

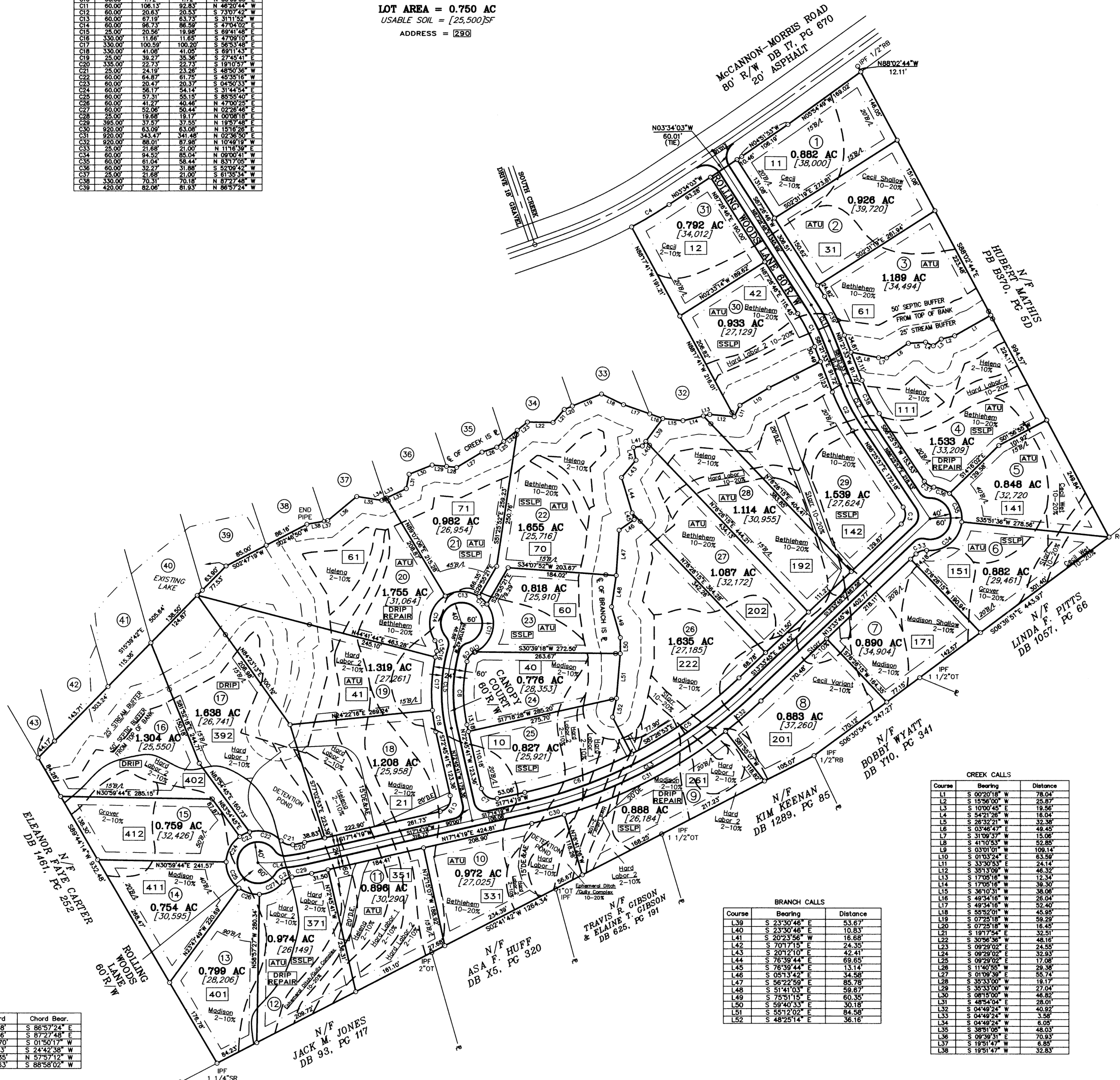
eFiled & eRecorded
 DATE: 10/12/2022
 TIME: 2:33 PM
 PLAT BOOK: 02022
 PAGE: 00175
 RECORDING FEES: \$10.00
 PARTICIPANT ID: 3799670495
 CLERK: Katie Cross
 Madison County, GA

RESERVED FOR CLERK OF SUPERIOR COURT

Curve	Radius	Length	Chord	Chord Bear.
C1	360.00	70.34	70.23	S 86°57'24" E
C2	360.00	63.10	62.94	S 87°17'46" E
C3	25.00	34.91	32.14	S 53°33'54" E
C4	883.40	62.22	62.19	N 00°55'52" W
C5	860.00	246.15	247.29	S 06°17'46" E
C6	860.00	214.17	213.62	S 10°06'15" W
C7	25.00	39.27	38.36	S 62°11'19" W
C8	276.00	120.15	119.18	N 60°02'48" W
C9	25.00	23.23	22.40	N 20°38'47" W
C10	60.00	11.72	11.72	N 60°03'00" W
C11	60.00	106.13	92.83	N 46°20'44" W
C12	60.00	20.63	20.53	S 73°07'42" W
C13	60.00	67.19	63.73	S 31°11'52" W
C14	60.00	98.73	88.59	S 47°01'02" E
C15	25.00	20.26	19.88	S 69°41'48" E
C16	330.00	11.68	11.65	S 47°09'16" E
C17	330.00	100.59	100.20	S 36°33'46" E
C18	330.00	41.98	41.05	S 31°11'52" W
C19	25.00	39.27	38.36	S 62°11'19" W
C20	330.00	22.73	22.73	S 19°10'57" W
C21	25.00	74.19	73.78	S 48°50'36" W
C22	60.00	64.87	61.75	S 45°39'18" W
C23	60.00	20.47	20.37	S 04°50'33" W
C24	60.00	56.17	54.14	S 31°14'54" E
C25	60.00	57.31	55.15	S 82°53'40" E
C26	60.00	41.27	40.44	N 47°09'25" E
C27	60.00	62.96	60.44	N 62°34'45" E
C28	25.00	18.88	18.17	N 00°08'18" E
C29	395.00	37.57	37.55	N 19°57'48" E
C30	820.00	63.09	63.06	N 19°28'28" E
C31	820.00	343.47	341.48	N 02°36'50" E
C32	820.00	88.01	87.86	N 10°48'19" W
C33	25.00	21.68	21.00	N 11°16" E
C34	60.00	94.52	85.04	N 09°09'41" W
C35	60.00	61.04	58.44	N 63°17'05" W
C36	60.00	32.57	31.88	S 52°03'42" W
C37	25.00	21.68	21.00	S 61°38'34" W
C38	330.00	70.31	70.18	N 87°17'48" W
C39	420.00	62.06	61.83	N 86°57'24" W

TOTAL AREA
37.483 ACRES

LOT AREA = 0.750 AC
 USABLE SOIL = [25,500]SF
 ADDRESS = [290]



Curve	Radius	Tangent	Length	Delta	Degree	Chord	Chord Bear.
CL1	390.00	38.22	76.20	11°11'41"	14°41'28"	76.08	S 86°57'24" E
CL2	360.00	38.50	76.71	12°12'50"	15°54'58"	76.58	S 87°27'48" E
CL3	890.00	245.15	478.44	30°48'04"	6°26'16"	472.70	S 01°50'17" W
CL4	365.00	47.87	95.20	14°56'38"	15°41'51"	94.93	S 24°42'36" W
CL5	300.00	79.31	155.07	29°36'59"	19°05'55"	153.35	N 57°57'12" W
CL6	633.87	182.99	356.30	32°12'21"	9°02'20"	351.63	S 88°58'02" W

Course	Bearing	Distance
L1	S 00°20'18" W	78.04
L2	S 01°50'00" W	29.87
L3	S 10°00'45" E	18.56
L4	S 54°21'26" W	16.04
L5	S 02°00'00" W	32.38
L6	S 03°46'47" E	48.45
L7	S 31°09'37" W	15.08
L8	S 41°03'53" W	52.88
L9	S 03°01'01" E	109.14
L10	S 01°03'24" E	63.59
L11	S 33°05'37" E	24.14
L12	S 35°13'09" W	48.32
L13	S 17°05'16" W	12.34
L14	S 17°05'16" W	56.30
L15	S 36°10'15" W	36.08
L16	S 49°34'16" W	26.04
L17	S 49°34'16" W	52.40
L18	S 01°03'53" W	45.89
L19	S 07°25'18" W	59.29
L20	S 07°25'18" W	16.45
L21	S 19°17'56" W	52.51
L22	S 30°56'36" W	48.16
L23	S 09°29'02" E	24.35
L24	S 09°29'02" E	52.83
L25	S 09°29'02" E	17.08
L26	S 11°40'59" W	29.38
L27	S 01°03'53" W	55.74
L28	S 30°33'00" W	19.17
L29	S 35°33'00" W	27.04
L30	S 08°15'00" W	46.82
L31	S 48°45'00" W	28.01
L32	S 04°49'24" W	40.92
L33	S 04°49'24" W	3.58
L34	S 19°17'56" W	6.88
L35	S 38°51'06" W	48.03
L36	S 09°39'31" E	70.83
L37	S 19°17'56" W	6.88
L38	S 19°17'47" W	32.83

Course	Bearing	Distance
B39	S 23°30'46" E	63.67
B40	S 23°30'46" E	10.83
B41	S 20°23'56" W	16.68
B42	S 70°17'15" E	24.35
B43	S 20°12'01" E	42.41
B44	S 76°39'44" E	69.65
B45	S 76°39'44" E	13.14
B46	S 05°33'42" E	34.58
B47	S 56°27'59" E	85.78
B48	S 51°41'03" E	59.67
B49	S 75°51'15" E	60.35
B50	S 69°40'33" E	30.18
B51	S 55°12'02" E	84.58
B52	S 48°25'14" E	36.16

APPROVED
 TAX MAP 46 B PARCEL 148
 ZONING R-1 DATE 10/17/22
 MADISON COUNTY
 ZONING ADMINISTRATOR
 Nancy W. Patrick

New Map 46 B
 Parcels 1 to 31
 Lot is parcel #

REVISIONS

FINAL PLAT OF
CYPRESS WOODS PHASE 3
 FOR
SWANTLEY, LLC

THIS PLAT IS VALID ONLY IF IT BEARS THE
 RECORDING INFORMATION IN BLUE
 INK AND THE REGISTRATION IN BLUE
 INK. THE REGISTRATION IN BLUE
 INK WILL EXPIRE ON DECEMBER 31, 2022.
 WAREN S. WOOD, G.A. #157848



PREPARED BY
WOOD BROTHERS
 LAND SURVEYORS, INC.
 P.O. BOX 97
 JEFFERSON, GA 30549
 (706) 387-0075



LOCATED IN
 MADISON COUNTY, GEORGIA
 G.M.D. 382
 THIS PLAT WAS PREPARED ON AUGUST 23, 2022.
 This survey was prepared in conformity with the technical standards for Property Surveys in Georgia as set forth in Chapter 150-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67.

