

New Liberty at Philadelphia LLC

LAND LOT 233
IN CITY OF JASPER
12th DISTRICT, 2nd SECTION
PICKENS COUNTY, GEORGIA
DATE: AUGUST 18, 2023

REVISIONS:

DATE	COMMENT

LEGEND

○ IRON PIN FOUND	⊗ FIRE HYDRANT	⊗ POWER BOX
● IRON PIN SET (IPS)	□ UTILITY POLE	⊗ UTILITY PEDESTAL
△ COMPUTED POSITION (NO MONUMENT)	⊗ WATER METER	⊗ DRAIN INLET
○ ROCK	⊗ WATER VALVE	⊗ STORM MH
⊗ OR ⊠ CONCRETE MONUMENT	⊗ GAS METER	⊗ SEWER MH
RB — REBAR	⊗ GAS VALVE	⊗ LIGHT POLE
DTP — OPEN TOP PIPE	— — — — — PROPERTY LINE	— — — — — LAND LOT LINE
CTP — CRIMP TOP PIPE	— — — — — RIGHT OF WAY	— — — — — O/H POWER
P.O.B. — POINT OF BEGINNING	— — — — — O/H TELEPHONE	— — — — — FENCE
R/W — RIGHT OF WAY	— — — — — STREAM OR POND	— — — — — UG GAS LINE
P/L — PROPERTY LINE	— — — — — UG POWER	— — — — — UG WATER LINE
C/L — CENTERLINE	— — — — — UG SEWER LINE	— — — — — UG COMMUNICATIONS
N/F — NOW OR FORMERLY	— — — — — STORM LINE	— — — — — R/R TRACKS
DB/pg — DEED BOOK/PAGE	— — — — — EXIST. CONTOUR	— — — — — PROP. CONTOUR
PB/pg — PLAT BOOK/PAGE	— — — — — EXIST. INDEX CONTOUR	— — — — — PROP. INDEX CONTOUR
PP — UTILITY POLE	— — — — —	— — — — —
L.L. — LAND LOT	— — — — —	— — — — —
RCP — REINFORCED CONC. PIPE	— — — — —	— — — — —
CMP — CORRUGATED METAL PIPE	— — — — —	— — — — —
CPP — CORRUGATED PLASTIC PIPE	— — — — —	— — — — —
— — — — — ASPHALT	— — — — —	— — — — —
— — — — — CONCRETE	— — — — —	— — — — —
— — — — — GRAVEL	— — — — —	— — — — —

MONUMENT DIMENSIONS ARE OUTSIDE/OVERALL DIMENSIONS. ALL IPS ARE CAPPED 5/8" REBAR UNLESS OTHERWISE NOTED.

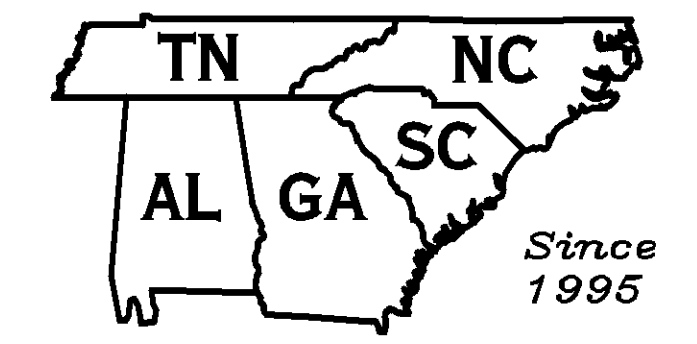
"Thou shalt not remove thy neighbor's landmark, which they of old time have set."
Deuteronomy 19:14 KJV

DISCLOSURE & NOTICE

This drawing and any findings does not constitute a title or legal opinion by Chastain & Associates, P.C. Any provided certification is a statement based on facts and knowledge known to the registrant and is not a guarantee or warranty, either expressed or implied. Other documents or conditions may exist that would affect this property. As a unique pictorial and graphic professional work, this survey is subject to the Copyright laws of the United States. The latest date of field survey work is the date applicable to provisions of Statutes of Limitation. No certification or liability is extended to any party not named hereon. Subsurface matters not certified unless excavated.

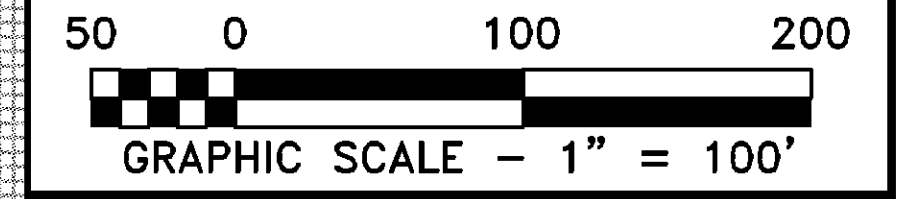
IN GOD WE TRUST

PREPARED BY
CHASTAIN & ASSOCIATES, P.C.
SURVEYING~PLANNING~CONSULTING



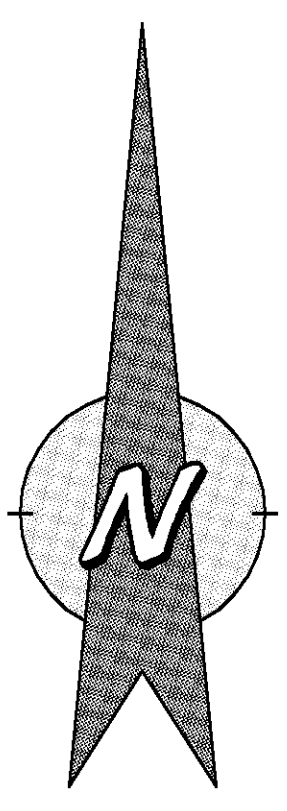
"Covering Dixie Like The Dew"
CHASTAINASSOCIATES.COM
(706)276-7528 (770)889-1770
email: INFO@CHASTAINASSOCIATES.COM

288 N. Main St. Ellijay, GA 30540
GEORGIA CERTIFICATE OF AUTH. LSF000781
TENNESSEE PROFESSIONAL REG. No. 1937
NORTH CAROLINA LAND SURVEYING FIRM C-3198
ALABAMA LAND SURVEYING FIRM CA-852-LS
SOUTH CAROLINA SURVEYING FIRM COA No. 5205



eFiled & eRecorded
DATE: 11/29/2023
TIME: 1:47 PM
PLAT BOOK: 02023
PAGE: 00293
RECORDING FEES: \$10.00
PARTICIPANT ID: 7951616124,2919157511
CLERK: Jennifer Jordan
Pickens County, GA

THE SPACE ABOVE IS RESERVED FOR THE CLERK OF SUPERIOR COURT FOR RECORDING DATA



GRID NORTH
NAD83 GA WEST ZONE

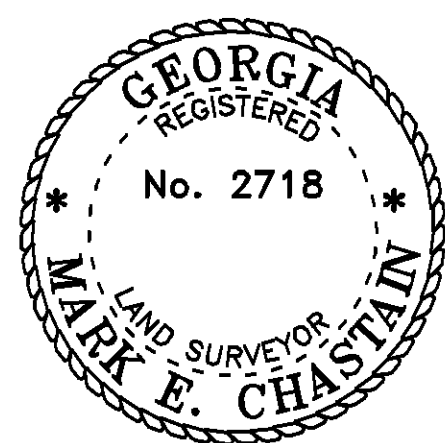
GEORGIA SURVEY DATA

A. THE FIELD DATA UPON WHICH THIS PLAT IS BASED IS FROM A REAL TIME KINEMATIC GPS SURVEY USING CARLSON BRX7 MULTI-FREQUENCY RECEIVERS, THE RELATIVE POSITIONAL ACCURACY OF WHICH DOES NOT EXCEED 0.04 FOOT.
B. THE PERIMETER OF THIS SURVEY HAS A CLOSURE PRECISION OF ONE FOOT IN 726,063 FEET.
C. DATE(S) OF FIELD SURVEY: 08/10/2023.
D. OWNER INFORMATION AT TIME OF SURVEY:
CURRENT OWNER: JAMES T. JOHNSON
SOURCE OF TITLE: DB 609, pg 21
TAX PARCEL: 030D 087

GEORGIA SURVEYOR CERTIFICATION

O.C.G.A. 15-6-67(c)(3)(A)(iii) (NO APPROVAL NEEDED)
This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated herein. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE 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 Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

(Signature)
MARK E. CHASTAIN, RLS No. 2718 DATE: 8-18-2023

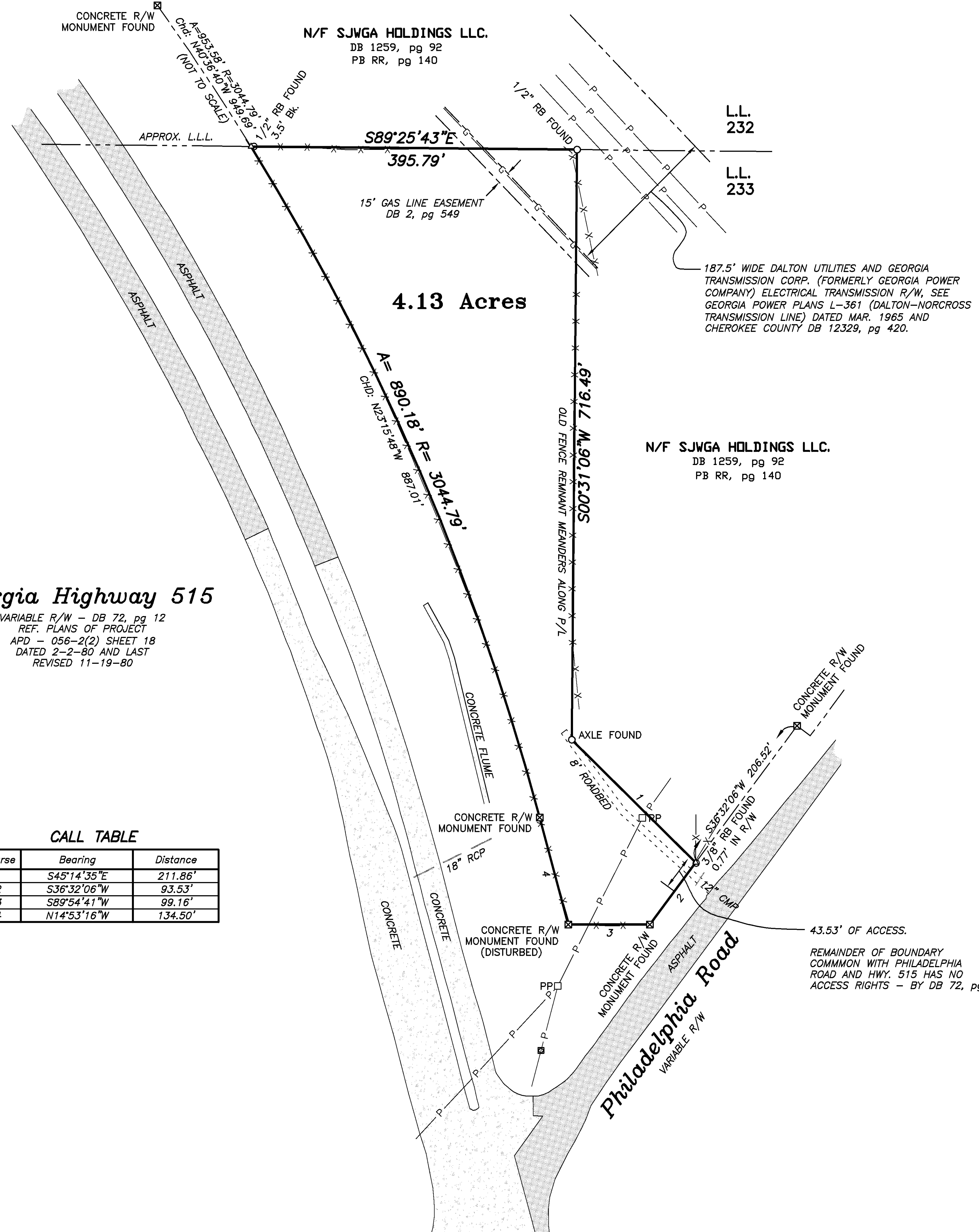


Georgia Highway 515

VARIABLE R/W — DB 72, pg 12
REF. PLANS OF PROJECT
APD — 056-2(2) SHEET 18
DATED 2-2-80 AND LAST
REVISED 11-19-80

CALL TABLE

Course	Bearing	Distance
1	S45°14'35"E	211.86'
2	S36°32'06"W	93.53'
3	S89°54'41"W	99.16'
4	N14°53'16"W	134.50'



4.13 Acres

N/F SJWGA HOLDINGS LLC.
DB 1259, pg 92
PB RR, pg 140

L.L. 232

L.L. 233

187.5' WIDE DALTON UTILITIES AND GEORGIA TRANSMISSION CORP. (FORMERLY GEORGIA POWER COMPANY) ELECTRICAL TRANSMISSION R/W, SEE GEORGIA POWER PLANS L-361 (DALTON-NORCROSS TRANSMISSION LINE) DATED MAR. 1965 AND CHEROKEE COUNTY DB 12329, pg 420.

43.53' OF ACCESS.
REMAINDER OF BOUNDARY COMMON WITH PHILADELPHIA ROAD AND HWY. 515 HAS NO ACCESS RIGHTS — BY DB 72, pg 12