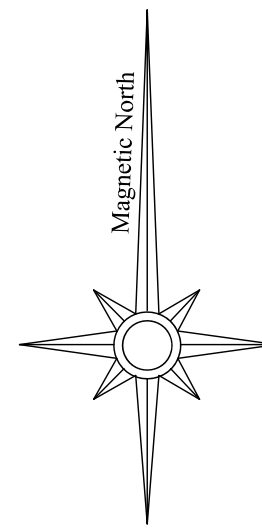
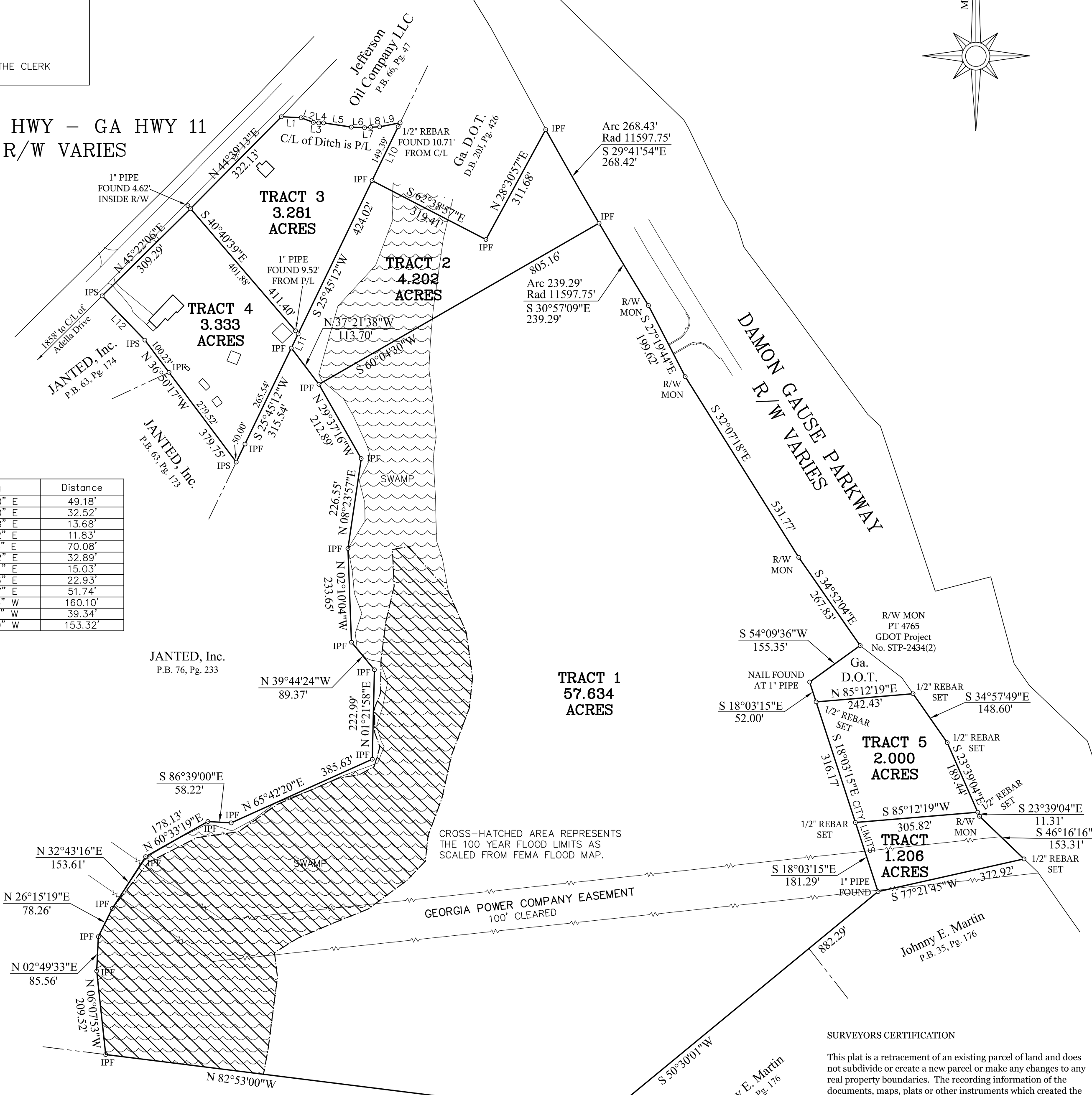


THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.



WINDER HWY - GA HWY 11
R/W VARIES

Course	Bearing	Distance
L1	S 86°57'50" E	49.18'
L2	S 69°24'50" E	32.52'
L3	S 84°00'48" E	13.68'
L4	N 89°18'52" E	11.83'
L5	S 81°19'05" E	70.08'
L6	S 87°28'42" E	32.89'
L7	N 85°47'31" E	15.03'
L8	N 87°13'36" E	22.93'
L9	N 78°53'17" E	51.74'
L10	S 25°50'55" W	160.10'
L11	S 25°45'12" W	39.34'
L12	N 43°55'50" W	153.32'



Notes:

- 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.
- This survey was prepared without the benefit of a title search. This property is subject to any concerns of which a title search would reveal.
- This property is subject to any easements, restrictions, right-of-ways, or any other encumbrances, both public and private.
- This plat represents that tract of land designated as Map & Parcel 069 007 & 069 007A, according to Jackson County Tax Assessors.
- Reference for subject tract is Plat Book 76, Page 233.
- The 100 Year Flood Prone Limits shown on this plat were taken from Flood Map No. 13157C0255C, effective date December 17, 2010.
- IPF - 1/2" Rebar Found

SURVEYORS CERTIFICATION


This plat is a retracement of an existing parcel of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. 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.

Christopher J. Carlan
Christopher J. Carlan Ga RLS #3003

BOUNDARY SURVEY
FOR
JACKSON SEVEN HILLS LLC
LOCATED WITHIN
City of Jefferson
G.M.D. 245
Jackson County, Georgia
Scale: 1" = 200' January 31, 2024

- The field data upon which this plat is based has a closure precision of one foot in 34,128 foot and an angular error of .04" per angle point and was adjusted using the Compass Rule.
 - This plat has been calculated for closure and is found to be accurate within one foot in 530,674 feet.
 - The field equipment used in this survey was a Topcon DTM-520 Total Station.
 - The Field Work was completed 1/26/24.
- 200 0 200 400 600
GRAPHIC SCALE - FEET


CARLAN
LAND SURVEYORS
970 SOUTH BROAD STREET
COMMERCE, GA 30529
(706)336-5959


JOB NO. 15-074 P.B. B-1059