THIS BLOCK RESERVED FOR
THE CLERK OF SUPERIOR COURT

NOTES:

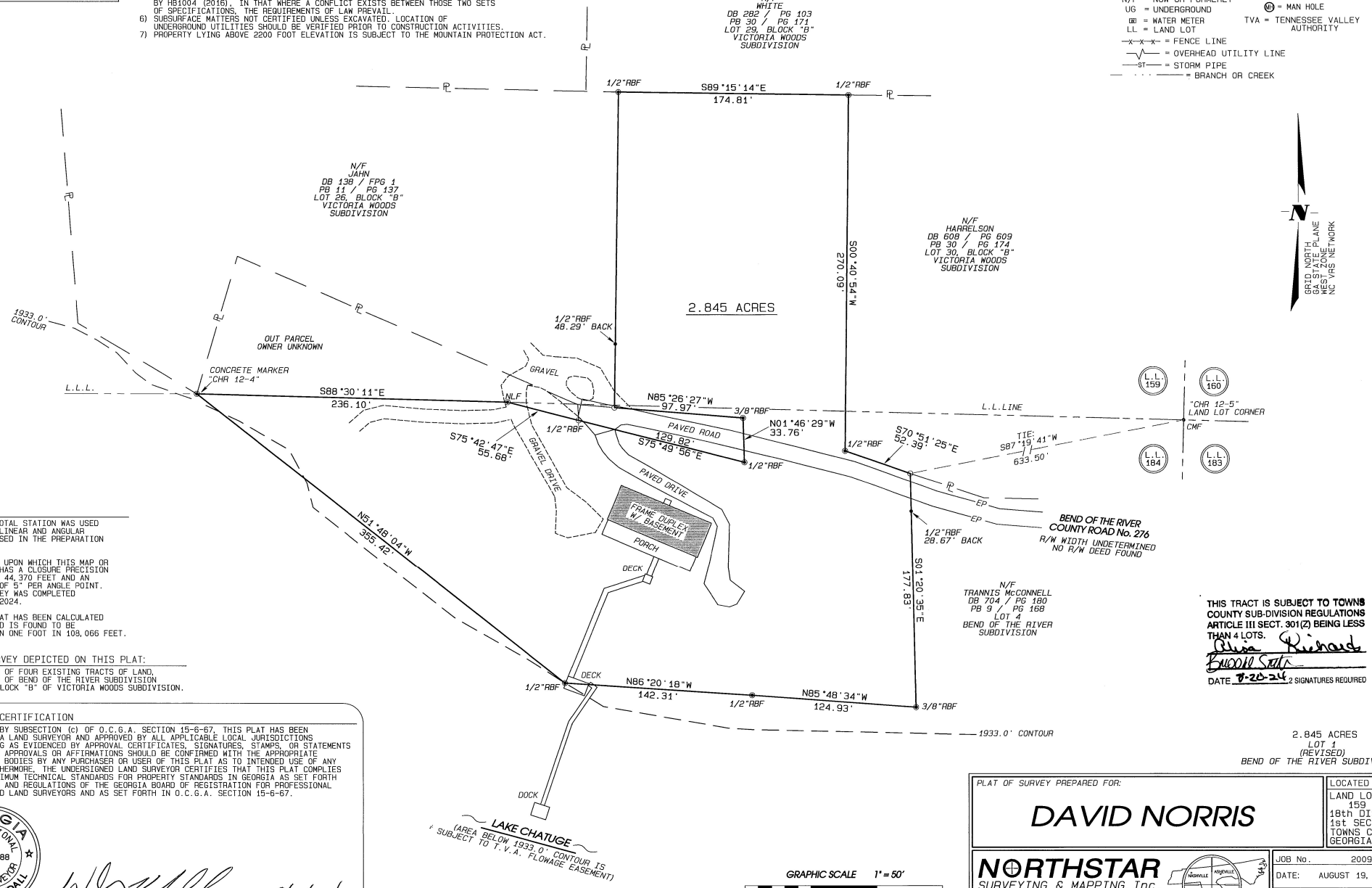
1) THIS SURVEY AND ITS FINDINGS DOES NOT CONSTITUTE A TITLE OF LEGAL OPINION BY THIS SURVEYOR. ALL INFORMATION USED IN THE PREPARATION OF THIS SURVEY WAS OBTAINED FROM PUBLIC RECORDS, FILE DATA, THE CLIENT, OR OTHER SOURCES AS REFERENCED. OTHER DOCUMENTS OR CONDITIONS MAY EXIST THAT WOULD AFFECT THIS PROPERTY. AS A UNIQUE PICTORIAL AND GRAPHIC PROFESSIONAL WORK, THIS SURVEY IS SUBJECT TO THE COPYRIGHT LAWS OF THE UNITED STATES. NO CERTIFICATION IS EXTENDED TO ANY PARTY NOT NAMED HEREON.
2) THIS PROPERTY IS SUBJECT TO ALL RIGHTS OF WAY, STATE WATER BUFFERS, SET BACK LINES, AND EASEMENTS, SHOWN OR NOT.
3) THIS PROPERTY MAY CONTAIN WETLANDS. ALL WETLANDS ARE UNDER THE JURISDICTION OF THE US ARMY CORPS OF ENGINEERS. PROPERTY OWNERS ARE SUBJECT TO PENALTY OF LAW FOR DISTURBANCE TO THESE PROTECTED AREAS WITHOUT PROPER PERMIT APPLICATION AND APPROVAL.
4) THE TERM "CERTIFICATION" AS USED IN RULE "180-6-9(2) AND (3)" AND RELATING TO PROFESSIONAL ENGINEERING OR LAND SURVEYING SERVICES, AS DEFINED IN O.C.G.A. 43-15-2(6) AND (11), SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
5) THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (OCGA) 15-6-67 AS AMENDED BY HB1004 (2016). IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.
6) SUBSURFACE MATTERS NOT CERTIFIED UNLESS EXCAVATED. LOCATION OF UNDERGROUND UTILITIES SHOULD BE VERIFIED PRIOR TO CONSTRUCTION ACTIVITIES.
7) PROPERTY LYING ABOVE 2200 FOOT ELEVATION IS SUBJECT TO THE MOUNTAIN PROTECTION ACT.

REFERENCES (SOURCE OF TITLE):

1) DEED TO NORRIS DEVELOPMENT, LLC (OWNER LOT 28) RECORDED IN DEED BOOK 731, PAGE 225 OF TOWNS COUNTY RECORDS.
2) PLAT OF SURVEY RECORDED IN PLAT BOOK 11, PAGE 137 OF TOWNS COUNTY RECORDS.
3) DEED TO DAVE NORRIS (OWNER LOTS 1, 2 & 3) RECORDED IN DEED BOOK 682, PAGE 5 OF TOWNS COUNTY RECORDS.
4) PLAT OF SURVEY RECORDED IN PLAT BOOK 30, PAGE 152 OF TOWNS COUNTY RECORDS.
5) PLAT OF SURVEY RECORDED IN PLAT BOOK 39, PAGE 201 OF TOWNS COUNTY RECORDS.

LEGEND

AIF = ANGLE IRON FOUND
CMF = CONCRETE MONUMENT FOUND 4"x4"
IPS = 1/2" REBAR SET
NLS = MAG NAIL SET
OTP = OPEN TOP PIPE (STEEL)
RBF = REBAR PIN FOUND
SRF = STEEL ROD FOUND
BC = BACK OF CURB
BWF = BARBED WIRE FENCE
CLF = CHAIN LINK FENCE
DB / PG = DEED BOOK / PAGE
PB / PG = PLAT BOOK / PAGE
EP = EDGE OF PAVEMENT
= FIRE HYDRANT
N/F = NOW OR FORMERLY
UG = UNDERGROUND
= WATER METER
LL = LAND LOT
-X-X-X- = FENCE LINE
= OVERHEAD UTILITY LINE
-ST- = STORM PIPE
= BRANCH OR CREEK
℄ & P/L = PROPERTY LINE
= BUILDING LINE
℄ = CENTERLINE
R/W = RIGHT-OF-WAY
WL = WHITE LINE
YL = YELLOW LINE
= GUY ANCHOR
= POWER POLE
= TELEPHONE POLE
= LIGHT POLE
= LP TANK
= WELL ENCLOSURE
= UG TELEPHONE BOX
= UG TRANSFORMER
= DROP INLET
= MAN HOLE
TVA = TENNESSEE VALLEY AUTHORITY



SURVEY DATA:

A TRIMBLE S6 TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 44,370 FEET AND AN ANGULAR ERROR OF 5" PER ANGLE POINT. THE FIELD SURVEY WAS COMPLETED ON AUGUST 17, 2024.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 108,066 FEET.

TYPE OF SURVEY DEPICTED ON THIS PLAT:

A COMBINATION OF FOUR EXISTING TRACTS OF LAND, LOTS 1, 2 & 3 OF BEND OF THE RIVER SUBDIVISION AND LOT 28, BLOCK "B" OF VICTORIA WOODS SUBDIVISION.

THIS TRACT IS SUBJECT TO TOWNS COUNTY SUB-DIVISION REGULATIONS ARTICLE III SECT. 301(Z) BEING LESS THAN 4 LOTS.

DATE 8-20-24 2 SIGNATURES REQUIRED

SURVEYORS CERTIFICATION

AS REQUIRED BY SUBSECTION (c) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS 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 STANDARDS 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.

GEORGIA PROFESSIONAL LAND SURVEYOR No. 2788 W. GARY KENDALL

W. GARY KENDALL GA RLS No. 2788 — DATE 8/20/2024

GRAPHIC SCALE 1" = 50'
50 0 50 100

2.845 ACRES
LOT 1
(REVISED)
BEND OF THE RIVER SUBDIVISION

PLAT OF SURVEY PREPARED FOR:

DAVID NORRIS

LOCATED IN:
LAND LOTS 159 & 184
18th DISTRICT
1st SECTION
TOWNS COUNTY
GEORGIA

NORTHSTAR
SURVEYING & MAPPING, Inc.
375 N MAIN ST
HIAWASSEE, GEORGIA 30546
PHONE: 706 896-9090

JOB No. 20096.3
DATE: AUGUST 19, 2024
REVISED:
SCALE: 1" = 50'