

eFiled & eRecorded  
 DATE: 5/13/2020  
 TIME: 9:46 AM  
 PLAT BOOK: 00070  
 PAGE: 00274  
 RECORDING FEES: \$10.00  
 PARTICIPANT ID: 8886041144  
 CLERK: David C Wall  
 HABERSHAM County, GA



SURVEYORS OF NORTHEAST GEORGIA  
 CERTIFICATE OF AUTHORIZATION # LSF 1149  
 A. WAYNE WORSHAM, R.L.S. #3073  
 711 LAKEVIEW HEIGHTS  
 CORNELIA, GA, 30531  
 OFFICE: (706) 778-5611  
 EMAIL: SURVEYNEGAYAHOO.COM

MAP OR PLAT PREPARED FOR  
**126 PROPERTIES**  
 CITY OF DEMOREST  
 1562 CENTRAL AVE.  
 HABERSHAM COUNTY  
 GEORGIA

FIELDWORK COMPLETED: 03/30/2020  
 PLAT COMPLETED: 04/20/2020  
 REVISED:  
 LAND LOT: 45  
 DISTRICT: 10TH  
 COUNTY OF HABERSHAM  
 FILE # 305  
 FIELD BOOK # 9  
 INSTRUMENT USED:  
 TOPCON GTS-310 SERIES  
 SCALE: 1" = 60'

CERTIFICATION:  
 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 government 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.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 759,712' TRACTS 2 & 3 COMBINED.

R/W = RIGHT OF WAY  
 RB = REBAR RBF = RB FOUND  
 IPS = 1/2" RB W/ CAP  
 POC = POINT OF COMMENCEMENT  
 POB = POINT OF BEGINNING  
 CBX = CABLE BOX  
 CMP = CORRUGATED METAL PIPE  
 PT = PROPANE TANK  
 C/L = CENTER LINE  
 P/L = PROPERTY LINE  
 FH = FIRE HYDRANT  
 LL = LAND LOT  
 N/F = NOW OR FORMERLY  
 WV = WATER VALVE  
 WM = WATER METER  
 CTF = CRIMPED TOP FOUND  
 OTRF = OPEN TOP PIPE  
 PP = POWER POLE  
 LP = LIGHT POLE  
 CO = CLEAN OUT  
 HP = HEAT PUMP  
 RW = RETAINING WALL  
 PBX = POWER BOX  
 CC = CONCRETE



*Rm. Simms  
 City Manager  
 05/13/20*

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 25,322 FEET AND AN ANGULAR ERROR OF 00-00-04" PER ANGLE AND WAS ADJUSTED USING THE COMPASS RULE.

FLOOD NOTE: THIS PROPERTY IS NOT IN A FLOOD HAZARD AREA PER FEMA FLOOD INSURANCE RATE MAP OF HABERSHAM COUNTY, GA. COMMUNITY PANEL NUMBER 13137C0208D EFFECTIVE DATE: JANUARY 5, 2018. NO REVISION DATE.

THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD BOTH WRITTEN AND UNWRITTEN.

