E-Filed By:

Gordon County Clerks Office

Clerk of Courts Grant Walraven

REFERENCE:
P.B. 6 PG. 30
P.B. 35 PG. 233
P.B. 51 PG. 239
P.B. 60 PG. 149 E-Filed By: 11/04/2024 03:58 PM Plat Book: 00061 Page: 0278 Participant IDs: 7090173091 \$10.00 Base Filing Fee SURVEYOR'S CERTIFICATE

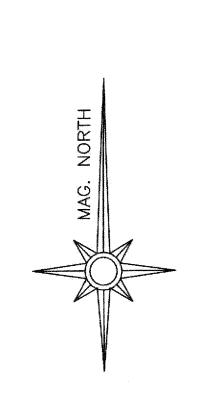
As required by subsection (d) of O.C.G.A. Section

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. SURVEYOR'S CERTIFICATE 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 13129C0156D, 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



SITE

Private Way

Case of Private Dr.

Since Case of Private Case of Private Case of Case of Case of Private Case of Case of Private Case of Case of

N/F ROCK BRIDGE COMMUNITY CHURCH INC. LAND LOT LINE L.L. 238 S 85'52'46" E 273.10 1/2" R (POB) L.L. 267 TRACT 1 63981.23 S.F. 1.47 ACRES I.P.P. | 1/2" R S 88'16'18" W 316.50 N/F HEATH-MCCAIN S.S.E. 20, S TRACT 2 57050.84 S.F. S 1.31 ACRES 刀 F.H.+ \leq 2 I.P.P. 1/2" VARIES S 88'16'18" W 349.82 I.P.P. 1/2" R.B. 0 TRACT 5 9 3 3707.14 7 2 N 88'16'18" E 71.02' JO.09 ACRES N 01'43'11" W 52.20' I.P.P. 1/2" R.B. TRACT 3 78028.13 S.F. 1.79 ACRES N/F JENKINS EXISTING 1/2" R.B. BILLBOARD N 09'19'00" E S 88'16'18" W_ I.P.P. 1/2" 71.02 S 88'16'18" W 392.66 TRACT 4 91966,68 S.F. 2.11 ACRES **JENKINS** 50' CREEK BUFFER N 86'13'51" W N 86'45'21" W N 86'50'59" W 105.61 85.08' C/L OF CREEK IS P/L 142.95' N 83'36'02" W 57.52 S 84°02'23" W_/ 43.01' N/F CURTIS PARKWAY STORAGE LLC



0' 50' 100' 150'

LEGEND:

LEF. ---IRON PIN FOUND

LEP. ---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

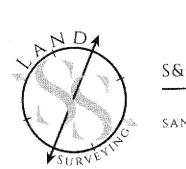
CITY OF CALHOUN

LAND LOTS 267

14th DISTRICT, 3rd SECTION

GORDON COUNTY, GEORGIA

DATE: OCTOBER 1, 2024			DRAWING NO.
NO.	REVISION DESCRIPTION	DATE	DRAWN BY: WBS
			CHECKED BY: WBS
			JOB NO.:
			SCALE: 1"=50"
			THIS DRAWING IS COPYRIGHTED.
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			ANY UNAUTHORIZED USE, MODIFICATION, AND/ OR REPRODUCTION OF THIS DRAWING, IN PART
			OR WHOLE, IS HEREBY PROHIBITED.



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