

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

IN MY OPINION, NO PORTION OF THIS PROPERTY LIES WITHIN A FEMA DESIGNATED SPECIAL FLOOD HAZARD AREA.  
REFERENCE FEMA FLOOD MAP-1500530112G DATED 04/04/2018.

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

FRONT = 100 FEET FROM PARKWAYS,  
50 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

RESERVED FOR CLERK'S FILING INFORMATION

(PB 35, PG 7)

LINE	BEARING	DISTANCE
L1	N36°30'11"E	84.18'
L2	N34°56'09"E	62.75'
L3	N34°04'59"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	36.94'
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  
Chambersville  
DAWSON COUNTY, GA PLATTING

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

SINGLETREE LANE  
PRIVILEGELY MAINTAINED  
ASPHALT SURFACE  
30' EASEMENT

FRANK BRUCE ROAD

80' R/W ASPHALT SURFACE

C/L OF EXISTING  
ASPHALT DRIVE  
IS P/L

5.463  
ACRES

A PORTION OF  
TAX PARCEL 093 027  
ZONED HA

LINE	BEARING	DISTANCE
E1	S24°37'12"E	24.01'
E2	S12°21'03"E	26.89'
E3	S08°59'00"E	40.17'
E4	S08°58'49"E	37.84'
E5	S08°28'46"E	42.66'
E6	S08°00'10"E	44.04'
E7	S08°21'25"E	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

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  
TO THE PUBLIC GRID. IT IS UNADJUSTED FOR  
CLOSURE AND IS FOUND TO BE ACCURATE  
WITHIN ONE FOOT IN 98653 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 HEREIN.

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

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

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LL = LAND LOT  
L/L = LAND LOT LINE  
N/F = NOM OR FORMERLY  
R/W = RIGHT OF WAY  
P/L = PROPERTY LINE  
A-L = APPROXIMATE LINE  
POC = POINT OF COMMENCEMENT  
POB = POINT OF BEGINNING  
IPS = 1/2" REBAR SET WITH CAP  
OAB = OUTSIDE CABINET  
SL = SLIDE  
DB = DEED BOOK  
PB = PLAT BOOK  
PG = PAGE

SCALE 1 INCH = 60 FEET

0' 60' 120' 180' 240'

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  
FILE DATES:  
SEPTEMBER 17, 2019 -  
OCTOBER 2, 2019  
FIELD CREW: JOD/PDA/HS  
DRAWN BY: JOD  
DRAWG FILE: J. GRAVES  
JOB #1692

NEW PARCEL BOUNDARY SURVEY FOR  
JONATHAN GRAVES

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