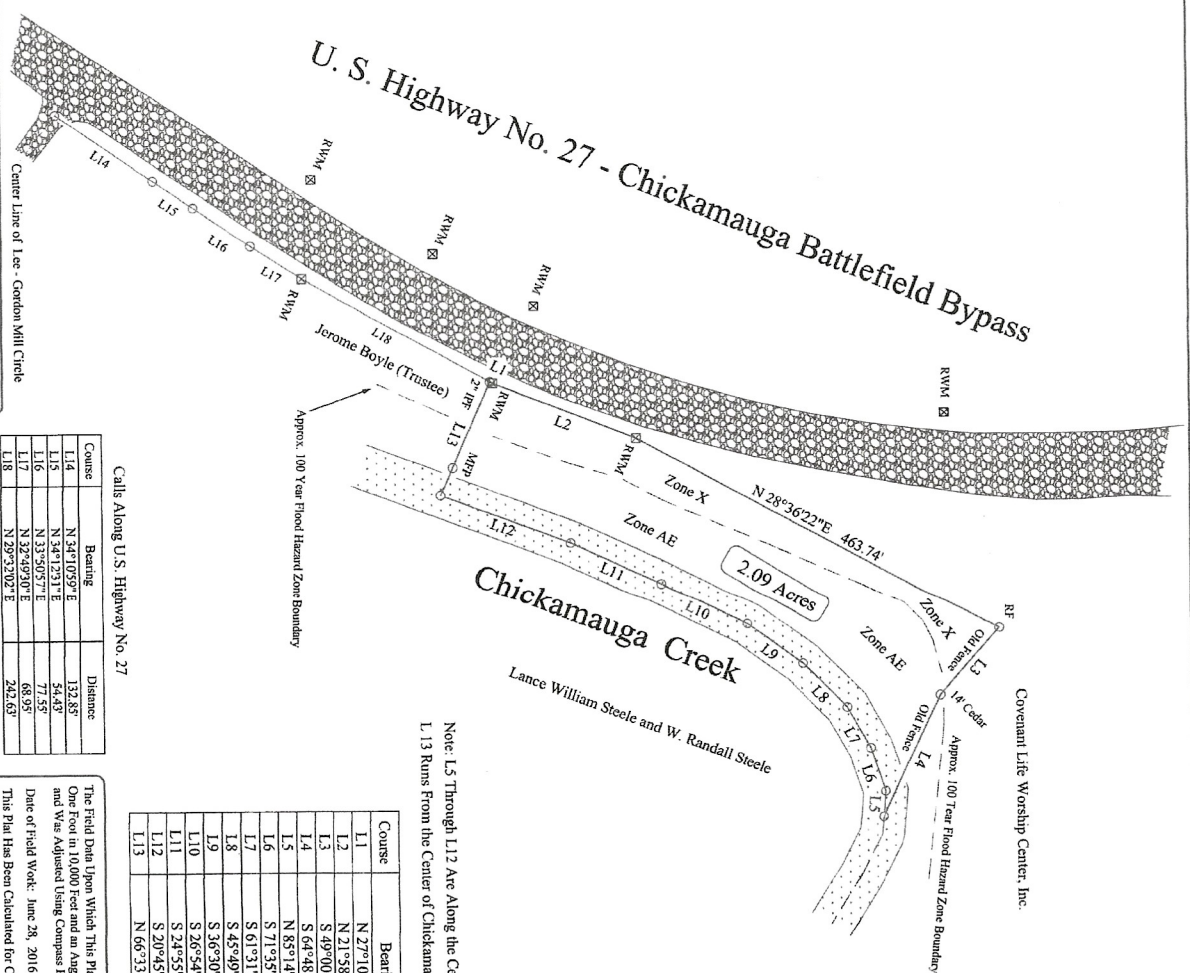


Vicinity Map (for reference only)



Note: L5 Through L12 Are Along the Center of Chickamauga Creek  
L 13 Runs From the Center of Chickamauga Creek to the 2" Pipe at the Highway

Course	Bearing	Distance
L1	N 27°10'21" E	3.22'
L2	N 21°58'25" E	174.39'
L3	S 49°00'18" E	101.85'
L4	S 64°48'35" E	153.56'
L5	N 83°14'50" W	29.01'
L6	S 71°35'05" W	51.66'
L7	S 61°31'54" W	54.21'
L8	S 45°49'03" W	70.25'
L9	S 36°50'01" W	77.82'
L10	S 26°54'18" W	108.39'
L11	S 24°55'49" W	112.21'
L12	S 20°45'26" W	156.62'
L13	N 66°33'23" W	142.24'

Course	Bearing	Distance
L14	N 34°10'59" E	132.85'
L15	N 34°12'31" E	54.43'
L16	N 33°05'57" E	77.59'
L17	N 32°49'20" E	68.95'
L18	N 29°23'02" E	242.63'

Call: Along U.S. Highway No. 27

According to "FEMA" Map Community-Flood No. 1328C0044D, dated September 5, 2007, PART of this property IS subject to the 100 Year Flood Hazard Zone.

Tax Map: 1-26 Parcel: 12 The property is zoned: CTR-1

RF - Right of Way  
MP - Mapped Flood  
NS - North or South  
RT - Right of Way  
AT - Angle from Found  
CTP - Chain Top Pipe Found  
RWA - Right-of-Way Monument  
BWA - Back of Wall Monument

Building setback requirements: FRONT SETBACK line is 60' from the center of a county road and 35' from the R/W of a state highway. SIDE & REAR SETBACK lines are 15' from property lines.

Any additional development involving land disturbance, including but not limited to clearing, may require a soil conservation and sedimentation control plan and a storm water management plan before any permits are issued. All development involving land disturbance (such as clearing, etc.) is required to be done in accordance with the best management practices (BMPs) to ensure that no soil leaves their site or enters into STATE WATERS.

The property shown on this plat is subject to ZONING REGULATIONS and may be subject to approval, if dividing property by the Walker County Planning Office, 706-638-4048. A zoning variance may or may not be required to divide this property.

FOR UTILITIES PROTECTION call 800-352-7111 before you dig, drill or blast.

FOR NEW DRIVEWAYS on a Georgia State Highway, Call Drawers Permit Engineer at 770-387-5606, if applicable.

This plat is subject to all existing utilities, above or below ground and existing easements both written and unwritten, that may affect this location.

In the absence of public utility easement system, the use of individual septic tank systems must be approved by the COUNTY ENVIRONMENTAL HEALTH DEPARTMENT. Said approval is based on existing soil types and topography of the potential sites.

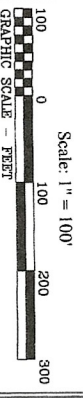
# Plat of Survey for

**Victoria S. Scoggins**

Being in Land Lot 242,  
9th District, 4th Section,  
Walker County, Georgia



I hereby certify that this drawing represents the results of an on-site field survey of the within described property and was conducted and prepared by me or under my direct supervision.



## CAMPBELL SURVEYING & MAPPING

108 West Lafayette Square  
Suite 202, A.R. Hale Building  
Lafayette, Georgia 30728  
(706) 638-3959 Fax: (706) 638-0927  
info@campbellsurveying.biz  
JOB NO. 1651

Date of Plat: July 12, 2016

Physical Address of Property: Just South of 7001 U.S. Hwy 27  
Chickamauga, Georgia 30707

This drawing is the property of the surveyor and may not be reproduced without written permission from Campbell Surveying & Mapping.

The Field Data Upon Which This Plat is Based Has a Closure Precision of One Foot in 10,000 Feet and an Angular Error of 5 Seconds per Angle Point and Was Adjusted Using Compass Rule.

Date of Field Work: June 28, 2016

This Plat Has Been Calculated for Closure and is Found to be Accurate Within One Foot in 100,000 Feet.

Equipment Used for Angular and Linear Measurements:  
Topcon 225 Series Total Station

