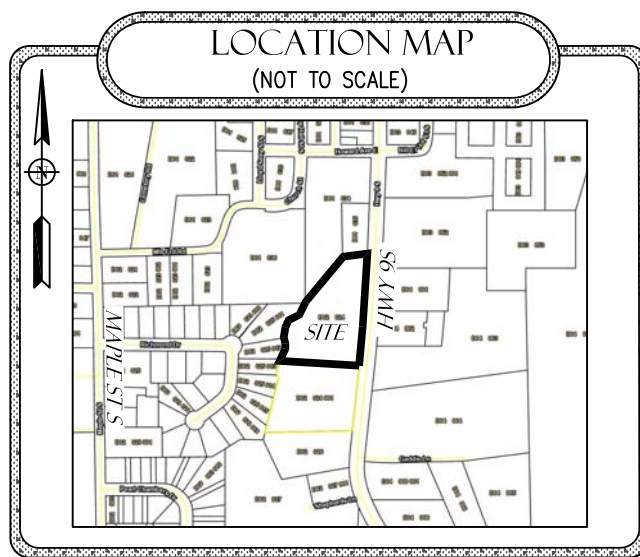
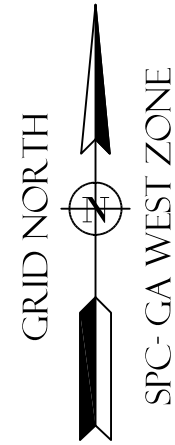


THIS BLOCK RESERVED FOR THE CLERK
OF THE SUPERIOR COURT



~LEGEND~			
○	CALCULATED POSITION	RB	REBAR
●	IRON PIN FOUND/SET (IPF/IPS)	SR	SOLID ROD
⊠	MONUMENT	OCS	OUTLET CONTROL STRUCTURE
C/L	CENTERLINE	CPP	CORRUGATED PLASTIC PIPE
CTP	CRIMPED TOP PIPE	GI	GRATE INLET
N/F	NOW OR FORMERLY	DI	DROP INLET
OTF	OPEN TOP PIPE	SSMH	SANITARY SEWER MANHOLE (SSMH)
PB	PLAT BOOK	⊗	LIGHTPOLE
PG	PAGE	⊗	CLEANOUT
P/L	PROPERTY LINE	---	ARE 1/2" RB "CAPPED" UNLESS OTHERWISE LABELED
⊗	TELEPHONE PED. (T.P.)	---	ADJOINER
⊗	FIRE HYDRANT (FH)	---	LAND LOT LINE (L.L.L.)
⊗	WATER METER (WM)	---	RIGHT OF WAY (R/W)
⊗	WATER VALVE (WV)	---	FENCE
⊗	POWER BOX (PBX)	---	OVERHEAD POWER
⊗	POWER POLE (PP)	---	



~SURVEY NOTES~

FIELD MEASUREMENTS WERE TAKEN WITH A LEICA TS16 ROBOTIC INSTRUMENT.

FIELD MEASUREMENTS WERE TAKEN WITH A LEICA GS18 DUAL FREQUENCY GNSS RECEIVER, USING AN RTK CONNECTION TO AN ON SITE LEICA GS18 BASE STATION. FIELD DATA HAS A RELATIVE POSITIONAL ACCURACY OF 0.1'.

FIELD DATA ADJUSTED USING THE LEAST SQUARES METHOD.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO HAVE A PRECISION OF 1 FOOT IN 162,710 FEET.

THIS PLAT DOES NOT CONSTITUTE AND SHALL NOT BE CONSTRUED AS A TITLE SEARCH OR REPORT, AND THUS MAY BE SUBJECT TO ANY EASEMENTS, RIGHT OF WAY OR RESTRICTIONS ONE MAY FIND.

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.

TYPE OF SURVEY: RETRACEMENT

SOURCE OF TITLE DESCRIPTION FOR PROPERTY SHOWN HEREON:
DB 1189, pg 503

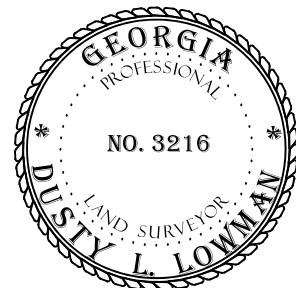
PROPERTY OWNERS AS OF SURVEY DATE:
CLIFTON, ARLENE, & STEPHEN MCCLURE

PARCEL NUMBER: D02 024

~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 LOCAL 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.


DUSTY L. LOWMAN PLS# 3216



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	4770.66'	400.90'	400.78'	S 03°47'02" W

LINE	BEARING	DISTANCE
L1	N 22°40'25" E	7.87'
L2	N 37°29'30" E	13.84'
L3	N 31°39'28" E	18.87'
L4	N 51°50'12" E	14.94'
L5	N 30°25'54" E	6.63'
L6	N 39°03'11" E	9.82'
L7	N 52°55'37" W	10.47'
L8	S 80°35'06" W	16.63'
L9	N 67°39'33" W	9.48'
L10	N 16°31'48" W	8.53'
L11	N 37°37'53" W	6.28'
L12	N 10°47'37" E	7.61'
L13	N 28°43'24" E	7.80'
L14	N 40°16'00" E	8.63'
L15	N 28°19'40" E	8.40'
L16	N 15°11'31" W	7.43'
L17	N 25°25'08" W	7.00'
L18	N 56°53'04" W	4.31'
L19	N 30°31'50" W	6.47'
L20	N 07°57'47" W	7.51'
L21	N 52°08'37" E	5.41'
L22	N 59°04'03" E	26.21'
L23	S 69°47'56" E	8.61'
L24	N 78°00'19" E	8.87'
L25	N 42°00'50" E	13.23'
L26	N 24°42'22" E	14.88'
L27	N 17°31'01" E	21.08'
L28	N 52°51'12" E	17.76'
L29	N 61°42'50" E	6.10'
L30	N 25°53'00" E	8.55'
L31	N 32°46'37" E	16.89'
L32	N 37°37'24" E	23.07'
L33	N 73°16'55" E	22.77'
L34	N 33°55'47" E	27.17'
L35	N 30°08'08" E	23.06'
L36	N 26°32'33" E	20.34'
L37	N 33°33'11" E	11.73'
L38	N 44°39'46" E	18.12'
L39	N 34°47'19" E	11.05'
L40	N 60°40'19" E	6.24'
L41	S 80°19'17" E	8.36'
L42	N 69°44'36" E	11.15'
L43	N 35°10'19" E	9.21'
L44	N 23°57'03" E	13.01'
L45	N 46°29'02" E	18.32'
L46	N 25°24'22" E	12.23'
L47	N 15°21'13" W	9.78'
L48	N 33°48'32" W	2.12'
L49	N 82°59'31" E	21.78'

N/F SFR JV1-2021-1
BORROWER LLC
DB 1542, pg 22
PB 49, pg 115
PARID: D02 025 012

N/F WIKLE
DB 1467, pg 131
PB 49, pg 115
PARID: D02 025 013

~ZONING INFORMATION~

CITY: DAWSONVILLE
ZONE: CENTRAL BUSINESS DISTRICT (CBD)
SETBACK REQUIREMENTS:
FRONT: 50'
REAR: 20'
SIDE: 10'

~FEMA FLOOD INFO~

BASED ON AN INTERPRETATION OF FLOOD INSURANCE RATE MAP NO. 13085C0111C, EFFECTIVE DATE 4/4/2018, THIS SITE IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PRONE AREA. IF THE ACCURATE LOCATION AND/OR ELEVATION OF THE FLOOD HAZARD IS REQUIRED A DETAILED STUDY MAY BE NECESSARY.

TOTAL AREA
2.52 ACRES

PARCEL D02 024

GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

PREPARED BY
DES DAVIS
ENGINEERING & SURVEYING
24 DAWSON VILLAGE
WAY SOUTH
DAWSONVILLE, GA 30534
PHONE: (706) 265-1234
DAVISENGINEERS.COM

CERTIFICATE OF AUTHORIZATION NUMBER: LSF 001057

SURVEY FOR:

IMTIAZ KHAN
LAND LOT 445
4th DISTRICT, 1st SECTION
CITY OF DAWSONVILLE
DAWSON COUNTY, GEORGIA

DRAWN BY: NAP
PLAT DATE: 2/22/2024
FIELD CREW: JCM
FIELD DATE: 2/15/2024

SHEET NO.

1 OF 1

PROJECT NO.

24-020