

eFiled & eRecorded

DATE: 7/27/2018

TIME: 10:00 AM

PLAT BOOK: 64

PAGE: 00273

RECORDING FEE: 8.00

PARTICIPANT ID: 0190964195

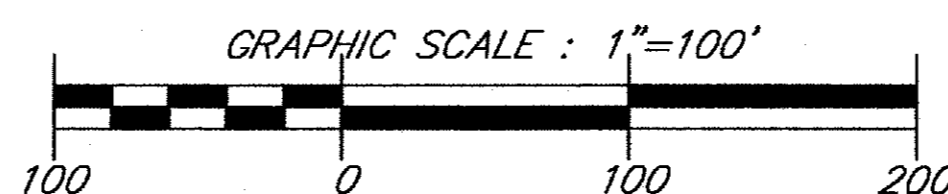
CLERK: Regina B. McIntyre

Barrow County, GA

THIS BLOCK IS RESERVED FOR THE CLERK OF SUPERIOR COURTS

SURVEYOR'S NOTES:

- 1.) 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 as amended by HB1004 (2016), in that where a conflict exists between those two sets of specifications, the requirements of law prevail.
- 2.) This survey was prepared without the benefit of a title search. This property is subject to any concerns of which a title survey would reveal.
- 3.) This property is subject to any easements, restrictions, right-of-ways, or any other encumbrances, both public and private.
- 4.) This plat represents part of that tract of land designated as Map & Parcel XX052 105, according to Barrow County Tax Assessors.
- 5.) No National Geodetic Survey monuments found within 500 feet of subject property.



FLOOD NOTE

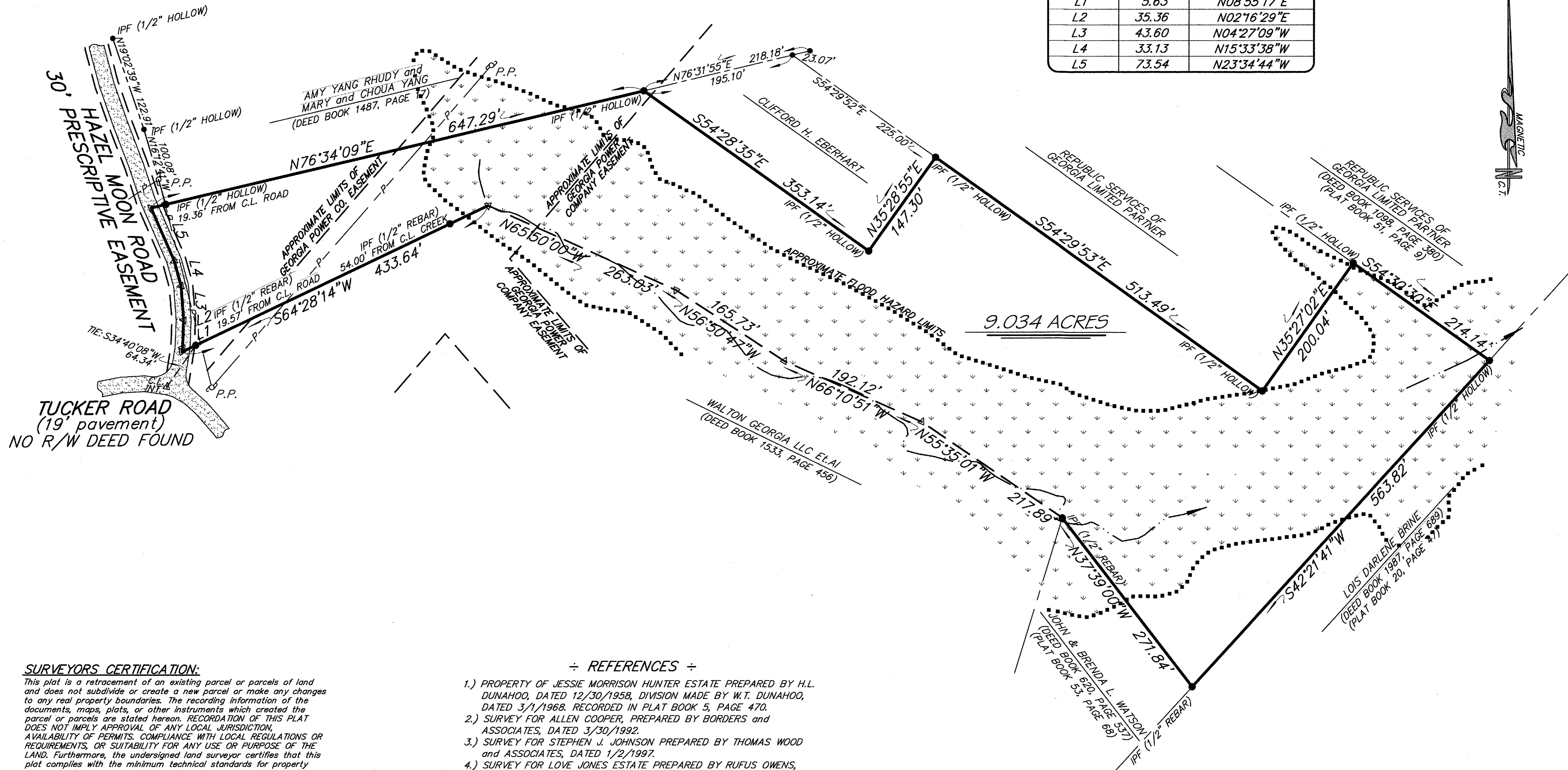
FLOOD HAZARD AREA EXISTS ON SITE AS PER F.I.R.M. COMMUNITY PANEL No. 13013C0110C & 13013C0110C, DATED DECEMBER 18, 2009.

LEGEND

- IPF = IRON PIN FOUND
- IPS = IRON PIN SET (1/2" REBAR)
- P.L. = PROPERTY LINE
- C.L. = CENTERLINE
- B.L. = BUILDING LINE
- L.L.L. = LAND LOT LINE
- R/W = RIGHT OF WAY
- P- = POWER LINE
- T- = TELEPHONE LINE
- W- = WATER LINE
- S- = SEWER LINE
- C- = CABLE T.V.
- x-x- = FENCE
- M.H. = MANHOLE
- F.H. = FIRE HYDRANT
- E.E. = EXISTING ELEV.
- F.E. = FINISHED ELEV.
- P.P. = POWER POLE
- D.E. = DRAINAGE EASEMENT
- S.E. = SEWER EASEMENT
- H.W. = HEAD WALL
- C.B. = CATCH BASIN
- P.T. = POINT OF TANGENCY
- P.C. = POINT OF CURVATURE
- R. = RADIUS
- C.M.F. = CONCRETE MONUMENT FOUND
- Δ = POINT ONLY
- T.F. = TOTAL FRONTAGE

The survey was prepared in conformity with The Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67.

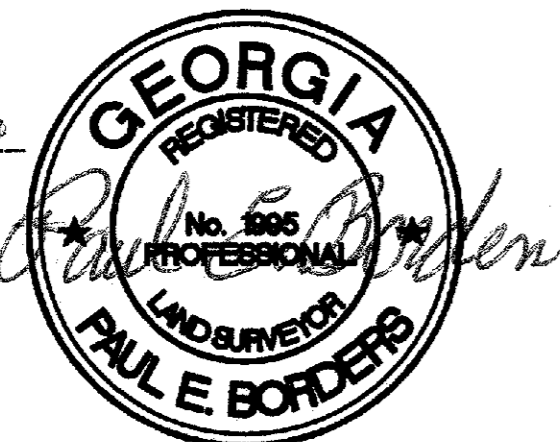
LINE	LENGTH	BEARING
L1	5.63	N08°55'17"E
L2	35.36	N02°16'29"E
L3	43.60	N04°27'09"W
L4	33.13	N15°33'38"W
L5	73.54	N23°34'44"W



SURVEYORS CERTIFICATION:

This plat is a retracement of an existing parcel or parcels 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 Boards of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A Section 15-6-67

Paul E. Borders
Paul E. Borders (GA RLS #1995)
JUNE 21, 2018
Date



REFERENCES

- 1.) PROPERTY OF JESSIE MORRISON HUNTER ESTATE PREPARED BY H.L. DUNAHOO, DATED 12/30/1958, DIVISION MADE BY W.T. DUNAHOO, DATED 3/1/1968. RECORDED IN PLAT BOOK 5, PAGE 470.
- 2.) SURVEY FOR ALLEN COOPER, PREPARED BY BORDERS and ASSOCIATES, DATED 3/30/1992.
- 3.) SURVEY FOR STEPHEN J. JOHNSON PREPARED BY THOMAS WOOD and ASSOCIATES, DATED 1/2/1997.
- 4.) SURVEY FOR LOVE JONES ESTATE PREPARED BY RUFUS OWENS, RECORDED 3/23/1999 IN PLAT BOOK 51, PAGE 9.
- 5.) PROPERTY OF ERNEST MORRISON ESTATE PREPARED BY H.L. DUNAHOO, DATED 1/3/1962. RECORDED IN PLAT BOOK 4, PAGE 178.
- 6.) SURVEY FOR LAYETTE MATTOX PREPARED BY BORDERS and ASSOCIATES, DATED 4/26/1985. RECORDED IN PLAT BOOK 31, PAGE 192.
- 7.) SURVEY FOR ROBERT W. ROWLAND and JAMES ROWLAND PREPARED BY THOMAS WOOD and ASSOCIATES, DATED 11/28/1983. RECORDED IN PLAT BOOK 21, PAGE 113.
- 8.) PLAT BOOK 1, PAGE 46.
- 9.) DEED BOOK 1487, PAGE 17-19

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 23,680' AND AN ANGLE ERROR OF .2" 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 242,169'. EQUIPMENT USED: TOPCON GTS-312

SURVEY FOR			
BOBBY CHANCEY			
STATE: GEORGIA	COUNTY: BARROW	FIELD WORK COMPLETED: JUNE 14, 2018	GMD: 316
CITY:	LAND LOT: DISTRICT	SCALE: 1 inch = 100 feet	DATE: JUNE 20, 2018
BORDERS AND ASSOCIATES			
LAND SURVEYORS		P.O. BOX 248 WINDER GA., 30680	
PHONE: (770) 867-2802 FAX: (770) 867-9424			