

Kenneth C. Stallings

LOT 947-R, BEAVER FOREST, UNIT 21

LAND LOTS 176 & 185  
11th DISTRICT, 2nd SECTION  
GILMER COUNTY, GEORGIA

DATE: MARCH 28, 2019

REVISIONS:  
DATE COMMENT

REFERENCE NORTH  
PB 10, pg 252  
(BEARING BASIS IS FROM  
POINT "A" TO POINT "B")  
**2.29 Acres**

**Coosawattee River Resort Association, Inc.  
Combination Plat Certificate**

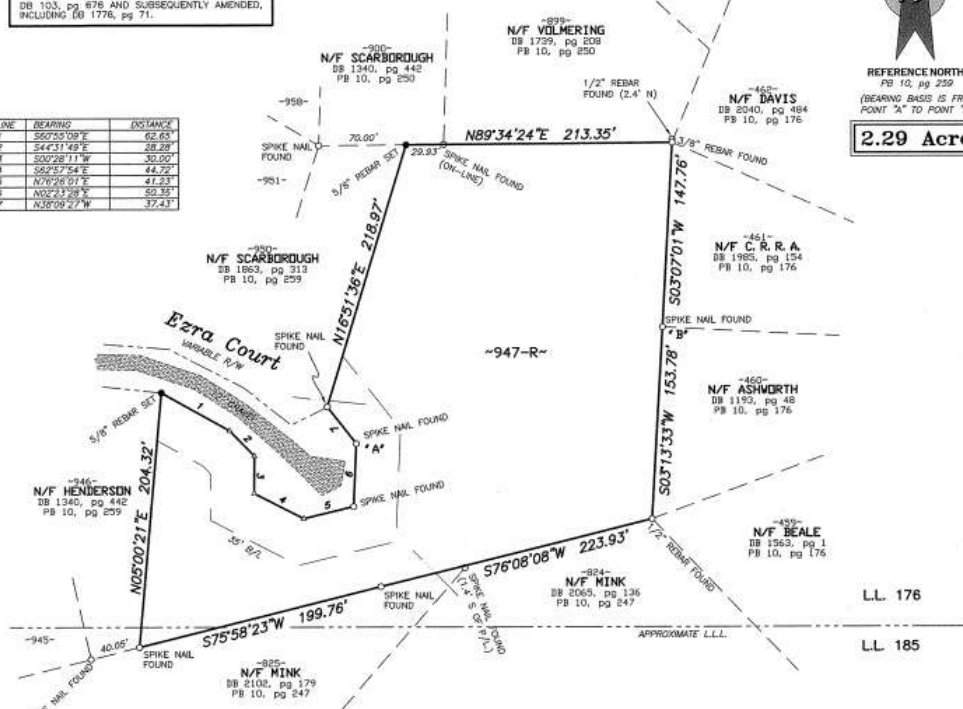
THIS PLAT OF SURVEY REPRESENTS THE COMBINATION OF  
EXISTING LOTS 947, 948, & 949  
OF BEAVER FOREST, NOW COOSAWATTEE RIVER RESORT  
ASSOCIATION, INC., THE NEW LOT NUMBER BEING 947-R  
AND SUBJECT TO THE DECLARATION OF RESTRICTIONS  
OF BEAVER FOREST AS ORIGINALLY RECORDED IN  
DB 1033, pg 876 AND SUBSEQUENTLY AMENDED,  
INCLUDING DB 1776, pg 71.

NOTE: THE PROPERTY SHOWN HEREON WAS  
ORIGINALLY PLATTED AS LOTS 947, 948, & 949  
ON PB 10, pg 259.

LINE	BEARING	DISTANCE
1	S60°30'09"E	62.63
2	S44°11'49"E	28.09
3	S02°28'11"W	30.00
4	S82°57'54"E	44.22
5	N78°28'01"E	41.33
6	N02°23'29"E	50.55
7	N38°09'22"W	37.43

**GEORGIA SURVEY DATA**

- A. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 176,211 FEET, AND AN ANGULAR ERROR OF 3 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES.
- B. THE PERIMETER OF THIS SURVEY HAS A CLOSURE PRECISION OF ONE FOOT IN 150,907 FEET.
- C. ANGULAR AND LINEAR MEASUREMENTS OBTAINED BY USE OF A TOPCON GTS-235 TOTAL STATION.
- D. DATE(S) OF FIELD SURVEY: 03/12-21/2019.
- E. OWNER INFORMATION AT TIME OF SURVEY: OWNER: KENNETH C. STALLINGS & C.R.R.A. SOURCE OF TITLE: DB 2148, pg 282, & DB 1946, pg 237 TAX PARCEL: 30550 019, & 30550 017



APPROVED FOR RECORDING  
by: *[Signature]*  
SECRETARY OF THE GILMER  
COUNTY PLANNING COMMISSION  
date: 4-2-19  
Valid until recorded or 10  
working days from above date

THE SUBJECT PROPERTY SHOWN HEREON  
LIES WITHIN THE FOLLOWING DISTRICTS:

YES	NO
X	
X	
X	
X	
X	
X	
X	

**AGRICULTURE NOTICE**— GILMER COUNTY HAS AN ACTIVE  
AGRICULTURAL SECTOR. FARMING AND FORESTING ACTIVITIES MAY  
CAUSE NUISANCES AND INCONVENIENCES THAT ARE ASSOCIATED  
WITH SUCH LAWFUL ACTIVITIES. (O.C.G.A. 44-1-17)

THIS IS TO CERTIFY THAT  
PARCEL IS CURRENTLY ZONED *R-2*  
NAME: *Kenneth C. Stallings*  
DATE: *4-2-19*

**LEGEND**

○ IRON PIN FOUND	▨ FIRE HYDRANT	▨ POWER BOX
● IRON PIN SET (IN-PL)	□ UTILITY POLE	▨ IRON POST
○ CONCRETE FOUND	▨ WOOD PILE	▨ IRON NAIL
○ BRICK FOUND	▨ SHOWER VALVE	▨ STORM-HK
○ CONCRETE FOUND	▨ GAS VALVE	▨ GAS VALVE
○ GAS VALVE	▨ GAS VALVE	▨ LIGHT POLE
○ REBAR	▨ OPEN TOP PIPE	▨ PROPERTY LINE
○ OPEN TOP PIPE	▨ CRIMP TOP PIPE	▨ LAND LOT LINE
○ CRIMP TOP PIPE	▨ POINT OF BEGINNING	▨ RIGHT OF WAY
○ POINT OF BEGINNING	▨ RIGHT OF WAY	▨ DIV. POWER
○ RIGHT OF WAY	▨ PROPERTY LINE	▨ DIV. TELEPHONE
○ PROPERTY LINE	▨ CENTERLINE	▨ FENCE
○ CENTERLINE	▨ HIGH OR LOWLINE	▨ STREAM OR POND
○ HIGH OR LOWLINE	▨ REED BUSH PLANT	▨ USE GAS LINE
○ REED BUSH PLANT	▨ PLAT BOOK PAGE	▨ USE POWER
○ PLAT BOOK PAGE	▨ UTILITY POLE	▨ SEWER LINE
○ UTILITY POLE	▨ LAND LOT	▨ WATER LINE
○ LAND LOT	▨ REBAR/CONC. PIPE	▨ COMMUNICATION
○ REBAR/CONC. PIPE	▨ CORRUGATED METAL PIPE	▨ STORM LINE
○ CORRUGATED METAL PIPE	▨ CORRUGATED PLATE PIPE	▨ RAIL TRACKS
○ CORRUGATED PLATE PIPE	▨ ASPHALT	▨ EXIST. CONTOUR
▨ ASPHALT	▨ CONCRETE	▨ EXIST. MET. CONTOUR
▨ CONCRETE	▨ GRAVEL	▨ PROP. CONTOUR
▨ GRAVEL	▨ PROP. BOUNDARY	

**DISCLOSURE & NOTICE**  
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