

FILED & eRECORDED
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PARTICIPANT ID: 795161624,2919157511
CLERK: Amy Johnson
Gilmer County, GA

PRIVATE ROAD NOTE:
THE STREETS IN THIS SUBDIVISION ARE PRIVATE STREETS AND ARE NEITHER MAINTAINED BY GILMER COUNTY NOR CONSIDERED PART OF THE ROAD SYSTEM OF GILMER COUNTY. THE RESPONSIBILITY FOR THE UPKEEP AND MAINTENANCE OF THE STREETS SHOWN HEREON LIES WITH THE PROPERTY OWNERS AS FURTHER SPECIFIED IN THE PRIVATE ROAD MAINTENANCE AGREEMENT, AND NOT GILMER COUNTY.
IN NO CASE SHALL GILMER COUNTY BE RESPONSIBLE FOR FAILING TO PROVIDE ANY EMERGENCY OR REGULAR FIRE, POLICE OR OTHER PUBLIC SERVICE TO THE PROPERTY AND/OR OCCUPANTS WHEN THE FAILURE IS DUE TO INADEQUATE DESIGN OR CONSTRUCTION, BLOCKING OF ACCESS ROUTES, OR ANY OTHER FACTORS OUTSIDE THE CONTROL OF THE COUNTY. IN NO CASE SHALL THE COUNTY MAINTAIN ANY PRIVATE STREET.

THE SPACE ABOVE IS RESERVED FOR THE CLERK OF SUPERIOR COURT FOR RECORDING DATA.

CALL TABLE

Course	Bearing	Distance
1	N84°59'55"W	22.87'
2	S31°45'29"W	48.65'
3	N04°09'41"W	51.22'
4	N11°43'15"E	53.62'
5	N22°21'23"W	40.37'
6	N26°02'34"W	22.71'
7	N34°38'35"W	20.40'
8	N32°42'28"W	22.68'
9	N37°39'02"W	45.91'
10	N39°24'14"W	54.35'
11	N35°32'22"W	28.73'
12	N31°02'56"W	109.36'
13	N32°57'22"W	61.45'
14	N40°58'25"W	48.62'
15	N37°41'25"W	40.18'
16	N29°48'09"W	13.30'
17	N22°33'55"W	42.03'
18	N10°12'05"W	84.71'
19	N03°09'35"W	40.04'
20	N04°13'37"W	42.80'
21	N10°48'25"W	90.47'
22	N04°57'38"W	28.45'
23	N12°13'38"W	40.63'
24	N19°09'35"W	92.33'
25	N23°22'44"W	69.39'
26	N23°42'54"W	58.59'
27	N26°58'51"W	64.42'
28	N33°52'42"W	33.44'
29	N44°06'42"W	15.96'
30	N61°23'46"E	55.46'
31	N61°01'08"E	157.84'
32	N59°37'01"E	123.19'
33	N62°02'08"E	171.68'
34	N59°56'07"E	224.11'
35	N61°13'57"E	14.69'
36	N61°01'10"E	98.57'
37	N76°33'17"E	190.60'
38	S93°58'06"E	98.66'
39	S79°48'44"E	49.75'
40	S73°48'42"E	32.44'
41	S75°42'25"E	116.72'
42	S64°17'04"E	40.22'
43	S42°58'01"E	66.66'
44	S11°44'21"E	20.90'
45	S26°53'34"E	30.85'
46	S67°20'21"W	37.50'
47	S55°46'49"W	20.68'
48	S41°08'34"W	26.50'
49	S32°23'40"W	26.08'
50	S27°09'22"W	28.18'
51	S16°02'06"W	43.37'
52	S21°14'47"W	32.12'
53	S52°30'04"W	39.43'
54	S55°15'33"W	30.20'
55	S55°15'33"W	5.89'
56	S47°51'44"W	25.65'
57	S53°52'07"W	46.01'
58	S50°08'42"W	38.69'
59	S45°42'17"W	26.25'
60	S31°59'59"W	43.26'
61	S29°05'30"W	39.52'
62	S27°09'35"W	33.52'
63	S19°34'29"W	16.52'
64	S19°34'29"W	9.13'
65	S01°37'22"W	19.95'
66	S14°36'28"W	25.49'
67	S12°32'18"E	23.42'
68	S63°48'55"E	7.00'
69	S78°03'17"E	19.54'
70	N87°38'38"E	22.50'
71	S89°30'15"E	25.96'
72	S84°16'53"E	33.19'
73	S73°29'59"E	14.46'
74	S45°52'35"E	15.29'
75	S06°14'23"W	26.74'
76	S00°48'36"W	36.00'
77	S12°45'35"E	31.43'
78	S26°59'28"E	27.14'
79	S20°33'40"E	34.77'
80	S16°43'13"E	31.82'
81	S23°02'35"E	49.51'
82	S28°59'00"E	30.89'
83	S27°28'27"E	9.09'
84	S27°28'27"E	17.31'
85	S35°56'27"E	27.84'
86	S37°15'33"E	40.87'
87	S56°16'27"E	36.59'
88	S72°23'19"E	30.52'
89	N75°15'58"E	23.92'
90	N56°28'52"E	21.62'
91	N34°14'39"E	22.52'
92	N32°14'46"E	33.85'
93	N48°12'22"E	26.27'
94	N61°01'54"E	30.97'
95	N66°45'14"E	33.42'
96	N73°18'27"E	37.61'
97	N68°07'16"E	43.28'
98	N74°18'06"E	38.75'
99	N72°37'06"E	18.82'
100	N80°50'01"E	43.87'
101	N87°54'41"E	35.32'
102	N87°21'42"E	18.35'
103	N87°21'42"E	23.20'
104	N87°42'00"E	48.51'
105	N79°04'40"E	60.02'
106	N75°33'47"E	65.88'
107	N87°20'41"E	38.71'
108	N84°13'33"E	52.51'
109	N78°19'09"E	33.60'
110	N81°02'40"E	39.45'
111	N87°53'05"E	31.19'

NOTE:
ELEVATIONS WERE DERIVED USING GPS EQUIPMENT CORRECTED BY THE eGPS VRS NETWORK (NAVD 88 (PROJECT DATUM))

CALL TABLE

Course	Bearing	Distance
112	S35°31'38"E	18.79'
113	S04°02'31"E	42.70'
114	S23°01'21"W	47.68'
115	S21°48'52"W	88.51'
116	S22°41'29"W	98.99'
117	S18°00'41"W	58.75'
118	S01°22'32"E	23.43'
119	S01°22'32"E	8.35'
120	S05°13'01"E	70.38'
121	S10°41'05"W	36.12'
122	S28°53'43"W	26.66'
123	S18°56'47"W	70.66'
124	S30°00'31"W	66.39'
125	S41°18'13"W	102.48'
126	S58°44'52"W	55.71'
127	S42°51'57"W	28.39'
128	S42°51'57"W	28.39'
129	S29°29'12"W	26.66'
130	S21°51'37"W	76.13'
131	S13°36'50"W	81.51'
132	S02°46'54"W	17.03'
133	S09°56'21"W	8.35'
134	N80°03'39"W	13.09'
135	N87°25'24"W	9.72'
136	N72°40'14"W	11.79'
137	S81°12'40"W	18.47'
138	N81°56'26"W	17.75'
139	N84°52'30"W	8.17'
140	N88°10'31"W	10.68'
141	S84°22'31"W	17.55'
142	N80°45'53"W	56.39'
143	S89°05'19"W	18.57'
144	N37°26'06"W	13.90'
145	N56°48'23"W	13.13'
146	N81°09'32"W	6.71'
147	S61°07'46"W	12.48'
148	N58°59'52"W	5.13'
149	S89°03'31"W	13.10'
150	N83°25'04"W	20.76'
151	N77°06'03"W	18.44'
152	S10°34'34"W	44.94'
153	S36°34'17"E	28.11'
154	N67°50'12"E	57.24'
155	S35°56'27"E	43.17'
156	N43°18'58"E	56.04'
157	N48°10'34"E	34.34'
158	N57°50'39"E	24.96'
159	N70°29'40"E	22.09'
160	N85°37'35"E	21.44'
161	S79°05'10"E	21.83'
162	N68°28'59"E	85.40'
163	N36°57'57"E	52.87'
164	N37°45'10"E	35.92'
165	S62°54'45"E	50.00'
166	S60°35'31"E	25.82'
167	S39°11'05"E	20.93'
168	S30°13'24"E	23.96'
169	S18°41'44"E	29.91'
170	S06°00'41"E	32.93'
171	S02°44'53"W	18.05'
172	S02°44'53"W	17.48'
173	S08°06'32"W	82.77'
174	S08°18'52"W	56.48'
175	S09°37'43"W	35.96'
176	S05°08'11"W	43.69'
177	S04°49'29"E	28.01'
178	S11°51'25"E	30.40'
179	S21°17'54"E	24.84'
180	S28°29'22"E	51.84'
181	S27°55'13"E	80.07'

NOTE:
ELECTRIC TRANSMISSION LINE RIGHT OF WAY EASEMENT DB 1998, PG 92

CALL TABLE

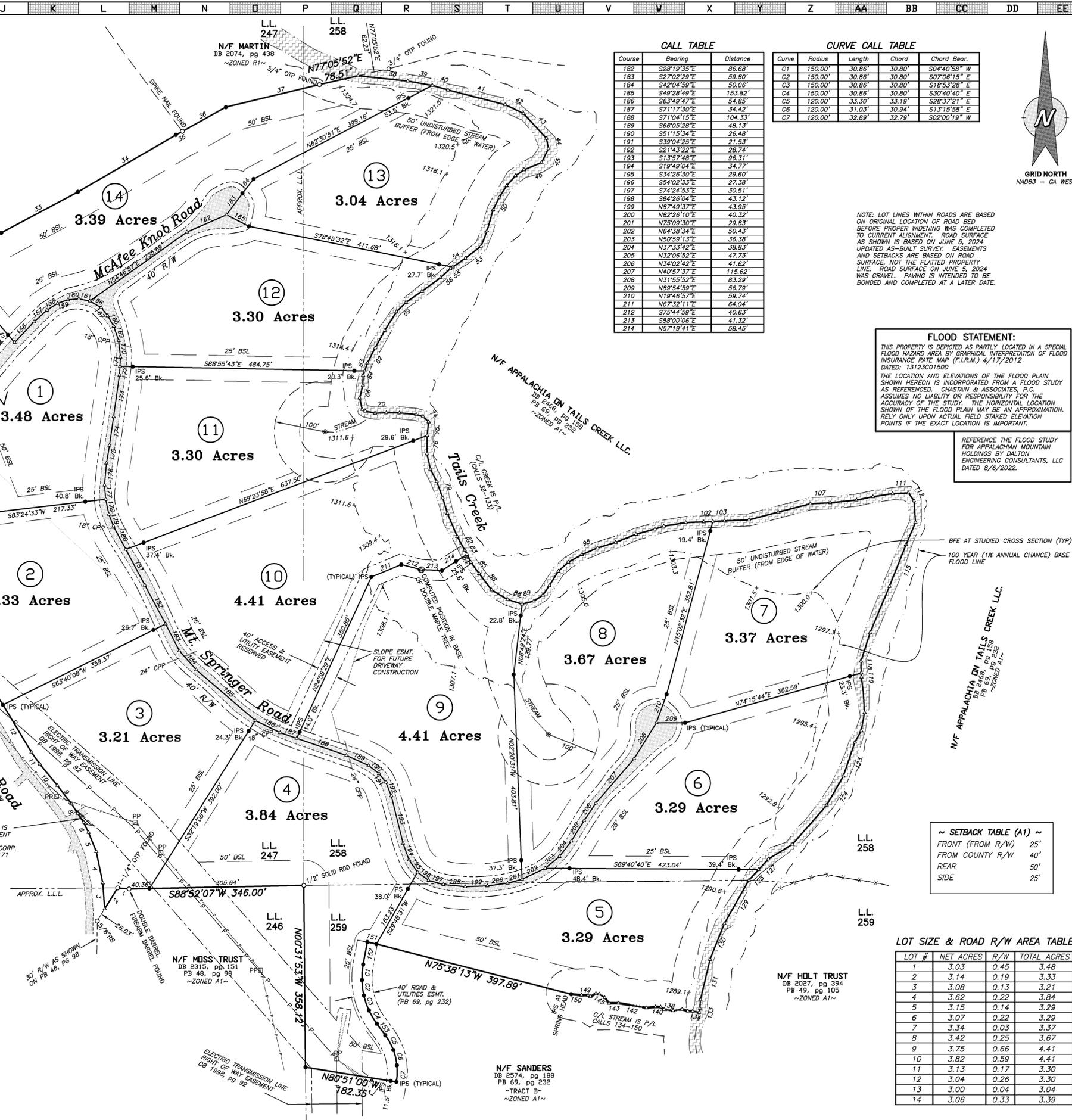
Course	Bearing	Distance
112	S35°31'38"E	18.79'
113	S04°02'31"E	42.70'
114	S23°01'21"W	47.68'
115	S21°48'52"W	88.51'
116	S22°41'29"W	98.99'
117	S18°00'41"W	58.75'
118	S01°22'32"E	23.43'
119	S01°22'32"E	8.35'
120	S05°13'01"E	70.38'
121	S10°41'05"W	36.12'
122	S28°53'43"W	26.66'
123	S18°56'47"W	70.66'
124	S30°00'31"W	66.39'
125	S41°18'13"W	102.48'
126	S58°44'52"W	55.71'
127	S42°51'57"W	28.39'
128	S42°51'57"W	28.39'
129	S29°29'12"W	26.66'
130	S21°51'37"W	76.13'
131	S13°36'50"W	81.51'
132	S02°46'54"W	17.03'
133	S09°56'21"W	8.35'
134	N80°03'39"W	13.09'
135	N87°25'24"W	9.72'
136	N72°40'14"W	11.79'
137	S81°12'40"W	18.47'
138	N81°56'26"W	17.75'
139	N84°52'30"W	8.17'
140	N88°10'31"W	10.68'
141	S84°22'31"W	17.55'
142	N80°45'53"W	56.39'
143	S89°05'19"W	18.57'
144	N37°26'06"W	13.90'
145	N56°48'23"W	13.13'
146	N81°09'32"W	6.71'
147	S61°07'46"W	12.48'
148	N58°59'52"W	5.13'
149	S89°03'31"W	13.10'
150	N83°25'04"W	20.76'
151	N77°06'03"W	18.44'
152	S10°34'34"W	44.94'
153	S36°34'17"E	28.11'
154	N67°50'12"E	57.24'
155	S35°56'27"E	43.17'
156	N43°18'58"E	56.04'
157	N48°10'34"E	34.34'
158	N57°50'39"E	24.96'
159	N70°29'40"E	22.09'
160	N85°37'35"E	21.44'
161	S79°05'10"E	21.83'
162	N68°28'59"E	85.40'
163	N36°57'57"E	52.87'
164	N37°45'10"E	35.92'
165	S62°54'45"E	50.00'
166	S60°35'31"E	25.82'
167	S39°11'05"E	20.93'
168	S30°13'24"E	23.96'
169	S18°41'44"E	29.91'
170	S06°00'41"E	32.93'
171	S02°44'53"W	18.05'
172	S02°44'53"W	17.48'
173	S08°06'32"W	82.77'
174	S08°18'52"W	56.48'
175	S09°37'43"W	35.96'
176	S05°08'11"W	43.69'
177	S04°49'29"E	28.01'
178	S11°51'25"E	30.40'
179	S21°17'54"E	24.84'
180	S28°29'22"E	51.84'
181	S27°55'13"E	80.07'

NOTE:
R/W IS SET AT 30' FROM C/L AS REQUIRED BY COUNTY ORDINANCE

NOTE:
HATCHED AREA IS ACCESS EASEMENT TO GEORGIA TRANSMISSION CORP. DB 2022, PG 171

NOTE:
30' R/W AS SHOWN ON PG 48, PG 98

NOTE:
ELECTRIC TRANSMISSION LINE RIGHT OF WAY EASEMENT DB 1998, PG 92



CALL TABLE

Course	Bearing	Distance
182	S28°19'35"E	86.68'
183	S27°02'29"E	59.80'
184	S42°04'59"E	50.06'
185	S49°28'49"E	153.82'
186	S63°49'47"E	54.85'
187	S71°17'30"E	34.42'
188	S71°04'15"E	104.33'
189	S68°52'29"E	48.13'
190	S51°15'34"E	26.48'
191	S39°04'25"E	21.53'
192	S21°43'22"E	28.74'
193	S13°57'48"E	96.31'
194	S19°49'04"E	34.77'
195	S34°26'30"E	29.60'
196	S54°02'33"E	27.38'
197	S74°24'53"E	30.51'
198	S84°26'04"E	43.12'
199	N87°49'37"E	43.95'
200	N82°26'10"E	40.32'
201	N75°09'30"E	29.83'
202	N69°54'34"E	50.43'
203	N50°59'13"E	36.38'
204	N37°33'42"E	38.83'
205	N32°06'52"E	47.73'
206	N34°02'42"E	41.62'
207	N40°57'37"E	115.62'
208	N31°55'52"E	83.29'
209	N89°54'59"E	59.74'
210	N19°48'57"E	66.04'
211	N67°32'11"E	64.04'
212	S75°44'59"E	40.63'
213	S88°00'06"E	41.32'
214	N57°19'41"E	58.45'

CURVE CALL TABLE

Curve	Radius	Length	Chord	Chord Bear.
C1	150.00'	30.86'	30.80'	S04°40'58"W
C2	150.00'	30.86'	30.80'	S07°06'15"E
C3	150.00'	30.86'	30.80'	S18°53'28"E
C4	150.00'	30.86'	30.80'	S30°40'40"E
C5	120.00'	33.30'	33.19'	S28°37'21"E
C6	120.00'	31.03'	30.94'	S13°15'58"E
C7	120.00'	32.89'	32.79'	S02°00'19"W

NOTE:
LOT LINES WITHIN ROADS ARE BASED ON ORIGINAL LOCATION OF ROAD BED BEFORE PROPER PAVING WAS COMPLETED TO CURRENT ALIGNMENT. ROAD SURFACE AS SHOWN IS BASED ON JUNE 5, 2024 UPDATED AS-BUILT SURVEY. EASEMENTS AND SETBACKS ARE BASED ON ROAD SURFACE, NOT THE PLATTED PROPERTY LINE. ROAD SURVING IS INTENDED TO BE GRAVEL. PAVING IS INTENDED TO BE BONDED AND COMPLETED AT A LATER DATE.

FLOOD STATEMENT:
THIS PROPERTY IS DEPICTED AS PARTLY LOCATED IN A SPECIAL FLOOD HAZARD AREA BY GRAPHICAL INTERPRETATION OF FLOOD INSURANCE RATE MAP (F.I.R.M.) 4/17/2012 DATED: 13123001500
THE LOCATION AND ELEVATIONS OF THE FLOOD PLAIN SHOWN HEREON IS INCORPORATED FROM A FLOOD STUDY AS REFERENCED. CHASTAIN & ASSOCIATES, P.C. ASSUMES NO LIABILITY OR RESPONSIBILITY FOR THE ACCURACY OF THE STUDY. THE HORIZONTAL LOCATION SHOWN OF THE FLOOD PLAIN MAY BE AN APPROXIMATION. RELY ONLY UPON ACTUAL FIELD STAKED ELEVATION POINTS IF THE EXACT LOCATION IS IMPORTANT.
REFERENCE THE FLOOD STUDY FOR APPALACHIAN MOUNTAIN HOLDINGS BY DALTON ENGINEERING CONSULTANTS, LLC DATED 8/6/2022.

~ SETBACK TABLE (A1) ~

FRONT (FROM R/W)	25'
FROM COUNTY R/W	40'
REAR	50'