

LEGEND

- CL - CENTER LINE
- CMP - CORRUGATED METAL PIPE
- C&G - CURB AND GUTTER
- DB, PG - DEED BOOK, PAGE
- DWCB - DOUBLE WING CATCH BASIN
- IPF - IRON PIN FOUND
- IPS - IRON PIN SET (1/2"RB)
- LL - LAND LOT
- LL - LAND LOT LINE
- N/F - NOW OR FORMERLY
- OTF - OPEN TOP PIPE
- PP - POWER POLE
- PBX - POWER BOX
- POB - POINT OF BEGINNING
- POC - POINT OF COMMENCEMENT
- PS, PG - PLAT BOOK, PAGE
- PH, PG - PLAT HANGER, PAGE
- PL - PROPERTY LINE
- RB - REBAR
- R/W - RIGHT OF WAY
- SMH - SEWER MAN HOLE
- SWCB - SINGLE WING CATCH BASIN
- TEX - TELEPHONE BOX

NOTES:

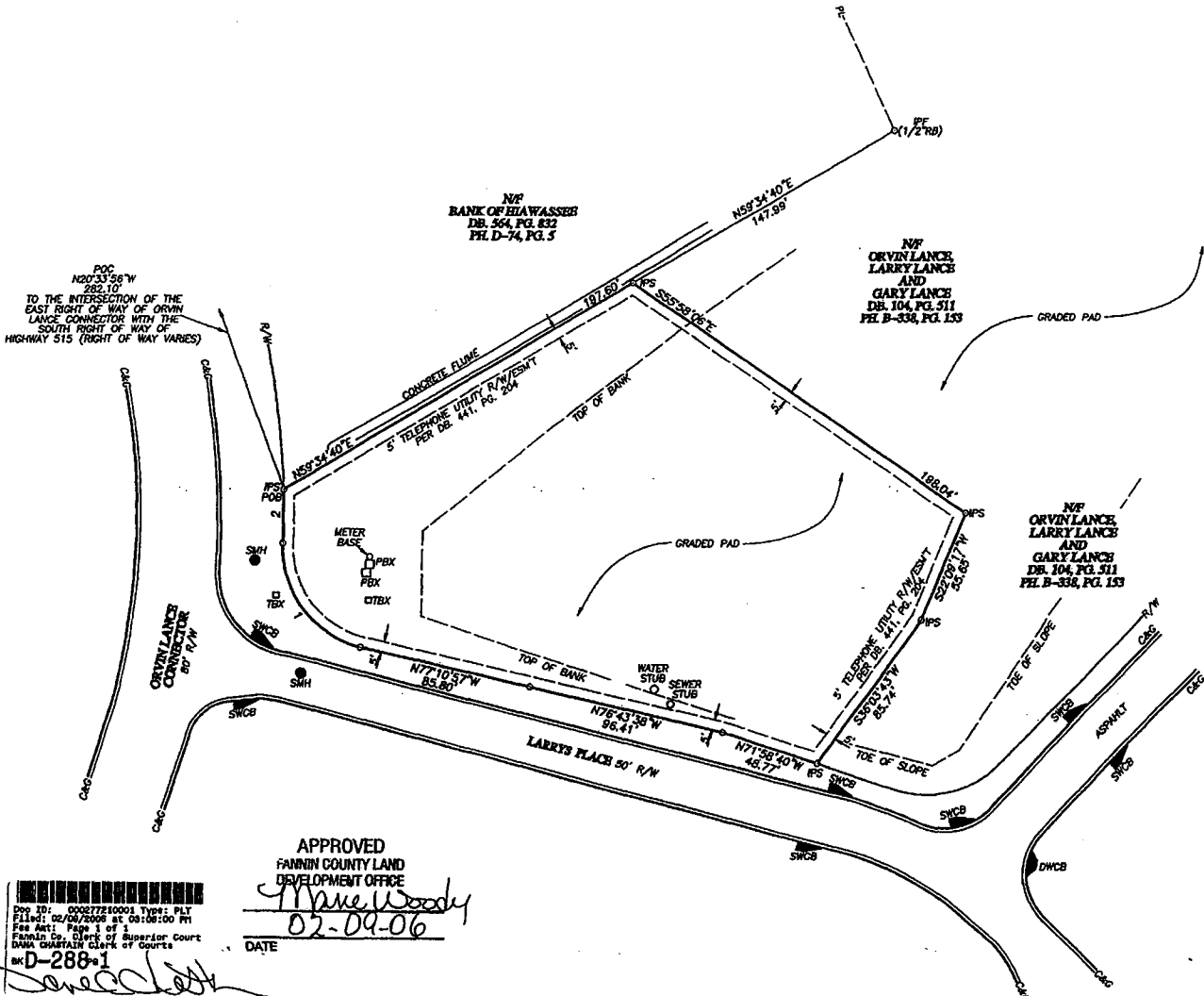
1. This plat is for the use of John Futch any use by third parties is at their own risk.
2. This property may be subject to easements, Rights of Way or restrictions which may exist and not shown hereon. This plat was prepared without the benefit of a current title report.
3. Underground utilities shown hereon, were located from visible evidence only. This property may be affected by utilities not shown on plat. The purpose of this plat is to show property lines, not a complete asbuilt.

The field data dated 09/16/05 & 01/11/06, upon which this plat is based has a closure precision of one foot in 11,240 feet and an angular error of 05 seconds per angle and was adjusted using least squares.

This plat has been calculated for closure and is found to be accurate within one foot in 125,100 feet. A Topcon GTS-313 was used for angular and linear measurements.

REFERENCES:

- 1) PLAT PREPARED BY LANDTECH SERVICES, INC. FOR BANK OF MARIANNE, DATED MARCH 23, 2004, RECORDED IN PLAT HANGER D-74, PAGE 5, FANNIN COUNTY, GEORGIA RECORDS.
- 2) PLAT PREPARED BY J. H. REA FOR RANELL LOWMAN, DATED JULY 1983, RECORDED IN PLAT HANGER B-338, PAGE 153, AFORESAID RECORDS.



APPROVED
FANNIN COUNTY LAND
DEVELOPMENT OFFICE
Mary Woody
DATE 02-09-06

Doc ID: 00027780001 Type: PLT
File#: 02/09/2006 at 08:00:00 PM
Fee Amt: Page 1 of 1
Fannin Co. Clerk of Superior Court
DANA CHRISTIAN CLERK of Court
#D-288-1

FOR RECORDING ONLY
DOES NOT GUARANTEE
A BUILDABLE LOT

TOTAL AREA: 1.072 ACRES

LINE	BEARING	DISTANCE
1	N38°03'07"W	63.11'
	ARC 68.30' RADIUS	50.00'
2	N00°37'29"W	25.68'
	ARC 25.68' RADIUS	432.00'



THIS PLAT IS NOT VALID UNLESS
IT BEARS THE ORIGINAL SIGNATURE,
IN THE PRESENCE OF THE REGISTRAR,
ACROSS THE REGISTRAR'S SEAL

NO.	DATE	DESCRIPTION
1	02/02/06	REVISE BOUNDARY & LAND LOT NUMBER
REVISIONS		

PLAT OF SURVEY FOR:
JOHN FUTCH
LOCATED IN
LAND LOT 265,
8th DISTRICT, 2nd SECTION,
FANNIN COUNTY, GEORGIA

Cleveland Land Surveying, Inc.
6911 Cleveland Hwy., Suite 104, Clermont, GA 30527
Office (770) 983-2741, Fax (770) 983-2742

DRAWN BY: GFC	SCALE: 1"=40'	GRAPHIC SCALE	SHEET
DATE: 01/11/06	0' 20' 40' 80'		1
PRC: B205032	JOB#B205032.000.00		OF
			1