

eFiled & eRecorded
DATE: 4/19/2022
TIME: 9:16 AM
PLAT BOOK: 02022
PAGE: 00064
RECORDING FEES: \$10.00
PARTICIPANT ID: 5033446127
CLERK: Dena M. Adams
White County, GA

RESERVED FOR RECORDING INFORMATION

BASIS OF BEARING
ASSUMED MAGNETIC FROM D.B. 11 - PG. 97

SURVEY NOTES

1. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 89,054 FEET AND AN ANGULAR ERROR OF 02" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE.
2. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 293,654 FEET.
3. EQUIPMENT USED: TOPCON GPT 3002W 2" FOR ANGULAR AND LINEAR MEASUREMENTS.
4. THIS SURVEY WAS PREPARED WITHOUT THE AID OF A TITLE SEARCH AND IS SUBJECT TO ANY AND ALL DISCLOSURES THAT A TITLE SEARCH MAY PRODUCE.
5. IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE GEORGIA PLAT ACT OCGA 15-6-67.
6. BY GRAPHICALLY SCALING, THIS PROPERTY IS NOT LOCATED IN 100 YEAR FLOOD ZONE, REFERENCE MAP: FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER: 13311C01850, DATED 01/05/2018.

LINE	BEARING	DISTANCE
L1	S 48°11'00" W	22.82'
L2	S 58°35'00" W	61.90'
L3	S 66°52'00" W	32.96'
L4	S 45°14'52" W	63.72'

SURVEYOR CERTIFICATION

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.

Douglas R. Sherrill

TAX MAP PARCEL 032 053
N/F
BETTY PARKER PATTERSON
D.B. 1596 - PG. 418
ZONED: C-1

IPF CAP
REBAR

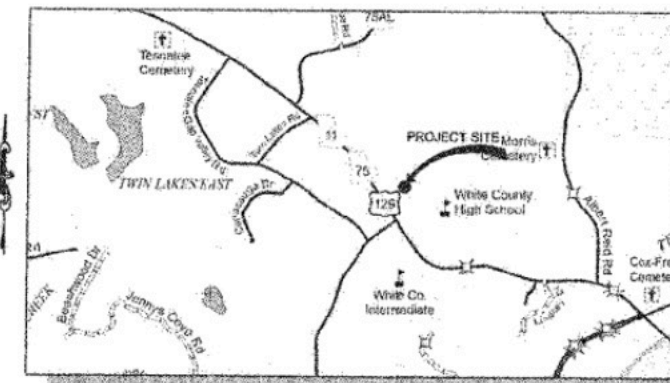
TAX MAP PARCEL 032 139
N/F
DAVID L. CAUDELL
D.B. 417 - PG. 193
ZONED: R-1

TOTAL AREA
2.417 ACRES
TAX MAP PARCEL 032 140
N/F
DONALD NATHAN NIX
D.B. 425 - PG. 225
ZONED: C-1

HIGHWAY 129 N
RIGHT-OF-WAY VARIES

CAUDELL DRIVE
RIGHT-OF-WAY VARIES
(GRAVEL SURFACE)

SCALE 1 INCH = 60 FEET



Vicinity Map

NTS

LEGEND

AIF.....ANGLE IRON FOUND
BSL.....BUILDING SETBACK LINE
CMP.....CONCRETE MONUMENT FOUND
CMP.....CORRUGATED METAL PIPE
CPN.....CONTROL POINT NUMBER
CPP.....CORRUGATED PLASTIC PIPE
DI.....DROP INLET
DB,PG.....DEED BOOK, PAGE
EL.....ELEVATION
EX.....EXISTING
FH.....FIRE HYDRANT
GW.....GUY WIRE
HW.....HEAD WALL
IPF.....IRON PIN FOUND
IPS.....IRON PIN SET (5/8" REBAR)
LL.....LAND LOT
LL.....LAND LOT LINE
MH.....MANHOLE
MP.....METAL PIPE
N/F.....NOW OR FORMERLY
OTP.....OPEN TOP PIPE
P.....POWER LINE
P/C.....PROPERTY CORNER
P/L.....PROPERTY LINE
PB,PG.....PLAT BOOK, PAGE
POB.....POINT OF BEGINNING
PP.....POWER POLE
PVC.....POLYVINYL CHLORIDE
RSL.....REAR SETBACK LINE
RCP.....REINFORCED CONCRETE PIPE
RW.....RIGHT-OF-WAY
SS.....SANITARY SEWER
SSL.....SIDE SETBACK LINE
STA.....STATION
STR.....STRUCTURE
WM.....WATER METER
WV.....WATER VALVE



Revision Number	Date	Description	Date
	April 7, 2022		
		Field Date: April, 2022	
		DRAWN BY: JW	
		DWG FILE: CALDWELL	
		FIELD CREW: LDP	
		Job #: 9057.001	
		Checked By: ORS	
		Field Book: Carlson Surveyor 2	

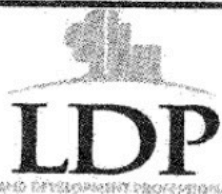
Boundary Survey for:

INSLEY INVESTMENTS, LLC

Located In:
Land Lot 1 - 4th District
White County, Georgia

Sheet No.

1 of 1



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