



**MAGNETIC**

Roy M. Jones Estate  
Tract B-1

N 85°03'49"E  
155.99"

N 63°00'48"E  
105.00"

N 10°40'04"E  
217.48"

**2.99 AC.**

**Marvin Stephens**

P. B. 8, P. 531

76.00"  
N 77°06'36"W

S 8°20'32"E  
415.00"

**Lindsey/Cornelius**

P. B. 8, P. 522

OVERHEAD POWER LINE EASEMENT

1087.03' to Marlon Ripley Road  
according to Plat Book 8, Page 446

N 36°20'46"E  
275.40"

82.06"  
S 63°00'48"W

RADIUS = 310.27'  
ARC = 175.19'  
CHORD = 172.87"  
S 79°11'21"W

N 84°38'07"W

P.O.R.  
P.O.B.

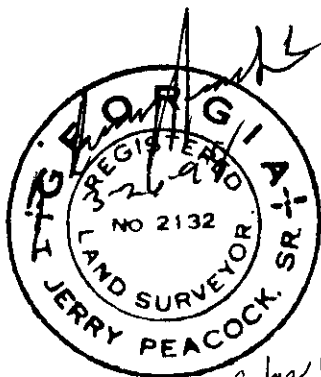
**CRESCENT ROAD**

COUNTY ROAD NO. 60

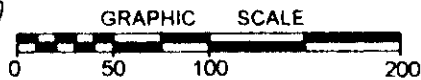
**50' RW**

PAVED

Twiggs County, State of GA  
Clerks Office, Superior Court  
Filed in Office 1 day of April  
1998, At 3:25 A.M. - P.M. O'Clock  
Recorded in Book 8 Folio 600  
Day of April 1998  
Jerry H. Peacock  
Deputy Clerk of Superior Court  
Twiggs County, GA



*Approved for Recording  
b. Marcus  
4/11/98*



**LEGEND:**

- = IRON PIN SET
- = EXISTING IRON PIN
- = FENCE
- P. O. B. = POINT OF BEGINNING
- P. O. R. = POINT OF REFERENCE
- NF = NOW OR FORMER

FIELD DATA UPON WHICH THIS PLAT IS BASED HAS  
A CLOSURE PRECISION OF 1 FOOT IN 34050 FEET,  
AND AN ANGULAR CLOSURE OF 10" PER ANGLE POINT,  
AND WAS ADJUSTED USING COMPASS RULE.

THIS PLAT HAS A CLOSURE PRECISION OF ONE FOOT IN  
124892 FEET.

EQUIPMENT USED: TOPCON GTB-2B THEODOLITE

Jerry Peacock  
T. JERRY PEACOCK, SR., G. R. L. S. NO. 2132

**PROPERTY SURVEY FOR**

**R. C. STEPHENS**

Part of Tract B-1 Roy M. Jones Estate  
Land Lot 1 - 26th Land District  
Twiggs County, Georgia

SCALE: 1" = 100' DATE: 3--26-1998

**PEACOCK SURVEYS**  
208 CHERRY STREET COCHRAN, GA. 934-8325  
S9843