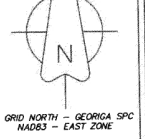


Frances B. Yeargan
FRANCES B. YEARGAN
 CLERK OF SUPERIOR
 WAYNE COUNTY

RESERVED FOR THE CLERK OF COURT

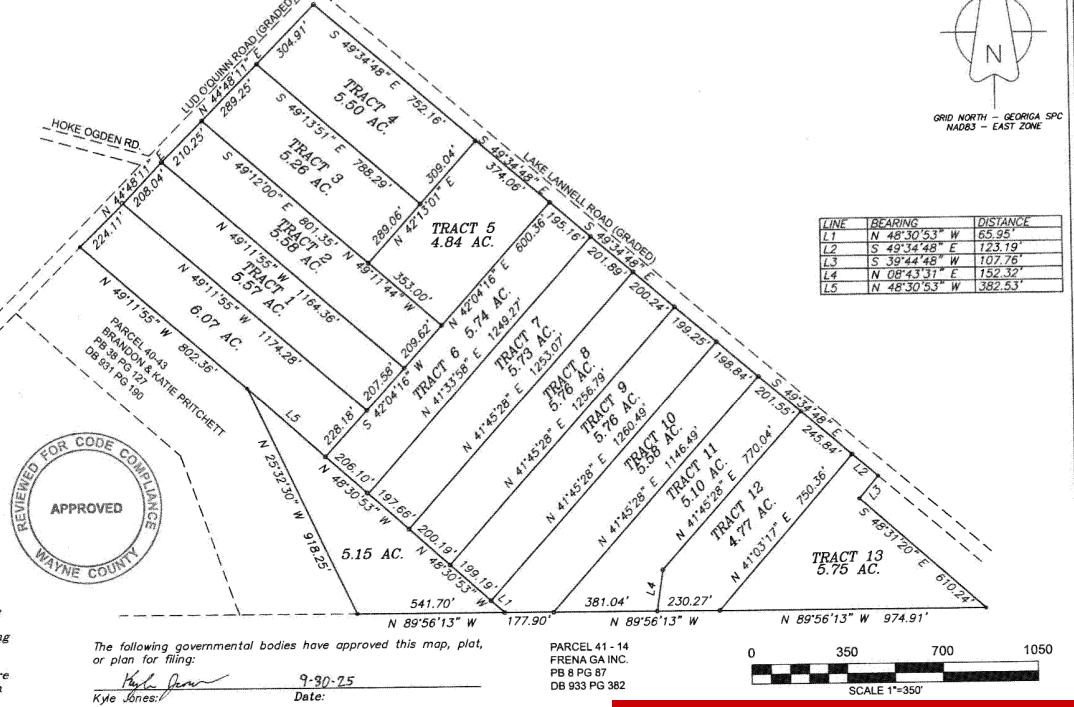


Field Precision: This entire survey was completed using GPS Base and Rover, Real Time Kinematic, surveying methods using multi-frequency receivers. The field data for this boundary survey has a Relative Positional Accuracy of 0.05 feet or less, horizontally at the 95% confidence level.

- LEGEND:**
- ▲ COMPUTED POINT
 - IRON ROD FOUND
 - IRON ROD SET
 - CONCRETE MONUMENT FOUND

- SURVEY NOTES:**
1. Horizontal Datum is Georgia State Plane Coordinate System of 1985, East Zone, North America Datum of 1983 (NAD83).
 2. Basis of Bearings and Horizontal Control were obtained utilizing GPS (global positioning systems). The equipment used to obtain this data was a Carlson BRX7 GNSS receiver [RTK Accuracy (Horizontal: 8mm + 1ppm RMS) (Vertical: 15mm + 1ppm RMS)] with a Carlson RT4 data collector receiving RTK corrections via Verizon Network from the eGPS Solutions Real Time Network.
 3. All deed book references shown herein are recorded in the Clerk of Superior Court's Office of Wayne County, Georgia.
 4. This survey was prepared without the benefit of an abstract of title. Subject and adjacent property owners' deed references were provided by Everett Tomberlin and Associates and are not guaranteed as to accuracy or completeness.
 5. The equipment used in obtaining the linear and angular measurements used in the preparation of this plat was: Carlson BRX 7 Base and Rover, and Carlson RT4 Data Collector.
 6. Error of closure field: GPS
 Error of closure plat: 1" in 248,223"

SURVEYORS CERTIFICATE:
 As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor. This plat has been approved by all applicable local jurisdictions that require prior approval for recording this type of plat or one or more of the applicable local jurisdictions do not require approval of this type of plat. For any applicable local jurisdiction that requires approval of this type of plat, the names of the individuals signing or approving this plat, the agency or office of that individual, and the date of approval are listed in the approval table shown hereon. For any applicable local jurisdiction that does not require approval of this type of plat, the name of such local jurisdiction and the number of the applicable ordinance or resolution providing that no such approval is required are listed in the approval table shown hereon. Such approvals, affirmations, or ordinance or resolution numbers 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.



The following governmental bodies have approved this map, plat, or plan for filing:
Kyle Jones 9-30-25
 Date: _____

EVERETT TOMBERLIN

\$249,900

- 3 beds
- 2 baths
- Residential
- Active

2959 LAKE LANNELL RD, ODUM, GA, 31555

<https://parker-realty.net>

Welcome to your new home! Situated on 5.5 scenic acres and surrounded by mature pecan trees, this corner lot offers the perfect balance of space, comfort, and convenience. Featuring 3 bedrooms, 2 full bathrooms, and 1 half bath across 1,788 square feet, this home is designed for relaxed everyday living. The property features a new [...]



Kiely Anderson
 NextHome Lanier & Co

Basics



Date added: Added 2 weeks ago

Status: Active

Bedrooms: 3 beds

Floors: Carpet,Other floors

Bathrooms Half: 1

MLS ID: 10761711

Type: Residential

Days On Market: 14

Bathrooms: 2 baths

Year built: 2026

Rooms Total: Family Room

Lot Size Acres: 5.5 acres

Building Details

Lot Features: Level

Water: Well

Basement: Crawl Space

Heating: Central,Electric

Parking Features: Off Street

Architectural Style: Modular Home

Roof: Composition

Amenities & Features

Fireplace YN: No

Utilities: Electricity Available, Propane,
Water Available

Interior Features: Master On Main Level

Total Fireplaces: No

Appliances: Dishwasher, Electric Water Heater,
Oven/Range (Combo), Refrigerator

CommunityFeatures: None

Sewer: Septic Tank

