

Type: PLAT
Kind: GENERIC MAPS AND PLATS
Recorded: 11/30/2020 10:42:00 AM
Fee Amt: \$10.00 Page 1 of 1
Fannin Co. Clerk of Superior Court
DANA CHASTAIN Clerk of Courts
Participant ID: 8383950349

BK F234 PG 8

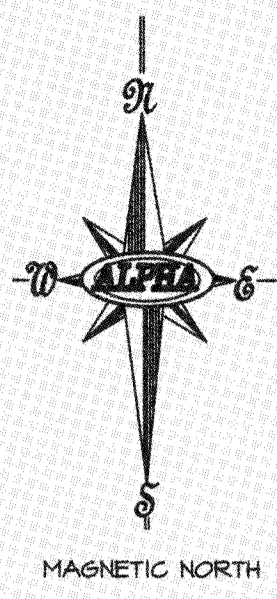
RESERVED FOR CLERK
OF SUPERIOR COURT

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE
AND IS FOUND TO BE ACCURATE WITHIN ONE
FOOT IN 202,426 FEET SURVEYED WITH A SPECTRA
PRECISION FOCUS 30 ROBOTIC TOTAL STATION
FOR ANGULAR AND LINEAR MEASUREMENTS.

THE DATA UPON WHICH THIS SURVEY IS BASED
HAS A RELATIVE CLOSURE PRECISION OF ONE
FOOT IN 34,251 FEET, AND A RELATIVE ANGULAR
ERROR OF 06" PER ANGLE POINT AND HAS
ADJUSTED USING LEAST SQUARES.

BASED ON MAPS PROVIDED BY FANNIN COUNTY I HEREBY CERTIFY THAT THIS PROJECT IS IN THE FOLLOWING PROTECTION DISTRICTS	
YES	NO
X	
X	
X	
X	
X	
X	

- LEGEND
- AVC AIR CONDITIONING UNIT
 - BP BLUE PAINTED
 - C CENTER LINE
 - CMP CORRUGATED METAL PIPE
 - CTP CRIMP TOP PIPE
 - DB, PG DEED BOOK PAGE
 - EB, PG EDGE OF GRAVEL
 - EP, PG EDGE OF PAVEMENT
 - ESMT EASEMENT
 - EW, PG EDGE OF WATER
 - IFP IRON PIN FOUND
 - IP, PG IRON PIN SET
 - LL LAND LOT
 - LLC LAND LOT CORNER
 - LLL LAND LOT LINE
 - NF NOW OR FORMERLY
 - OTP OPEN TOP PIPE
 - P.O.B. POINT OF BEGINNING
 - P.O.R. POINT OF REFERENCE
 - FB, PG FLAT BOOK AND PAGE
 - PH, PG PLAT HANGER AND PAGE
 - PBOX POWER TRANSFORMER BOX
 - P PROPERTY LINE
 - FP POWER POLE
 - OP OVER HEAD POWER
 - FTFP POWER & TELEPHONE POLE
 - R REBAR
 - RB RIGHT-OF-WAY
 - SP SERVICE POLE
 - TPE TELEPHONE PEDESTAL
 - TP TELEPHONE POLE
 - WM WATER METER
 - WV WATER VALVE



DOGWOOD LANE
APPARENT 32' RIGHT-OF-WAY
GRAVEL ROAD - WIDTH VARIES

THIS PLAT WAS PREPARED WITHOUT
THE BENEFIT OF A TITLE REPORT.

AREA = 11.52 ACRES
DB 440, PG 15 - PH A-44, PG 34
DB 440, PG 14 - PH D-341, 2
DB 440, PG 17 - PH 15, PG 06
PH B-301, PG 06
PB 15, PG 06

NF HANSARD
DB 501, PG 141
PH D-40, PG 4

NF DAVIS
DB 512, PG 622

NF HERRON
DB 1180, PG 146
PH D-100, PG 1

NF KENDALL
DB 1206, PG 514
PH D-100, PG 1

NF KENDALL
DB 1183, PG 103
PH A-231, PG 5

NF SISSON
DB 102, PG 140
PB 15, PG 06

H. SAMUEL WALKER DATE 11-11-20

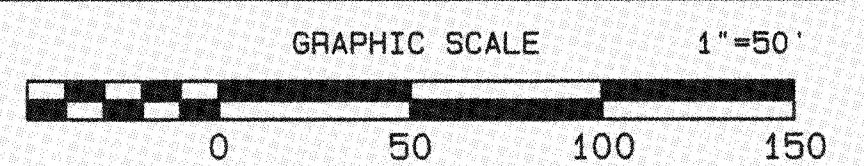


THIS PLAT IS FOR THE EXCLUSIVE USE
OF THE PARTY OR PARTIES SHOWN
HEREON, AND IS NOT INTENDED FOR
ANY OTHER THIRD PARTY.

THIS SURVEY IS SUBJECT TO ALL
RIGHT-OF-WAYS, BUFFERS AND EASEMENTS
SHOWN OR NOT SHOWN.

THIS SURVEY IS PROTECTED BY
ERRORS AND OMISSIONS INSURANCE

LINE/CURVE	CHORD BEARING	CHORD	ARC	RADIUS
C1	S03°02'07"W	476.53'	477.91'	1770.65'
L1	N45°44'42"W	61.88'		
L2	N45°44'13"W	67.02'		
C2	N46°30'03"E	145.82'	145.83'	7017.07'
L3	N47°02'07"E	73.44'		
C3	N41°27'12"E	40.07'	40.14'	205.49'
L4	N35°52'17"E	85.56'		
C4	N35°41'14"E	84.25'	84.27'	1006.48'
C5	N42°23'38"E	72.86'	72.94'	474.02'
L5	N46°54'07"E	74.10'		
L6	S31°10'11"E	35.07'		
L7	S52°20'26"E	75.23'		
L8	S46°14'20"E	82.82'		
L9	S68°34'26"E	120.73'		



SHEET 1 OF 1
PROJECT: 20-043-000
PROJECT NAME: BILL CIPPOLA
FILE LOCATION: S:DRAFTING\20-043.FRD

FIELD WORK DATE:	11/11/20	REVISIONS				
PLAT DATE:	11/11/20	NO.	DESCRIPTION	DATE	BY	APPR.
SCALE: HORIZ. 1" = 50'						
LSF #1021						
SURVEYED: AW						
DRAWN: SAM / KVC						
CHECKED: SAM						
APPROVED: SAM						

SURVEY FOR
BILL CIPPOLA
LOCATED IN
LAND LOTS 28
7th DISTRICT, 2nd SECTION
FANNIN COUNTY, GEORGIA

ALPHA
Surveying Group
21 HIGH PARK DRIVE, P.O. BOX 40, BLUE RIDGE, GA 30513
OFFICE 706-948-6134 CONTACT @ALPHASURVEY.NET