

**TOTAL AREA
ALL TRACTS
16.22 ACRES**

SURVEY NOTES

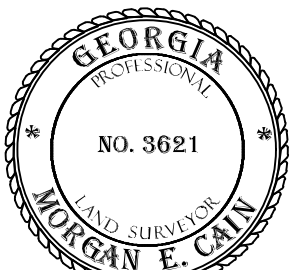
- This plat was prepared for the exclusive use of the person, persons, or entity named on this plat. This does not extend to any unnamed third party without an expressed restatement by the surveyor.
- This plat does not constitute a title search or title report and may be subject to easements, rights-of-way, restrictive covenants, zoning regulations, or other encumbrances not shown hereon.
- Field data for this plat was collected using a Leica GS18 dual-frequency GNSS receiver with duplicate corner observations on 2/18/2026 through the Leica SmartNet network. Bearings and the north arrow are referenced to the Georgia West Zone, NAD 83 (2011). The processed data has a horizontal positional accuracy within 0.05 feet, and a scale factor of 1.00 was applied to convert grid distances to ground distances. All distances shown are horizontal ground measurements in U.S. survey feet (1 foot = 0.3048 meters).
- This plat has been calculated for closure and found to have a precision of one foot in 163,825 feet.
- No evidence of human burials or cemeteries was observed at the time of survey.
- No underground utilities were located or shown hereon. Prior to any digging or construction, contact Georgia One Call (811) for utility markings.
- This property is shown to NOT be located within a Special Flood Hazard Area (SFHA) based on graphical interpretation of FEMA Flood Insurance Rate Map (FIRM) No. 13085C0225C, effective 4/4/2018. Any limits of SFHAs shown hereon are approximate only. If the accurate location and/or elevation of the flood hazard is required, a detailed study may be necessary.

SURVEYOR CERTIFICATION

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 LEGAL 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.

Morgan Cain

MORGAN E. CAIN PLS# 3621



ZONING INFORMATION

The subject property is zoned C-HB per DAWSON zoning map DCARGIS dated 2/26/2026.

The setbacks for C-HB per the DAWSON Municipality accessed on 2/26/2026 are as follows:

Front - 40 feet
Side - 25 feet
Rear - 50 feet

Any setbacks and buffers shown are governed by the local jurisdiction and should be confirmed in writing prior to land planning or any construction activities.

ZONING INFORMATION

The subject property is zoned RA per Dawson zoning map DCARIS dated 2/26/2026.

The setbacks for RA per the DAWSON Municipality accessed on 2/26/2026 are as follows:

Front - 40 feet road & 60 feet state
Side - 25 feet
Rear - 35 feet

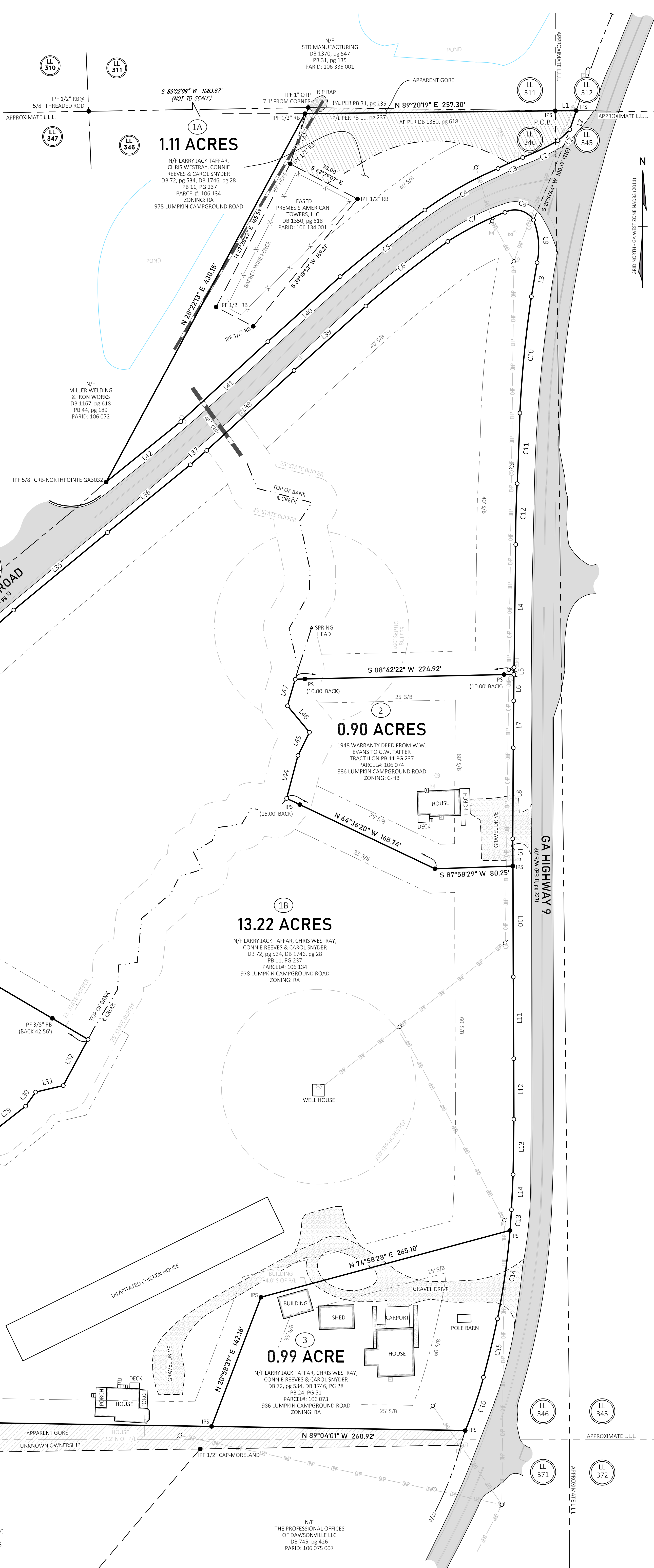
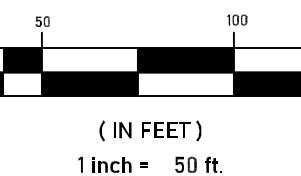
Any setbacks and buffers shown are governed by the local jurisdiction and should be confirmed in writing prior to land planning or any construction activities.

CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	ARC LENGTH
C1	N 47°03'36" E	16.96'	149.43'	16.97'
C2	N 64°34'13" E	40.02'	250.79'	40.06'
C3	N 65°56'28" E	27.75'	248.08'	27.76'
C4	N 60°27'22" E	86.40'	377.36'	86.59'
C5	N 51°47'38" E	110.78'	1403.96'	110.81'
C6	N 51°49'18" E	107.10'	1369.96'	107.13'
C7	N 62°56'31" E	66.16'	350.41'	66.26'
C8	S 74°42'18" E	30.44'	22.91'	33.29'
C9	S 04°47'22" E	44.02'	76.18'	44.65'
C10	S 05°38'48" W	120.22'	1213.84'	120.27'
C11	S 02°13'23" W	72.68'	3533.49'	72.68'
C12	S 01°23'03" W	62.59'	1255.72'	62.60'
C13	S 03°52'08" W	21.39'	767.39'	21.39'
C14	S 08°05'35" W	91.71'	767.39'	91.77'
C15	S 13°27'44" W	61.84'	911.78'	61.85'
C16	S 18°53'24" W	57.89'	476.27'	57.93'
C17	N 35°47'07" E	58.21'	295.98'	58.30'
C18	N 44°28'11" E	91.34'	1220.00'	91.36'

- LEGEND**
- Water Valve
 - Rise Hydrant
 - Electric Meter
 - Utility Pole
 - HVAC
 - Gas Meter
 - Telephone Pedestal
 - Communication Box
 - Cleanout
 - Iron Pin (Found) (8" / 1" Iron Pin Set (FPS))
 - Computed Point
 - Rebar
 - Capred Rebar
 - CRMP Top Pipe
 - Open Top Pipe
 - Point of Beginning
 - Utility Easement
 - Access Easement
 - High Density Polyethylene Pipe
 - Corrosion Resistant Metal Pipe
 - Adjacent Property Line
 - Overhead Electric
 - Fence
 - Storm Sewer Line

LINE	BEARING	DISTANCE
L1	S 89°21'35" W	21.64'
L2	N 18°40'59" E	20.65'
L3	S 09°39'17" W	35.38'
L4	S 00°49'51" W	126.10'
L5	S 00°28'53" W	7.23'
L6	S 00°28'53" W	27.24'
L7	S 00°28'53" W	48.32'
L8	S 00°18'24" W	93.55'
L9	S 00°09'53" E	27.99'
L10	S 00°09'53" E	114.08'
L11	S 00°18'34" E	84.02'
L12	S 00°16'22" E	62.07'
L13	S 00°58'52" W	57.10'
L14	S 02°32'56" W	36.00'
L15	N 06°53'52" E	6.43'
L16	N 69°44'53" E	39.32'
L17	N 08°11'03" E	15.45'
L18	N 00°08'22" E	38.55'
L19	N 38°58'51" E	52.26'
L20	N 38°57'28" E	66.98'
L21	N 53°55'48" E	48.40'
L22	N 08°33'08" E	15.68'
L23	N 35°09'04" W	24.69'
L24	N 03°23'52" W	19.89'
L25	N 84°00'24" E	88.06'
L26	N 28°36'04" E	30.55'
L27	N 65°30'36" E	36.58'
L28	S 82°03'27" E	48.35'
L29	N 51°52'52" E	39.18'
L30	N 35°18'46" E	17.88'
L31	N 76°48'50" E	29.23'
L32	N 28°09'21" E	53.87'
L33	N 33°59'56" E	15.06'
L34	N 48°25'33" E	189.43'
L35	N 50°24'49" E	125.01'
L36	N 50°40'40" E	110.08'
L37	N 49°15'59" E	22.34'
L38	N 47°30'20" E	121.73'
L39	N 48°00'56" E	99.31'
L40	S 48°00'56" W	100.02'
L41	S 47°30'20" W	121.42'
L42	S 51°01'58" W	98.67'
L43	S 16°28'05" W	53.80'
L44	S 14°48'24" W	45.66'
L45	S 26°25'04" W	26.48'
L46	S 39°48'21" E	35.41'
L47	S 16°20'49" W	28.57'

GRAPHIC SCALE



CERTIFICATE OF AUTHORIZATION NUMBER: LSF 001057

IDES DAVIS
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Revised	Notes
3/17/2026	Adjusted Tracts 2 & 1B
3/24/2026	Changed one IPF to IPS Changed a pin setback from 10.00' to 15.00'

RETRACEMENT SURVEY FOR:
LARRY J. TAFFAR & ROGER TAFFAR ESTATE
LAND LOTS 345, & 346
SOUTH HALF OF 13th DISTRICT, 1st SECTION
DAWSON COUNTY, GEORGIA

Drawn by:	CAW
Field date:	2/18/2026
Field crew:	JGB/RS
File name:	25-672-001.dwg

SHEET NO.
1 OF 1
PROJECT NO.
25-672