

Filed & Recorded
DATE: 9/8/2021
TIME: 3:56 PM
PLAT BOOK: 00067
PAGE: 00320
RECORDING FEES: \$10.00
PARTICIPANT ID: 245866833
CLERK: Amy Johnson
Gilmer County, GA
NOTE: LD

RESERVED FOR THE CLERK OF THE SUPERIOR COURTS

NOTES

THE UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM ABOVE GROUND SURVEY DATA. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN CORRESPOND TO ALL UTILITIES IN THE AREA, EITHER IN SPACE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, RESERVATIONS, RIGHTS OF WAY OR RESTRICTIONS WHICH ARE NOT RECORDED OR WOULD BE DISCLOSED BY AN ACCURATE AND CURRENT TITLE SEARCH, OR OTHERWISE KNOWN TO THE SURVEYOR. THEREFORE EXCEPTION IS TAKEN TO ANY SUCH ITEMS.

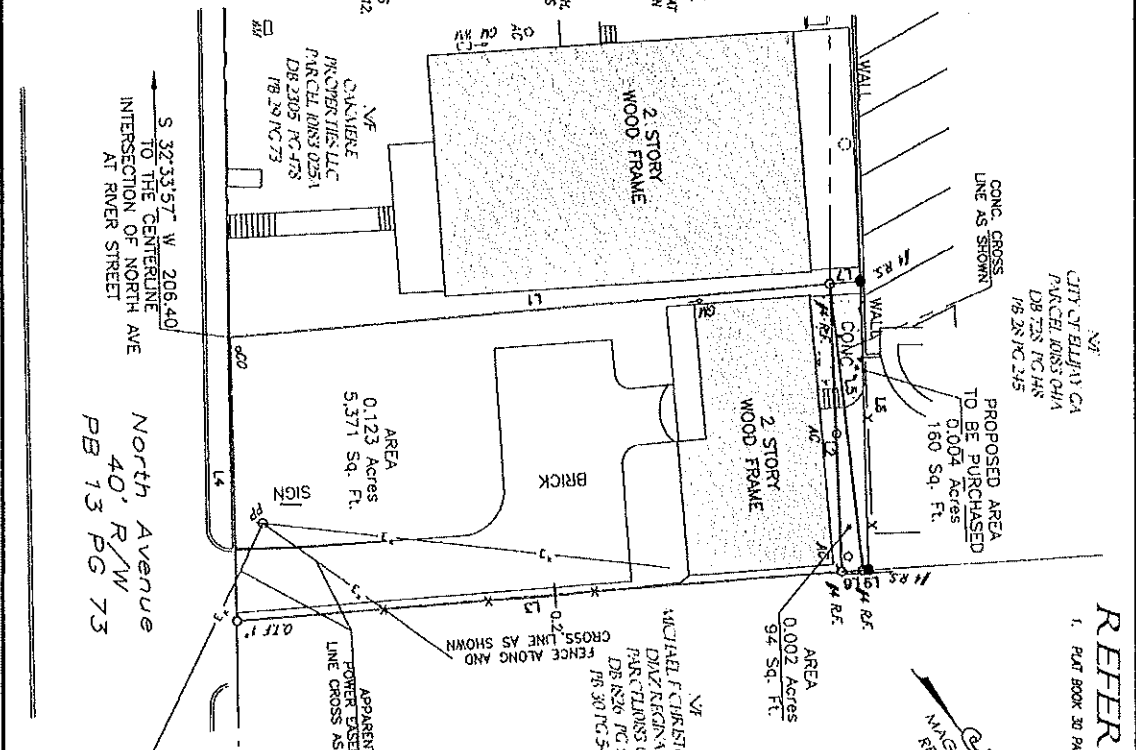
THE PURPOSE OF THIS SURVEY IS TO REFLECT THE PROPERTY DESCRIBED IN DEED BOOK 2060 PAGE 253, GILMER COUNTY RECORDS.

BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.FEMA.GOV AND BY GEORGIA FLOODING ONLY. THIS PROPERTY IS NOT LOCATED WITHIN FLOOD HAZARD AREA AS PER FEMA FLOOD INSURANCE RATE MAP OF GILMER COUNTY, GEORGIA AS SHOWN ON COMMUNITY PANEL NO. 13122015SD DATED 04/02/2012.

LINE	BEARING	DISTANCE
1-1	N 55°55'11" W	106.45
1-2	N 37°00'38" E	30.73
1-3	S 55°29'17" E	107.24
1-4	S 37°57'52" W	49.97
1-5	N 32°48'57" E	30.74
1-6	S 54°53'47" E	3.71
1-7	N 55°58'56" W	5.37
1-8	N 37°40'47" E	30.85
1-9	S 54°53'47" E	1.00

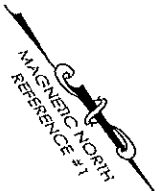
TECHNICAL DATA

DATE OF FIELD SURVEY: 08/09/21
EQUIPMENT USED: CARLSON C92
ANGULAR ERROR: 1" PER POINT
PRECISION: 1:41,066
PLAT CLOSURE: 1:92,580



REFERENCE

1. PLAT BOOK 20 PAGE 548



LINE TYPES

- ADJACENT PROPERTY LINE
- OVERHEAD ELECTRIC LINE
- UNDERGROUND GAS LINE
- UNDERGROUND ELECTRIC
- FENCE LINE
- SEWER
- STORM DRAIN
- OVERHEAD COMMUNICATION
- UNDERGROUND COMMUNICATION
- LAND LOT LINE
- WATER LINE

ABBREVIATIONS

- DB DEED BOOK
- P/L PROPERTY LINE
- R/L RIGHT OF WAY
- N/W NOW OR FORMERLY
- SEE SANITARY SEWER EASEMENT DE DRAINAGE EASEMENT

PROPERTY CORNERS

- #1 REBAR SET
- #4 REBAR FOUND
- OPEN TOP FOUND
- WALL SET
- WALL SET
- POINT

SYMBOLS

- SAN SEWER MANHOLE (SSMH)
- CLEANOUT (CO)
- WATER METER (WM)
- GAS METER (GM)
- POWER POLE (PP)
- ELECTRIC METER (EM)
- AIR CONDITIONER PAD (AC)
- CUT WIRE (CW)

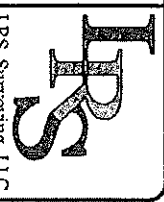
GRAPHIC SCALE



SURVEYORS CERTIFICATE

This plat is a representation of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any land property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated herein. ACCORDING TO THIS ACT, DOES NOT IMPLY ANY GUARANTEE OR WARRANTY 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 Surveyors. Section 15-2-21.

LEWIS R. SHELTON
REGISTERED PROFESSIONAL SURVEYOR
No. 2871
8/16/21



LRS Surveying, LLC
29 MARBLE RIDGE DR., STE 104
CARTERSVILLE, GA 30121
TEL: (770) 285-5810
email: lrs@lrsurveying.com
LSD001008

SARAH BURNETT

REVISIONS

No.	Revision	Date
1		
2		

Boundary Survey of
41 North Avenue
Edgely, GA 30024
Tax Parcel
10185-034

Lead L&E
1118 David 2nd Street
Glen Cove, Georgia

Date	Scale	Surveyed By	Checked By	Plotted By	Drawn By	Field No.
08/16/21	1" = 20'	LRS	LRS	LRS	LRS	25