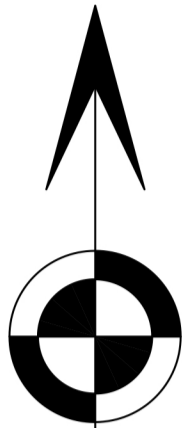
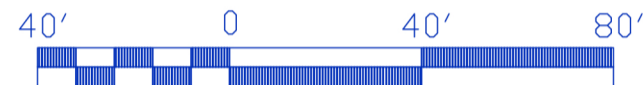


N



MAGNETIC NORTH

GRAPHIC SCALE



1 Inch = 40 Feet

N/F
THE TWO FEATHERS
PRESERVE & TRUST
PARCEL #3051W011A
D.B.1965, PG-306

MOUNTAINTOWN CREEK
(CENTERLINE OF CREEK IS PROPERTY LINE)
N68°25'08"E
111.89'

N/F
JACK AND ANA BRADY
PARCEL #3051W009
D.B.-636, PG-13

N/F
JOHN C. KILPATRICK
& JOHN S. KILPATRICK
PARCEL #3051S073
LOT #3619
D.B.-2239, PG-39
P.B.-17, PG-43

N/F
FLINT TIMBER, LP
PARCEL #3051S078
LOT #3624

N05°40'23"W
392.00'

S07°34'18"E
427.00'

N/F
APPALACHIAN MOUNTAIN
HOLDINGS LLC
PARCEL #3051S077
LOT #3623
D.B.-2410, PG-68
P.B.-17, PG-43
1.0799 ACRES
47,041 SQUARE FEET

N/F
JOHN C. KILPATRICK
& JOHN S. KILPATRICK
PARCEL #3051S076
LOT #3622
D.B.-2239, PG-39
P.B.-17, PG-43

S86°15'16"W
121.82'

3/8" RB
FND

3/8" RB
FND

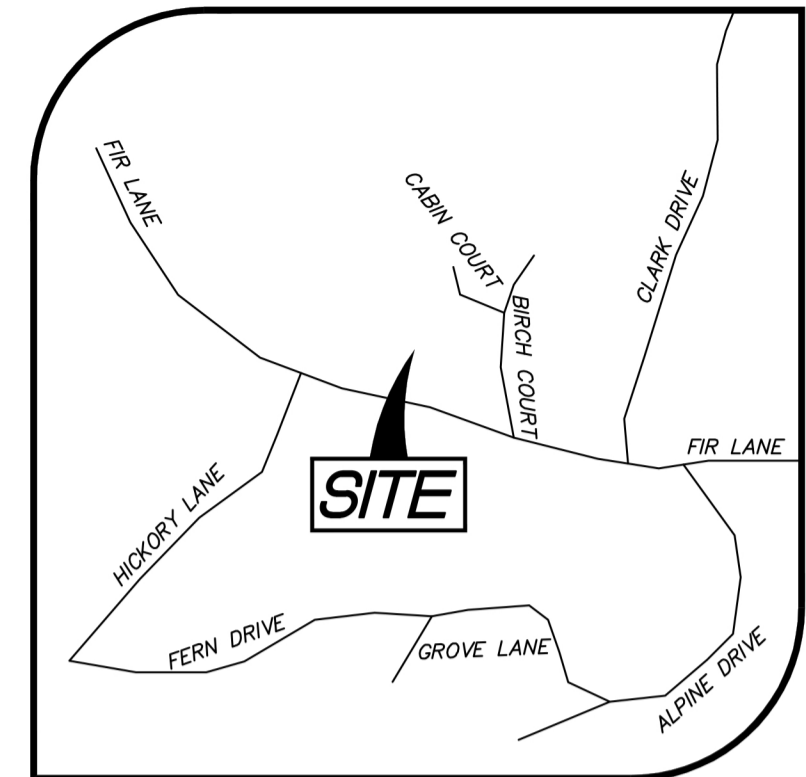
OHE

OHE

OHE

~GRAVEL DRIVE~

FIR LANE
(50 FOOT RIGHT OF WAY)
PRIVATE ROAD



VICINITY MAP

SURVEY NOTES

- 1) PROPERTY SHOWN HEREON WAS SURVEYED MARCH 02, 2022.
- 2) THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1' IN 36,415' WITH AN ANGULAR ERROR OF 3.26 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.
- 4) THIS PLAT HAS A MAP CLOSURE OF 1' IN 114,784'.
- 5) SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X ON FLOOD INSURANCE RATE MAP NO. 13123C0150D, WITH A DATE OF IDENTIFICATION OF APRIL 17, 2012, FOR COMMUNITY NUMBER 130317, IN GILMER COUNTY UNINCORPORATED AREA, STATE OF GEORGIA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
- 6) PROPERTY SHOWN HEREON LIES WITHIN THE RECORD DESCRIPTION AS STATED IN GENERAL WARRANTY DEED RECORDED IN DEED BOOK 2410, PAGE 68, GILMER COUNTY RECORDS.
- 7) SUBJECT PROPERTY HAS DIRECT ACCESS TO FIR LANE, BEING A PRIVATE RIGHT OF WAY.
- 8) SUBJECT PROPERTY IS CONTIGUOUS TO ALL ADJACENT PROPERTIES AND RIGHTS OF WAY. NO GAPS, GORES, OR OVERLAPS ARE KNOWN TO EXIST.

SURVEY REFERENCES

- 1) FINAL PLAT APPALACHIAN HERITAGE COMMUNITIES, INC., EAGLE'S MOUNTAIN RESORT, PREPARED BY BURNS L. JEFFRIES & ASSOCIATES, AND RECORDED IN PLAT BOOK 17, PAGE 43E, GILMER COUNTY RECORDS

LEGEND

---	PROPERTY LINE
---	OVERHANG/AWNING
(BEARING/DISTANCE)	RECORD CALLS
---	BUILDING SETBACK LINE
B.S.L.	BUILDING SETBACK LINE
OHE	OVERHEAD UTILITY LINE
RB	REBAR
FND	FOUND
X	LIGHT POLE