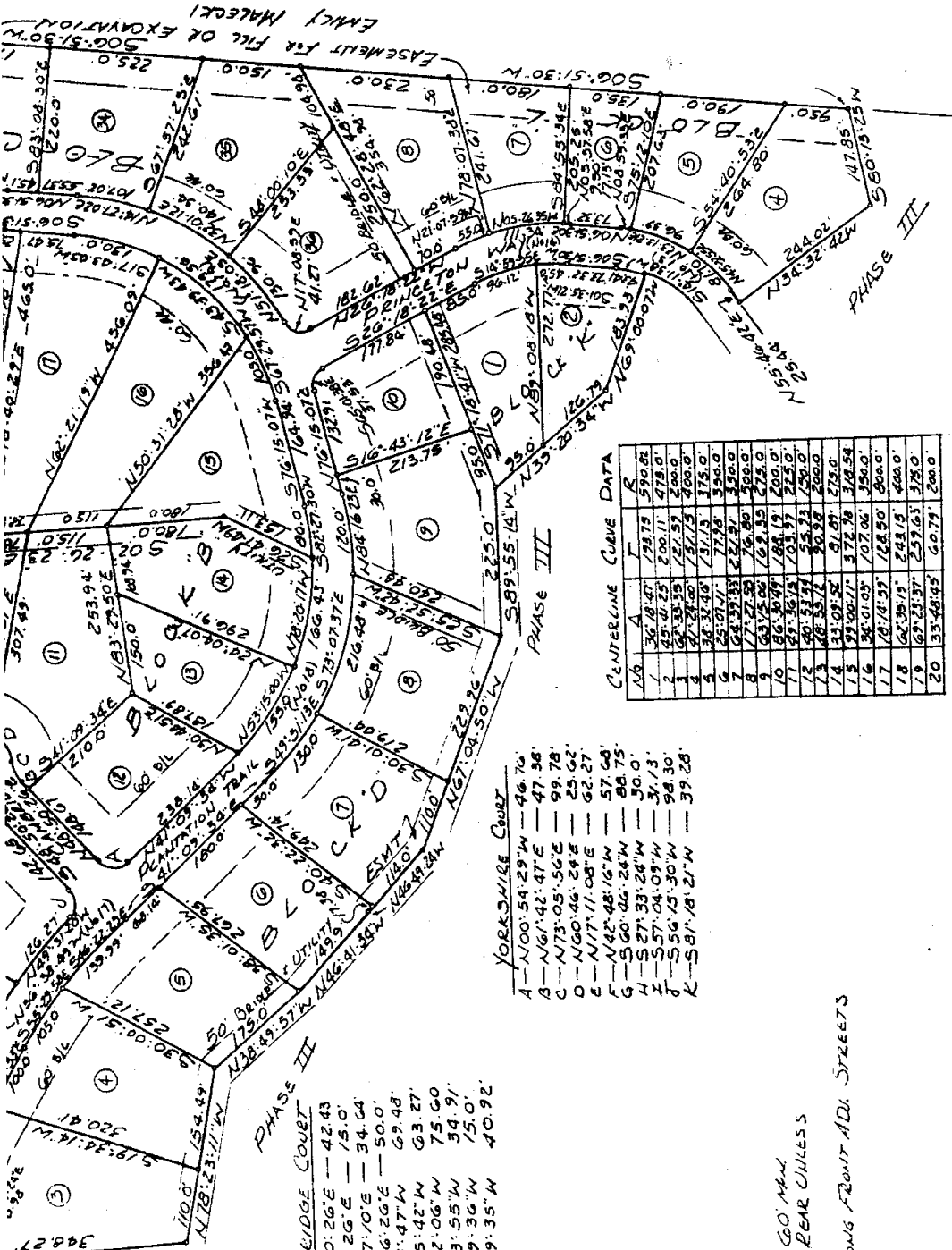
**SOLVE-YOU NOTES**

1. BEARINGS & DISTANCES SHOWN ON CURVES ARE CHORD
2. 1/2" RE. BARR. SET ON ALL CURVE OR RADIUS POINTS
3. CONCRETE MONUMENT SET ON ALL CORNERS (UNLESS NOTED)

Approval of the Final Plat by the Planning Commission directly on the plat as follows: Pursuant to the Land Use Ordinance of Bulloch County, Georgia, all the requirements of approval having been fulfilled, this Final Plat was given Final Approval by the Bulloch County Planning Commission on May 5, 1987 for recording in the office of the Clerk of Court of Bulloch County."

20764 5/1987  
Date  
Mary Lee Bushy  
Secretary  
Bulloch County Planning Commission  
May 7 1987  
Clerk of Court  
Bulloch County Court House

**PRECISION DATA**  
 2-O.C. Field - 1/13/01 (Total Trace)  
 ANGLEAL Error - 1.9"/A  
 COMPASS ADJUSTMENT  
 2-O.C. Par - 1/42536



**CENTERLINE CURVE DATA**

Curve	A	T	R
1	3678.47	2873	590.28
2	2547.25	200.11	278.01
3	6335.55	22.52	200.00
4	2724.00	37.13	378.00
5	2834.46	31.13	378.00
6	2507.17	27.13	378.00
7	6837.83	22.52	200.00
8	1742.88	16.86	200.00
9	6335.55	22.52	200.00
10	8636.97	184.17	625.00
11	5336.18	103.13	200.00
12	5033.71	20.22	200.00
13	4835.12	20.22	200.00
14	1307.35	91.97	278.00
15	3306.77	372.76	324.54
16	3401.03	107.06	200.00
17	1874.33	128.50	200.00
18	6438.19	243.15	400.00
19	6233.37	253.63	378.00
20	3348.43	40.77	200.00

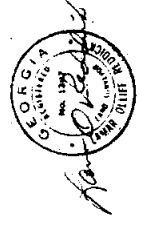
**FINAL PLAT  
PHASE IV  
IRON GATE**

1203 1/2 GMD BULLOCH COUNTY, GEORGIA



DATE - OCTOBER 16, 1986

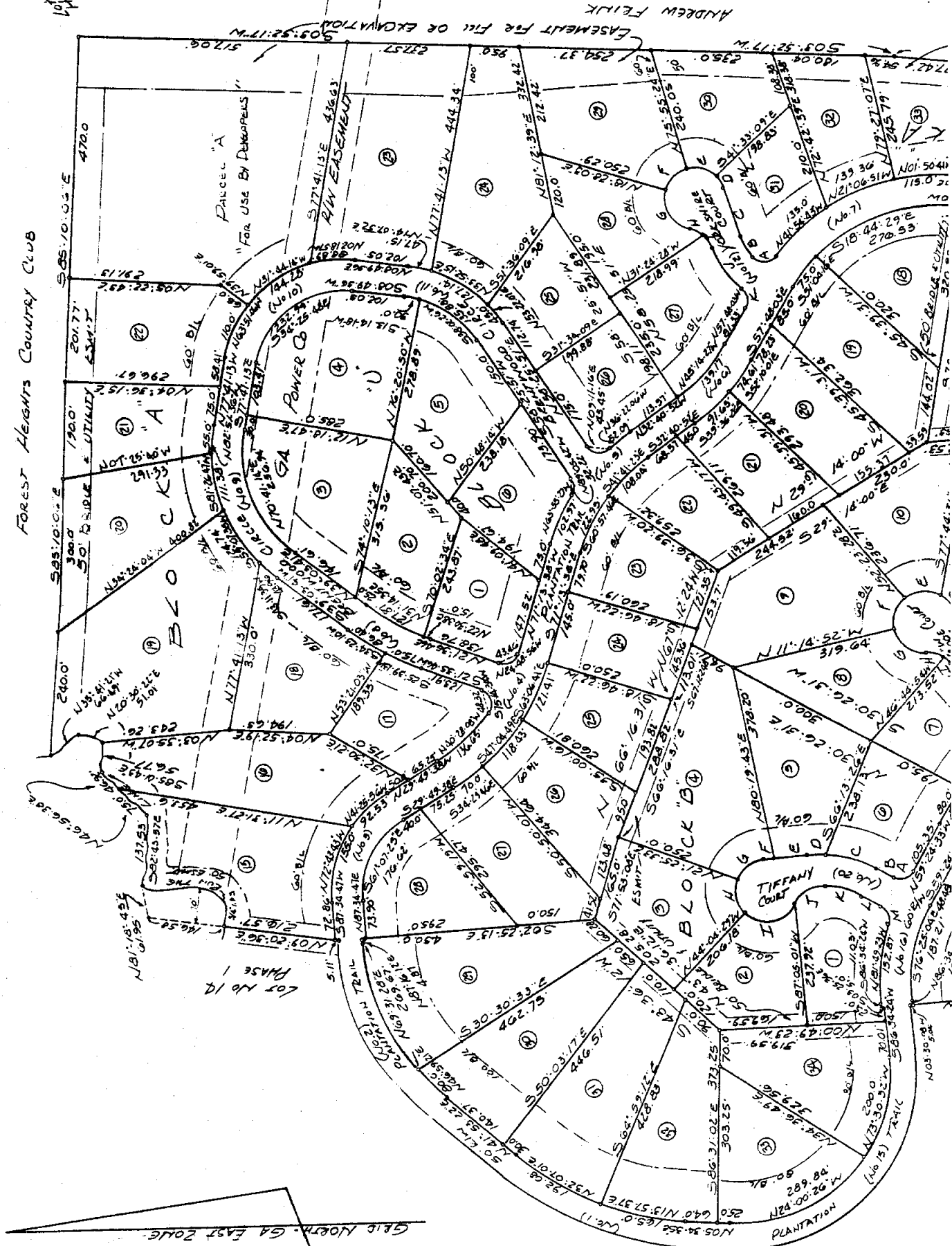
LAMAR G. NEWBERRY & ASSOCIATES  
 LAND SURVEYORS  
 805 W. HUNTER STREET  
 STATESBORO, GEORGIA  
 904-764-4846



20-86-523/50

Forest Heights Country Club

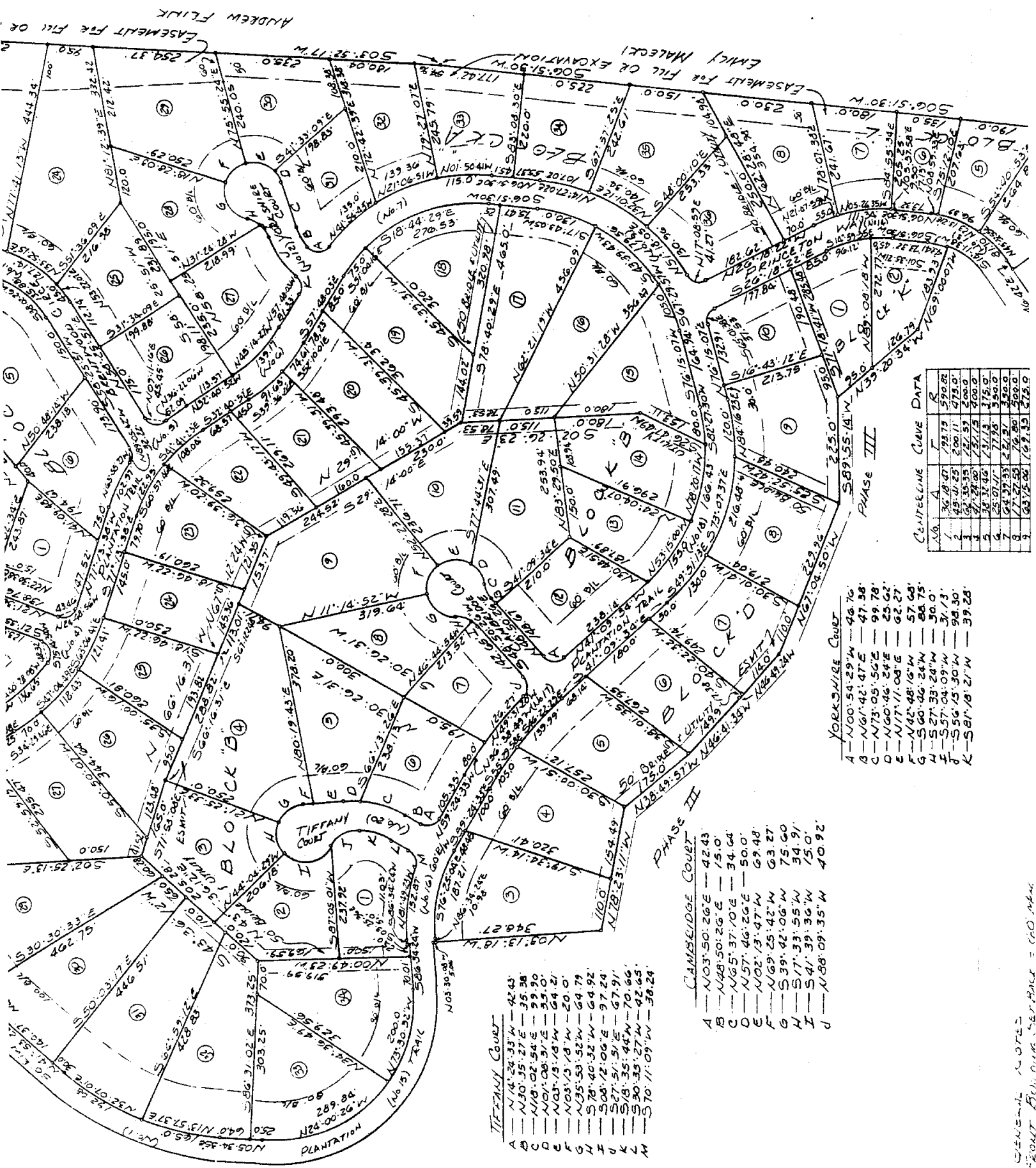
Lot 13 Sect 8  
Hazelwood



GIS NORTH - GA EAST ZONE

EASEMENT FOR FILL OR EXCAVATION  
ADJACENT FILL





**TIFFANY COURT**

A	N 14° 24' 33" W	42.43
B	N 80° 35' 27" E	35.38
C	N 10° 02' 54" E	37.90
D	N 01° 08' 51" E	37.90
E	N 03° 15' 18" W	24.21
F	N 03° 15' 18" W	20.00
G	N 35° 53' 52" W	64.79
H	S 78° 40' 32" W	64.92
I	S 08° 12' 06" E	97.24
J	S 27° 51' 51" E	67.91
K	S 18° 35' 44" W	70.66
L	S 30° 35' 27" W	42.65
M	S 70° 11' 09" W	38.24

**CAMBRIDGE COURT**

A	N 103° 50' 26" E	42.43
B	N 48° 50' 26" E	15.00
C	N 65° 37' 10" E	34.64
D	N 57° 46' 26" E	50.00
E	N 02° 13' 47" W	69.48
F	N 69° 25' 42" W	63.27
G	S 39° 42' 06" W	75.60
H	S 17° 33' 55" W	34.91
I	S 41° 39' 36" W	15.00
J	N 88° 09' 35" W	40.92

**YORKSHIRE COURT**

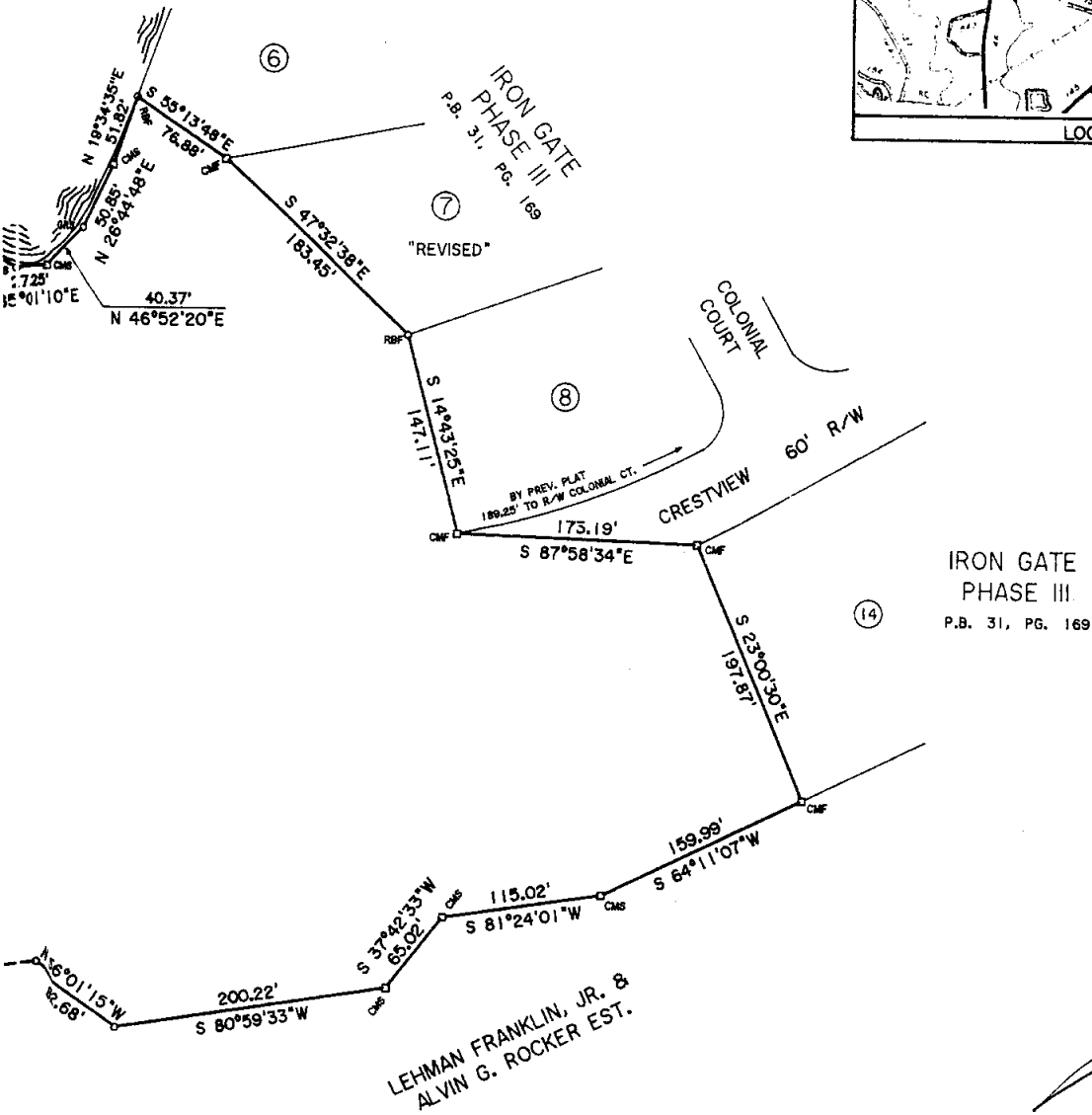
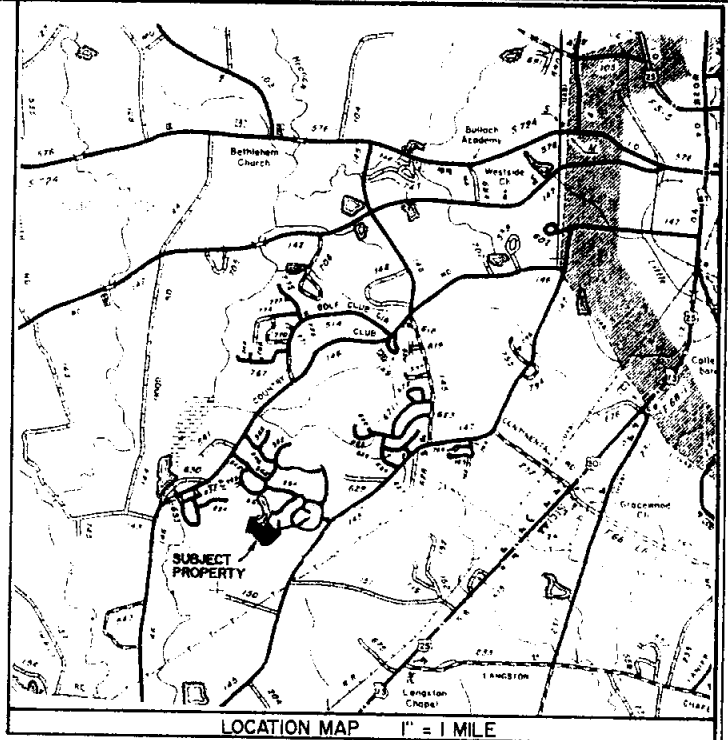
A	N 00° 54' 29" W	48.70
B	N 61° 42' 47" E	47.38
C	N 73° 05' 56" E	99.78
D	N 00° 46' 24" E	25.62
E	N 17° 11' 08" E	62.27
F	N 42° 48' 16" W	57.65
G	S 60° 46' 24" W	84.75
H	S 27° 33' 28" W	30.00
I	S 57° 04' 09" W	37.13
J	S 56° 15' 30" W	94.90
K	S 81° 18' 21" W	39.25

**CENTERLINE CURVE DATA**

No.	A	T	B
1	36.78	47.73	59.82
2	45.47	50.11	47.50
3	64.37	72.57	50.00
4	54.34	71.72	52.00
5	25.07	37.48	17.50
6	27.37	27.47	33.00
7	27.37	27.47	33.00
8	63.72	62.43	42.50

GENERAL NOTES  
FRONT BOUNDARY SETBACK = 60.00'

Portions of sections O, Q & R. & P  
Phase 3



IT IS MY OPINION THAT THIS PLAT DOES NOT REQUIRE APPROVAL OF THE BULLOCH COUNTY PLANNING AND ZONING COMMISSION.

*Lamar O. Reddick*  
R.L.S.

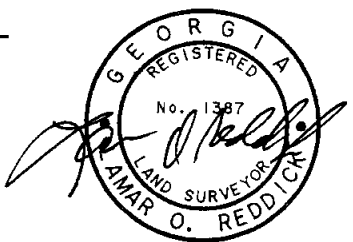
SURVEY OF 14.92 ACRES LOCATED IN THE 1209th G.M.D., BULLOCH COUNTY, GEORGIA.

LAMAR O. REDDICK & ASSOCIATES  
LAND SURVEYORS  
12 B EAST GRADY STREET  
STATESBORO, GEORGIA  
912-764-4214

SURVEY FOR IRON GATE

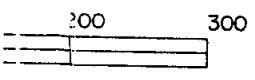
PRECISION DATA	
E.O.C. FIELD	1 / 20639
ERROR PER ANGLE	02"
ADJ. METHOD	LEAST SQUARES
E.O.C. PLAT	1 / 224529
SCALE	1" = 100'
DATE	MARCH 16, 1995

FIELD EQUIPMENT	
STEEL TAPE	
MAG. LOCATOR	
TOTAL STATION	



PB 51 / 209

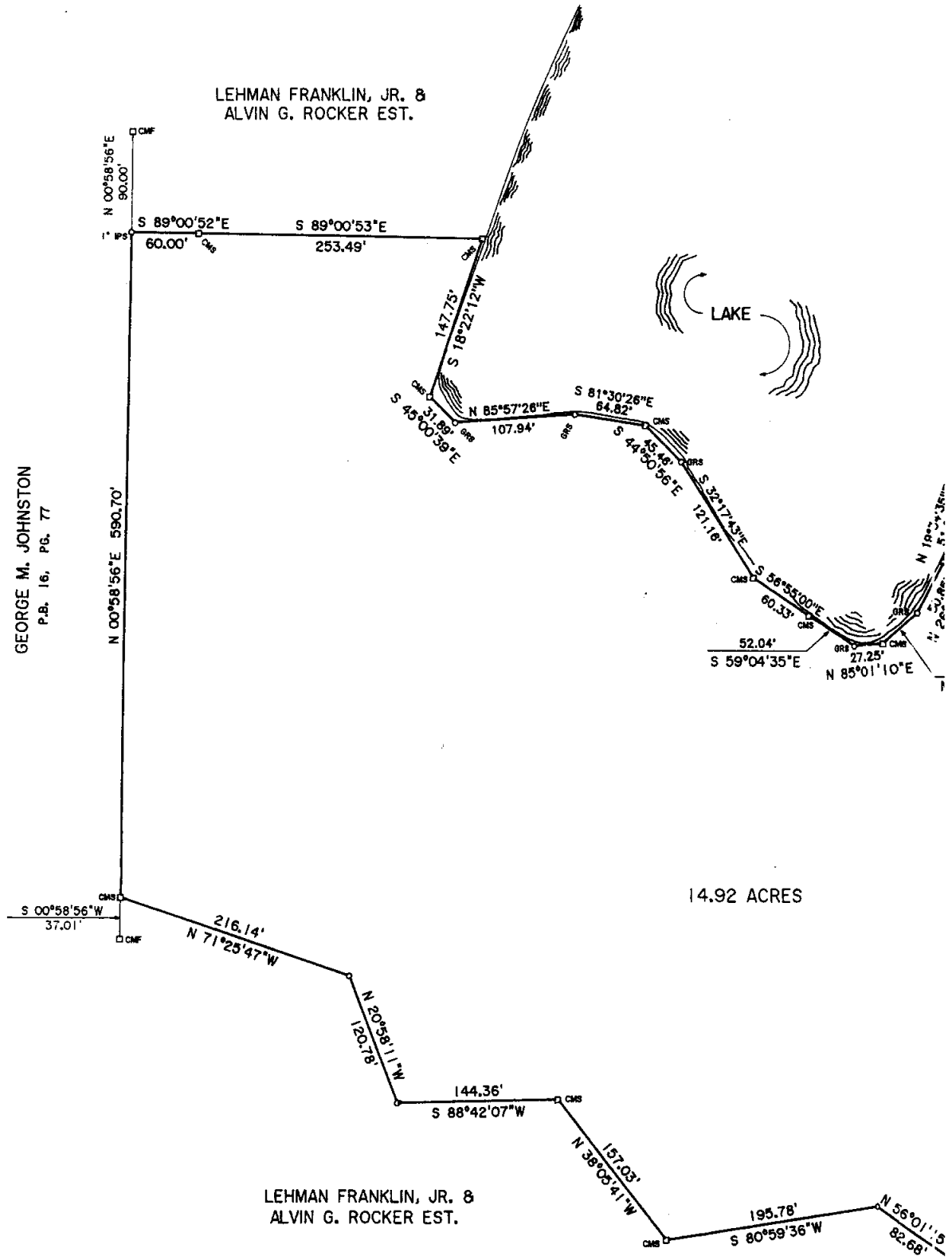
FILE NO. 3 - 95 - 082 BD

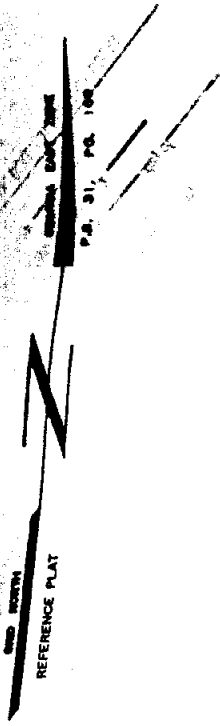


GEORGIA EAST ZONE  
P.B. 31, PG. 169  
GRID NORTH  
REFERENCE PLAT

GEORGE M. JOHNSTON  
P.B. 16, PG. 77

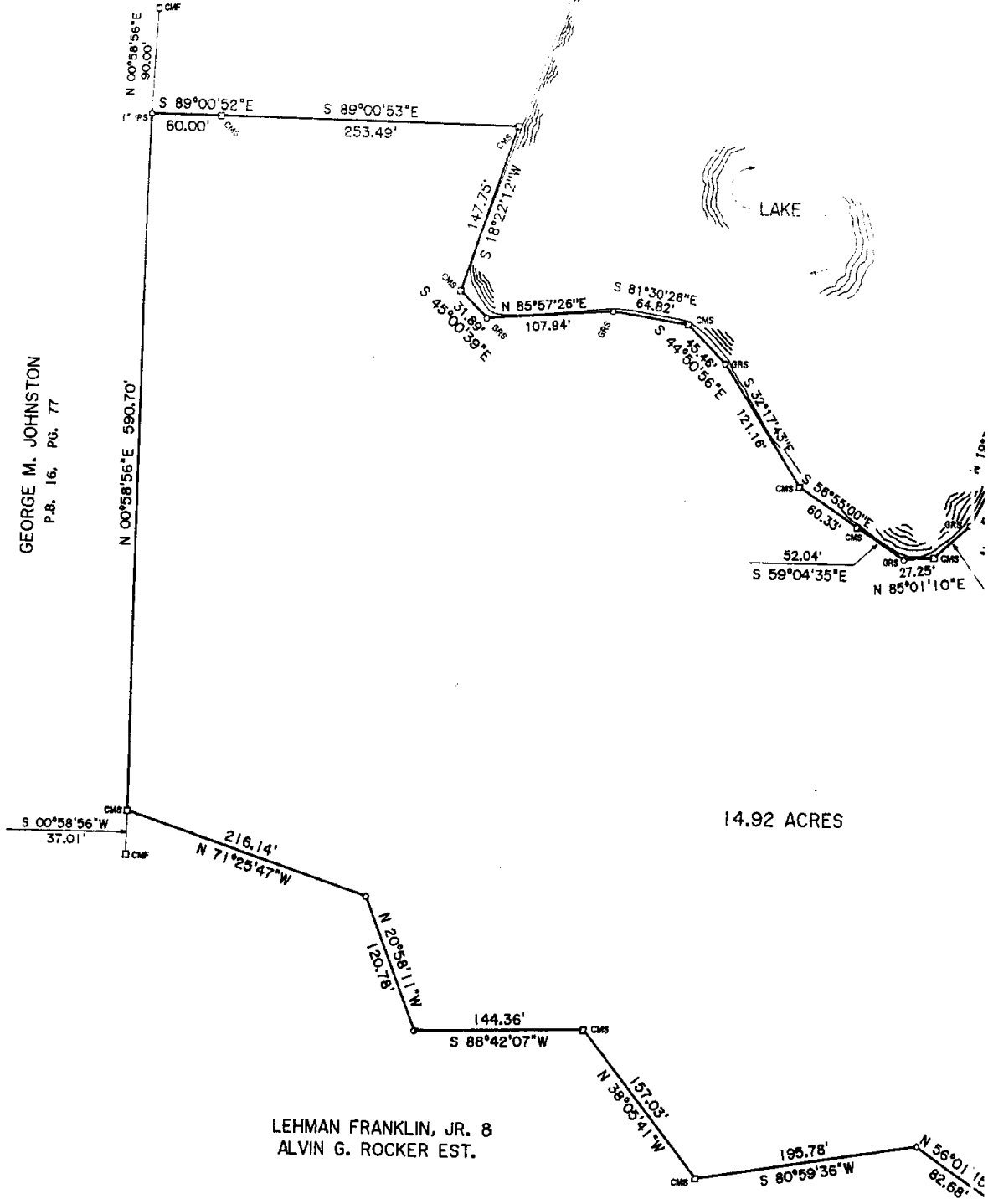
LEHMAN FRANKLIN, JR. &  
ALVIN G. ROCKER EST.





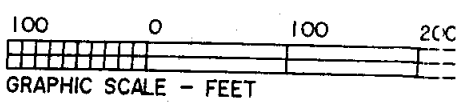
GEORGE M. JOHNSTON  
P.B. 16, PG. 77

LEHMAN FRANKLIN, JR. &  
ALVIN G. ROCKER EST.



14.92 ACRES

LEHMAN FRANKLIN, JR. &  
ALVIN G. ROCKER EST.



Portions of O, Q, P, R.

Phase 3

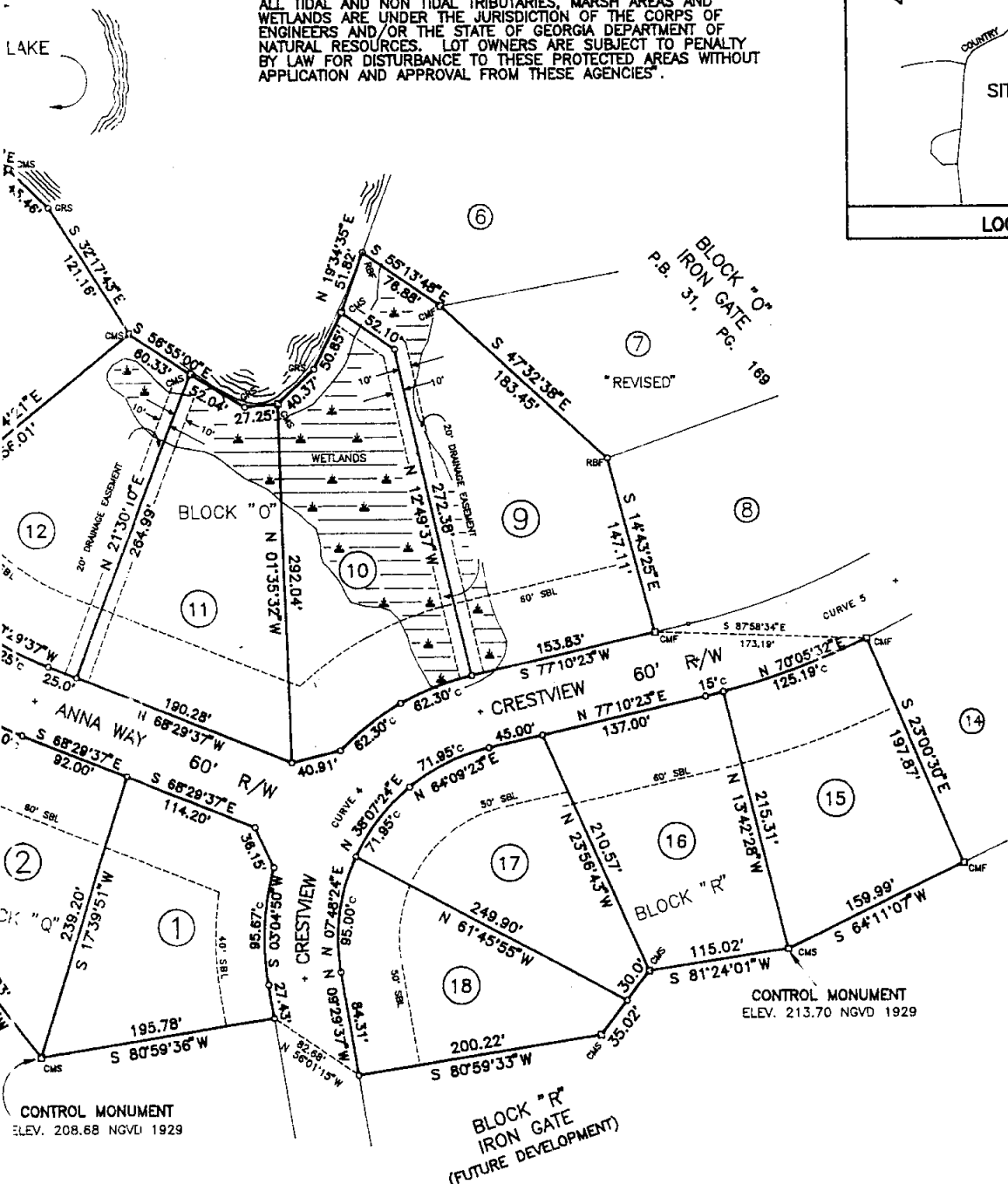
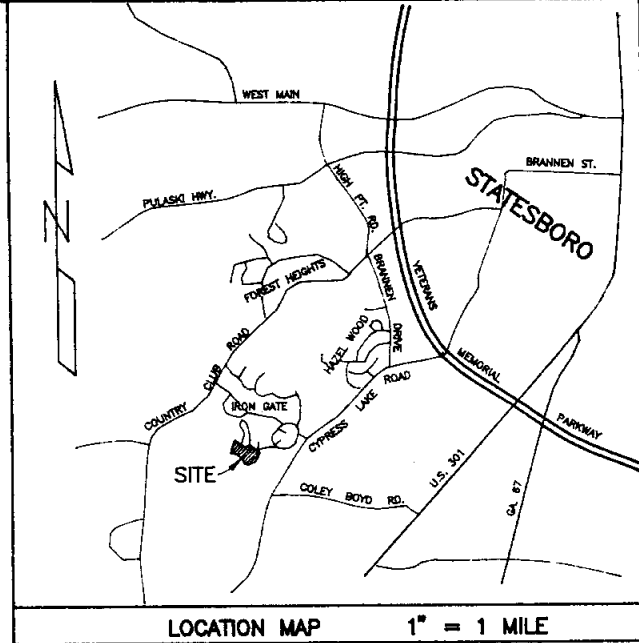
249

CENTER-LINE CURVE DATA							
ΔE	RADIUS	TANGENT	LENGTH	DELTA	DEGREE	CHORD	CH. BEARING
-1	432.83'	92.00'	181.30'	24°00'00"	13°14'15"	179.98'	S 48°29'37"E
-2	296.51'	200.00'	351.91'	68°00'00"	19°19'24"	331.82'	N 19°30'23"E
-3	285.97'	82.00'	159.71'	32°00'00"	20°02'09"	157.65'	S 52°29'37"E
-4	189.73'	179.00'	286.99'	86°40'00"	30°11'56"	260.40'	N 33°50'23"E
-5	600.00'	88.47'	175.68'	16°48'34"	9°32'57"	175.05'	N 68°47'01"E

WETLAND NOTES

THE WETLANDS SHOWN ON THIS PLAT WERE DELINEATED BY HERSHEL L. PAULK IN NOVEMBER 1994.

ALL TIDAL AND NON TIDAL TRIBUTARIES, MARSH AREAS AND WETLANDS ARE UNDER THE JURISDICTION OF THE CORPS OF ENGINEERS AND/OR THE STATE OF GEORGIA DEPARTMENT OF NATURAL RESOURCES. LOT OWNERS ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE PROTECTED AREAS WITHOUT APPLICATION AND APPROVAL FROM THESE AGENCIES.



BEARING & DISTANCE TABLE		
LOT NO.	BEARING	DISTANCE
P-1	S 89°01'04"E	50.30'
P-1	S 29°45'20"E	61.33' <sup>c</sup>
P-1	N 86°34'10"E	65.25' <sup>c</sup>
P-2	N 82°01'04"E	38.07'
P-2	S 36°29'37"E	25.00'
P-2	S 07°24'33"W	36.03'
Q-3	S 86°34'57"E	36.93'
Q-2	S 65°08'13"E	37.00' <sup>c</sup>
Q-1	S 24°47'20"E	36.15'
Q-1	S 09°29'37"E	27.43'
R-18	S 37°42'33"W	35.02'
R-17	N 77°10'23"E	45.00'
R-17	S 37°42'33"W	30.00'
R-16	N 76°29'08"E	15.00' <sup>c</sup>
O-9	N 55°14'10"W	52.10'
O-10	N 46°52'20"E	40.37'
O-10	N 28°44'48"E	50.85'
O-10	N 55°14'10"E	52.10'
O-10	S 69°01'24"W	62.30' <sup>c</sup>
O-10	S 52°43'25"W	62.30' <sup>c</sup>
O-10	S 76°24'34"W	40.91'
O-11	S 59°04'35"E	52.04'
O-11	N 85°01'10"E	27.25'
O-12	N 68°29'37"W	25.00'
O-12	N 36°29'37"W	30.00'
O-13	S 44°50'56"E	45.46'
O-13	S 36°29'37"W	50.00'
O-14	S 45°00'39"E	31.89'
O-14	N 60°29'37"W	30.00'
O-15	N 60°29'37"W	21.96'
ACCESS	S 33°47'33"W	65.02' <sup>c</sup>
ACCESS	N 89°01'04"W	55.30'
BUFFER	S 89°01'04"E	5.00'

"c" DENOTES CHORD DISTANCE

PREPARED BY

LAMAR O. REDDICK & ASSOCIATES  
LAND SURVEYORS  
12 B EAST GRADY STREET  
P.O. BOX 85  
STATESBORO, GA. 30459  
912-764-4214

IRON GATE

PB 51/249

LOTS 9-15, BLOCK "O", LOTS 15-18, BLOCK "R"  
LOTS 1-3, BLOCK "Q", LOTS 1-2, BLOCK "P"

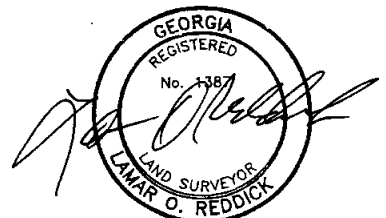
1209th G.M.D., BULLOCH COUNTY, GEORGIA

PRECISION DATA

E.O.C. FIELD 1 / 39864  
ERROR PER ANGLE 02"  
ADJ. METHOD LEAST SQUARES  
E.O.C. PLAT 1/65014 to 1/613037

FIELD EQUIPMENT

STEEL TAPE  
MAG. LOCATOR  
TOTAL STATION  
DATA COLLECTOR



NOTES:  
UNLESS OTHERWISE NOTED,  
CONCRETE MONUMENTS SET  
ON ALL LOT CORNERS, AND  
GROUND RODS SET ON ALL  
INTERMEDIATE POINTS.

CONTROL MONUMENTS ARE  
CONCRETE MONUMENTS  
WITH BRASS DISK

DATE: NOV. 6, 1995

SCALE: 1" = 100'

FILE NAME ICPHV

FILE NO. 11-95-312\_BD

Property shown  
is shown on  
assumed  
assumption  
is for

95  
95

IT IS MY OPINION THAT THIS PLAT DOES NOT REQUIRE APPROVAL OF THE BULLOCH COUNTY PLANNING AND ZONING COMMISSION.

LEHMAN FRANKLIN, JR. & ALVIN G. ROCKER EST.

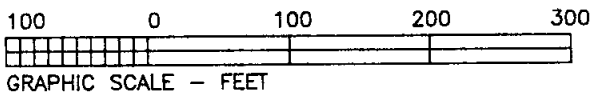
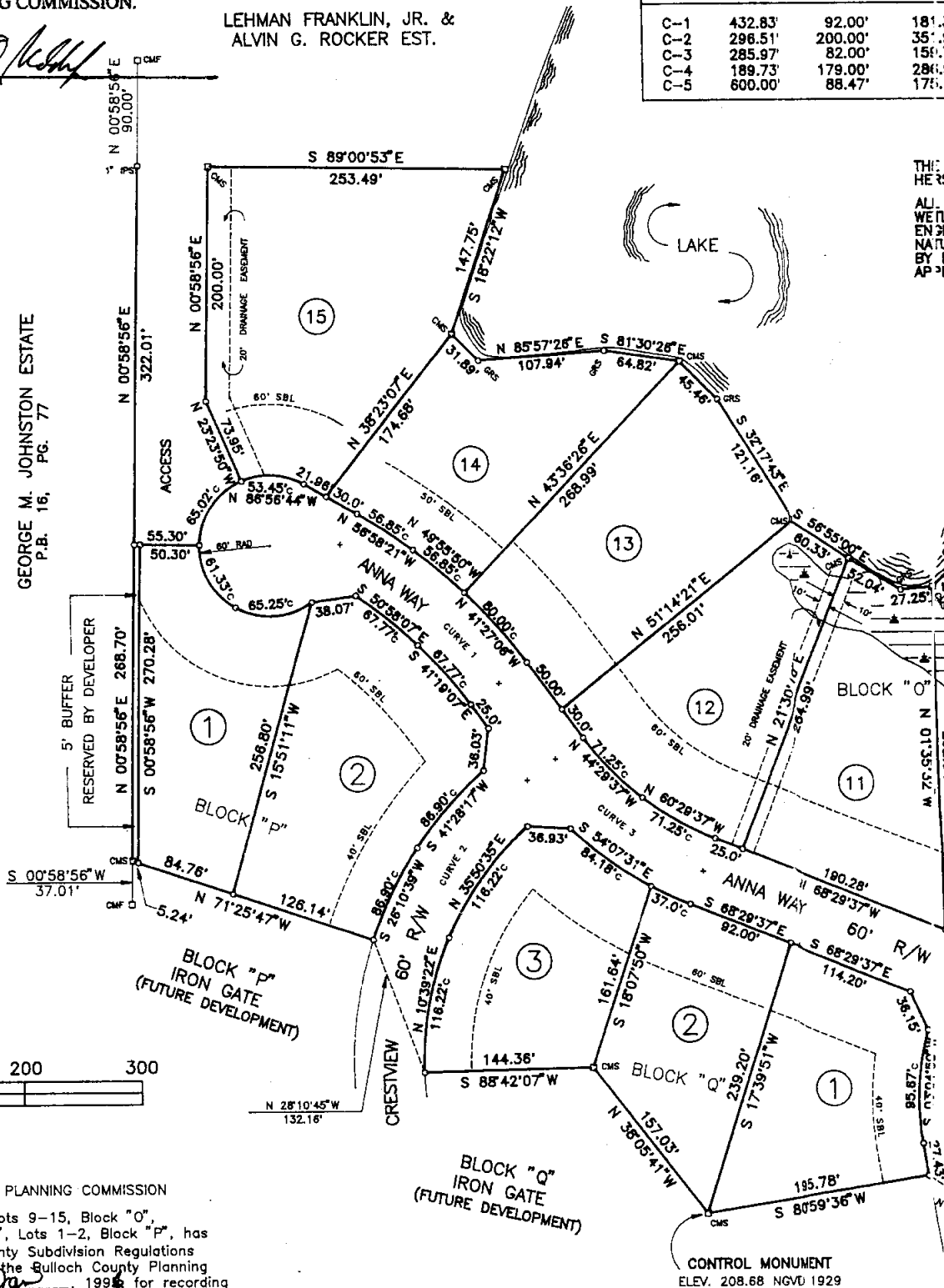
GEORGIA EAST ZONE  
P.B. 31, PG. 189  
GRID NORTH  
BY REF. PLAT

*[Signature]*  
R.L.S.

CURVE	RADIUS	TANGENT	LEN'GT
C-1	432.83'	92.00'	181.3
C-2	296.51'	200.00'	35.4
C-3	285.97'	82.00'	150.7
C-4	189.73'	179.00'	284.4
C-5	600.00'	88.47'	175.1

GEORGE M. JOHNSTON ESTATE  
P.B. 16, PG. 77

ACREAGE TABLE	
LOT NUMBER	ACREAGE
1-P	0.87
2-P	0.88
1-Q	0.67
2-Q	0.59
3-Q	0.86
15-R	0.66
16-R	0.64
17-R	0.59
18-R	0.54
9-O	0.91
10-O	0.86
11-O	0.81
12-O	0.78
13-O	0.89
14-O	0.74
15-O	1.19



CERTIFICATE OF APPROVAL FOR RECORDING, PLANNING COMMISSION

The subdivision plat known as Iron Gate, Lots 9-15, Block "O", Lots 15-18, Block "R", Lots 1-3, Block "Q", Lots 1-2, Block "P", has been found to comply with the Bulloch County Subdivision Regulations and was approved at a regular meeting of the Bulloch County Planning Commission on the 11 day of Jan, 1996, for recording in the office of Clerk of Court of Bulloch County, Georgia.

*[Signature]*  
Chairman

Jan 11, 1996  
Date

*[Signature]*  
Secretary

1/11/96  
Date

CERTIFICATE OF ACCURACY

I hereby certify that this Plat is a true, correct and accurate survey as required by the Bulloch County Subdivision Regulations; and was prepared from an actual survey of the property made under my supervision, and that monuments shown have been located and placed to the specifications set forth in said regulations.

*[Signature]*  
Lamar O. Reddick

DEC. 15, 1995  
Date

CERTIFICATE OF OWNERSHIP AND DEDICATION, INDIVIDUALS

It is hereby certified that we are the owners of the property shown and described hereon and that we hereby dedicate all streets, alleys, walks, parks, and other sites to public or private use as noted. It is further certified that the streets, drainage system, and water system in Iron Gate, Lots 9-15, Block "O", Lots 15-18, Block "R", Lots 1-3, Block "Q", Lots 1-2, Block "P", as shown on the Plat dated Nov. 6, 1995, prepared by Lamar O. Reddick have been installed in accordance with the Preliminary Plat approved December 8, 1994. It is understood that this is not an assumption of maintenance by the governing authority. This dedication is for the public's right of ingress and egress only.

*[Signature]*  
Lehman Franklin, Jr.

12-15-95  
Date

*[Signature]*  
Alvin G. Rocker, Estate

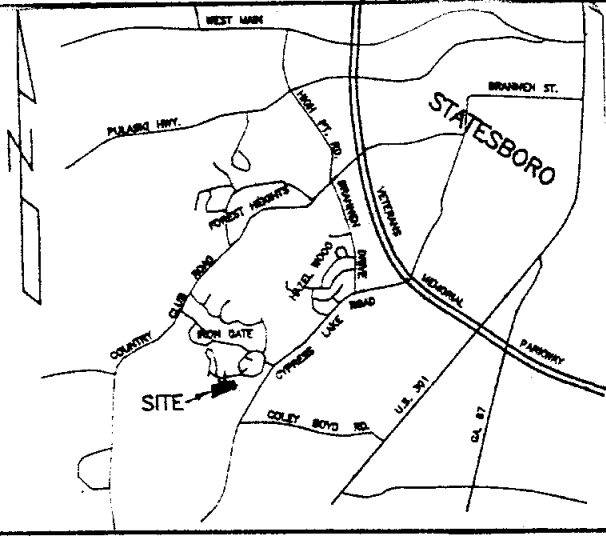
12-15-95  
Date

NOTES :  
UNLESS OTHER  
CONCRETE MONUMENTS  
ON ALL LOT  
GROUND ROE  
INTERMEDIATE

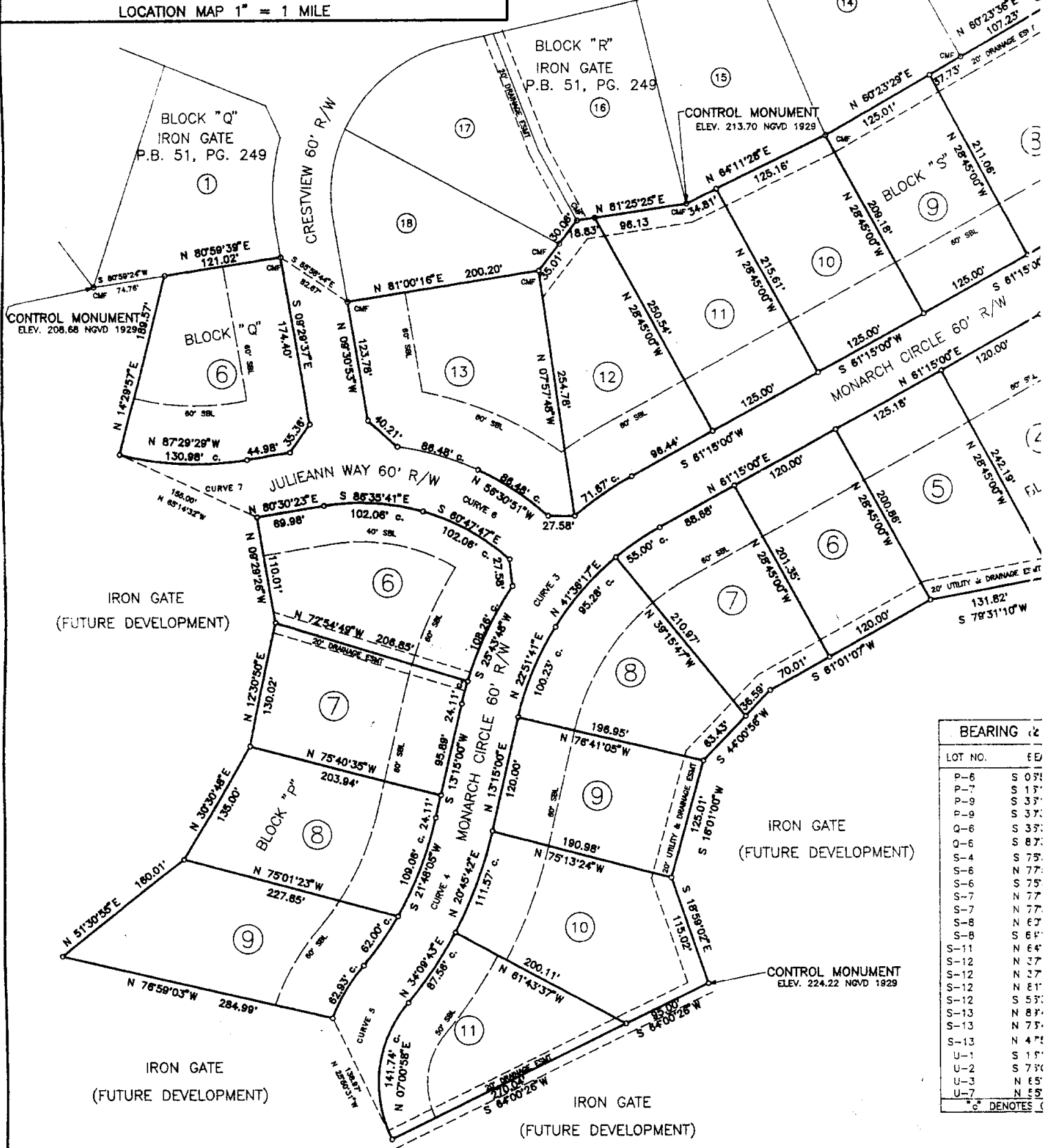
CONTROL MONUMENT  
CONCRETE MONUMENT  
WITH BRASS

DATE: NC

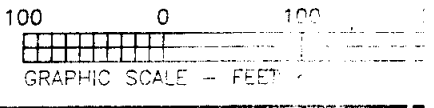
SCALE: 1



LOT NUMBER	ACREAGE	LOT NUMBER	ACREAGE
4-S	0.62	4-U	0.67
5-S	0.56	5-U	0.64
6-S	0.66	6-U	0.55
7-S	0.67	7-U	0.58
8-S	0.65	8-U	0.61
9-S	0.60	9-U	0.55
10-S	0.61	10-U	0.72
11-S	0.66	11-U	0.61
12-S	0.67	6-P	0.78
13-S	0.88	7-P	0.59
1-U	0.79	8-P	0.66
2-U	0.62	9-P	0.72
3-U	0.67	8-Q	0.72



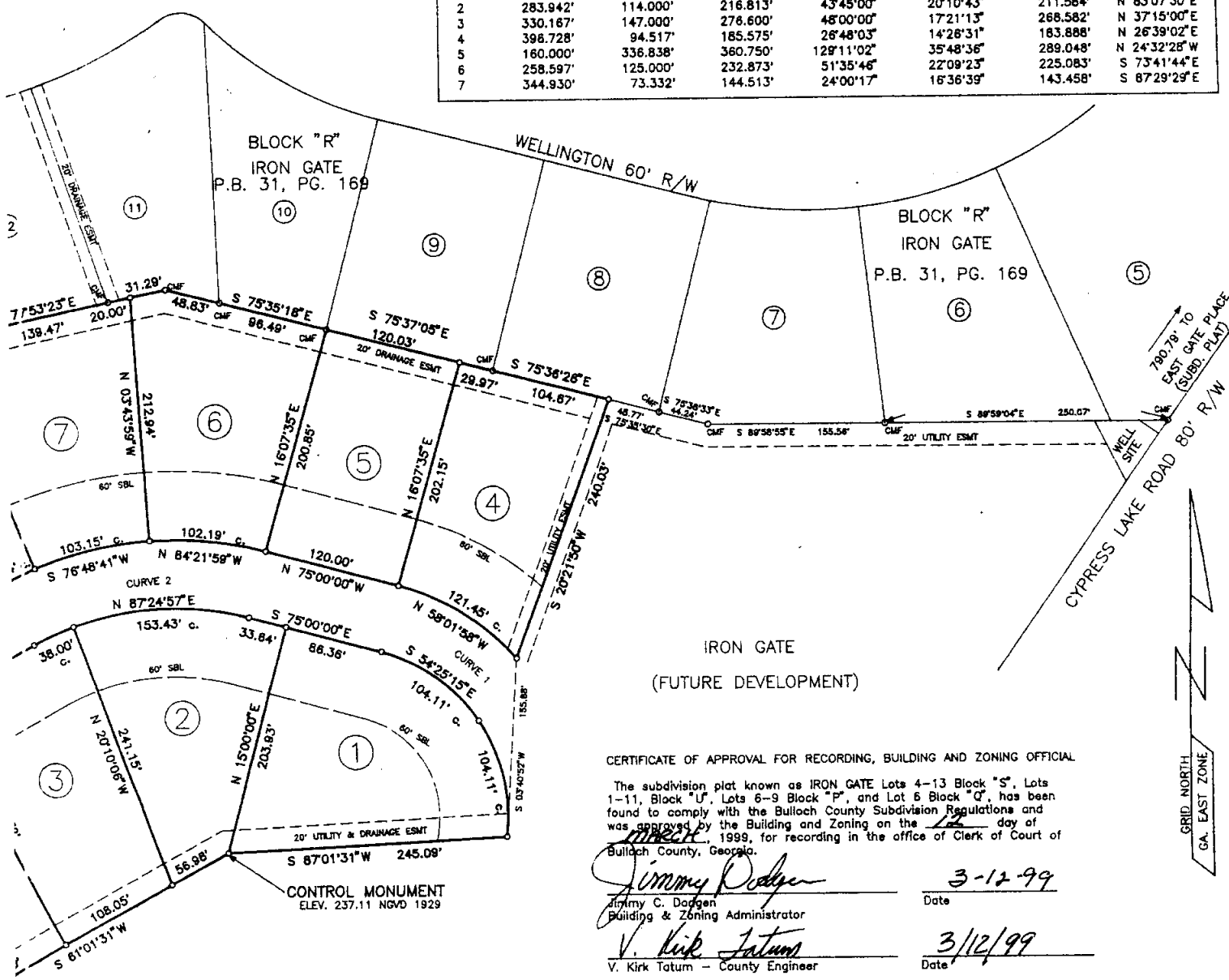
BEARING & DISTANCE	
LOT NO.	FEET
P-6	S 03°1'
P-7	S 13°1'
P-9	S 33°1'
P-9	S 37°1'
Q-6	S 35°1'
Q-6	S 87°1'
S-4	S 75°1'
S-6	N 77°1'
S-6	S 75°1'
S-7	N 77°1'
S-7	N 77°1'
S-8	N 77°1'
S-8	S 64°1'
S-11	N 64°1'
S-12	N 37°1'
S-12	N 37°1'
S-12	N 81°1'
S-12	S 53°1'
S-13	N 87°1'
S-13	N 75°1'
S-13	N 47°1'
U-1	S 1°1'
U-2	S 73°1'
U-3	N 65°1'
U-7	N 55°1'



PB 57/225

CENTER-LINE CURVE DATA

CURVE	RADIUS	TANGENT	LENGTH	DELTA	DEGREE	CHORD	CH. BEARING
1	178.089'	343.938'	389.307'	125°15'00"	32°10'21"	316.292'	S 12°22'30"E
2	283.942'	114.000'	216.813'	43°45'00"	20°10'43"	211.584'	N 83°07'30"E
3	330.167'	147.000'	278.600'	48°00'00"	17°21'13"	268.582'	N 37°15'00"E
4	396.728'	94.517'	185.575'	28°48'03"	14°28'31"	183.888'	N 26°39'02"E
5	160.000'	336.838'	360.750'	129°11'02"	35°48'36"	289.048'	N 24°32'28"W
6	258.597'	125.000'	232.873'	51°35'46"	22°09'23"	225.083'	S 73°41'44"E
7	344.930'	73.332'	144.513'	24°00'17"	16°36'39"	143.458'	S 87°29'29"E



CERTIFICATE OF APPROVAL FOR RECORDING, BUILDING AND ZONING OFFICIAL

The subdivision plat known as IRON GATE Lots 4-13 Block "S", Lots 1-11, Block "U", Lots 6-9 Block "P", and Lot 6 Block "Q", has been found to comply with the Bulloch County Subdivision Regulations and was approved by the Building and Zoning on the 12 day of March, 1999, for recording in the office of Clerk of Court of Bulloch County, Georgia.

Jimmy Dodger 3-12-99  
 Jimmy C. Dodger Date  
 Building & Zoning Administrator  
V. Kirk Tatum 3/12/99  
 V. Kirk Tatum - County Engineer Date

CERTIFICATE OF OWNERSHIP AND DEDICATION, INDIVIDUALS

It is hereby certified that we are the owners of the property shown and described hereon and that we hereby dedicate all streets, alleys, walks, parks, and other sites to public or private use as noted. It is further certified that the streets, drainage system, and water system in IRON GATE, Lots 4-13 Block "S", Lots 6-9 Block "U", Lots 6-9 Block "P", and Lot 6 Block "Q" as shown on the Plat dated April 9, 1998, prepared by Lamar O. Reddick has been installed in accordance with the Preliminary Plat approved May 6, 1998. It is understood this is not an assumption of maintenance by the governing authority. This dedication is for the public's right of ingress and egress only.

H. Lehman Franklin Jr. 3-4-99  
 H. Lehman Franklin Jr. Date  
 608 North Main Street  
 Statesboro, GA 30458  
David Bobo 3-4-99  
 David Bobo Date  
 3983 Country Club Road  
 Statesboro, GA 30458

CERTIFICATE OF ACCURACY

I hereby certify that this Plat is a true, correct and accurate survey as required by the Bulloch County Subdivision Regulations; and was prepared from an actual survey of the property made under my supervision, and that monuments shown have been located and placed to the specifications set forth in said regulations.

Lamar O. Reddick  
 Lamar O. Reddick  
 GA. Reg. Land Surveyor No. 1387  
 03-04-99  
 Date

TABLE

DISTANCE
27.58'
24.11'c.
62.00'c.
62.93'c.
35.36'
44.98'
29.97'
31.29'
48.83'
14.22'
20.00'
37.73'
33.44'c.
34.81'
35.01'
30.06'
18.83'
71.67'c.
27.58'
86.48'c.
40.21'
104.11'c.
33.64'
38.00'c.
55.00'c.

NOTES:  
 UNLESS OTHERWISE NOTED,  
 CONCRETE MONUMENTS SET  
 ON ALL LOT CORNERS, AND  
 GROUND RODS SET ON ALL  
 INTERMEDIATE POINTS.

CONTROL MONUMENTS ARE  
 CONCRETE MONUMENTS  
 WITH BRASS DISK

THERE ARE NO WETLANDS  
 IN THIS PHASE.

# IRON GATE

PHASE VI

LOTS 4-13 BLOCK "S", LOTS 1-11 BLOCK "U"  
 LOTS 6-9 BLOCK "P", LOT 6 BLOCK "Q"

1209TH G.M.D., BULLOCH COUNTY, GEORGIA.

PRECISION DATA	FIELD EQUIPMENT
E.O.C. FIELD 1/82824	STEEL TAPE
ERROR PER ANGLE 00'00"00"	MAG. LOCATOR
ADJ. METHOD LEAST SQUARES	DATA COLLECTOR
E.O.C. PLAT 1/88762 TO 1/839319	TOTAL STATION

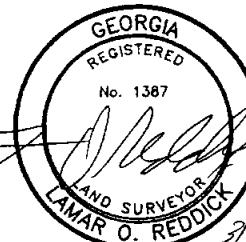
FILE NO.: 2-99-029 B.D.

DATE: FEBRUARY 26, 1999

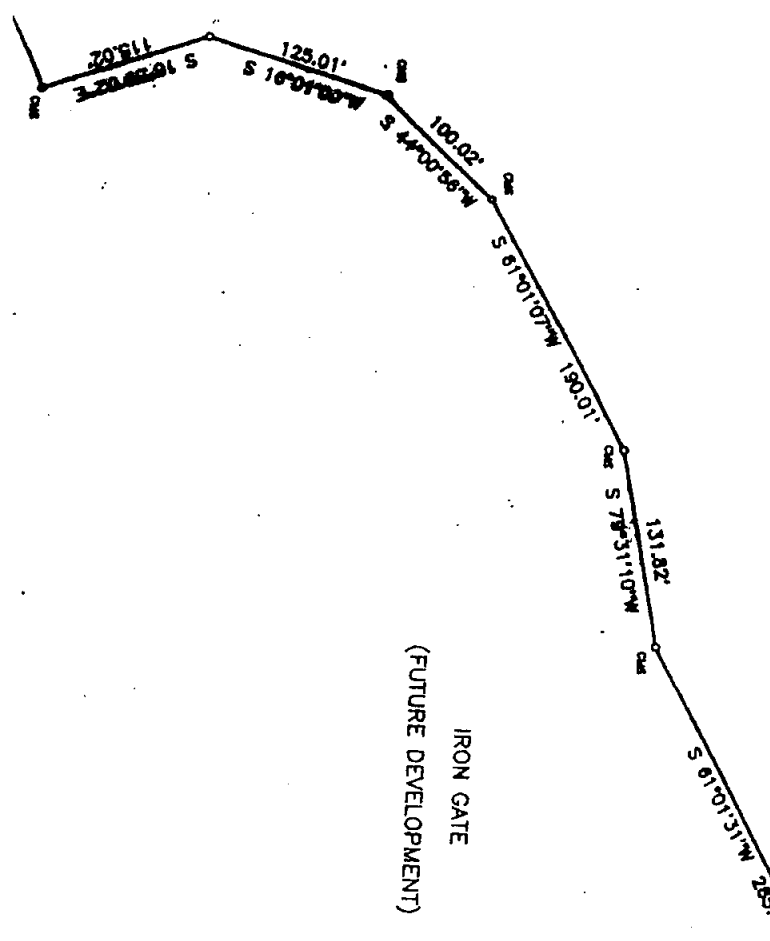
FIELD SURVEY COMPLETED ON JANUARY 21, 1999.

SCALE 1" = 100'

PREPARED BY  
 LAMAR O. REDDICK & ASSOCIATES  
 LAND SURVEYORS  
 12 B EAST GRADY STREET  
 P.O. BOX 85  
 STATESBORO, GA 30459  
 912-764-4214







IRON GATE  
(FUTURE DEVELOPMENT)

GRID NORTH  
GA. EAST ZONE

LEGEND:  
C/MF - CONC. MARKER FOUND  
C/M - CONC. MARKER SET  
R/W - RIGHT-OF-WAY

IT IS MY OPINION THAT THIS PLAN  
DOES NOT REQUIRE APPROVAL OF  
THE BULLOCH COUNTY PLANNING  
AND ZONING COMMISSION.

*[Signature]*  
R.L.S.

SURVEY OF 20.22 ACRES IN THE 1209TH C.M.D., BULLOCH COUNTY, GEORGIA.

SURVEY FOR IRON GATE, LTD.

PRECISION DATA  
E.O.C. FIELD 1/02/804  
ERROR PER ANGLE 00"  
ADJ. METHOD LEAST SQUARES  
E.A.S. PLAN 1/26/785  
DATE MAY 28, 1988  
FIELD SURVEY COMPLETED ON MAY 8, 1988

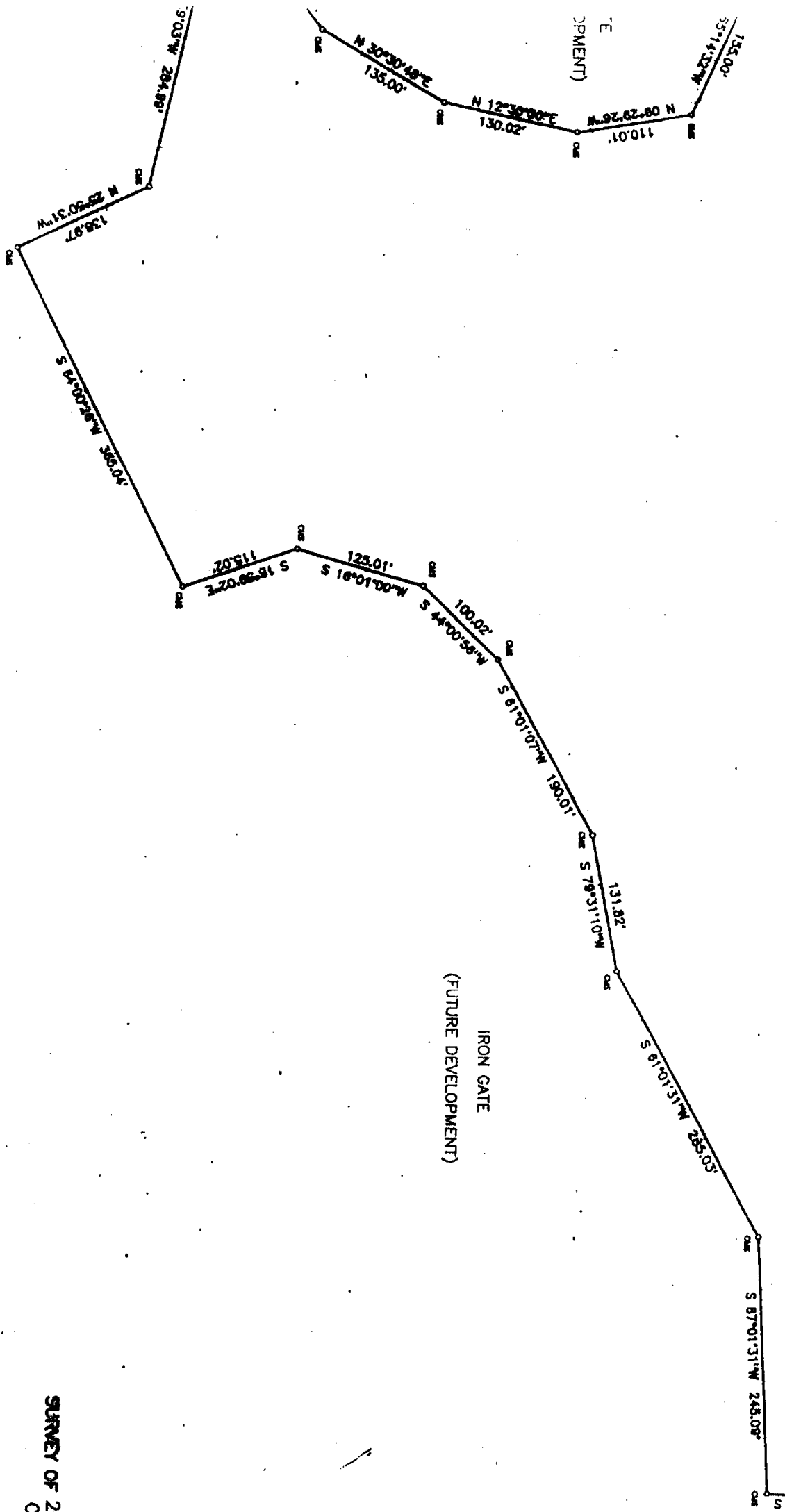
FIELD EQUIPMENT  
TAPES  
MIL. LOCKTOR  
MIL. STATION  
SCALE 1" = 100'  
0 100'  
MILE IN FEET



Phase VI

PB 57/81

IRON GATE  
(FUTURE DEVELOPMENT)



IRON GATE  
(FUTURE DEVELOPMENT)

SURVEY OF 20.22 ACRES IN THE 1200TH G.  
COUNTY, GEORGIA.

SURVEY FOR IRON GATE, INC.

PRECISION DATA

ED.C. FIELD 1/10004

ERROR PER ANGLE 0"

ADJ. METHOD LEAST SQUARES

ED.C. PLAN 1/200000

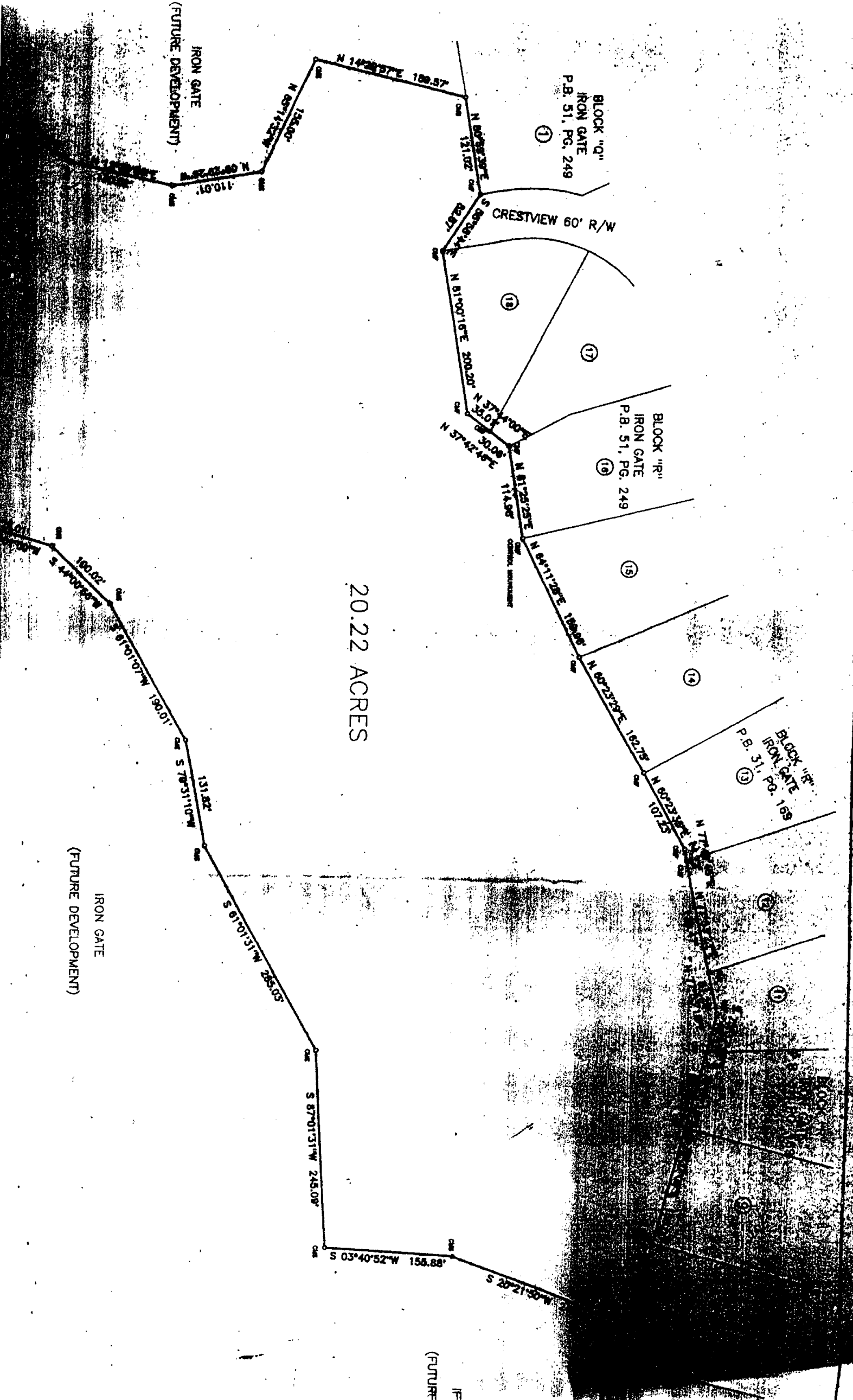
DATE MAY 29, 1998

FIELD SURVEY COMPLETED ON MAY 4, 1998

LEGEND:  
C&M = CORNER  
C&M = CORNER  
P.M. = POINT  
E =

IT IS THE  
DOWNS IN  
THEY BEH  
AND ZOE

R.L.S.



BLOCK "Q"  
IRON GATE  
P.B. 51, PG. 249  
①

BLOCK "R"  
IRON GATE  
P.B. 51, PG. 249  
⑬

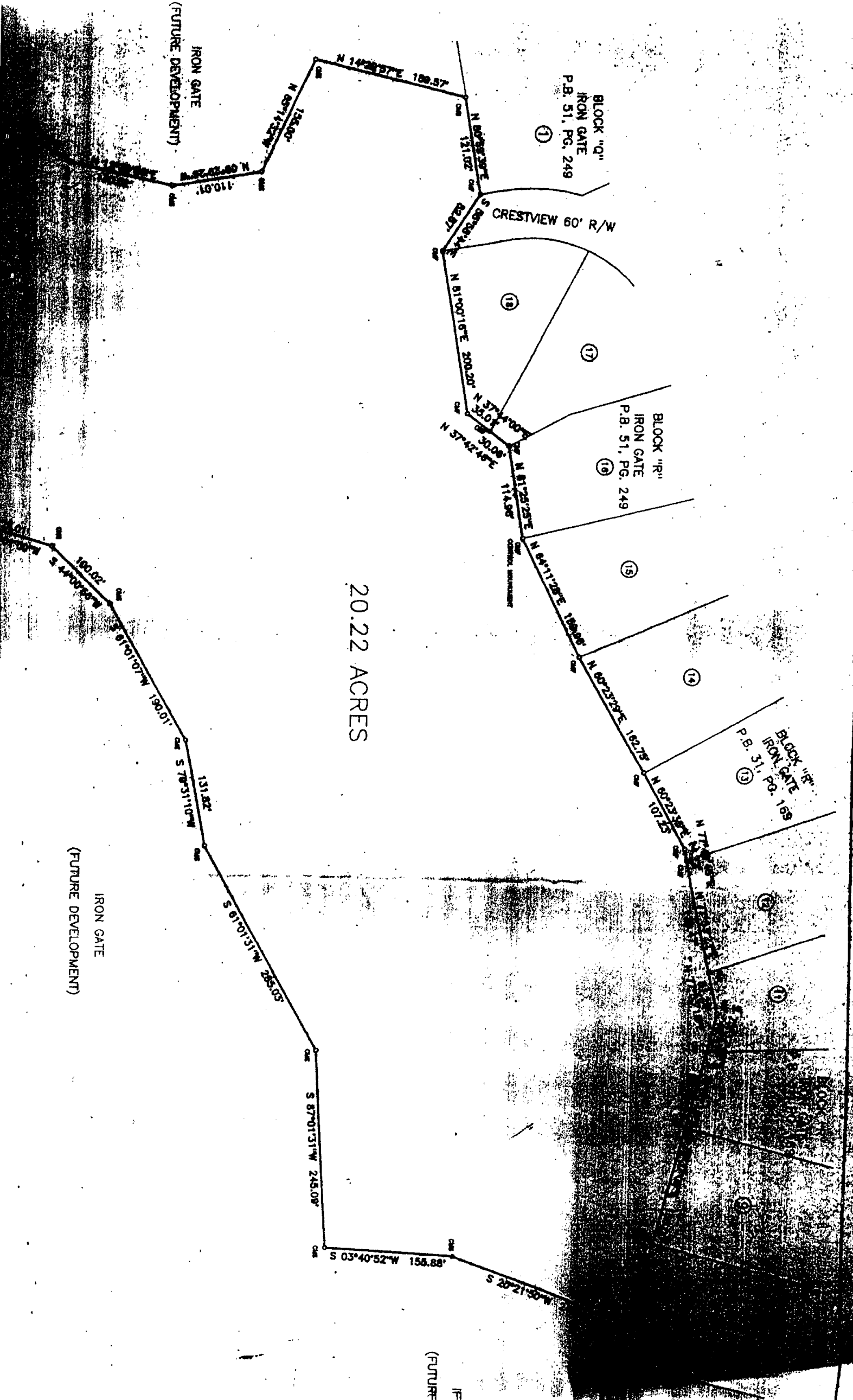
BLOCK "U"  
IRON GATE  
P.B. 51, PG. 169  
⑮

20.22 ACRES

IRON GATE  
(FUTURE DEVELOPMENT)

IRON GATE  
(FUTURE DEVELOPMENT)

(FUTURE)



BLOCK "Q"  
IRON GATE  
P.B. 51, PG. 249  
①

BLOCK "R"  
IRON GATE  
P.B. 51, PG. 249  
⑬

BLOCK "U"  
IRON GATE  
P.B. 51, PG. 169  
⑮

20.22 ACRES

IRON GATE  
(FUTURE DEVELOPMENT)

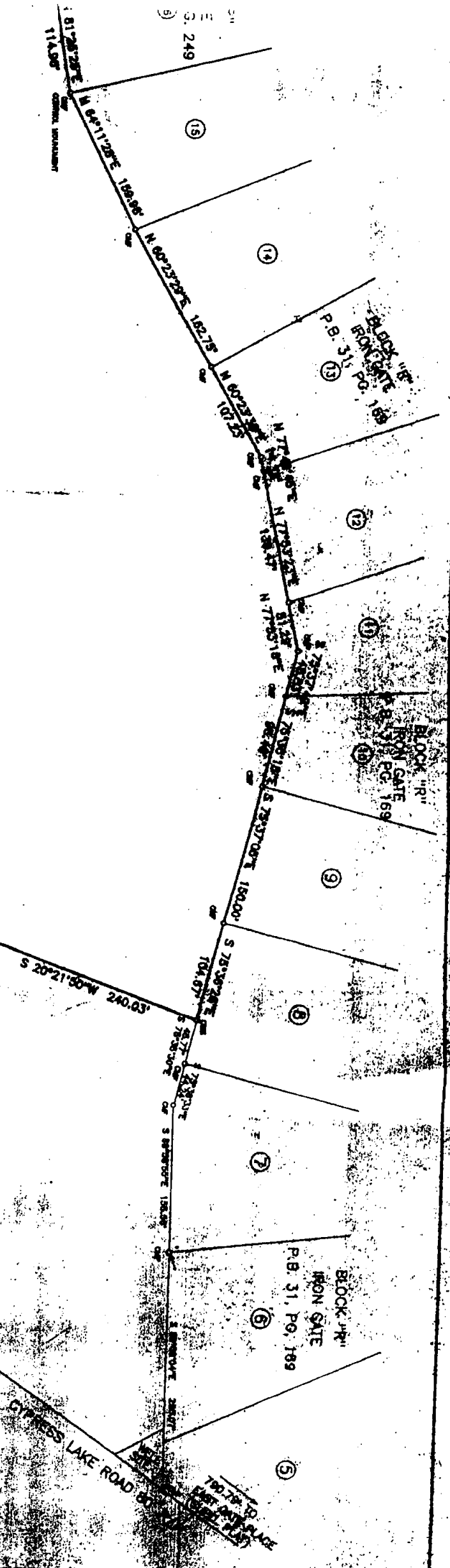
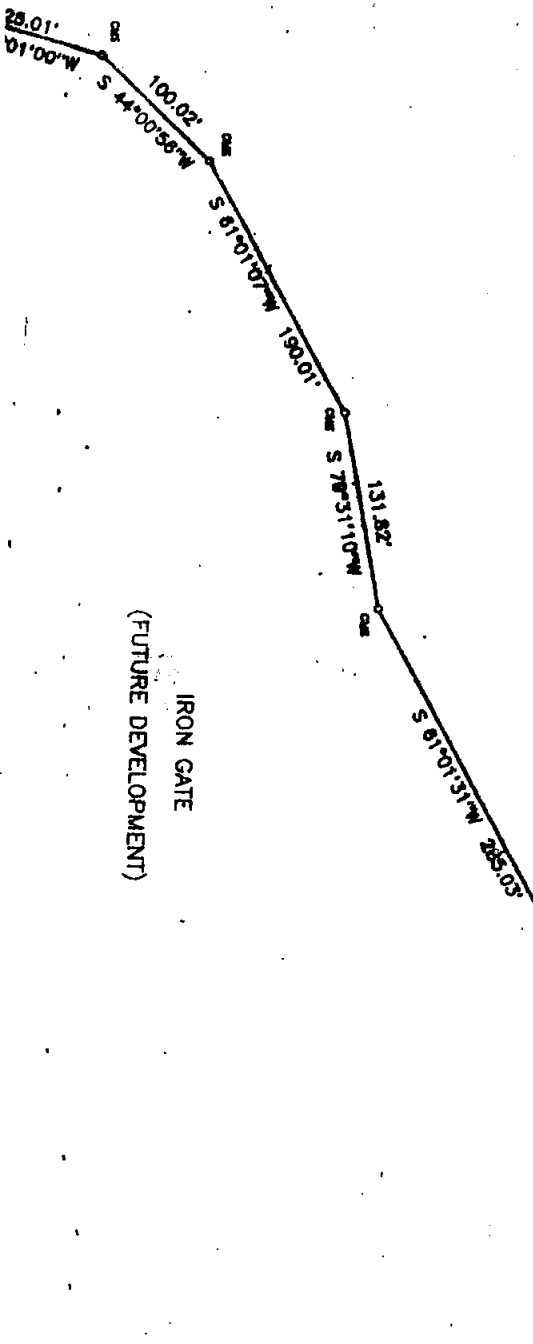
IRON GATE  
(FUTURE DEVELOPMENT)

(FUTURE)

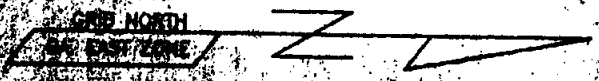
20.22 ACRES

IRON GATE  
(FUTURE DEVELOPMENT)

IRON GATE  
(FUTURE DEVELOPMENT)



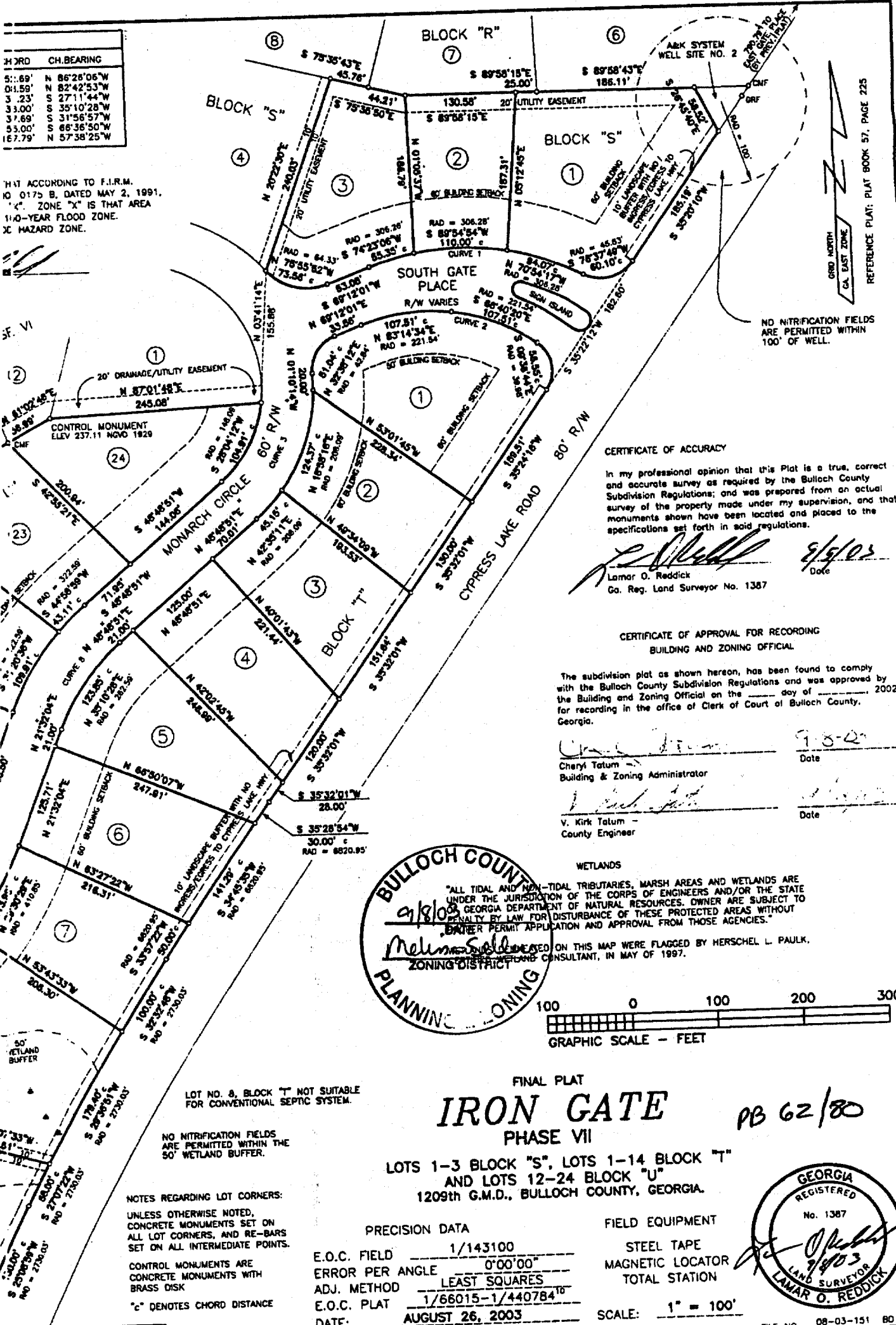
LEGEND:  
 CLF - CONC. MARKERS FOUND  
 CAS - CONC. MARKERS SET  
 R/W - RIGHT-OF-WAY



CYPRESS LAKE ROAD 60'  
 100.75' TO  
 100.75' TO  
 100.75' TO

HORD	CH. BEARING
51.69'	N 86°26'06"W
04.58'	N 82°42'53"W
3.23'	S 27°11'44"W
33.00'	S 35°10'28"W
37.69'	S 31°56'57"W
53.00'	S 68°36'50"W
167.79'	N 57°38'25"W

NOT ACCORDING TO F.I.R.M. 10 0175 B, DATED MAY 2, 1991. "X" ZONE "X" IS THAT AREA 110-YEAR FLOOD ZONE. "C" HAZARDOUS ZONE.



REFERENCE PLAT: PLAT BOOK 57, PAGE 225

NO NITRIFICATION FIELDS ARE PERMITTED WITHIN 100' OF WELL.

CERTIFICATE OF ACCURACY

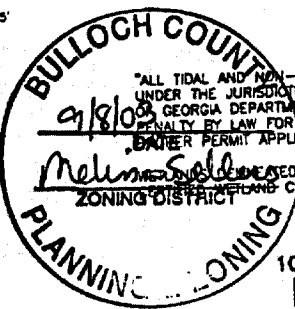
In my professional opinion that this Plat is a true, correct and accurate survey as required by the Bulloch County Subdivision Regulations; and was prepared from an actual survey of the property made under my supervision, and that monuments shown have been located and placed to the specifications set forth in said regulations.

*Lamar O. Reddick* 8/5/03  
 Lamar O. Reddick Date  
 Ga. Reg. Land Surveyor No. 1387

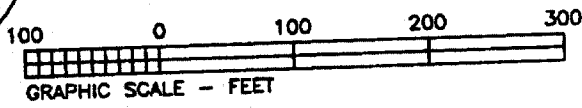
CERTIFICATE OF APPROVAL FOR RECORDING  
 BUILDING AND ZONING OFFICIAL

The subdivision plat as shown hereon, has been found to comply with the Bulloch County Subdivision Regulations and was approved by the Building and Zoning Official on the \_\_\_\_\_ day of \_\_\_\_\_ 2002, for recording in the office of Clerk of Court of Bulloch County, Georgia.

*Cheryl Tatum* 9-8-02  
 Cheryl Tatum Date  
 Building & Zoning Administrator  
*V. Kirk Tatum*  
 V. Kirk Tatum Date  
 County Engineer



WETLANDS  
 "ALL TIDAL AND NON-TIDAL TRIBUTARIES, MARSH AREAS AND WETLANDS ARE UNDER THE JURISDICTION OF THE CORPS OF ENGINEERS AND/OR THE STATE OF GEORGIA DEPARTMENT OF NATURAL RESOURCES. OWNER ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE OF THESE PROTECTED AREAS WITHOUT OBTAINING PERMIT APPLICATION AND APPROVAL FROM THOSE AGENCIES."  
 "ALL WETLANDS INDICATED ON THIS MAP WERE FLAGGED BY HERSCHEL L. PAULK, WETLANDS CONSULTANT, IN MAY OF 1997."



FINAL PLAT  
**IRON GATE**  
 PHASE VII

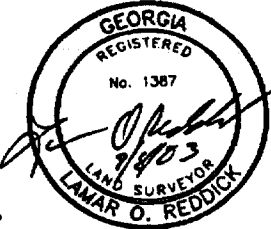
PB 62/80

LOTS 1-3 BLOCK "S", LOTS 1-14 BLOCK "T"  
 AND LOTS 12-24 BLOCK "U"  
 1209th G.M.D., BULLOCH COUNTY, GEORGIA.

NOTES REGARDING LOT CORNERS:  
 UNLESS OTHERWISE NOTED, CONCRETE MONUMENTS SET ON ALL LOT CORNERS, AND RE-BARS SET ON ALL INTERMEDIATE POINTS.  
 CONTROL MONUMENTS ARE CONCRETE MONUMENTS WITH BRASS DISK  
 "c" DENOTES CHORD DISTANCE

PRECISION DATA  
 E.O.C. FIELD 1/143100  
 ERROR PER ANGLE 0°00'00"  
 ADJ. METHOD LEAST SQUARES  
 E.O.C. PLAT 1/66015-1/440784<sup>10</sup>  
 DATE: AUGUST 26, 2003

FIELD EQUIPMENT  
 STEEL TAPE  
 MAGNETIC LOCATOR  
 TOTAL STATION

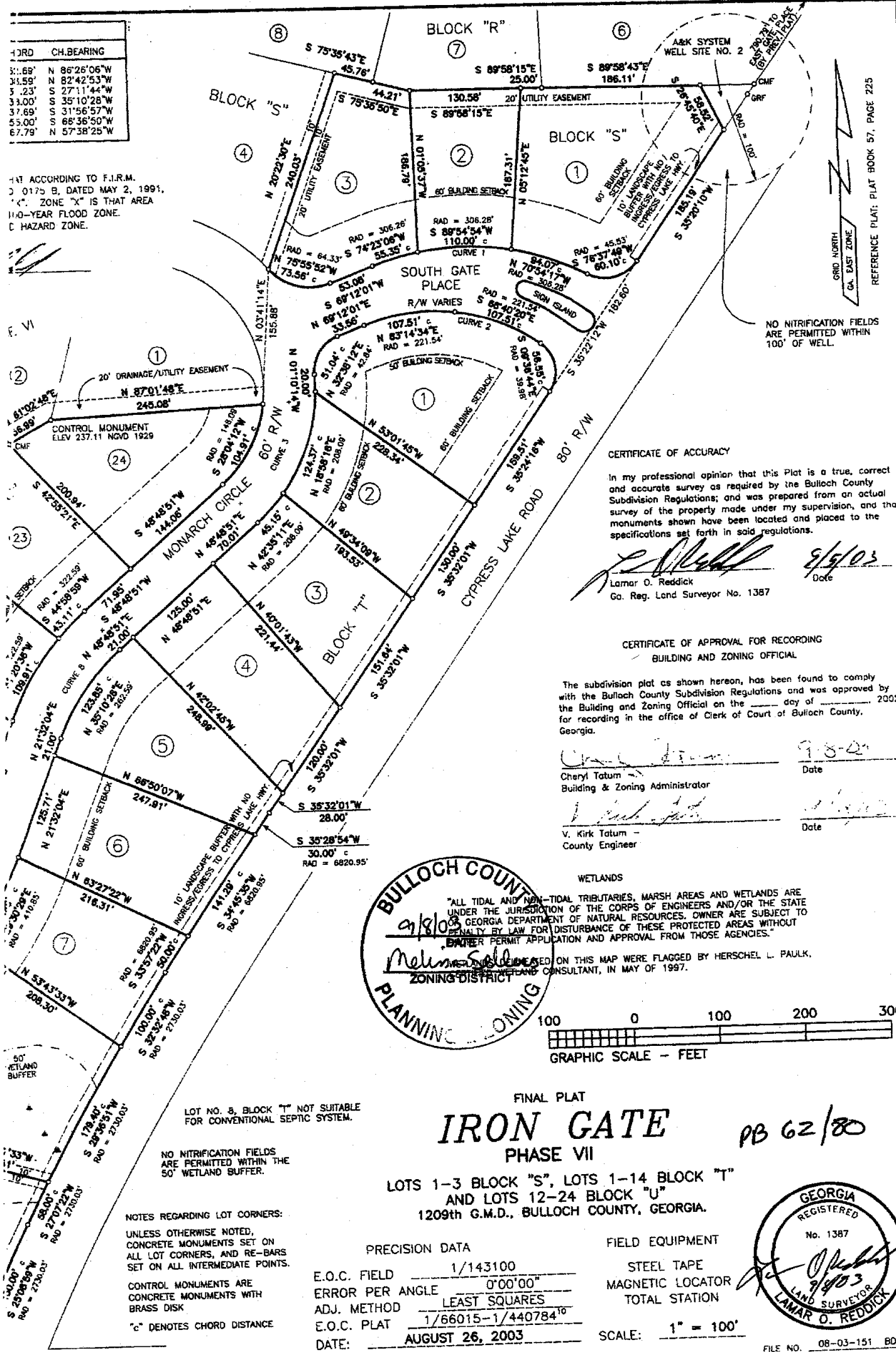


SCALE: 1" = 100'

FILE NO. 08-03-151 BD

ORD	CH. BEARING
31.69'	N 86°26'06"W
31.59'	N 82°42'53"W
5.23'	S 27°11'44"W
33.00'	S 35°10'28"W
37.69'	S 31°56'57"W
53.00'	S 68°36'50"W
67.79'	N 57°38'25"W

1. ACCORDING TO F.I.R.M.  
 2. 0175 B, DATED MAY 2, 1991,  
 3. "X" ZONE "X" IS THAT AREA  
 110-YEAR FLOOD ZONE.  
 4. HAZARD ZONE.



REFERENCE PLAT: PLAT BOOK 57, PAGE 225

NO NITRIFICATION FIELDS ARE PERMITTED WITHIN 100' OF WELL.

**CERTIFICATE OF ACCURACY**

In my professional opinion that this Plat is a true, correct and accurate survey as required by the Bulloch County Subdivision Regulations; and was prepared from an actual survey of the property made under my supervision, and that monuments shown have been located and placed to the specifications set forth in said regulations.

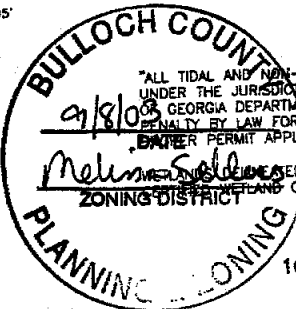
*Lamar O. Reddick* 8/5/03  
 Lamar O. Reddick Date  
 Co. Reg. Land Surveyor No. 1387

**CERTIFICATE OF APPROVAL FOR RECORDING**  
 BUILDING AND ZONING OFFICIAL

The subdivision plat as shown hereon, has been found to comply with the Bulloch County Subdivision Regulations and was approved by the Building and Zoning Official on the \_\_\_\_ day of \_\_\_\_\_, 2002, for recording in the office of Clerk of Court of Bulloch County, Georgia.

*Cheryl Tatum* 9-8-02  
 Cheryl Tatum Date  
 Building & Zoning Administrator

*V. Kirk Tatum*  
 V. Kirk Tatum Date  
 County Engineer



**WETLANDS**  
 "ALL TIDAL AND NON-TIDAL TRIBUTARIES, MARSH AREAS AND WETLANDS ARE UNDER THE JURISDICTION OF THE CORPS OF ENGINEERS AND/OR THE STATE OF GEORGIA DEPARTMENT OF NATURAL RESOURCES. OWNER ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE OF THESE PROTECTED AREAS WITHOUT OWNER PERMIT APPLICATION AND APPROVAL FROM THOSE AGENCIES."

**FINAL PLAT**  
**IRON GATE**  
**PHASE VII**

LOTS 1-3 BLOCK "S", LOTS 1-14 BLOCK "T"  
 AND LOTS 12-24 BLOCK "U"  
 1209th G.M.D., BULLOCH COUNTY, GEORGIA.

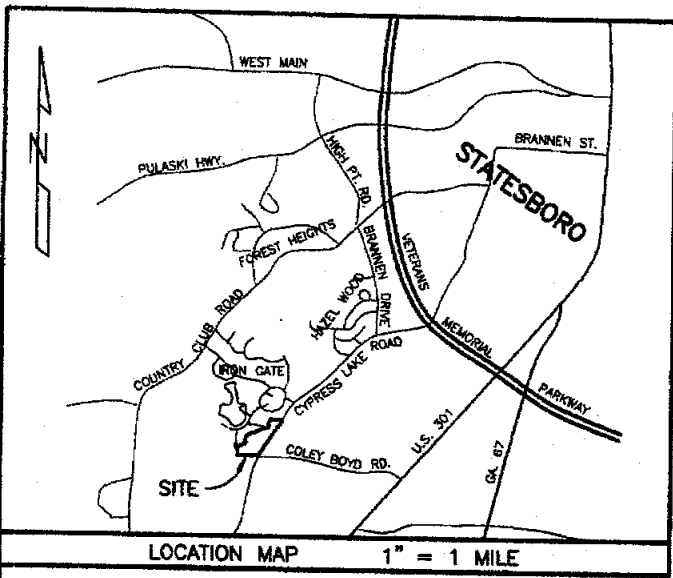
PB 62/80

**NOTES REGARDING LOT CORNERS:**  
 UNLESS OTHERWISE NOTED, CONCRETE MONUMENTS SET ON ALL LOT CORNERS, AND RE-BARS SET ON ALL INTERMEDIATE POINTS.  
 CONTROL MONUMENTS ARE CONCRETE MONUMENTS WITH BRASS DISK  
 "c" DENOTES CHORD DISTANCE

**PRECISION DATA**  
 E.O.C. FIELD 1/143100  
 ERROR PER ANGLE 0°00'00"  
 ADJ. METHOD LEAST SQUARES  
 E.O.C. PLAT 1/66015-1/440784<sup>10</sup>  
 DATE: AUGUST 26, 2003

**FIELD EQUIPMENT**  
 STEEL TAPE  
 MAGNETIC LOCATOR  
 TOTAL STATION  
 SCALE: 1" = 100'





CENTER-LINE CURVE DATA						
CURVE	RADIUS	TANGENT	LENGTH	DELTA	DEGREE	CHORD
CURVE 1 (R/W)	306.26'	138.70'	260.47'	48°43'46"	18°42'29"	252.69'
CURVE 2 (R/W)	221.54'	118.22'	217.19'	56°10'12"	25°51'45"	208.59'
CURVE 3	178.09'	70.58'	134.39'	43°14'13"	32°10'21"	131.23'
CURVE 4	292.59'	71.00'	139.31'	27°16'46"	19°34'56"	138.00'
CURVE 5	380.85'	70.00'	138.45'	20°49'46"	15°02'39"	137.69'
CURVE 6	188.69'	85.00'	159.73'	48°30'00"	30°21'52"	155.00'
CURVE 7	160.00'	98.53'	176.62'	63°14'54"	35°48'36"	167.79'

ACREAGE TABLE				
LOT NO.	ACREAGE	USEABLE ACREAGE	LOT NO.	USEABLE ACREAGE
1 <sup>S</sup>	0.96	0.85	13 <sup>T</sup>	0.55
2 <sup>S</sup>	0.51	0.51	14 <sup>T</sup>	0.58
3 <sup>S</sup>	0.68	0.68	12 <sup>U</sup>	0.55
1 <sup>T</sup>	0.92	0.92	13 <sup>U</sup>	0.62
2 <sup>T</sup>	0.58	0.58	14 <sup>U</sup>	0.59
3 <sup>T</sup>	0.62	0.62	15 <sup>U</sup>	0.57
4 <sup>T</sup>	0.65	0.65	16 <sup>U</sup>	0.85
5 <sup>T</sup>	0.65	0.65	17 <sup>U</sup>	0.72
6 <sup>T</sup>	0.70	0.70	18 <sup>U</sup>	0.73
7 <sup>T</sup>	0.63	0.63	19 <sup>U</sup>	0.60
8 <sup>T</sup>	1.18	0.41	20 <sup>U</sup>	0.69
9 <sup>T</sup>	1.10	0.85	21 <sup>U</sup>	0.60
10 <sup>T</sup>	0.69	0.69	22 <sup>U</sup>	0.75
11 <sup>T</sup>	0.56	0.56	23 <sup>U</sup>	0.64
12 <sup>T</sup>	0.55	0.55	24 <sup>U</sup>	0.71
TOTAL		24.59		

IT IS MY PROFESSIONAL OPINION THAT ACCORDING TO THE COMMUNITY NO. 130019, PANEL NO. 0175 B, THIS PROPERTY LIES WITHIN ZONE "X" ZONE DETERMINED TO BE OUTSIDE THE 100-YEAR FLOOD HAZARD ZONE "X" IS NOT A SPECIAL FLOOD HAZARD ZONE

*[Handwritten Signature]*

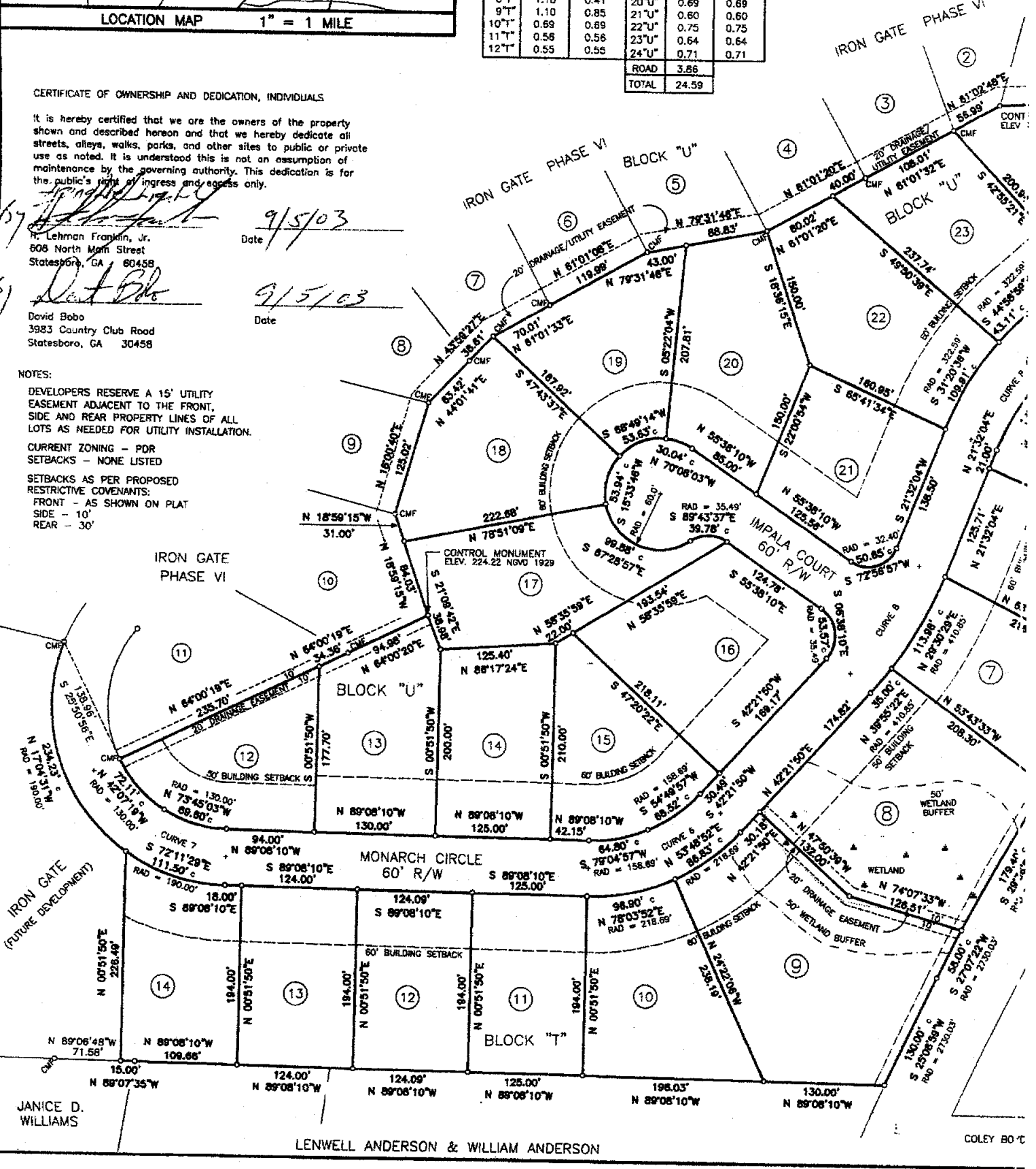
CERTIFICATE OF OWNERSHIP AND DEDICATION, INDIVIDUALS

It is hereby certified that we are the owners of the property shown and described hereon and that we hereby dedicate all streets, alleys, walks, parks, and other sites to public or private use as noted. It is understood this is not an assumption of maintenance by the governing authority. This dedication is for the public's right of ingress and egress only.

*[Signature]* 9/5/03  
 N. Lehman Franklin, Jr.  
 608 North Main Street  
 Statesboro, GA 30458

*[Signature]* 9/5/03  
 David Bobo  
 3983 Country Club Road  
 Statesboro, GA 30458

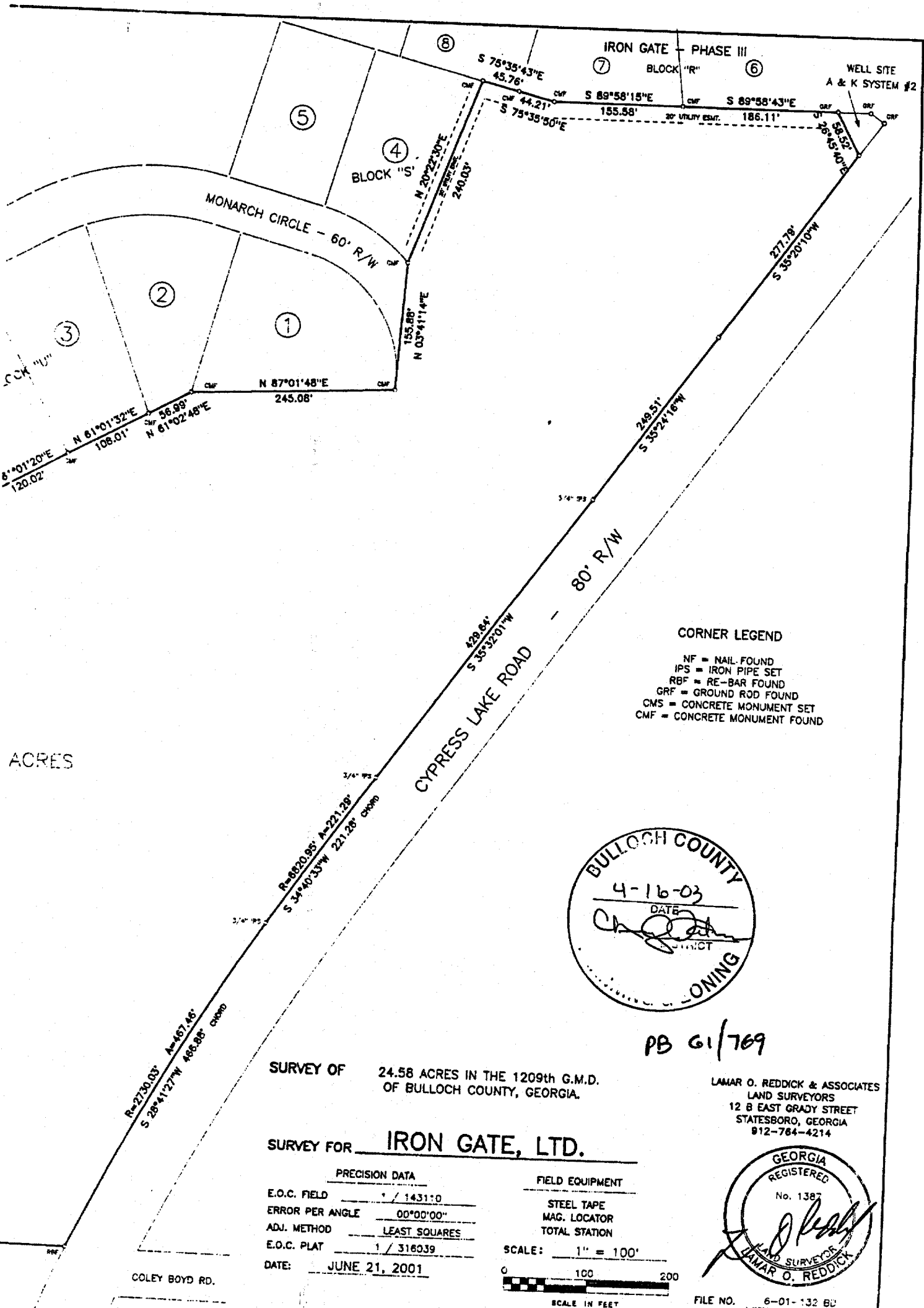
- NOTES:
- DEVELOPERS RESERVE A 15' UTILITY EASEMENT ADJACENT TO THE FRONT, SIDE AND REAR PROPERTY LINES OF ALL LOTS AS NEEDED FOR UTILITY INSTALLATION.
  - CURRENT ZONING - PDR
  - SETBACKS - NONE LISTED
  - SETBACKS AS PER PROPOSED RESTRICTIVE COVENANTS:
  - FRONT - AS SHOWN ON PLAT
  - SIDE - 10'
  - REAR - 30'



JANICE D. WILLIAMS

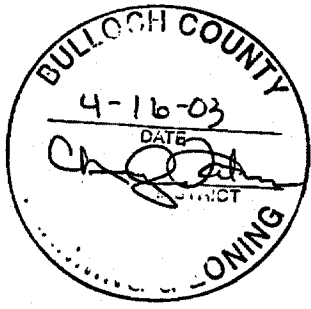
LENWELL ANDERSON & WILLIAM ANDERSON

COLEY BOYD



ACRES

**CORNER LEGEND**  
 NF = NAIL FOUND  
 IPS = IRON PIPE SET  
 RBF = RE-BAR FOUND  
 GRF = GROUND ROD FOUND  
 CMS = CONCRETE MONUMENT SET  
 CMF = CONCRETE MONUMENT FOUND



PB 61/769

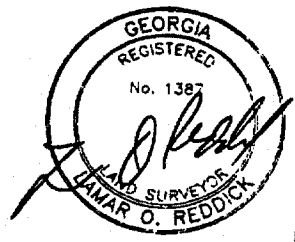
SURVEY OF 24.58 ACRES IN THE 1209th G.M.D. OF BULLOCH COUNTY, GEORGIA.

LAMAR O. REDDICK & ASSOCIATES  
 LAND SURVEYORS  
 12 B EAST GRADY STREET  
 STATESBORO, GEORGIA  
 912-764-4214

SURVEY FOR IRON GATE, LTD.

PRECISION DATA	
E.O.C. FIELD	1 / 1431'0
ERROR PER ANGLE	00°00'00"
ADJ. METHOD	LEAST SQUARES
E.O.C. PLAT	1 / 318039
DATE:	JUNE 21, 2001

FIELD EQUIPMENT	
STEEL TAPE	
MAG. LOCATOR	
TOTAL STATION	
SCALE:	1" = 100'
SCALE IN FEET	



FILE NO. 6-01-132 BD

FIELD SURVEY COMPLETED 06/21/01

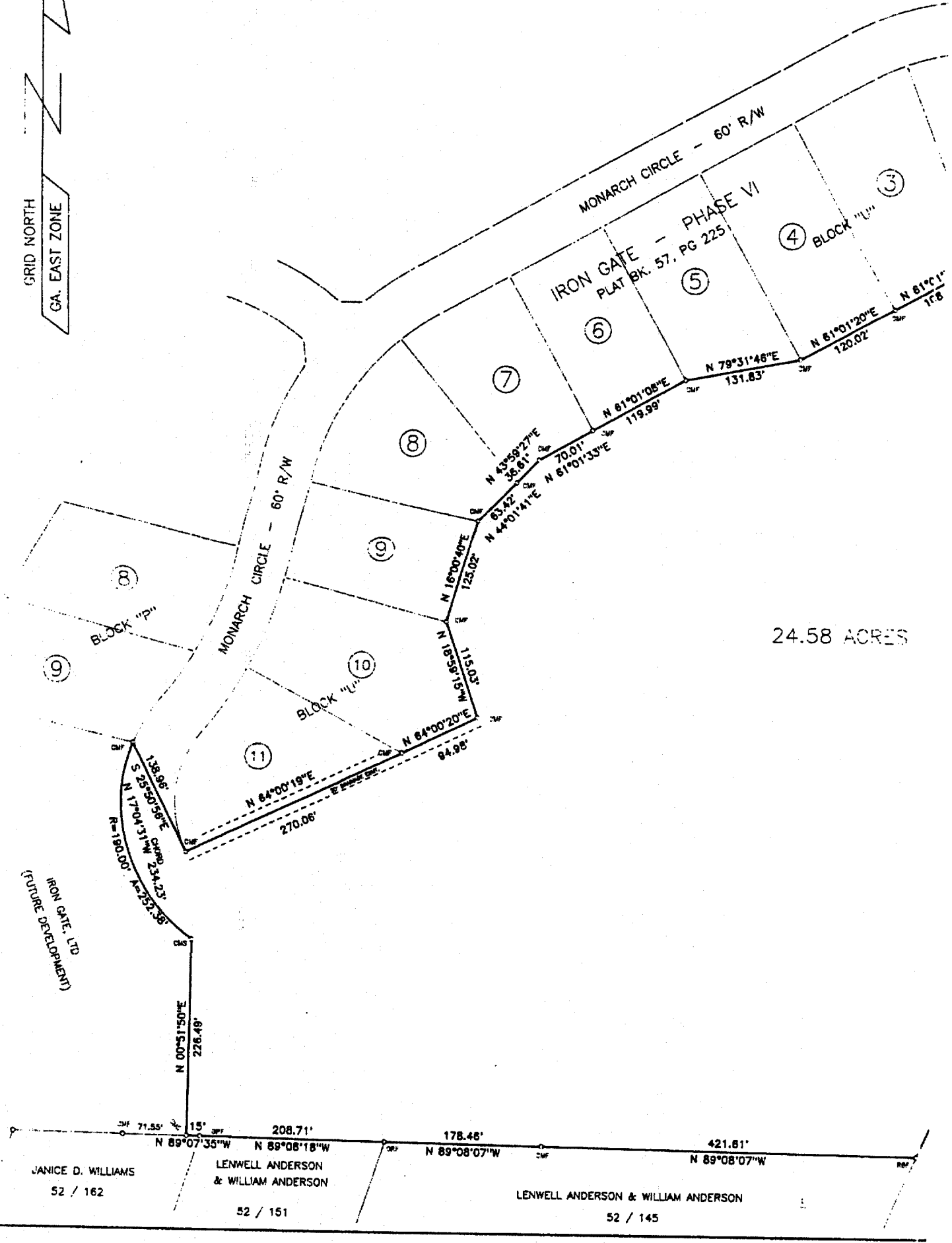


WETLANDS

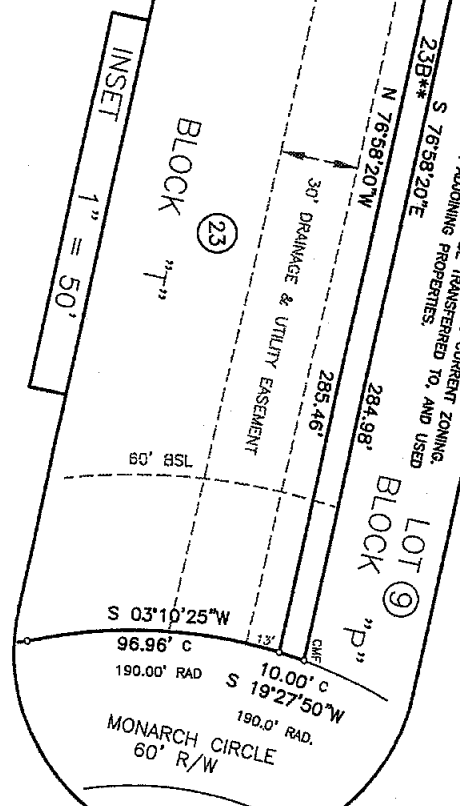
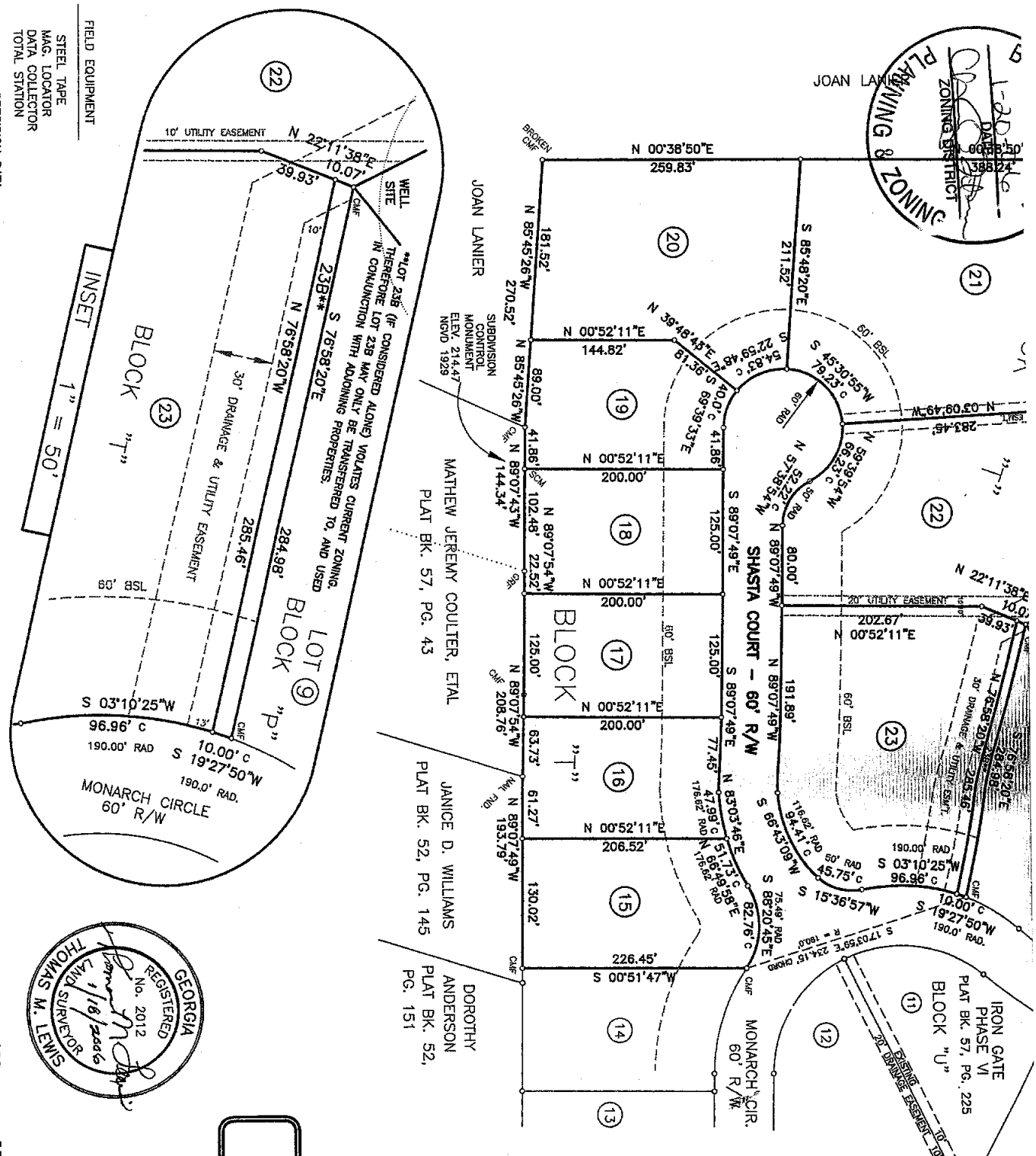
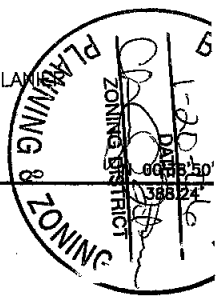
THIS SITE MAY CONTAIN WETLANDS THAT ARE NOT SHOWN HEREON.

"ALL TIDAL AND NON-TIDAL TRIBUTARIES, MARSH AREAS AND WETLANDS ARE UNDER THE JURISDICTION OF THE CORPS OF ENGINEERS AND/OR THE STATE OF GEORGIA DEPARTMENT OF NATURAL RESOURCES. OWNERS ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE OF THESE PROTECTED AREAS WITHOUT PROPER PERMIT APPLICATION AND APPROVAL FROM THOSE AGENCIES."

GRID NORTH  
GA. EAST ZONE

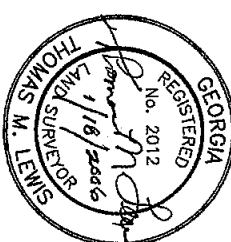
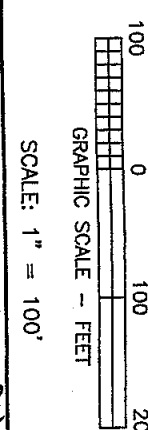


24.58 ACRES



FIELD EQUIPMENT  
 STEEL TAPE  
 MAG. LOCATOR  
 DATA COLLECTOR  
 TOTAL STATION  
 PRECISION DATA  
 E.O.C. FIELD 1 / 95428  
 ERROR PER ANGLE 0'00'03"  
 ADJ. METHOD LEAST SQUARES  
 E.O.C. PLAT 1/65039 TO 1/1186447

NOTES:  
 DEVELOPERS RESERVE A 15' UTILITY EASEMENT ADJACENT TO THE FRONT, SIDE AND REAR PROPERTY LINES OF ALL LOTS AS NEEDED FOR UTILITY INSTALLATION. EASEMENTS NOT SHOWN AS EXISTING ON THIS PLAT ARE PROPOSED AND ARE TO BE CREATED IN CONJUNCTION WITH THIS PLAT AND/OR TRANSFER OF LOTS.



LOT NO.	BLOCK	ACREAGE	USABLE SQ. FT.
1		0.085	2492**
2		1.323	37079
3		1.189	40854
4		0.735	31998
5		0.802	34915
6		0.619	26950
7		0.681	29690
8		1.670	51709
9		1.134	33593*
10		0.681	29672
11		0.576	25101
12		0.574	25000
13		0.574	25000
14		0.577	25132
15		1.152	50622
16		2.108	65734
17		1.323	37079
18		1.361	56625
19		0.085	2492**
20		18.26	50622
21		0.36	10000
22		1.79	50622
23		20.41	56625
TOTAL		20.41	

LOT NO.	BLOCK	ACREAGE	USABLE SQ. FT.
1		0.085	2492**
2		1.323	37079
3		1.189	40854
4		0.735	31998
5		0.802	34915
6		0.619	26950
7		0.681	29690
8		1.670	51709
9		1.134	33593*
10		0.681	29672
11		0.576	25101
12		0.574	25000
13		0.574	25000
14		0.577	25132
15		1.152	50622
16		2.108	65734
17		1.323	37079
18		1.361	56625
19		0.085	2492**
20		18.26	50622
21		0.36	10000
22		1.79	50622
23		20.41	56625
TOTAL		20.41	

Thomas M. Lewis  
 Registered Land Surveyor  
 No. 2012  
 Date: 1/18/2006

# IRON GATE

## FINAL PLAT PHASE VIII

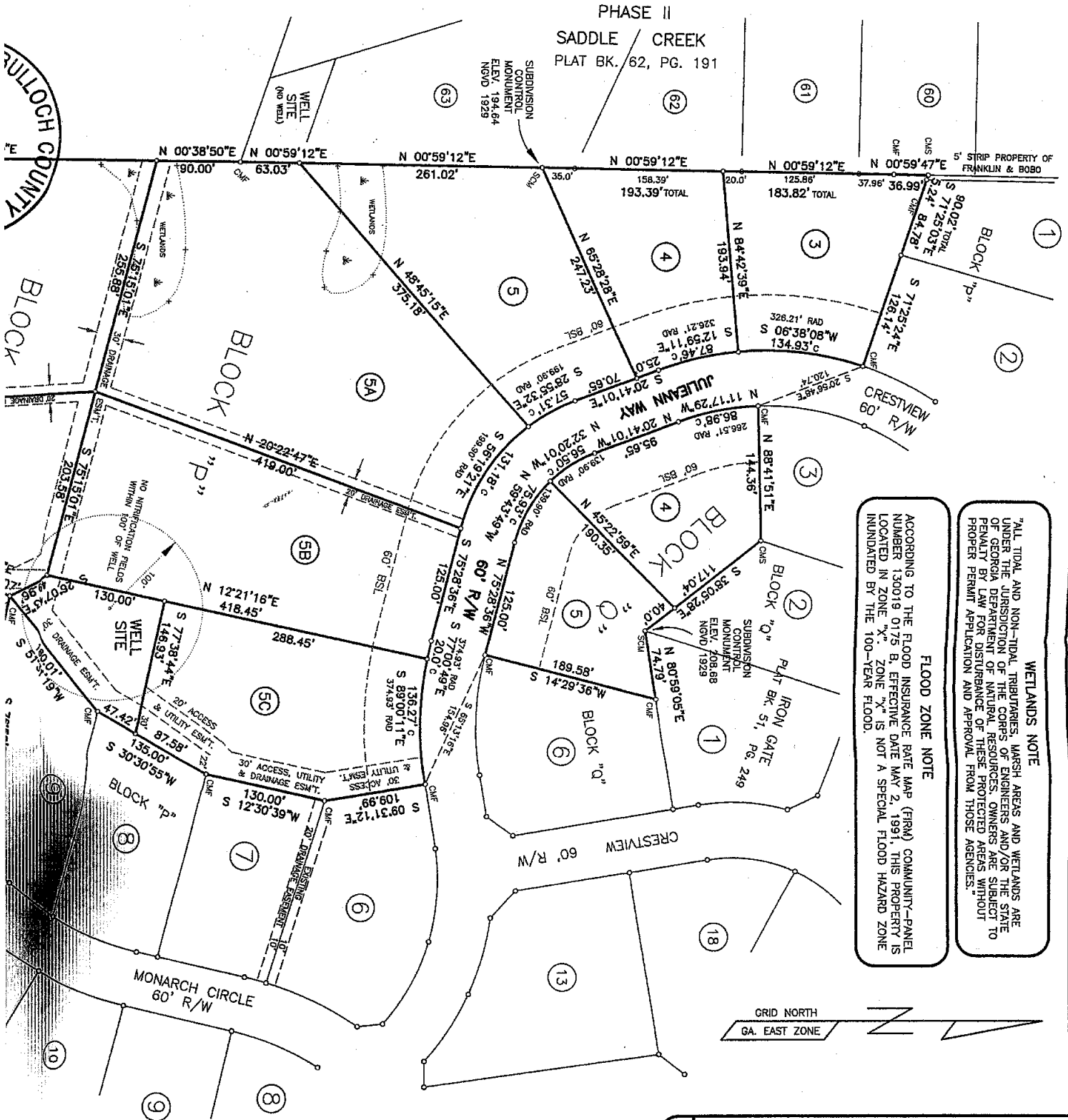
1209th G.M.D., BULLOCH COUNTY, GEORGIA.  
 TAX PARCEL MS12000051 009  
 OWNERS AND DEVELOPERS  
 H. LEHMAN FRANKLIN, JR.  
 & DAVID BOBO  
 PREPARED BY  
 LAMAR O. REDDICK & ASSOCIATES, INC.  
 12-B EAST GRADY STREET  
 STATESBORO, GA. 30468  
 PHONE: (912) 764-4214  
 DATE: JAN. 3, 2006  
 REVISED JAN. 18, 2006

AGREEMENT SUMMARY  
 17 LOTS 18.26 ACRES  
 WELL SITE 0.36 ACRE  
 STREET R/W 1.79 ACRES  
 TOTAL ACREAGE 20.41

USABLE SQ. FT. DEFINES AREA ACCEPTABLE FOR NITRIFICATION FIELDS. \*LOT 5C NOT ACCEPTABLE FOR CONVENTIONAL SEPTIC SYSTEM.  
 \*\*LOT 23-B (IF CONSIDERED ALONE) VIOLATES CURRENT ZONING. THEREFORE LOT 23-B MAY ONLY BE TRANSFERRED TO, AND USED IN CONJUNCTION WITH ADJOINING PROPERTIES.  
 UNLESS OTHERWISE NOTED, CONCRETE NOT SET ON ALL LOT CORNERS, AND REBARS WITH CAPS SET ON ALL INTERMEDIATE POINTS.

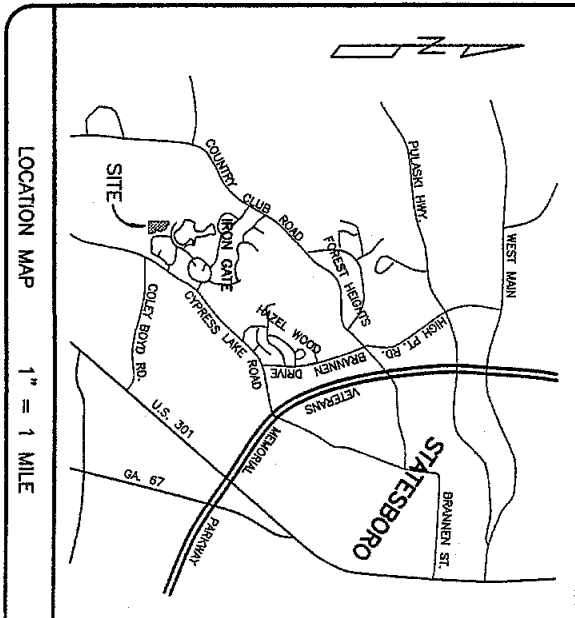
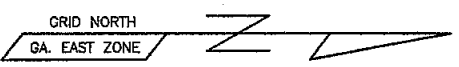
62/790





**WETLANDS NOTE**  
 ALL TIDAL AND NON-TIDAL TRIBUTARIES, MARSH AREAS AND WETLANDS ARE UNDER THE JURISDICTION OF THE CORPS OF ENGINEERS AND/OR THE STATE OF GEORGIA DEPARTMENT OF NATURAL RESOURCES. OWNERS ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE OF THESE PROTECTED AREAS WITHOUT PROPER PERMIT APPLICATION AND APPROVAL FROM THOSE AGENCIES.

**FLOOD ZONE NOTE**  
 ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY-PANEL NUMBER 130019 0175 B, EFFECTIVE DATE MAY 2, 1991, THIS PROPERTY IS LOCATED IN ZONE "X". ZONE "X" IS NOT A SPECIAL FLOOD HAZARD ZONE INUNDATED BY THE 100-YEAR FLOOD.



**CERTIFICATE OF APPROVAL FOR RECORDING**  
 BUILDING AND ZONING OFFICIAL

The subdivision plat as shown hereon, has been found to comply with the Bulloch County Subdivision Regulations and was approved by the Building and Zoning Official on the 22<sup>nd</sup> day of July, 2006, for recording in the office of Clerk of Court of Bulloch County, Georgia.

*Cheryl Tatum* Building & Zoning Administrator Date 7-22-06  
*V. Kirk Tatum* - County Engineer Date 7/20/06

**CERTIFICATE OF OWNERSHIP AND DEDICATION, INDIVIDUALS**

It is hereby certified that we are the owners of the property shown and described hereon and that we hereby dedicate all streets, alleys, walks, paths and other sites to public or private use as noted. It is understood this is not an assumption of maintenance by the governing authority. This dedication is for the public's right of ingress and egress only.

*H. Lehman Franklin, Jr.* Date 7/19/06  
 608 North Main Street  
 Statesboro, GA 30458

*David Bobo* Date 7/18/2006  
 3983 County Club Road  
 Statesboro, GA 30458

**CERTIFICATE OF ACCURACY**  
 In my professional opinion that this Plat is a true, correct



WELL SITE

JOAN LANIER

N 00°38'50"E  
738.07'

# 20.413 ACRES "VACANT"

CMF 270.52'  
N 85°45'26"W

JOAN LANIER

CMF N 89°07'43"W  
144.34'

MATHEW JEREMY COULTER, ETAL  
PLAT BK. 57, PG. 43

GRF N 89°07'54"W  
208.76'

NF N 89°07'49"W  
193.79'

JANICE D. WILLIAMS  
PLAT BK. 52, PG. 145

CMF 226.45'

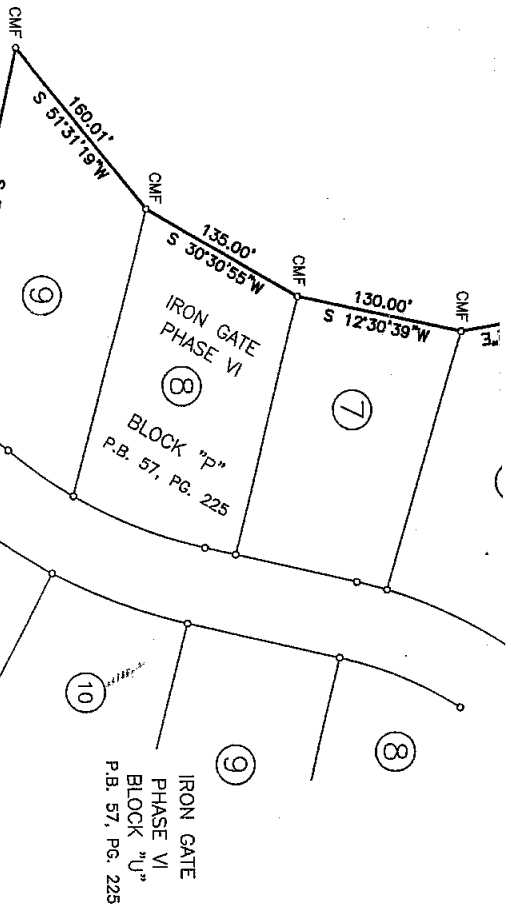
DOROTHY ANDERSON  
PLAT BK. 52, PG. 151

BY P.B. 62, PG. 80  
823.78'

LENWELL ANDERSON  
& WILLIAM ANDERSON

CYPRESS LAKE ROAD

COLEY BOVO



IRON GATE PHASE VII  
BLOCK "T"  
P.B. 62, PG. 80

IRON GATE PHASE VII  
BLOCK "U"  
P.B. 62, PG. 80

IRON GATE PHASE VI  
BLOCK "U"  
P.B. 57, PG. 225

IRON GATE PHASE VI  
BLOCK "P"  
P.B. 57, PG. 225

MONARCH CIRCLE  
60' R/W

S 00°51'47"W

S 170°39'E 234.15' CHORD R = 190.00'

S 78°58'20"E  
284.98'

N 61°15'15"S  
160.01'

S 30°30'55"W  
135.00'

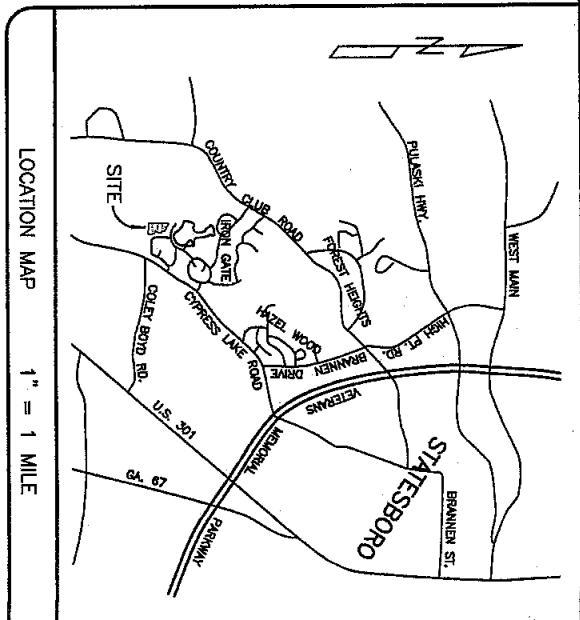
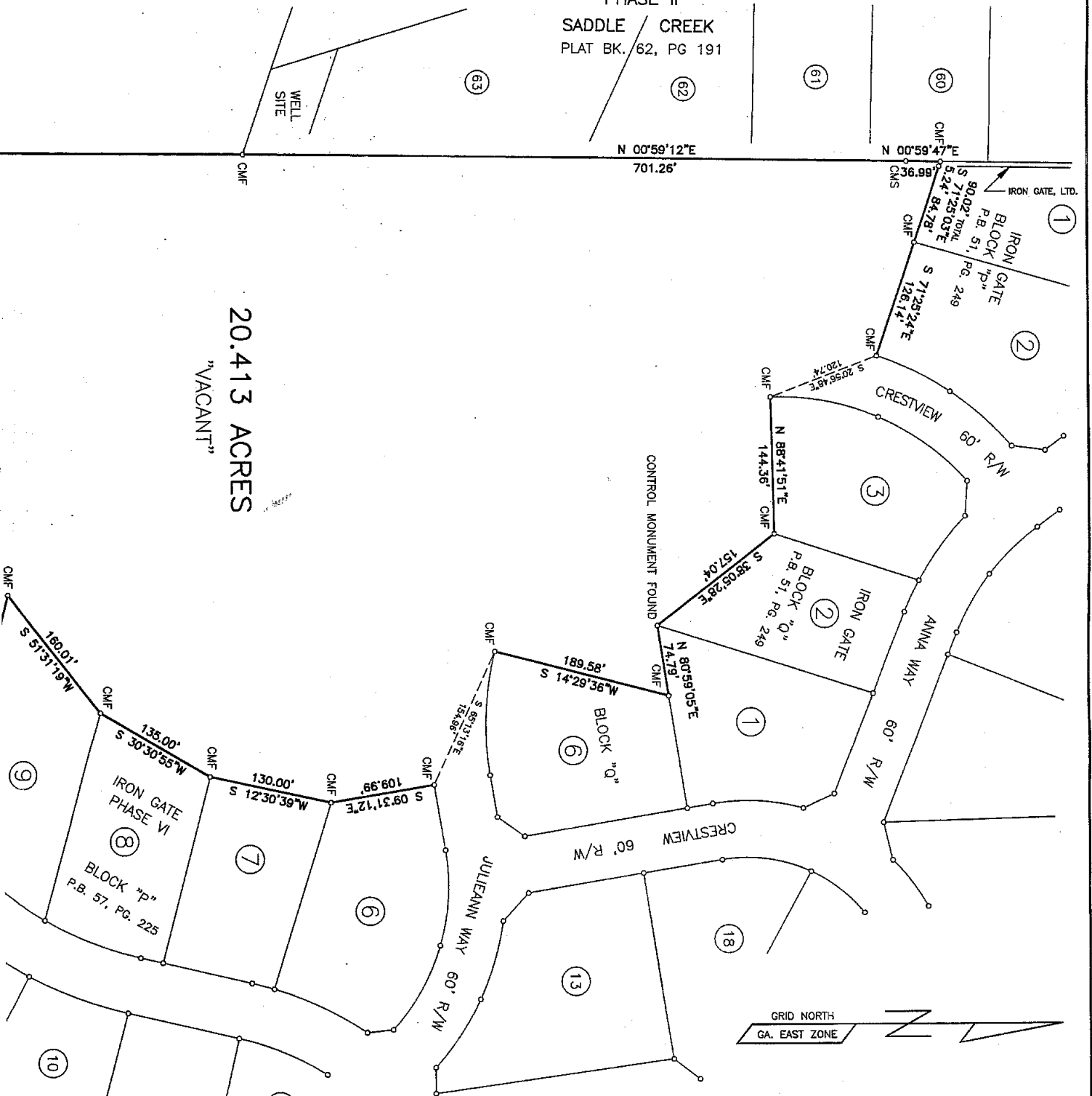
S 12°30'39"W  
130.00'

REFERENCES:



PHASE II  
SADDLE CREEK  
PLAT BK. 62, PG 191

20.413 ACRES  
"VACANT"



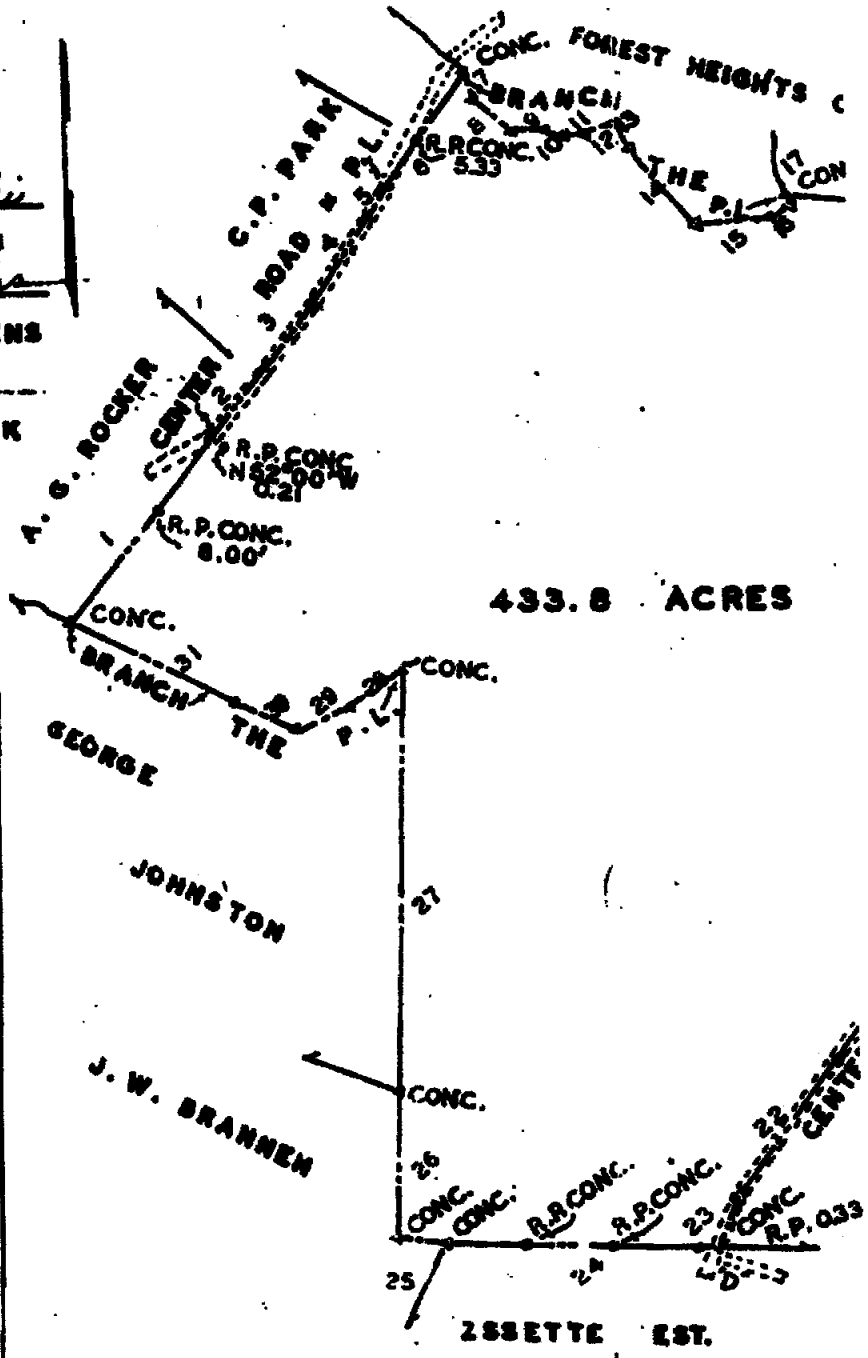
LINE AGREEMENT ON  
LINES A-B-C-D

*Emily Malecki*  
EMILY MALECKI  
*Edward Aikens*  
J. EDWARD AIKENS  
*Andrew Frink*  
ANDREW FRINK

WITNESS  
*[Signature]*  
*[Signature]*

TRAVERSE DATUM

1 N37° 45' E	18.75
2 N36° 40' E	7.06
3 N36° 30' E	6.39
4 N31° 50' E	8.00
5 N32° 00' E	3.21
6 N34° 30' E	11.04
7 S19° 45' E	2.36
8 S40° 45' E	4.09
9 N86° 15' E	2.67
10 S75° 00' E	1.16
11 N84° 15' E	1.65
12 N64° 50' E	2.45
13 S27° 30' E	2.71
14 S40° 15' E	8.07
15 N83° 30' E	6.11
16 N40° 30' E	1.75
17 N24° 30' W	0.67
18 S84° 30' E	21.20
19 S4° 24' W	23.67
20 S7° 30' W	25.33
21 S36° 30' W	21.77
22 S36° 50' W	13.42
23 S23° 10' W	4.49
24 N88° 20' W	21.58
25 N64° 30' W	4.10
26 N1° 20' E	11.25
27 N1° 30' E	33.50
28 S55° 15' W	5.25
29 S65° 45' W	4.55
30 N67° 10' W	2.30
31 N63° 40' W	13.66



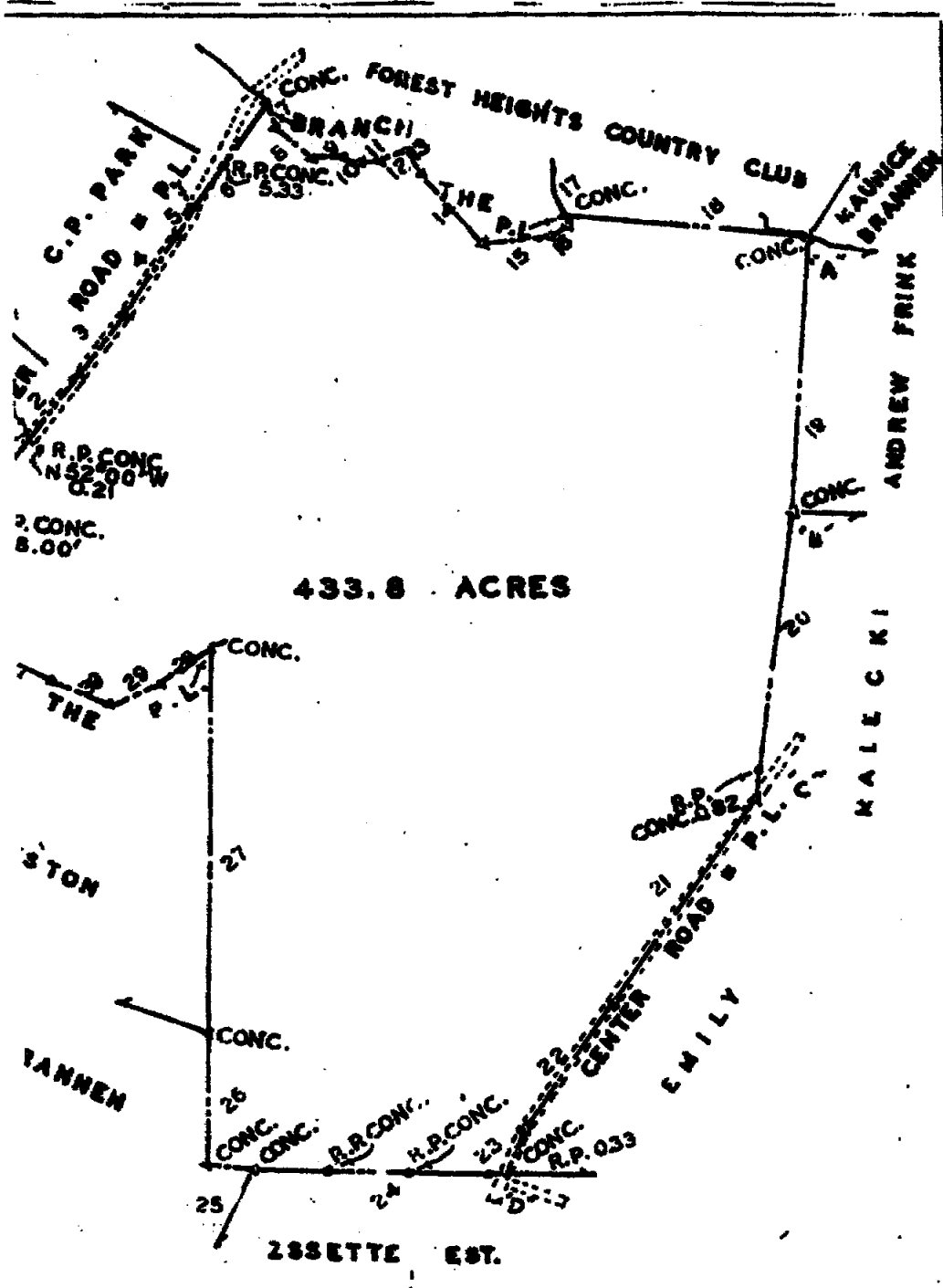
433.8 ACRES

PINELAND TRADING  
AIKEN TS  
1200 G.M. DIST. BULLOCH  
MAY 10, 1968 + SCALE  
SURVEYOR *[Signature]*  
W.T.

PB 7/69

PB 7/69 (2 SHEETS)





433.8 ACRES

**PINELAND TRADING CORP.**

**AIKEN TRACT**

1209 G.M. DIST. BULLOCH CO. GA.

MAY 10, 1965 + SCALE 1"=10 CH'S.

SURVEYOR *W.T. [Signature]*

W.T. [Signature]

JEREMIAH BULLOCH COE  
 Officer of Clerk Superior Co

This is to certify that the  
 plat on the 17 day  
 of 67 at 9:50 a.m.  
 recorded on the 10 day  
 of 67 of PLAT No  
69

MRS. J. RUDEN  
 CLERK BULLOCH

