

E-Filed By:  
Gordon County Clerks Office  
Clerk of Courts Grant Walraven  
11/04/2024 03:58 PM  
Plat Book: 00061  
Page: 0278  
Participant IDs:  
7090173091  
\$10.00 Base Filing Fee

REFERENCE:  
P.B. 6 PG. 30  
P.B. 35 PG. 233  
P.B. 51 PG. 239  
P.B. 60 PG. 149

SURVEYOR'S CERTIFICATE

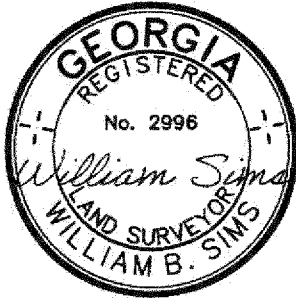
As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed 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.

William Sims

Registered Georgia Land Surveyor No. 2996  
Address: 971 Center Point Rd, Carrollton, Ga 30117  
Telephone Number: 678-873-3119  
Date: OCTOBER 1, 2024

Field work performed: SEPTEMBER 19, 2024  
Equipment used to obtain linear and angular measurements used in the preparation of this plat:  
Spectra Precision Focus 35

This plat has been calculated for closure and is found to be accurate within one foot in 1,392,211 feet.  
By: William B. Sims



GENERAL NOTES:

1. ZONED C-2
2. NO MINIMUM LOT SIZE.
3. NUMBER OF LOTS = 5
4. STATE WATERS LOCATED WITHIN THIS SITE BASED ON FIELD OBSERVATIONS.
5. 25' UNDISTURBED BUFFER REQUIRED ON ALL STATE WATERS.
6. BUILDING SET-BACKS: FRONT 55', SIDE 30', REAR 20'
7. PARCEL TO BE DIVIDED AND REVISED: C70-006
8. AS PER FEMA FLOOD MAP NUMBER 13129C01560, EFFECTIVE 9/26/2008 THIS PROPERTY IS LOCATED IN A ZONE "X" AREA OF MINIMAL FLOOD HAZARD.

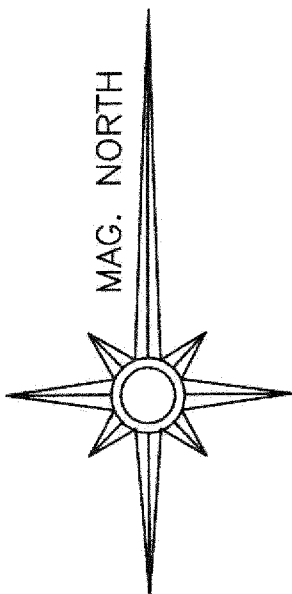
PURPOSE OF PLAT:

THE PURPOSE OF THIS PLAT IS TO SPLIT PARCEL # C70-006 INTO 5 SEPERATE TRACTS.

AREA:

TRACT 1 1.47 ACRES  
TRACT 2 1.31 ACRES  
TRACT 3 1.79 ACRES  
TRACT 4 2.11 ACRES  
TRACT 5 0.09 ACRES

TOTAL AREA: 6.76 ACRES



LEGEND:

I.P.F. --- IRON PIN FOUND  
I.P.P. --- IRON PIN PLACED  
C.T. --- OPEN TOP PIPE  
C.T. --- CRIMPED TOP PIPE  
R.B. --- IRON RE-BAR  
E.M.T. --- EASEMENT  
X --- FENCE

PREPARED BY  
**S & S LAND SURVEYING**  
Land Surveying - Land Planning

971 CENTER POINT RD., CARROLLTON GA 30117 (678) 873-3119

PARCEL-SPLIT FOR  
**P&B LEWIS HOLDINGS**  
CITY OF CALHOUN  
LAND LOTS 267  
14th DISTRICT, 3rd SECTION  
GORDON COUNTY, GEORGIA

DATE: OCTOBER 1, 2024

NO.	REVISION DESCRIPTION	DATE

DRAWING NO.

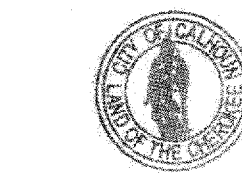
DRAWN BY: WBS

CHECKED BY: WBS

JOB NO.:

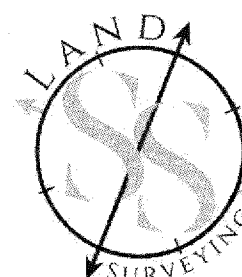
SCALE: 1"=50'

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APPROVED  
11/4/24

0' 50' 100' 150'



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GEORGIA LICENSED  
(678) 873-3119  
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