

**SURVEYOR'S CERTIFICATE**  
 THIS PLAT HAS BEEN APPROVED BY THE GOVERNING AUTHORITY AS EVIDENCED BY THE SIGNATURE SHOWN ON THIS PLAT.  
 O.C.G.A. Section 15-6-67 (c)(3)(A)(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 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.

LAND SURVEYOR \_\_\_\_\_ DATE: \_\_\_\_\_

**CERTIFICATE OF ACCURACY**  
 I HEREBY CERTIFY THAT THIS PLAT IS A TRUE, CORRECT AND ACCURATE SURVEY AS REQUIRED BY THE SCREVEN COUNTY SUBDIVISION REGULATION; 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.

BY: \_\_\_\_\_  
 (REGISTERED LAND SURVEYOR SIGNATURE)  
 JAMES M. ANDERSON  
 REGISTERED LAND SURVEYOR NO. \_\_\_\_\_ DATE: \_\_\_\_\_



**NOTES:**

1. FIELD E.O.C. - 1' IN 20276'
2. PLAT E.O.C. - 1' IN 509232' AVERAGE
3. ANGULAR ERROR - 02.0" PER POINT
4. ADJUSTMENT METHOD - LEAST SQUARES
5. EQUIPMENT USED : 10" THEODOLITE  
100' STEEL TAPE  
E.D.M. - GPS
6. A PORTION OF THIS SURVEY WAS DONE USING GPS BASE & ROVER REAL TIME KINEMATICS. THE GPS RECEIVERS USED WERE CARLSON BRX6+ RECEIVERS USING L1, L2, & L5 FREQUENCIES WITH 5 CONSTELLATIONS.
7. THE SURVEY WAS DONE USING GPS BASE AND ROVER REAL TIME KINEMATIC.
8. ALL POINTS COLLECTED HAD A POSITIONAL TOLERANCE LEVEL OF 0.05' OR LESS WITH A 95% CONFIDENCE LEVEL.
9. NO N.G.S. MON. FND. WITHIN 500' OF THIS SURVEY.
10. CERTIFICATE OF AUTHORIZATION # - LSF000094
11. CURRENT OWNER IS SOUTHERN STATES PLANTATION, LLLP
12. SUBJECT PROPERTY PLAT REFERENCES: P.B. 32 PG. 110.
13. AG-3 BUILDING SETBACKS:  
FRONT SETBACK - 100'  
SIDE SETBACK - 30'  
REAR SETBACK - 50'

**EASEMENT NOTE:**

THERE ARE OVERHEAD POWER SERVICES AND SMALL TRANSMISSION LINES TRAVERSING ALONG THE PUBLIC ROADS. THESE LINES ARE IN EASEMENTS THAT ARE BLANKET IN NATURE.

**CERTIFICATE OF APPROVAL FOR RECORDING**

THE SUBDIVISION PLAT, KNOWN AS RUNS BRANCH, HAS BEEN FOUND TO COMPLY WITH THE SCREVEN COUNTY LAND DEVELOPMENT REGULATIONS AND SCREVEN COUNTY ZONING ORDINANCE AND WAS APPROVED BY THE ZONING ADMINISTRATOR ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2\_\_\_\_, FOR RECORDING IN THE CLERK OF COURTS OF SCREVEN COUNTY, GEORGIA.

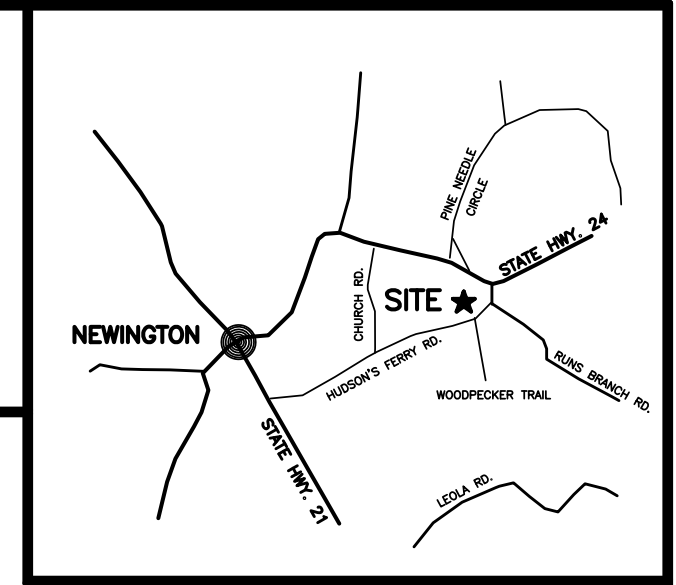
SCREVEN COUNTY ZONING ADMINISTRATOR \_\_\_\_\_

ZONING ADMINISTRATOR \_\_\_\_\_

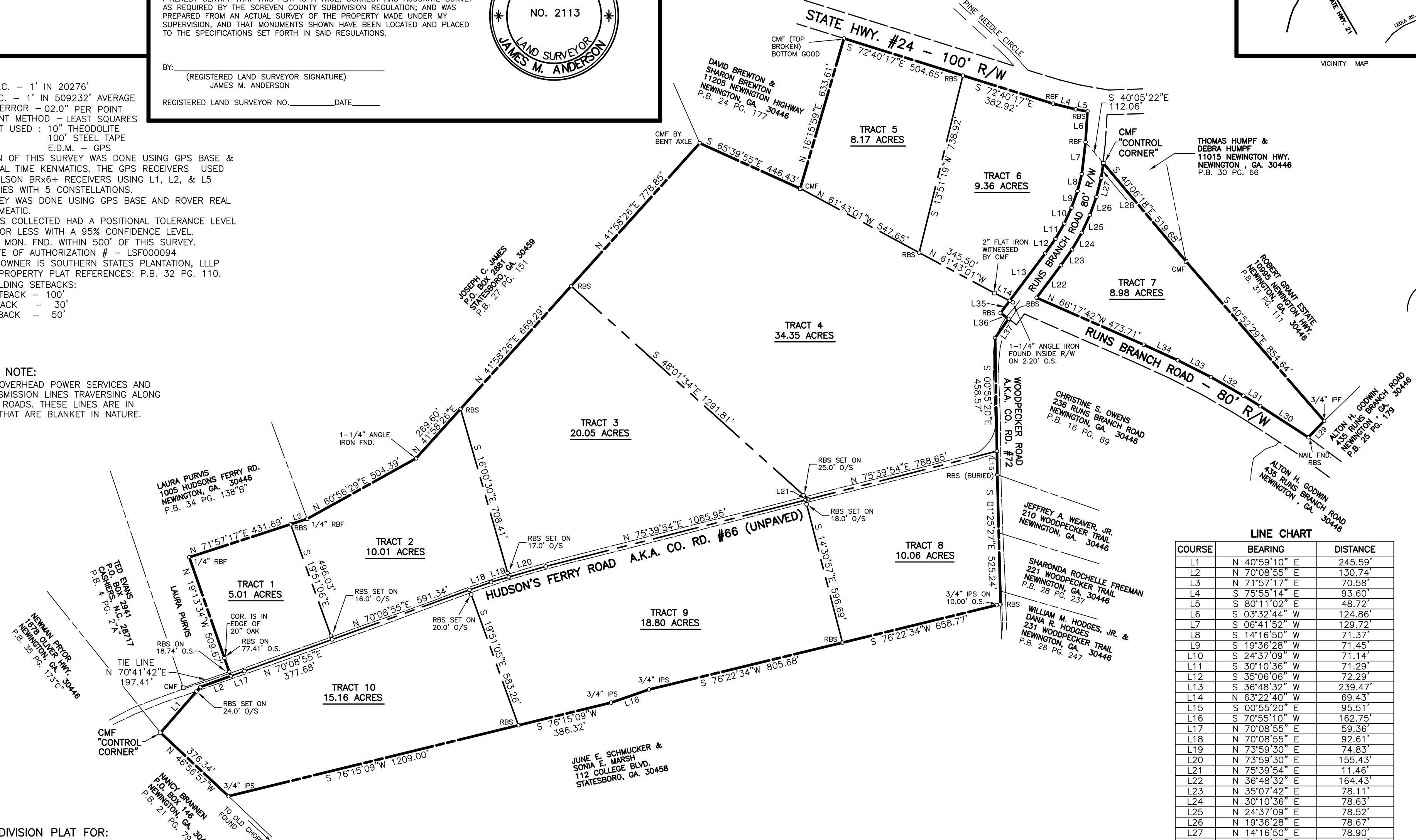
THE SUBDIVISION PLAT KNOWN AS RUNS BRANCH, WAS APPROVED BY THE PLANNING COMMISSION ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2\_\_\_\_.

SCREVEN COUNTY PLANNING COMMISSION \_\_\_\_\_

CHAIRMAN, PLANNING COMMISSION \_\_\_\_\_



VICINITY MAP



**LINE CHART**

COURSE	BEARING	DISTANCE
L1	N 40°59'10" E	245.59'
L2	N 70°08'55" E	130.74'
L3	N 71°57'17" E	70.58'
L4	S 75°55'14" E	93.60'
L5	S 80°11'02" E	48.72'
L6	S 03°32'44" W	124.86'
L7	S 06°41'52" W	129.72'
L8	S 14°16'50" W	71.37'
L9	S 19°36'28" W	71.45'
L10	S 24°37'09" W	71.14'
L11	S 30°10'36" W	71.29'
L12	S 35°06'06" W	72.29'
L13	S 36°48'32" W	239.47'
L14	N 63°22'40" W	69.43'
L15	S 00°55'20" E	95.51'
L16	S 70°55'10" W	162.75'
L17	N 70°08'55" E	59.36'
L18	N 70°08'55" E	92.61'
L19	N 73°59'30" E	74.83'
L20	N 73°59'30" E	155.43'
L21	N 75°39'54" E	11.46'
L22	N 36°48'32" E	164.43'
L23	N 35°07'42" E	78.11'
L24	N 30°10'36" E	78.63'
L25	N 24°37'09" E	78.52'
L26	N 19°36'28" E	78.67'
L27	N 14°16'50" E	78.90'
L28	N 08°29'23" E	59.80'
L29	S 44°04'02" W	92.25'
L30	N 57°04'23" W	232.28'
L31	N 58°05'43" W	80.21'
L32	N 60°07'43" W	151.16'
L33	N 63°08'41" W	151.20'
L34	N 65°29'20" W	151.12'
L35	S 36°36'46" W	61.81'
L36	S 53°19'53" E	40.00'
L37	S 35°04'05" W	94.62'

**FINAL SUBDIVISION PLAT FOR:  
 RUNS BRANCH**

LOCATION: 1676TH. G.M.D. SCREVEN CO., GA.  
 PARCEL: #153 017  
 SURVEYED: DECEMBER 23, 2002 - JANUARY 23, 2020  
 PLAT DATE: JANUARY 23, 2020  
 BY: JAMES M. ANDERSON-GA. R.L.S. 2113  
 SCALE: 1" = 300'



GRAPHIC SCALE - FEET  
 DB: JN

JN01079C.CRD & 01079K.DWG

OWNER/DEVELOPER  
 SOUTHERN STATES PLANTATION, LLLP  
 225 TIMBERLINE ROAD  
 STATESBORO, GA. 30458  
 (912) 764-9955

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