FOR CLERK'S USE

SURVEY NOTES

1) PROPERTY SHOWN HEREON WAS SURVEYED OCTOBER 31, 2024.

2) THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1' IN 27,142' WITH AN ANGULAR ERROR OF 3.17 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS METHOD.

3) A LEICA TS16 TOTAL STATION, CARLSON BRX7 GPS RECEIVER, AND CARLSON RT5 DATA COLLECTOR WERE USED FOR FIELD SURVEY MEASUREMENTS.

4) THIS PLAT HAS A MAP CLOSURE OF 1' IN 110,276'.

5) SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING ZONE DESIGNATIONS X (OUTSIDE THE 100-YEAR FLOOD PLAIN) ON FLOOD INSURANCE RATE MAP NO. 13111C0056E, WITH A DATE OF IDENTIFICATION OF SEPTEMBER 17, 2010, FOR COMMUNITY NUMBER 130249, IN FANNIN COUNTY, STATE OF GEORGIA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

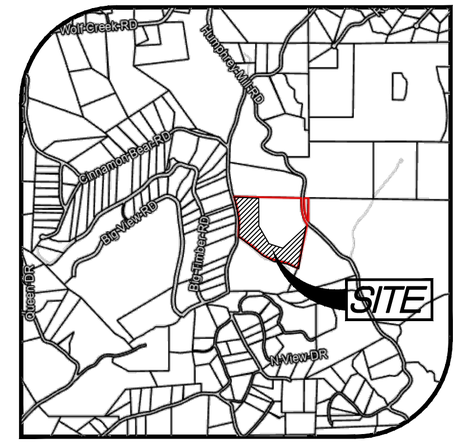
6) BEARING BASIS FOR THIS SURVEY WAS ESTABLISHED USING A CARLSON BRX7 GPS RECEIVER UTILIZING OPUS-S FOR POST PROCESSING. THE RELATIVE POSITIONAL ACCURACY, AS CALCULATED ACCORDING TO THE FEDERAL GEOGRAPHIC DATA COMMITTEE PART 3: NATIONAL STANDARD FOR SPATIAL DATA ACCURACY, IS .06 FEET HORIZONTAL AND .12 FEET VERTICAL AT THE 95% CONFIDENCE LEVEL.

LEGEND

	PROPERTY LINE
	LAND LOT LINE
	BUFFER
OHE	OVERHEAD UTILITY LINE
	OVERHEAD UTILITY POLE
TP	TELEPHONE PEDESTAL
X	FENCE LINE
RB	REBAR
CRB	CAPPED REBAR
FND	FOUND
OTP	OPEN TOP PIPE

SURVEY REFERENCES

1) PLAT HANGAR A542, PAGE 1
2) PLAT HANGAR A558, PAGE 6
3) PLAT HANGAR C23, PAGE 5
4) PLAT HANGAR D195, PAGE 1
5) PLAT HANGAR D319, PAGE 1
6) PLAT HANGAR E290, PAGE 2
7) PLAT HANGAR F571, PAGE 1

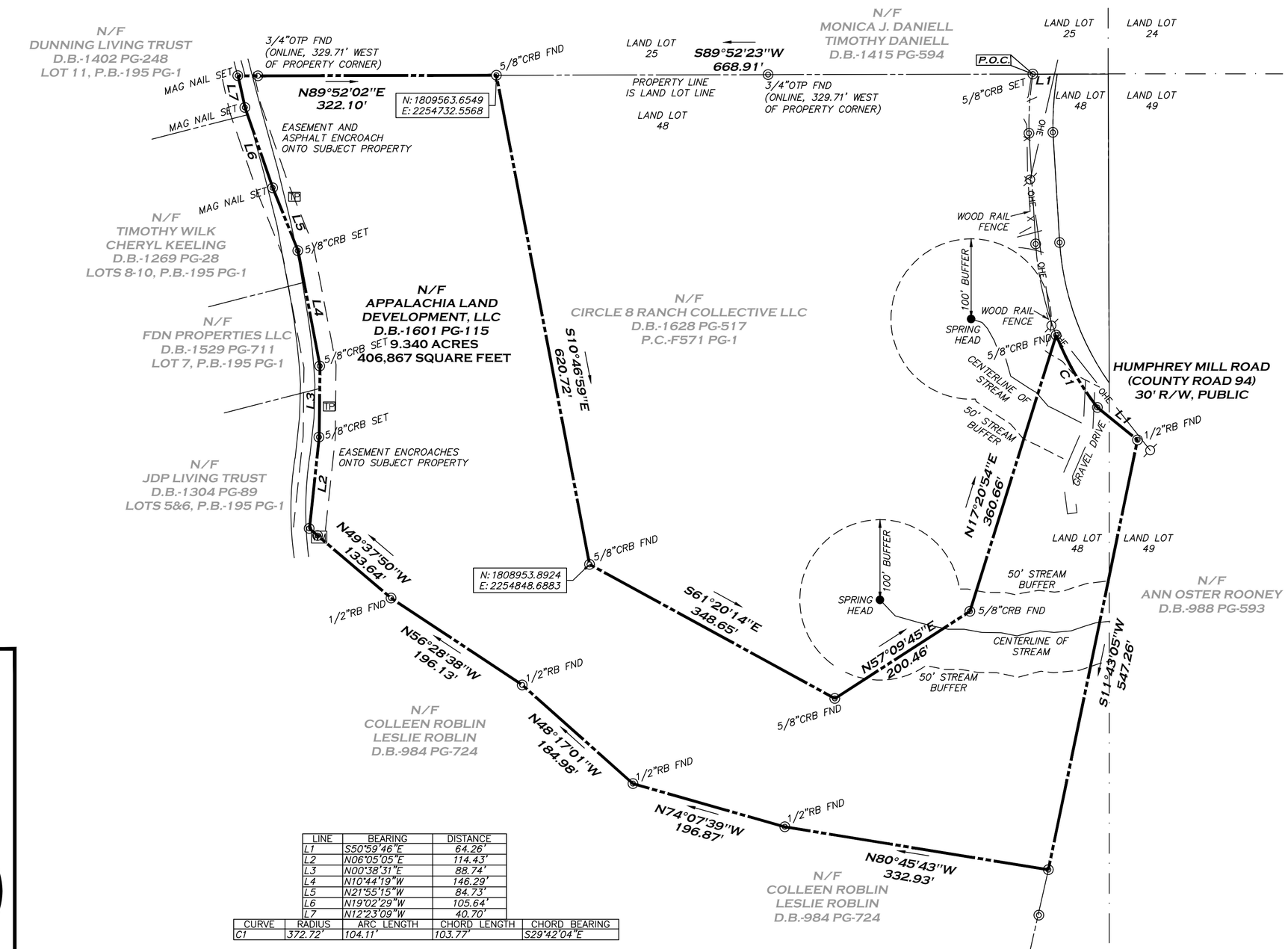


VICINITY MAP

GRAPHIC SCALE

100' 0 100' 200'

1 Inch = 100 Feet



LINE	BEARING	DISTANCE
L1	S50°59'46"E	64.26'
L2	N06°05'05"E	114.43'
L3	N00°38'31"E	88.74'
L4	N10°44'19"W	146.29'
L5	N21°55'15"W	84.73'
L6	N19°02'29"W	105.64'
L7	N12°23'09"W	40.70'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	372.72'	104.11'	103.77'	S29°42'04"E

PROPERTY INFORMATION

CURRENT OWNER: APPALACHIA LAND DEVELOPMENT, LLC PER WARRANTY DEED RECORDED IN DEED BOOK 1601, PAGE 115, FANNIN COUNTY RECORDS.

DESCRIPTION OF PROPERTY: FANNIN COUNTY PARCEL 0048 018

SURVEYOR'S CERTIFICATION

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.

MITCHELL LOWERY GEORGIA RLS# 3109

GEORGIA REGISTERED No. 3109 REGISTERED LAND SURVEYOR MITCHELL LOWERY

PROFESSIONAL
LAND SURVEYORS, LLC
41 OVERVIEW DRIVE
CARTERSVILLE, GA 30120
770-334-8186
WWW.PLS.US
INFO@PLS.US
GEORGIA C.O.A.: LSF001380

PREPARED FOR:
APPALACHIA LAND DEVELOPMENT LLC
79 TUMBLING WATER TRL
DAWSONVILLE, GA 30534

BOUNDARY SURVEY OF:
FANNIN COUNTY PARCEL 0048 018

STATE: GEORGIA
COUNTY: FANNIN
LAND LOT 48 OF THE 8TH DISTRICT, 2ND SECTION

REVISIONS

DATE:	DESCRIPTION

PROFESSIONAL LAND SURVEYORS

DATE: MAY 12, 2025
JOB #: 245057
SCALE: 1"=100'
SHEET 1 OF 1