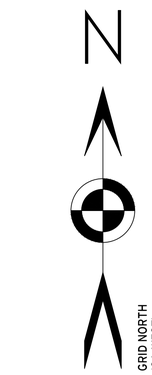
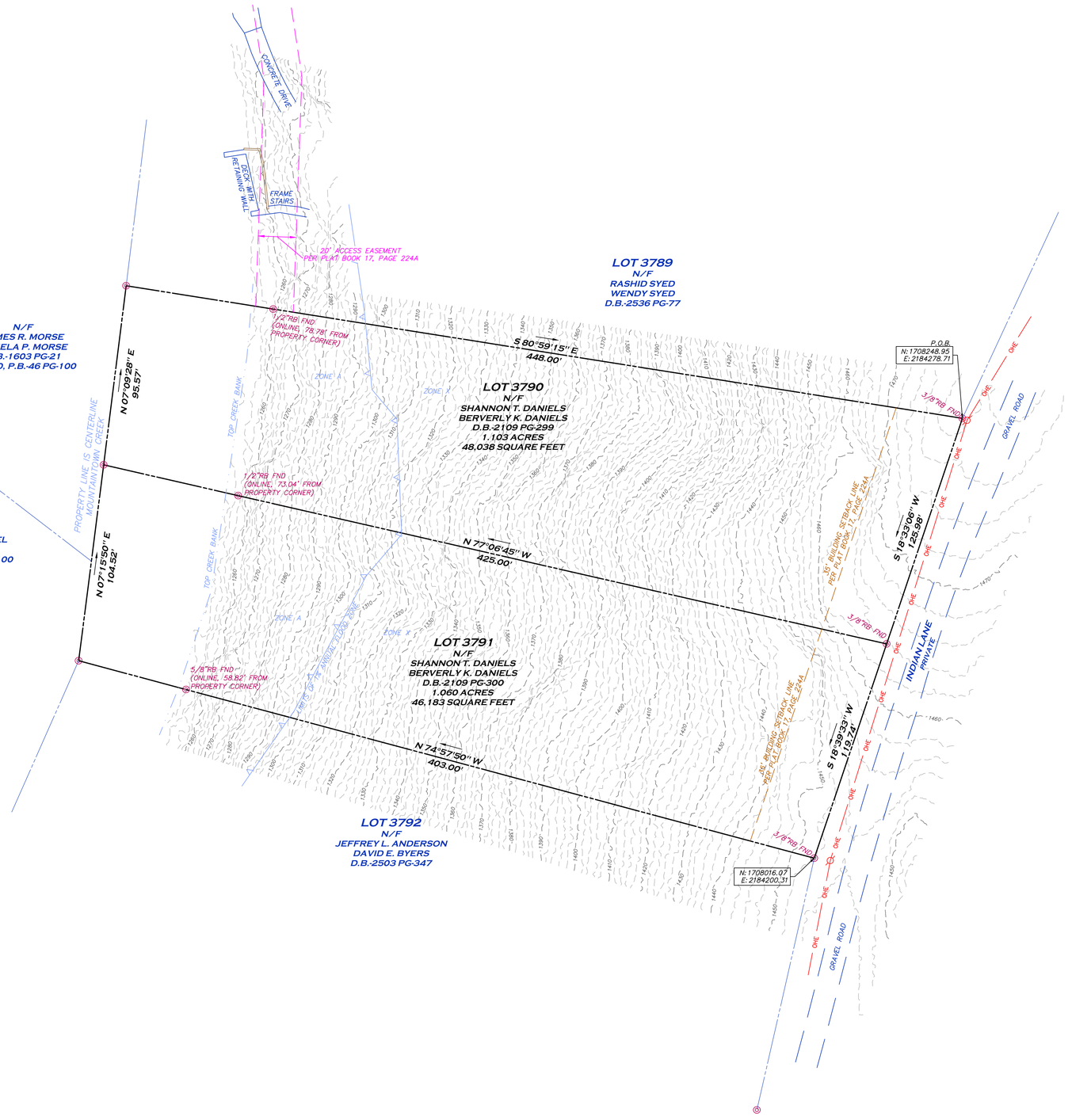
FOR CLERK'S USE



GRAPHIC SCALE
20' 0 20' 40'
1 Inch = 20 Feet



VICINITY MAP

SURVEY NOTES

1) PROPERTY SHOWN HEREON WAS SURVEYED MARCH 15, 2023.

2) THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1' IN 26,774' WITH AN ANGULAR ERROR OF 3.17 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS METHOD.

3) A SOKKIA IX TOTAL STATION, CARLSON BRX7 GPS RECEIVER, AND CARLSON RT4 DATA COLLECTOR WERE USED FOR FIELD SURVEY MEASUREMENTS.

4) THIS PLAT HAS A MAP CLOSURE OF 1' IN 371,434'.

5) SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING ZONE DESIGNATIONS OF A (AREA INSIDE THE 1% ANNUAL FLOOD ZONE) AND X (AREA OUTSIDE THE 1% ANNUAL FLOOD ZONE) ON FLOOD INSURANCE RATE MAP NO. 13123C0150D, WITH A DATE OF IDENTIFICATION OF APRIL 17, 2012, FOR COMMUNITY NUMBER 130317, IN GILMER COUNTY, STATE OF GEORGIA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

6) BEARING BASIS (NAD83, GAWEST) AND VERTICAL DATUM (NAVD88, GEOID18) FOR THIS SURVEY WAS ESTABLISHED USING A SOKKIA BRX7 GPS RECEIVER UTILIZING OPUS-S FOR POST PROCESSING. THE RELATIVE POSITIONAL ACCURACY, AS CALCULATED ACCORDING TO THE FEDERAL GEOGRAPHIC DATA COMMITTEE PART 3: NATIONAL STANDARD FOR SPATIAL DATA ACCURACY, IS .04 FEET HORIZONTAL AND .06 FEET VERTICAL AT THE 95% CONFIDENCE LEVEL.

7) NO EFFORT TO OBTAIN THE LOCATION OF UNDERGROUND UTILITIES WAS MADE DURING THE COURSE OF THIS SURVEY. PROFESSIONAL LAND SURVEYORS MAKES NO GUARANTEE AS TO THE EXISTENCE OR NON-EXISTENCE OF SAID UTILITIES.

LEGEND

	PROPERTY LINE
	OVERHANG/AWNING
(BEARING/DISTANCE)	RECORD CALLS
	BUILDING SETBACK LINE
B.S.L.	BUILDING SETBACK LINE
	INDEX CONTOUR
	MINOR CONTOUR
×	SPOT ELEVATION
W	WATER LINE
OHE	OVERHEAD UTILITY LINE
G	GAS LINE
SS	SANITARY SEWER LINE
UGE	UNDERGROUND ELECTRIC LINE
X X	FENCE LINE
	STORM DRAIN PIPE
WV	WATER VALVE
WM	WATER METER
FH	FIRE HYDRANT
GM	GAS METER
GV	GAS VALVE
PM	POWER METER
SS	SANITARY SEWER MANHOLE
DI	DROP INLET
SWCB	SINGLE-WING CATCH BASIN
DWCB	DOUBLE-WING CATCH BASIN
JB	JUNCTION BOX
RB	REBAR
CRB	CAPPED REBAR
CRMM	CONCRETE R/W MONUMENT
OTP	OPEN TOP PIPE
FND	FOUND
MW	MONITORING WELL
	LIGHT POLE
	SIGNAL POLE
	SIGN
	TREE

SURVEYOR'S 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 HEREON. 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.

MITCHELL LOWERY GEORGIA RLS# 3109

GEORGIA REGISTERED No. 3109 REGISTERED LAND SURVEYOR MITCHELL LOWERY

PROFESSIONAL
LAND SURVEYORS, LLC
1020 CHATTANOOGA AVENUE
DALTON, GA 30720
770-334-8186
WWW.PLS.US
INFO@PLS.US
GEORGIA C.O.A.: LSF001380

PREPARED FOR:
APPALACHIAS, LLC
96 CRAIG STREET
SUITE 112-337
ELLIJAY, GA 30540

BOUNDARY AND TOPOGRAPHIC SURVEY OF:
LOTS 3790 & 3791, EAGLE'S MOUNTAIN RESORT, UNIT 102
P.B.-17 PG-224A, GILMER COUNTY RECORDS

STATE: GEORGIA | COUNTY: GILMER
LAND LOT: 69 | DISTRICT: 11 | SECTION: 2

REVISIONS

DATE:	DESCRIPTION

PROFESSIONAL LAND SURVEYORS

DATE: MARCH 26, 2023
JOB #: 234252
SCALE: 1"=20'
SHEET 1 OF 1