

P2019000128
BK:2019 PG:133-133

FILED IN OFFICE
CLERK OF COURT
08/07/2019 05:04 PM
RITA HARKINS, CLERK
SUPERIOR COURT
LUMPKIN COUNTY, GA

Rita Harkins

6232385319
PARTICIPANT ID

THIS BLOCK RESERVED FOR THE CLERK
OF THE SUPERIOR COURT

1. HORIZONTAL DATUM IS GEORGIA STATE WEST ZONE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83), UNLESS OTHERWISE NOTED ON THE NORTH ARROW
2. VERTICAL DATUM IS NORTH AMERICAN VERTICAL OF 1988 (NAVD88)
3. ALL DEED BOOK REFERENCES SHOWN HEREON ARE RECORDED IN THE CLERK OF SUPERIOR COURT'S OFFICE OF LUMPKIN 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 MICHAEL S. KELLEY RLS #2313 AND ARE NOT GUARANTEED AS TO THE ACCURACY OR COMPLETENESS
5. STRUCTURES VISIBLE ON THE DATE OF SURVEY ARE SHOWN HEREON
6. LOCATIONS ARE ACCURATE ONLY WHERE DIMENSIONED
7. THIS PROPERTY MAY CONTAIN WETLANDS. ALL WETLANDS ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS AND/OR THE STATE OF GEORGIA DEPARTMENT OF NATURAL RESOURCES. LOT OWNERS ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE PROTECTED AREAS WITHOUT THE PROPER PERMIT APPLICATION AND APPROVAL
8. THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NO. 13187C0275D 04/04/2018
9. THE CERTIFICATION AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OF GUARANTEE
10. THIS SURVEY COMPLES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICE 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.

SURVEY DATA

NOTE:
THIS SURVEYOR DOES NOT GUARANTEE
THAT ALL EASEMENTS THAT MAY AFFECT
THIS PROPERTY ARE SHOWN.

TOTAL AREA = 4.44 ACRES
E.O.C. PLAT = 1 IN 100000
E.O.C. FIELD = 1 IN 19350
ANGLE ERROR = 25 PER ANGLE POINT
ADJUSTED BY COMPASS RULE
EQUIPMENT USED : TOPCON GPT 1003
TOTAL STATION
FIELD WORK COMPLETED ON: 06-09-18

REFERENCES:

PLAT BOOK 1 PAGE 143
DEED BOOK 1360 PAGE 406

LEGEND:
LL = LAND LOT LINE
IPS = IRON PIN SET #4 REBAR
IPF = IRON PIN FOUND
C/L = CENTER LINE
N/F = NOW OR FORMERLY
R/W = RIGHT OF WAY
P/L = PROPERTY LINE
F = FIRE HYDRANT
W = WATER METER
SD = STORM DRAIN

SURVEYORS CERTIFICATION

AS REQUIRED BY SUBSECTION (c) OF O.C.G.A. SECTION 15-6-67, THE REGISTERED LAND SURVEYOR HEREBY CERTIFIES THAT THIS MAP, PLAT, OR PLAN HAS BEEN APPROVED FOR FILING IN WRITING BY ANY AND ALL APPLICABLE MUNICIPAL, COUNTY, OR MUNICIPAL-COUNTY PLANNING COMMISSIONS OR COUNTY GOVERNING AUTHORITIES OR THAT SUCH GOVERNMENTAL BODIES HAVE AFFIRMED IN WRITING THAT APPROVAL IS NOT REQUIRED.

THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS MAP, PLAT, OR PLAN FOR FILING:

PLANNING DEPARTMENT _____
HEALTH DEPARTMENT _____
ENGINEERING _____
FIRE DEPARTMENT _____
WATER DEPARTMENT _____



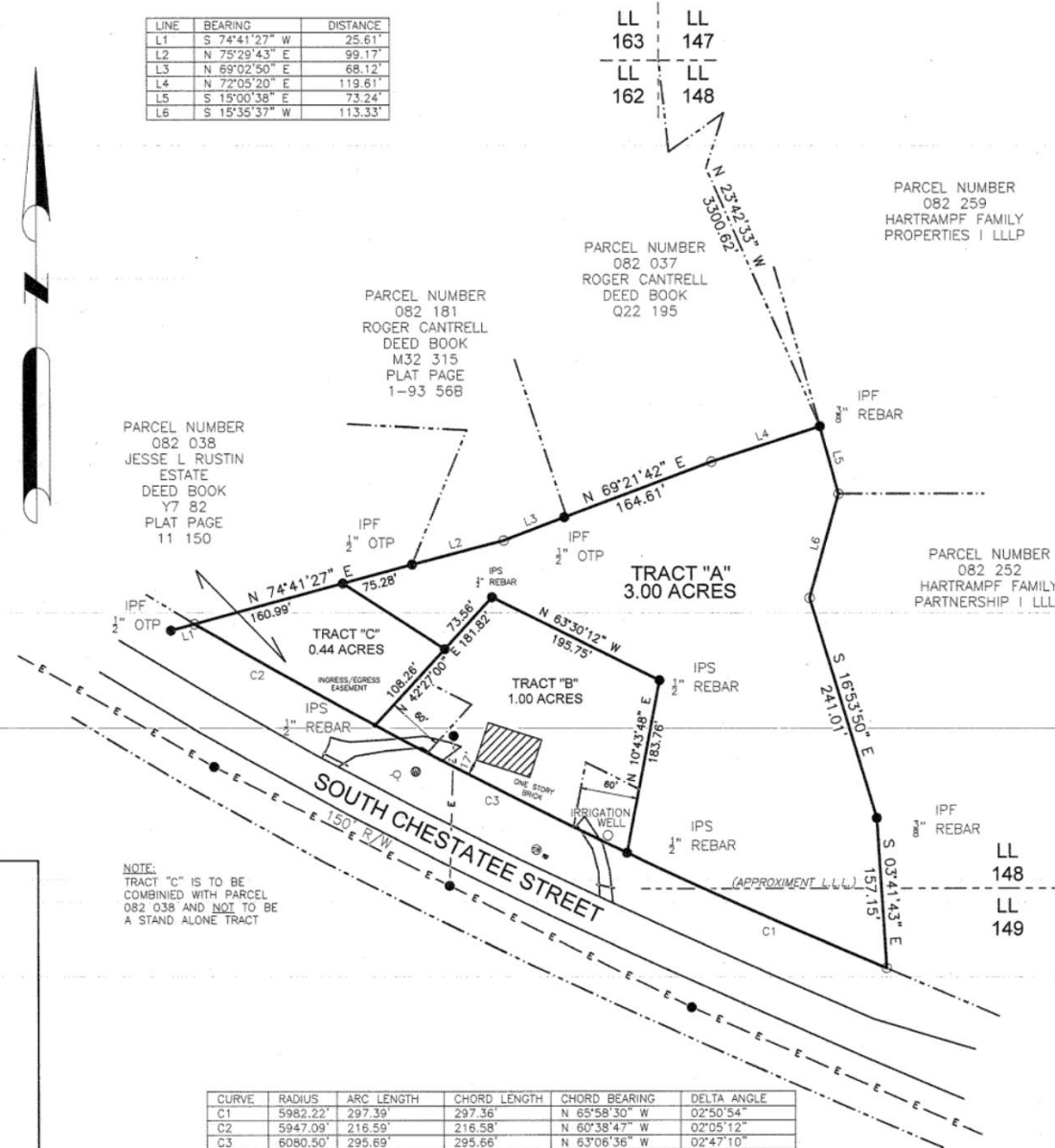
SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER AS TO INTENDED USE OF ANY PARCEL. THE REGISTERED LAND SURVEYOR FURTHER CERTIFIES THAT THIS MAP, PLAT, OR PLAN COMPLIES WITH THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE GEORGIA SUPERIOR COURT CLERK'S COOPERATIVE. THE APPROVAL SIGNATURES ABOVE WERE NOT IN PLACE WHEN THIS SURVEY WAS ISSUED AND ARE TO BE PROPERLY OBTAINED PRIOR TO RECORDING.

"As required by subsection (d) 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 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."

MICHAEL STEWART KELLEY GA RLS #2313

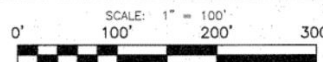
06/11/2018

LINE	BEARING	DISTANCE
L1	S 74°41'27" W	25.61'
L2	N 75°29'43" E	99.17'
L3	N 69°02'50" E	68.12'
L4	N 72°05'20" E	119.61'
L5	S 15°00'58" E	73.24'
L6	S 15°35'37" W	113.33'



NOTE:
TRACT "C" IS TO BE
COMBINED WITH PARCEL
082 038 AND NOT TO BE
A STAND ALONE TRACT

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	5982.22'	297.39'	297.36'	N 65°58'30" W	02°50'54"
C2	5947.09'	216.59'	216.58'	N 60°38'47" W	02°05'12"
C3	6080.50'	295.69'	295.66'	N 63°06'36" W	02°47'10"



The division of land as indicated on this Plat has been reviewed and determined to be in compliance with the Regulations of Lumpkin County and is approved for recording.

Planning Director

7/30/19
Date

PLAT OF SURVEY FOR

DEBBIE H. JOHNSON L.L.C.

4.44 ACRES

LAND LOTS 148 & 149 11TH LAND DISTRICT
ORIGINALY HALL
LUMPKIN COUNTY, GEORGIA

DRAWING - #C0511-18
DRWG NAME: JOHNSONH18
COGO NAME: JOHNSONH18
FIELD BOOK: EXPLORER
DRAWN BY RPK

SHEET
1
OF 1

MICHAEL S. KELLEY
R.L.S. #2313

323 MARTIN BYERS ROAD
DAHLONEGA, GA 30533
(706) 864-8639
kelleyssurveying@gmail.com

NO.	REVISION DESCRIPTION	BY	DATE
1	LOT CHANGE	RPK	5/12/19
2	LOT CHANGE	RPK	5/29/19
3	LOT CHANGE	RPK	7/10/19