P2018000171
FILED IN OFFICE
CLERK OF COURT
08/15/2018 08:01 AM
RITA HARKINS, CLERK
SUPERIOR COURT
LUMPKIN COUNTY, GA
BK:2018 PG:172-172

Rita Harkins
3433540228
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 OWNER'S 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 AMD/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 IS A SPECIAL FLOOD HAZARD AREA PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NO. 13187 C0275C
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 OF IMPLIED WARRANTY OF GUARANTEE.
10. THIS SURVEY COMPLIES 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

TOTAL AREA = 3.06 ACRES
E.O.C.PLAT = 1 IN <100000
E.O.C.FIELD = 1 IN 19350
ANGLE ERROR = 2" PER ANGLE POINT
ADJUSTED BY : COMPASS RULE
EQUIPMENT USED : TOPCON GPT 1003 TOTAL STATION
FIELD WORK COMPLETED ON: 1-27-2018

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

LEGEND:
LLL = 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

REFERENCES:

PLAT BOOK 6 PAGE 80
DEED BOOK 1319 PAGE 597

SURVEYORS CERTIFICATION

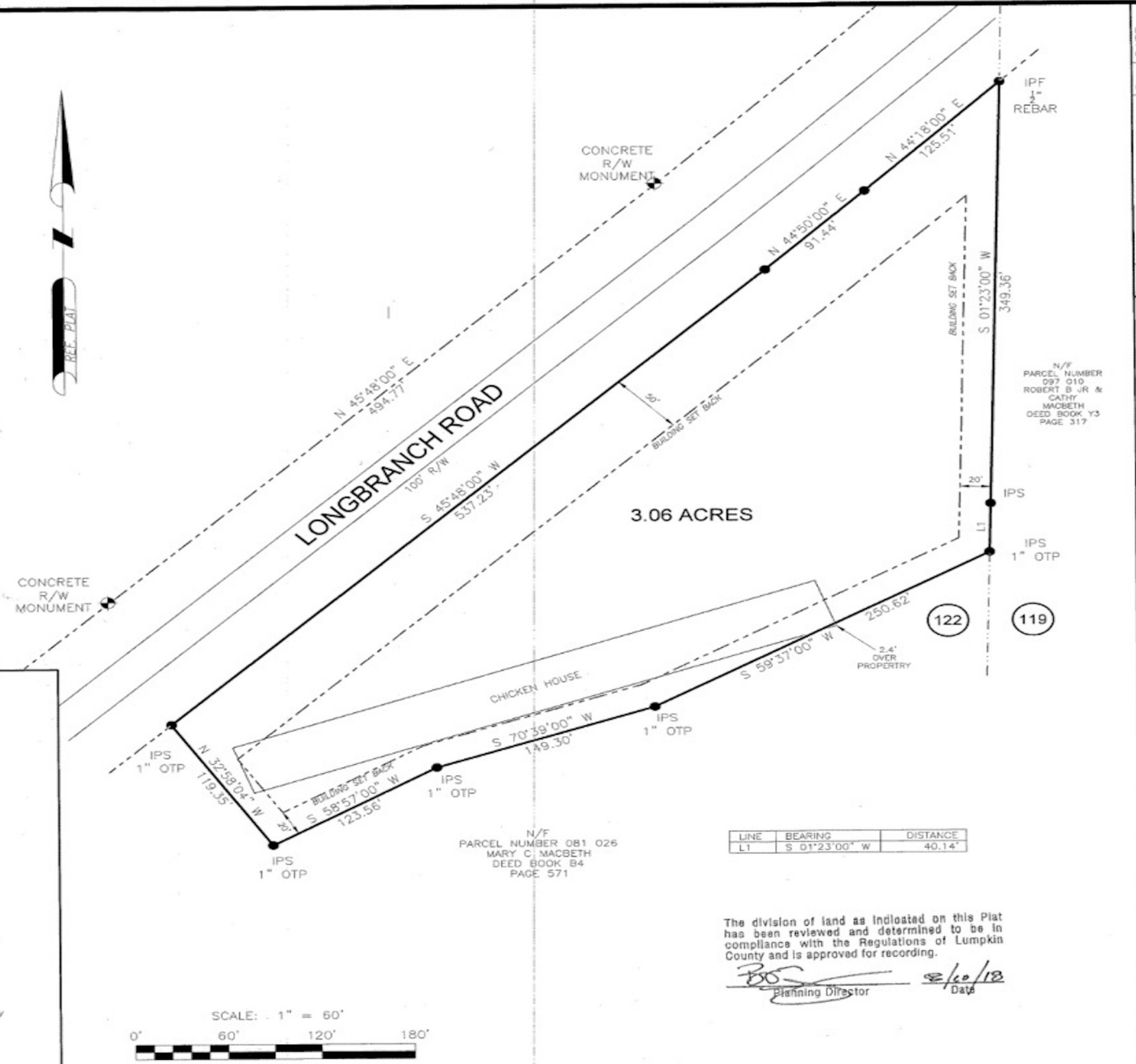
AS REQUIRED BY SUBSECTION (c) OF O.C.G.A. SECTION 15-6-67, THE REGISTERED LAND SURVEYOR HEREBY CERTIFIES THAT THIS MAP, PLAT, OR PLAN HAS BEEN APPROVED FOR FILING IN WRITING BY ANY AND ALL APPLICABLE MUNICIPAL, COUNTY, OR MUNICIPAL-COUNTY PLANNING COMMISSIONS OR COUNTY GOVERNING AUTHORITIES OR THAT SUCH 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 _____

GEORGIA PROFESSIONAL RLS #2313 LAND SURVEYOR MICHAEL STEWART KELLEY

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 CLERKS' 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 08/10/2018



LINE	BEARING	DISTANCE
L1	S 01°23'00" W	40.14'

SCALE: 1" = 60'
0' 60' 120' 180'

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 8/10/18 Date

NO.	REVISION DESCRIPTION	BY	DATE

MICHAEL S.KELLEY
R.L.S.#2313
323 MARTIN BYERS ROAD
DAHLONEGA, GA. 30533 (706) 864-8639)
kelleysurveying@gmail.com

PLAT FOR
RAJRATNA L.L.C.
3.06 ACRES
PARCEL NUMBER 081 027
LAND LOT 122 11TH LAND DISTRICT
ORIGINALLY HALL
LUMPKIN COUNTY, GEORGIA

DRAWING #C0810-18
DRWG NAME: JOHNSON3
COGO NAME: JOHNSON3
FIELD BOOK: EXPLORER
DRAWN BY RPK

SHEET 1 OF 1