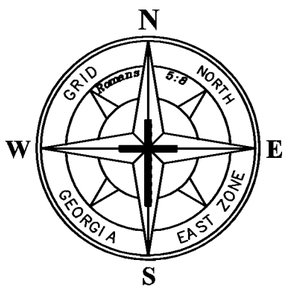
E-Filed By:
Franklin County Clerks Office
Clerk of Courts Heather Vaughn
11/13/2026 10:52 AM
Plat Book: 00033
Page: 0330
$10.00 RECORDING FEES

RESERVED FOR THE C.O.S.C.

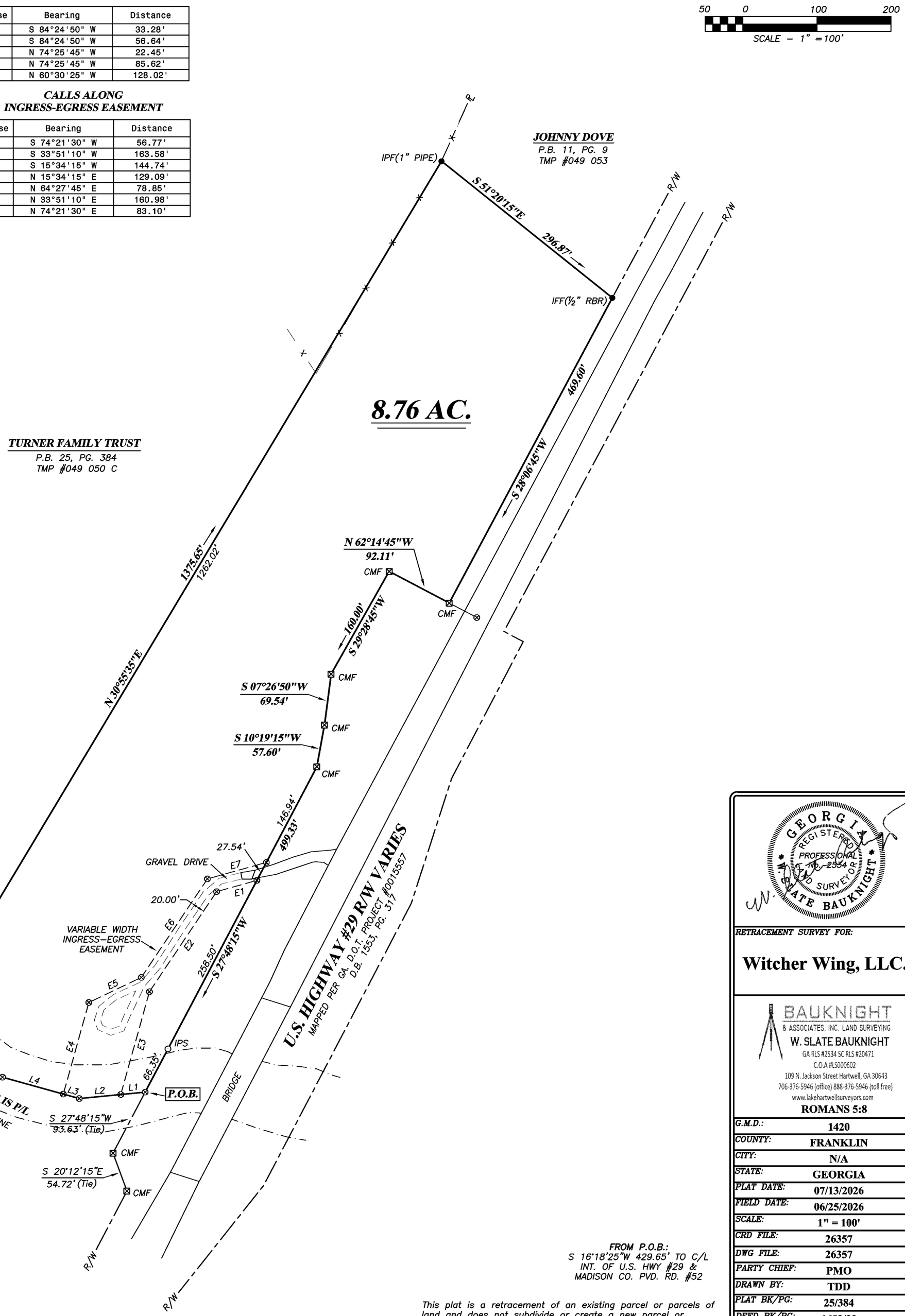


CALLS ALONG C/L OF HUDSON RIVER

Course	Bearing	Distance
L1	S 84°24'50" W	33.28'
L2	S 84°24'50" W	56.64'
L3	N 74°25'45" W	22.45'
L4	N 74°25'45" W	85.62'
L5	N 60°30'25" W	128.02'

CALLS ALONG INGRESS-EGRESS EASEMENT

Course	Bearing	Distance
E1	S 74°21'30" W	56.77'
E2	S 33°51'10" W	163.58'
E3	S 15°34'15" W	144.74'
E4	N 15°34'15" E	129.09'
E5	N 64°27'45" E	78.85'
E6	N 33°51'10" E	160.98'
E7	N 74°21'30" E	83.10'



WILLIAM CHANDLER BOWERS
MADISON CO. P.B.
B157, PG. 3A
TMP #0061 045

FROM P.O.B.:
S 16°18'25"W 429.65' TO C/L
INT. OF U.S. HWY #29 &
MADISON CO. PVD. RD. #52

LEGEND:
⊗ = POINT ONLY
○ = IRON PIN SET
● = IRON PIN FOUND
IPS = 1/2" REBAR SET
IPF = IRON PIN FOUND
RBF = REBAR FOUND
CTF = CRIMP TOP PIPE FND.
OTF = OPEN TOP PIPE FND.
CMF = CONCRETE MONUMENT FND.
GMF = GRANITE MONUMENT FND.
AIF = ANGLE IRON FOUND
SPK = RAILROAD SPIKE SET
PKS = PK NAIL SET
O/S = OFFSET
℄ = PROPERTY LINE
℄ = CENTERLINE
--P--= OVERHEAD POWERLINE
--S--= SANITARY SEWER
--X--= FENCE
P.O.B. = POINT OF BEGINNING
B.S. = BUILDING SETBACK

NOTES:
1) SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.
2) SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

SURVEY CLOSURE STATEMENT:

1) THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS WAS A CARLSON BRX7 MULTI–FREQUENCY BASE AND ROVER.
2) THE RELATIVE POSITIONAL ACCURACY DOES NOT EXCEED 0.10'.
3) THIS PLAT HAS BEEN CALCULATED FOR A CLOSURE AND IS FOUND TO BE ACCURATE WITHIN: 1'/247,346'

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. 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.

W. Slate Bauknight

W. SLATE BAUKNIGHT, GA PLS #2534

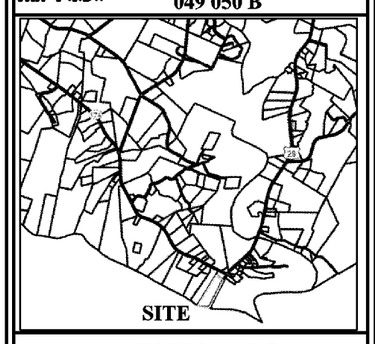
RETRACEMENT SURVEY FOR:

Witcher Wing, LLC.

BAUKNIGHT
& ASSOCIATES, INC. LAND SURVEYING
W. SLATE BAUKNIGHT
GA RLS #2534 SC RLS #20471
C.O.A #LS000602
109 N. Jackson Street Hartwell, GA 30643
706-376-5946 (office) 888-376-5946 (toll free)
www.lakehartwellsurveyors.com

ROMANS 5:8

G.M.D.:	1420
COUNTY:	FRANKLIN
CITY:	N/A
STATE:	GEORGIA
PLAT DATE:	07/13/2026
FIELD DATE:	06/25/2026
SCALE:	1" = 100'
CRD FILE:	26357
DWG FILE:	26357
PARTY CHIEF:	PMO
DRAWN BY:	TDD
PLAT BK/PG:	25/384
DEED BK/PG:	1652/39
TAX P.I.D.:	049 050 B



LOCATION MAP