

Filed 01/06/2020 11:47AM
Bk 00085 Pg 0032
Plat Doc: PLAT

Penalty: \$0.00 Interest: \$0.00
Participants: 6793028691
JUSTIN POWER, Clerk of Superior Court
DAWSON County, Georgia

RESERVED FOR CLERK'S FILING INFORMATION

LINE	BEARING	DISTANCE
L1	N36°30'11"E	84.18'
L2	N34°56'09"E	62.75'
L3	N34°04'58"E	55.46'
L4	N41°27'27"E	43.12'
L5	N52°09'01"E	22.50'
L6	N58°54'21"E	53.67'
L7	N61°40'21"E	76.00'
L8	N59°15'14"E	58.49'
L9	N59°43'24"E	36.91'
L10	N68°20'44"E	48.92'
L11	N70°58'33"E	66.58'
L12	N68°31'15"E	38.24'

**APPROVED
FOR RECORDING**

Dawson County
Ervin V. Ingram
DAWSON COUNTY, GA PLANNING

IN MY OPINION, NO PORTION OF
THIS PROPERTY LIES WITHIN A
FEMA DESIGNATED SPECIAL FLOOD
HAZARD AREA.
REFERENCE FEMA FLOOD MAP:
13085C0112C DATED 04/04/2018.

SETBACKS PER CODE SECTION 121-67(3) D.

FRONT= 100 FEET FROM PARKWAYS,
60 FEET FROM STATE OR FEDERAL HIGHWAY,
AND 40 FEET FROM ALL OTHER STREETS OR ROADS

SIDE = 20 FEET

REAR = 35 FEET

50 FEET FROM PROPERTY LINE OR ROAD OR
200 FEET FROM RESIDENCE ON ADJACENT LOT,
WHICHEVER IS GREATER, FOR ALL BUILDINGS OCCUPIED
BY ANIMALS OR ANIMAL

KENNETH D. THURMAN &
FLORINDA THURMAN
DB 1100, PG 519
PB 80, PG 1

SINGLETREE LANE
PRIVATELY MAINTAINED
ASPHALT SURFACE
30' EASEMENT

L2-L13
C/L OF EXISTING
ASPHALT DRIVE
IS P/L

**5.463
ACRES**

A PORTION OF
TAX PARCEL 093 027
ZONED RA

FRANK BRUCE ROAD
80' R/W ASPHALT SURFACE

LINE	BEARING	DISTANCE
E1	S24°37'12"W	24.01'
E2	S12°21'03"W	26.98'
E3	S08°59'00"W	40.17'
E4	S08°55'49"W	37.54'
E5	S08°25'46"W	42.58'
E6	S08°00'10"W	44.04'
E7	S08°21'25"W	55.62'
E8	S10°58'32"W	63.56'
E9	S19°42'57"W	19.79'

ERVIN V. INGRAM &
MARY A. INGRAM
DB 63, PG 339
PB 35, PG 7

WINDY HILL ROAD
PRIVATELY MAINTAINED
GRAVEL SURFACE
40' EASEMENT

ERVIN V. INGRAM &
MARY A. INGRAM
DB 63, PG 339
PB 35, PG 7

ERVIN V. INGRAM &
MARY A. INGRAM
DB 63, PG 339
PB 35, PG 7

THIS SURVEYOR DOES NOT GUARANTEE
THAT ALL EASEMENTS AFFECTING THIS
PROPERTY ARE SHOWN.

THE FIELD DATA UPON WHICH THIS PLAT
IS BASED HAS A POSITIONAL TOLERANCE
NOT EXCEEDING 0.1 FOOT PER MONUMENTED
LINE AND WAS NOT ADJUSTED.

THIS PLAT HAS BEEN CALCULATED FOR
CLOSURE AND IS FOUND TO BE ACCURATE
WITHIN ONE FOOT IN 98853 FEET.

EQUIPMENT USED: TRIMBLE S6 ROBOTIC.

THIS SURVEY WAS PREPARED WITHOUT THE
AID OF A TITLE SEARCH AND IS SUBJECT
TO ANY AND ALL DISCLOSURES THAT A
TITLE SEARCH MAY YIELD.

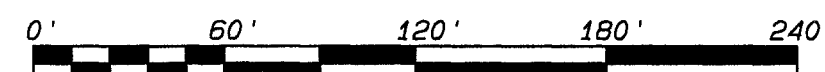
THIS SURVEY IS CERTIFIED SOLELY TO
THE PARTY OR PARTIES NAMED HEREON.

UNDERGROUND UTILITIES WERE NOT LOCATED
AS PART OF THE SCOPE OF THIS SURVEY

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.

LL = LAND LOT
LLL = LAND LOT LINE
C/L = CENTER LINE
N/F = NOW OR FORMERLY
R/W = RIGHT OF WAY
P/L = PROPERTY LINE
-X- = CHAINLINK FENCE LINE
POC = POINT OF COMMENCEMENT
POB = POINT OF BEGINNING
IPS = 1/2" REBAR SET WITH CAP
CAB = PLAT CABINET
SL = SLIDE
DB = DEED BOOK
PB = PLAT BOOK
PG = PAGE

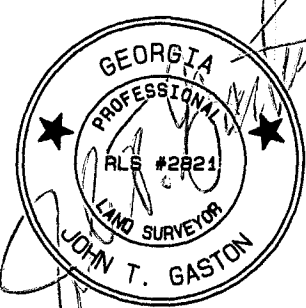
SCALE 1 INCH = 60 FEET



LSF # 1074: ALTASURV LLC dba

GEOIMAGE

LAND SURVEYING, LAND PLANNING & DESIGN
21 ENOTA STREET, DAHLONEGA, GA 30533, (706) 864-7298



PLAT DATE:
DECEMBER 23, 2019
FIELD DATES:
SEPTEMBER 17, 2019-
OCTOBER 2, 2019

FIELD CREW: JQH/PDA/HS
DRAWN BY: JQH

DRWG FILE: J. GRAVES

JOB #1692

NEW PARCEL BOUNDARY SURVEY FOR

JONATHAN GRAVES

LAND LOT 424, NORTH HALF 13TH DISTRICT, 1ST SECTION
DAWSON COUNTY, GEORGIA