

eFiled & eRecorded  
DATE: 12/14/2018  
TIME: 1:28 PM  
PLAT BOOK: 02018  
PAGE: 00176  
RECORDING FEE: 8.00  
PARTICIPANT ID: 0121000214  
CLERK: Dena M. Adams  
White County, GA

# DIVISION SURVEY

D.B. 60/P.G. 58, P.B. 16/P.G. 17

SURVEYORS:  
LOVELL, STROUD AND  
ASSOCIATES, LLC  
P.O. BOX 906  
CLARKESVILLE, GA. 30523  
R.L.S. #1593, #3094  
CERTIFICATE OF  
AUTHORIZATION  
NUMBER - LSF 000298  
TELEPHONE - (706)754-9422

MAP PREPARED FOR  
**JEFF SIDWELL**  
AND  
**ERIN FIGHT**

WHITE COUNTY  
GEORGIA

EMAIL ADDRESS - ldmh1@windstream.net

DATE: DECEMBER 12, 2018  
REVISED:  
LAND LOT: 44 & 45  
DISTRICT: 3RD  
COUNTY OF WHITE  
FILE # 3847E  
FIELD BOOK # 523-PSION  
INSTRUMENTS USED:  
TOPCON GTS-211D  
SCALE - 1"=100'  
SYMBOLS:  
O.T.P. = OPEN TOP PIPE  
I.P.F. = IRON PIN FOUND  
I.P.S. = IRON PIN SET  
(5/8" RE-BAR)  
C.M. = CONCRETE MONUMENT

## SURVEYOR'S CERTIFICATE

AS REQUIRED BY SUBSECTION (4) OF O.C.G.A. 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 SURVEYING AND MAPPING ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

12/13/18  
SCOTT STROUD, GA PLS H3094 DATE

## NOTES:

- 1) ALL BOUNDARY AND EXISTING IMPROVEMENT LOCATIONS TAKEN FROM A PLAT PREPARED FOR P. HAMILTON SCHWARTZ BY LOVELL, DUNNALL, MILLER & ASSOCIATES, INC. DATED JANUARY 19, 2001.
- 2) PROPERTY SERVED BY INDIVIDUAL WELL AND SEPTIC.
- 3) PROPERTY IS SUBJECT TO ALL EASEMENTS, RIGHT OF WAYS AND RESTRICTIONS OF RECORD, WRITTEN AND UNWRITTEN.
- 4) FIELDWORK THIS DATE FOR DIVISION LINE ONLY. FIELDWORK COMPLETED DECEMBER 12, 2018.

PART OF THIS PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA PER THE FIRM OF WHITE COUNTY, GEORGIA AND INCORPORATED AREAS:  
COMMUNITY NO. 130191 PANEL 1331100100  
WITH AN EFFECTIVE DATE OF 1/5/2018

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN:  
TRACT 1 - 605,369 FEET.  
TRACT 2 - 263,242 FEET.

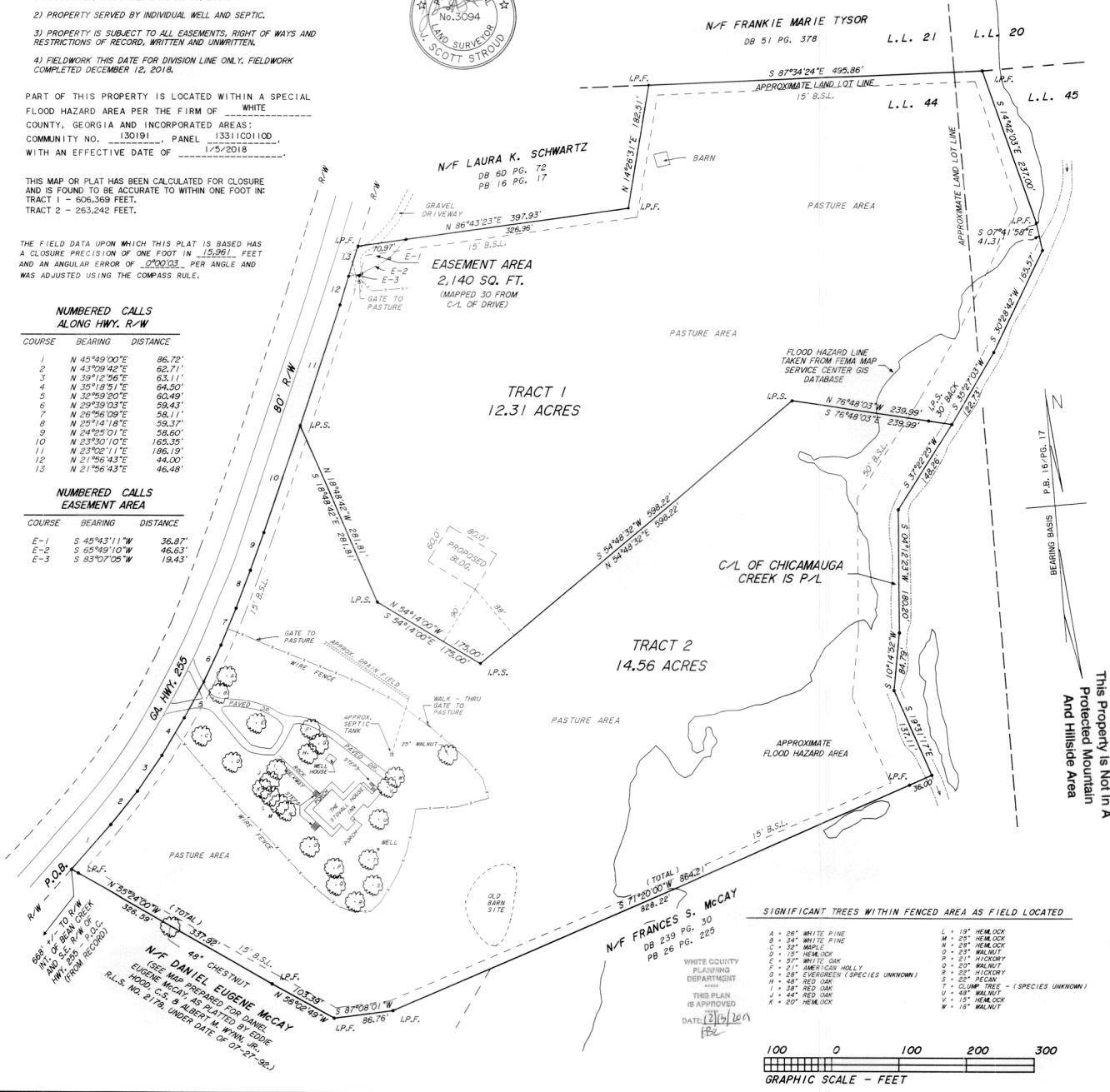
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 15,981 FEET AND AN ANGULAR ERROR OF 0.00003 PER ANGLE AND WAS ADJUSTED USING THE COMPASS RULE.

### NUMBERED CALLS ALONG HWY. R/W

| COURSE | BEARING      | DISTANCE |
|--------|--------------|----------|
| 1      | N 45°49'00"E | 86.72'   |
| 2      | N 43°09'42"E | 62.71'   |
| 3      | N 39°12'56"E | 63.11'   |
| 4      | N 35°18'51"E | 64.50'   |
| 5      | N 32°49'20"E | 60.49'   |
| 6      | N 29°39'03"E | 59.43'   |
| 7      | N 26°56'09"E | 58.11'   |
| 8      | N 25°14'18"E | 59.37'   |
| 9      | N 24°25'01"E | 56.60'   |
| 10     | N 23°50'10"E | 165.35'  |
| 11     | N 23°02'11"E | 186.19'  |
| 12     | N 21°56'43"E | 44.00'   |
| 13     | N 21°56'43"E | 46.48'   |

### NUMBERED CALLS EASEMENT AREA

| COURSE | BEARING      | DISTANCE |
|--------|--------------|----------|
| E-1    | S 45°43'11"W | 36.87'   |
| E-2    | S 65°49'10"W | 46.63'   |
| E-3    | S 83°07'02"W | 18.43'   |



### SIGNIFICANT TREES WITHIN FENCED AREA AS FIELD LOCATED

|                                     |                                    |
|-------------------------------------|------------------------------------|
| A = 26' WHITE PINE                  | L = 19' HEMLOCK                    |
| B = 34' WHITE PINE                  | M = 25' HEMLOCK                    |
| C = 20' MAPLE                       | N = 28' HEMLOCK                    |
| D = 15' HEMLOCK                     | O = 25' WALNUT                     |
| E = 21' WHITE OAK                   | P = 21' VICTORY                    |
| F = 21' AMERICAN HOLLY              | Q = 20' WALNUT                     |
| G = 28' EVERGREEN (SPECIES UNKNOWN) | R = 25' VICTORY                    |
| H = 48' RED OAK                     | S = 22' PECAN                      |
| I = 34' RED OAK                     | T = CLUMP TREE - (SPECIES UNKNOWN) |
| J = 44' RED OAK                     | U = 48' WALNUT                     |
| K = 20' HEMLOCK                     | V = 15' HEMLOCK                    |
|                                     | W = 16' WALNUT                     |