eFiled & eRecorded
DATE: 1/31/2020
TIME: 11:24 AM
PLAT BOOK: 02020
PAGE: 00014
RECORDING FEES: $10.00
PARTICIPANT ID: 7938979255
CLERK: Jennifer Jordan
Pickens County, GA
THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

OWNER(S) CERTIFICATE

I HEREBY CERTIFY THAT I AM THE OWNER(S) OF THE PROPERTY DESCRIBED HEREON, WHICH PROPERTY IS LOCATED WITHIN THE JURISDICTION OF PICKENS COUNTY, GEORGIA

Joel Neighbors
OWNER

OWNER

OWNER

SURVEYORS 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 APPROVAL BY ALL APPICABLE LOCAL JURISDICTION 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 MINIMUN 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.

THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS MAP, PLAT, OR PLAN FOR FILING.

PICKENS COUNTY
LAND DEVELOPMENT OFFICE
APPROVED
DEVELOPMENT OFFICER
DATE Jan 31 2020

THE APPROVAL SIGNATURES ABOVE WERE NOT IN PLACE WHEN THIS SURVEY WAS ISSUED, AND ARE TO BE PROPERLY OBTAINED PRIOR TO RECORDING.

2677 1/30/20
RLS NO. DATE

GEORGIA REGISTERED No. 2677 LAND SURVEYOR WALTER H. CAGLE

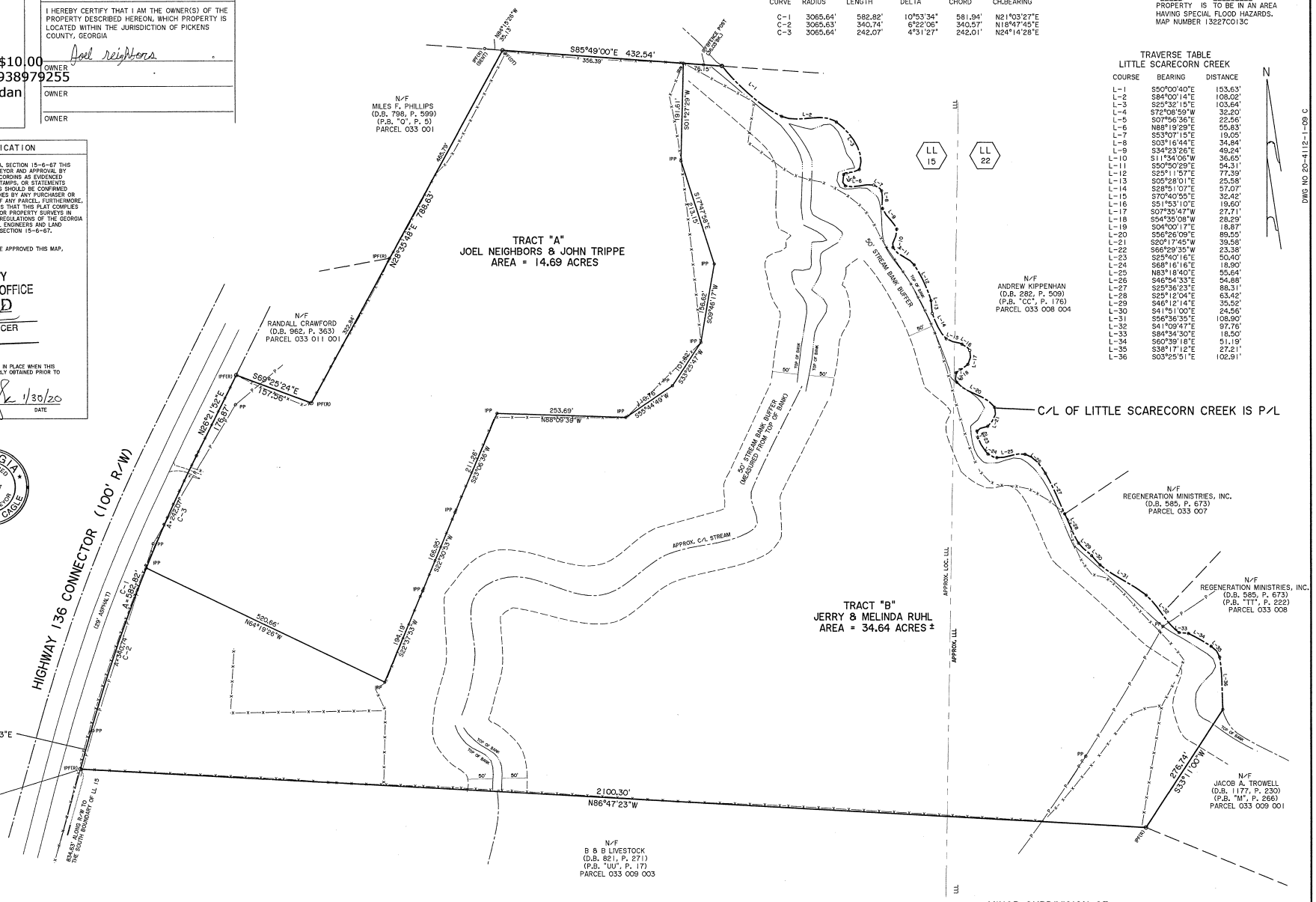
FIELD WORK: KF/MH/TP
DRAWN BY: CAP/MP
JOB NO. 4112-1
FILE NO. 4112-1

CURVE	RADIUS	LENGTH	DELTA	CHORD	CH.BEARING
C-1	3065.64'	582.82'	10°53'34"	581.94'	N21°03'27"E
C-2	3065.63'	340.74'	6°22'06"	340.57'	N18°47'45"E
C-3	3065.64'	242.07'	4°31'27"	242.01'	N24°14'28"E

"F.I.R.M. FEDERAL INSURANCE RATE MAP" COMMUNITY NO. 130149, PAGE 130 C, DATED 9/29/10 SHOWS THIS PROPERTY IS TO BE IN AN AREA HAVING SPECIAL FLOOD HAZARDS. MAP NUMBER 13227C013C

TRAVERSE TABLE
LITTLE SCARECORN CREEK

COURSE	BEARING	DISTANCE
L-1	S50°00'40"E	153.63'
L-2	S84°00'14"E	108.02'
L-3	S25°32'15"E	103.64'
L-4	S72°08'59"W	32.20'
L-5	S07°56'36"E	22.56'
L-6	N88°19'29"E	55.83'
L-7	S53°07'15"E	19.05'
L-8	S03°16'44"E	34.84'
L-9	S34°23'26"E	49.24'
L-10	S11°34'06"W	36.65'
L-11	S50°50'29"E	54.31'
L-12	S25°11'57"E	77.39'
L-13	S05°28'01"E	25.58'
L-14	S28°51'07"E	57.07'
L-15	S70°40'55"E	32.42'
L-16	S51°53'10"E	19.60'
L-17	S07°35'47"W	27.71'
L-18	S54°35'08"W	28.29'
L-19	S04°00'17"E	18.87'
L-20	S56°26'09"E	89.55'
L-21	S20°17'45"W	39.58'
L-22	S66°29'35"W	23.38'
L-23	S25°40'16"E	50.40'
L-24	S68°16'16"E	18.90'
L-25	N83°18'40"E	55.64'
L-26	S46°54'33"E	54.88'
L-27	S25°36'23"E	88.31'
L-28	S25°12'04"E	63.42'
L-29	S46°12'14"E	35.52'
L-30	S41°51'00"E	24.56'
L-31	S56°36'35"E	108.90'
L-32	S41°09'47"E	97.76'
L-33	S84°34'30"E	18.50'
L-34	S60°39'18"E	51.19'
L-35	S38°17'12"E	27.21'
L-36	S03°25'51"E	102.91'



LEGEND
1. IPP - IRON PIN PLACED(1/2" RB)
2. IPF - IRON PIN FOUND
3. CT - CRIMP TOP PIN
4. OT - OPEN TOP PIN
5. R - REINFORCING BAR
6. LLL - LAND LOT LINE
7. R/W - RIGHT OF WAY
8. P/L - PROPERTY LINE
9. C/L - CENTER LINE
10. B/L - BUILDING LINE
11. -X- - FENCE LINE
12. -P- - POWER LINE
13. [illegible] -ADDRESS
14. CMF-CONC MON FOUND
15. MH -MANHOLE
16. CO -CLEANOUT
17. WM -WATER METER
18. XFMR - TRANSFORMER

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE (1) FOOT IN 340,433 FEET.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF 1 FOOT IN 14,180 FEET AND AN ANGULAR ERROR OF N/A PER ANGLE POINT, AND WAS ADJUSTED USING OPEN RULE.

THIS PLAT HAS BEEN PREPARED USING A TOPCON TOTAL STATION READING DIRECTLY TO 5 SECONDS OF ARC AND 1 ONE THOUSANDTH OF A FOOT.

GENERAL NOTES:
1.) ALL MATTERS OF TITLE ARE EXCEPTED.
2.) ZONING INFORMATION, ADDRESS, PARCEL NUMBERS & ADJOINING OWNERS FROM qPublic.net
3.) STATE PLANE COORDINATES OBTAINED USING CARLSON BRx6 ROVER AND eGPS SOLUTIONS, INC. NETWORK.
4.) ALL MEASUREMENTS SHOWN ARE GROUND MEASURED.

SURVEY NOTES:
1.) REFERENCE DEED: D.B. 814, P. 732
2.) REFERENCE PLAT: P.B. "UU", P.17 (WHICH THIS TRACT IS TRACT ONE)

100 0 100 200 300
GRAPHIC SCALE - FEET

MINOR SUBDIVISION OF:
TAX PARCEL 033 009 002

FOR:

JOEL NEIGHBORS, JOHN TRIPPE, JERRY RUHL & MELINDA RUHL

PART OF:
LAND LOTS 15 & 22
12th DISTRICT, 2nd SECTION
PICKENS COUNTY, GEORGIA
SCALE: 1" = 100'
FIELD WORK: JAN. 10, 2020
PREPARED: JAN. 30, 2020

CHEROKEE SURVEYING CO.
P.O. BOX 329
CANTON, GEORGIA 30169
2623 MARIETTA HIGHWAY
CANTON, GEORGIA 30114
TEL: 770 479-5940
email: cherokeesurveying@windstream.com

DWG. NO. 20-4112-03D

DWG NO 20-4112-1-09 C