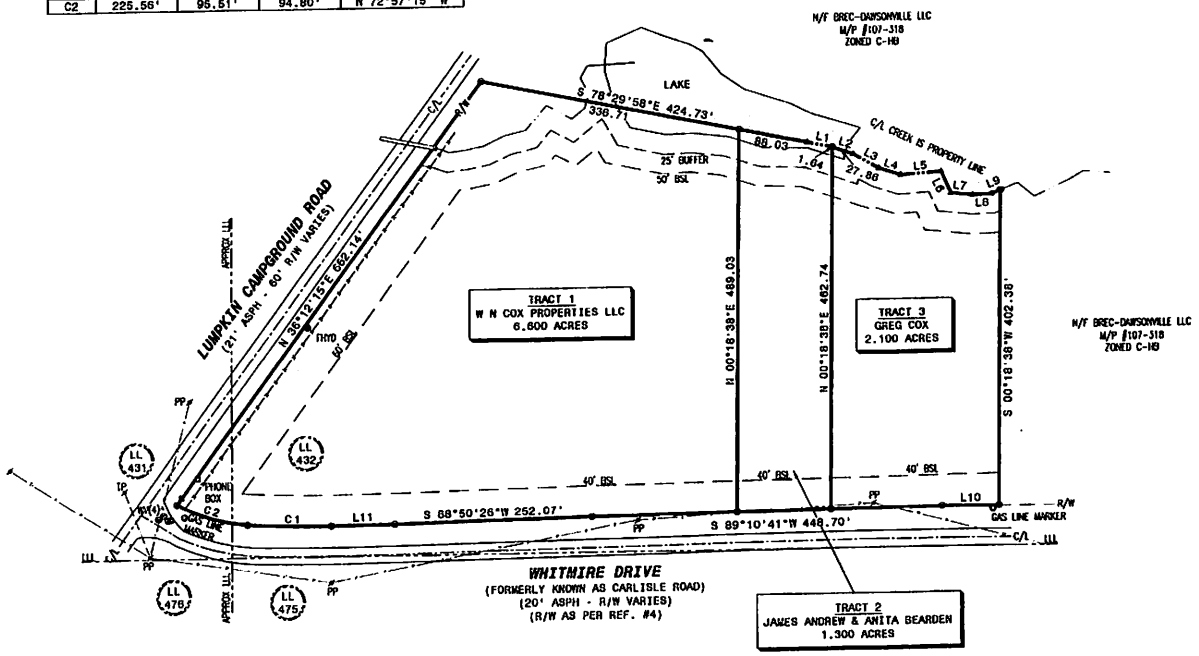
TOTAL = 10.000 ACRES

435,600 SQUARE FEET

LEGEND
BOC = BACK OF CURB
BSL = BUILDING SETBACK LINE
P/L = PROPERTY LINE
R/W = RIGHT OF WAY
LL = LAND LOT
LLL = LAND LOT LINE
N/F = NOW OR FORMERLY
M/P# = TAX MAP / PARCEL NO.
POB = POINT OF BEGINNING
NTS = NOT TO SCALE
IPF = RCSH PIN FOUND
IPS = RCSH PIN SET
CCM MON = CONCRETE MONUMENT
RB = REBAR
CRP = CRIMP TOP PIPE
OTP = OPEN TOP PIPE
SB RCD = SQUARE RCD
AF = ANGLE IRON FOUND
CMP = CORRUGATED METAL PIPE
RCP = REINFORCED CONC. PIPE
WM = WATER METER
WV = WATER VALVE
PP = POWER POLE
LP = LIGHT POLE
PB/BOX = PHONE BOX
U/G = UNDERGROUND
C.O. = SEWER CLEAN-OUT
MB = MAILBOX
SS = SANITARY SEWER
MH = MAN HOLE
FFE = FINISHED FLOOR ELEV
FH = FIRE HYDRANT
--G-- = GAS LINE
--P-- = POWER LINE
--SS-- = SANITARY SEWER LINE
--FM-- = SANITARY FORCE MAIN
--T-- = TELEPHONE LINE
--W-- = WATER LINE
--X-- = FENCE LINE

Course	Bearing	Distance
L1	S 78°09'58" E	31.68'
L2	S 71°07'48" E	29.50'
L3	S 60°22'38" E	38.51'
L4	S 71°54'38" E	29.41'
L5	N 86°12'36" E	51.69'
L6	S 24°53'24" E	30.76'
L7	S 83°59'10" E	27.96'
L8	N 87°41'48" E	23.47'
L9	N 67°23'40" E	12.88'
L10	N 89°41'22" W	72.64'
L11	S 89°13'55" W	81.67'

Curve	Radius	Length	Chord	Chord Bear.
C1	2103.22'	107.61'	107.59'	N 88°26'00" W
C2	225.56'	95.51'	94.80'	N 72°57'15" W



SUBDIVISION PLAT FOR:

W N COX PROPERTIES LLC, JAMES ANDREW & ANITA BEARDEN, & GREG COX

LAND LOT S 431 & 432
S13 DISTRICT
1ST SECTION
DAWSON COUNTY, GEORGIA
PLAT DATE: APRIL 9, 2015
REVISIONS

100 0 100 200 300
GRAPHIC SCALE - 1"=100'

Surveyor's Certificate
"It is hereby certified that this plat is true and correct and was prepared from an actual survey of the property by me, or persons under my supervision; that all monuments shown hereon actually exist or are marked as "future".

By: Nathan M. McClure
Registered Georgia Land Surveyor No. 3066

McCLURE SURVEYING, INC.
2505 JOHNSON DRIVE - SUITE C
CUMMING, GA 30040
O: (470) 297-5592 C: (678) 283-8764
NATHAN@MCCLURESURVEYING.COM
WWW.MCCLURESURVEYING.COM

N

THIS SURVEY AND IT'S FINDINGS DOES NOT CONSIDER A TITLE SEARCH OR TITLE OPINION BY McCLURE SURVEYING, INC. AS LAND SURVEYORS. ALL DATA USED FOR THE LOCATION OF PROPERTY LINES, EASEMENTS, ADJOINING OWNERS, ETC. WAS GARNED FROM PUBLIC RECORDS, THE CLIENT, OR OTHER SOURCES AS REFERENCED. NO ABSTRACT OF TITLE OR TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE PROVIDED TO THE SURVEYOR, UNLESS OTHERWISE NOTED. OTHER DOCUMENTS OR SEARCHES MAY EXIST THAT WOULD AFFECT THIS PROPERTY, AS WITH ANY LAND TRANSACTION, A TITLE SEARCH AND CERTIFICATE IS RECOMMENDED IN CONJUNCTION WITH THIS SURVEY, OR YOU MUST CONSULT A COMPETENT TITLE ATTORNEY.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS OF PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN GEORGIA PLAT ACT O.C.G.A. 15-6-67. AUTHORITY O.C.G.A. SECS 15-6-67, 43-15-4, 43-15-6, 43-15-18, 43-15-22.

PROPERTY OWNER ACKNOWLEDGES THAT ANY SEPTIC SYSTEMS CONFORM TO ALL SETBACK REQUIREMENTS. APPROVAL OF PLAT DOES NOT GUARANTEE THAT THE LOCAL HEALTH DEPARTMENT WILL ISSUE A SEPTIC SYSTEM PERMIT.

STATE WELLS ARE LOCATED ON THIS PROPERTY.

DATE OF SURVEY: MARCH 2, 2015

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 112144 FEET AN ANGULAR ERROR OF 03 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARED METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 169891 FEET.

BEARINGS SHOWN ARE BASED ON ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION AND ARE SUBJECT TO FIELD CONDITIONS.

THE EQUIPMENT USED FOR ANGULAR AND DISTANCE MEASUREMENTS WAS A LEICA ROBOTIC TOTAL STATION, TS12.

THIS PROPERTY IS NOT LOCATED WITHIN THE 100-YEAR FLOOD HAZARD AREA AS PER FLOOD INSURANCE RATE MAP NO. 13085C0225 H, DATED 9/26/2008.

NOTES & REFERENCES
1. TAX MAP/PARCEL #107-318
2. PARCEL IS ZONED C-H3
3. SETBACKS AS SHOWN
4. PLAT FOR BREC 1, LLC, BREC-DAWSONVILLE, LLC, FIRST AMERICAN TITLE INSURANCE COMPANY, CALLOWAY TITLE AND ESCROW, LLC AND SYNOVUS BANK PREPARED BY J.A. PAGE & ASSOCIATES DATED MAY 21, 2013, LAST REVISED JUNE 10, 2013.
5. DEED BOOK 1080 PAGE 130
6. LAND LOT LINES SHOWN AS PER REF. #3.

OWNER MED:

GEORGIA REGISTERED NO. 3066 PROFESSIONAL LAND SURVEYOR NATHAN M. McCLURE

JOB NO. 2015-017