

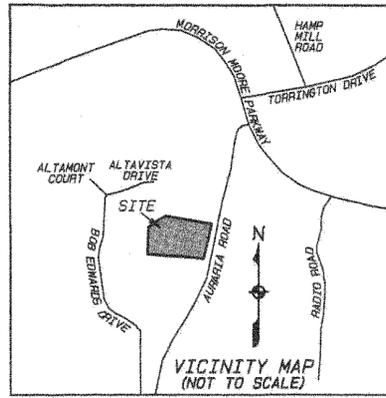
P202300048  
BK:2023 PG:48-48

FILED IN OFFICE  
CLERK OF COURT  
03/09/2023 10:47 AM  
RITA HARKINS, CLERK  
SUPERIOR COURT  
LUMPKIN COUNTY, GA

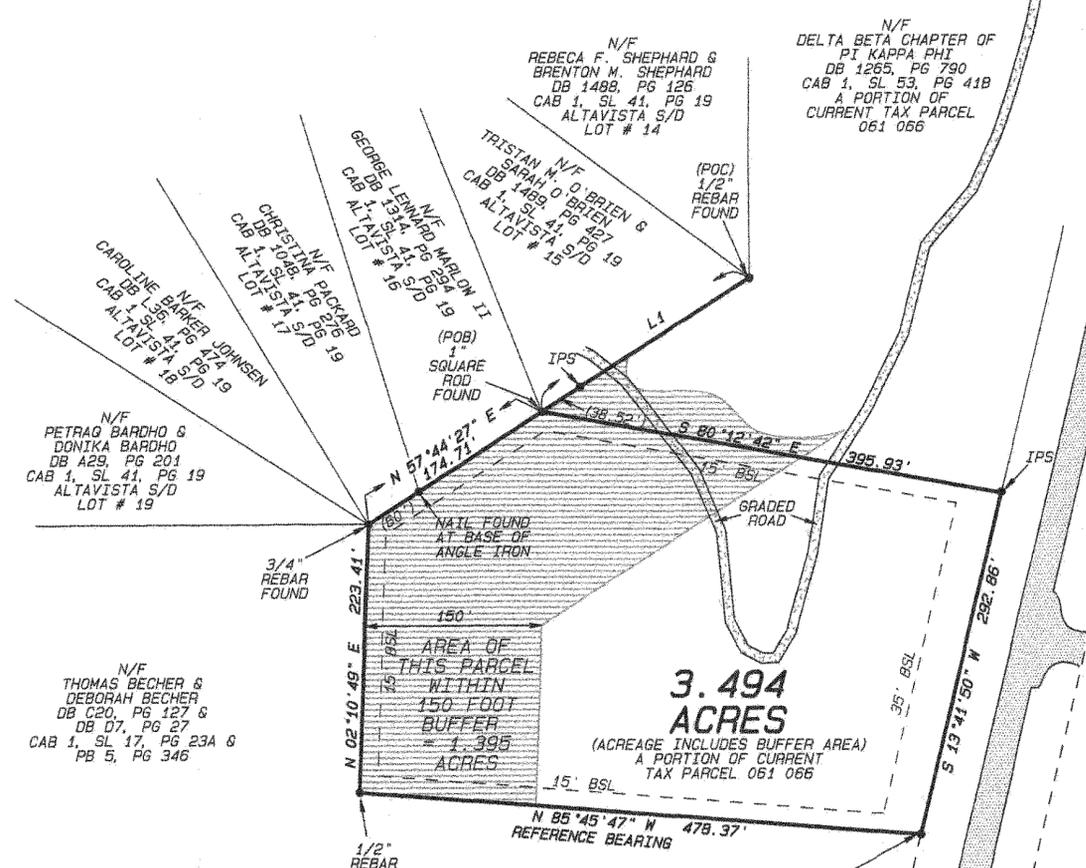
*Rita Harkins*

6793028691  
PARTICIPANT ID

RESERVED FOR CLERK'S FILING INFORMATION



| LINE | BEARING     | DISTANCE |
|------|-------------|----------|
| L1   | S67°44'27"W | 209.91'  |



**AURARIA ROAD**  
COUNTY MAINTAINED  
ASPHALT SURFACE  
100' R/W PER CAB 1, SL 53, PG 41B

CURRENT ZONING  
B-2

BUILDING SET BACKS  
FRONT = 35'  
SIDES = 15'  
REAR = 15'

IN MY OPINION, NO PORTION OF THIS PROPERTY LIES WITHIN A FEMA DESIGNATED SPECIAL FLOOD HAZARD AREA.  
REFERENCE FEMA FLOOD MAP: 13187C0144D DATED 04/04/2018.

THIS SUBDIVISION HAS BEEN REVIEWED BY THE COMMUNITY DEVELOPMENT DEPARTMENT AND FOUND TO BE IN COMPLIANCE WITH ZONING ORDINANCE, DEVELOPMENT REGULATIONS AND SUBDIVISION REGULATIONS. THE CITY OF DAHLONEGA HEREBY APPROVES THIS MINOR FINAL PLAT SUBJECT TO THE PROVISIONS AND REQUIREMENTS OF THE CITY'S REGULATIONS.

*[Signature]* 9/26/2022  
COMMUNITY DEVELOPMENT DIRECTOR DATE

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED THEREON, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, AND DEDICATES BY THIS DECLARATION TO THE USE OF THE PUBLIC FOREVER ALL STREETS, STREET RIGHTS-OF-WAY, SANITARY SEWERS AND APPURTENANCES, SANITARY SEWER EASEMENTS, POTABLE WATER MAINS AND APPURTENANCES, POTABLE WATER EASEMENTS, STORM DRAINS AND APPURTENANCES WITHIN STREET RIGHTS-OF-WAY, AND OTHER PUBLIC FACILITIES AND APPURTENANCES THEREON SHOWN FOR THE PURPOSES THEREIN EXPRESSED.

*Debbie H. Johnson* 10/12/2022  
OWNER DATE

THIS SURVEYOR DOES NOT GUARANTEE THAT ALL EASEMENTS AFFECTING THIS PROPERTY ARE SHOWN.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A POSITIONAL TOLERANCE NOT EXCEEDING 0.10 FOOT PER MONUMENTED LINE, AND WAS NOT ADJUSTED. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1015585 FEET.

EQUIPMENT USED: TRIMBLE S6 ROBOTIC & CARLSON BRX7 GPS.

THIS SURVEY WAS PREPARED WITHOUT THE AID OF A TITLE SEARCH AND IS SUBJECT TO ANY AND ALL DISCLOSURES THAT A TITLE SEARCH MAY YIELD.

THIS SURVEY IS CERTIFIED SOLELY TO THE PARTY OR PARTIES NAMED HEREON.

THIS PROPERTY MAY BE SUBJECT TO RESTRICTIVE COVENANTS NOT ADDRESSED HEREON.

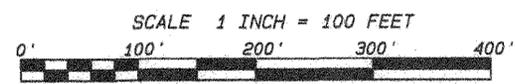
UTILITIES WERE NOT LOCATED AS PART OF THE SCOPE OF THIS SURVEY

N/F  
DAVID SCOTT HOLLAND &  
LYNN O. HOLLAND  
DB 1309, PG 345  
CAB 1, SL 36, PG 117B

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 GOVERNMENTAL 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.

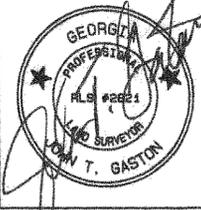
*[Signature]*

- LL = LAND LOT
- LLL = LAND LOT LINE
- C/L = CENTER LINE
- N/F = NOW OR FORMERLY
- R/W = RIGHT OF WAY
- P/L = PROPERTY LINE
- U/P = UTILITY POLE
- E- = OVERHEAD WIRES
- FH = FIRE HYDRANT
- WM = WATER METER
- RCP = REINFORCED CONCRETE PIPE
- BSL = BUILDING SETBACK LINE
- S/D = SUBDIVISION
- DB = DEED BOOK
- PB = PLAT BOOK
- CAB = PLAT CABINET
- SL = SLIDE
- PG = PAGE
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT



LSF # 1074: ALTASURV LLC dba

**GEOIMAGE**  
LAND SURVEYING, LAND PLANNING & DESIGN  
21 ENOTA STREET, DAHLONEGA, GA 30533, (706) 864-7298



PLAT DATE: SEPTEMBER 9, 2022  
FIELD DATES: SEPTEMBER 2, 2022, JUNE 23, 2022 & JUNE 27, 2022  
FIELD CREW: PDA/JH  
DRAWN BY: JDH  
DRWG FILE: OVERALL  
JOB #4734

PLAT PARCEL RETRACEMENT SURVEY FOR

**DEBBIE H. JOHNSON LLC**

LAND LOT 789, 12TH DISTRICT, 1ST SECTION  
CITY OF DAHLONEGA, LUMPKIN COUNTY, GEORGIA