

BOUNDARY PLAT FOR

SAGGUS LANDING, LLC

SHOWING PROPERTY KNOWN AS TAX MAP 121 007A
DEED BOOK 410-380
PLAT BOOK 10-128

175th. G.M.D. 33.73 ACRES
WILKES COUNTY, GEORGIA

SCALE: 1"=200' NOVEMBER 7, 2024 (FIELD WORK)
NOVEMBER 27, 2024 (PLAT COMPLETED)

TOPCON GPT 100B-HIPER V.
TRAVELER CLOSURE 1/13.112
ANGULAR ERROR 2' PER POINT
LEAST SQUARES ADJUSTMENT

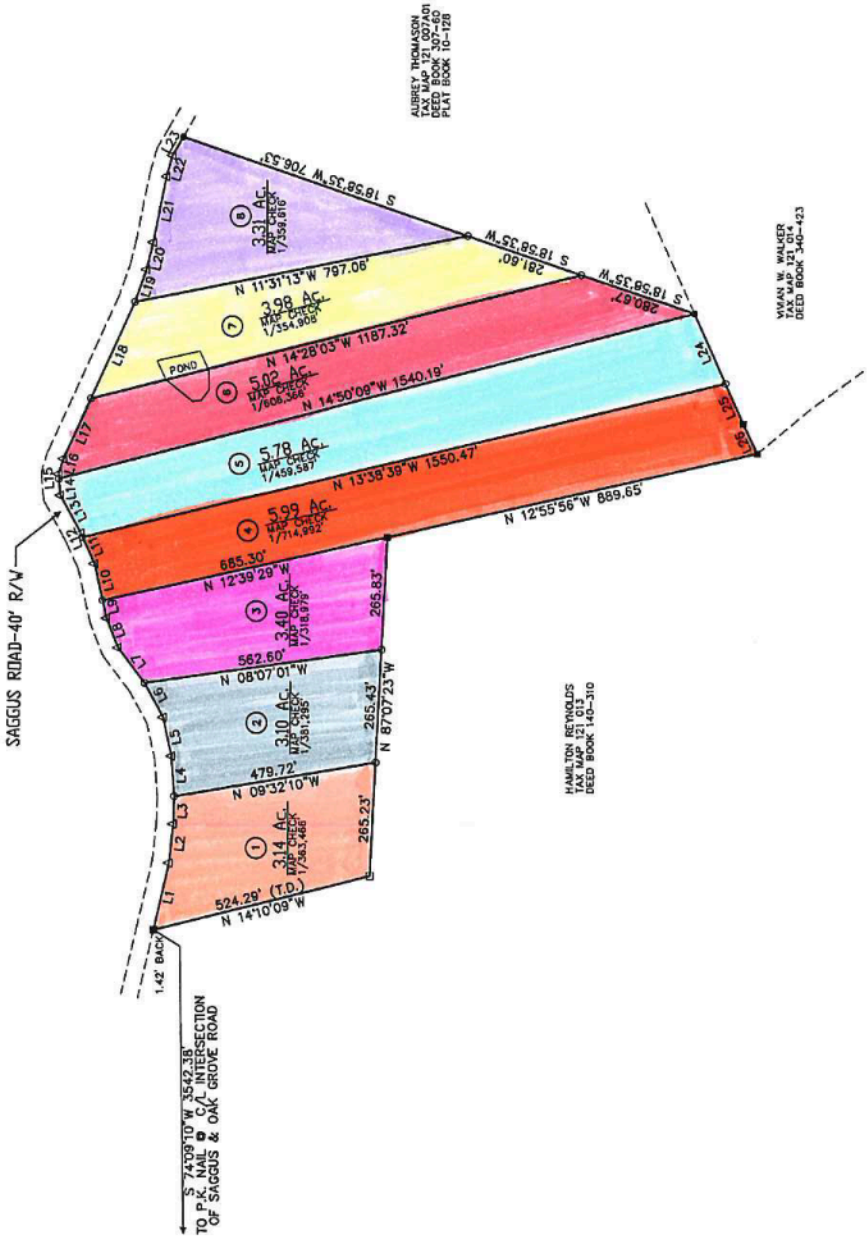
- - 1/2" REBAR SET
- - 1/2" REBAR FOUND
- - 1.5" PIPE FOUND
- - 1.25" SOLID ROD FOUND
- △ - COMPUTED POINT

THIS PLAT IS SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY
AND PROTECTIVE COVENANTS OF RECORD.



JAMES F. MATTHEWS, IV, P.L.C. DATE: 11/27/2024
MATHESON & ASSOCIATES, INC.
P.O. BOX 774
LINCOLN, GEORGIA 30817
PHONE: 706-326-2222
FAX: 706-326-2224
EMAIL: JFM@matheson.com
CERTIFICATE OF AUTHORIZATION LSF0690
EXPIRES 8/30/2026

RESERVED FOR THE CLERK OF SUPERIOR COURT
eFiled & eRecorded
DATE: 12/3/2024
TIME: 9:32 AM
PLAT BOOK: 00014
PAGE: 00554
RECORDING FEES: \$10.00
ADDITIONAL PAGES: \$0.00
PARTICIPANT ID: 8402829220
CLERK: Genna Grimaud
Wilkes County, GA



Course	Bearing	Distance
L1	S 77°03'22" E	162.20'
L2	S 83°45'01" E	91.32'
L3	N 85°27'07" E	93.80'
L4	N 85°58'27" E	93.80'
L5	N 77°46'55" E	92.84'
L6	N 61°19'28" E	92.36'
L7	N 53°04'54" E	103.38'
L8	N 68°48'00" E	74.20'
L9	N 77°36'34" E	43.95'
L10	N 77°36'34" E	88.26'
L11	N 65°47'18" E	68.12'
L12	N 65°47'18" E	10.02'
L13	N 61°41'47" E	100.65'
L14	N 84°54'18" E	59.33'
L15	N 84°54'18" E	11.26'
L16	S 72°25'49" E	37.90'
L17	S 65°54'09" E	159.17'
L18	S 70°34'53" E	250.85'
L19	S 70°34'53" E	86.28'
L20	S 78°21'24" E	157.25'
L21	S 74°15'45" E	51.36'
L22	S 60°09'23" E	49.99'
L23	S 66°08'56" W	181.02'
L24	S 66°08'56" W	104.16'
L25	S 64°05'58" W	77.30'
L26	S 64°05'58" W	77.30'



08/2024/15L