

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
PRIVately 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

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

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"W	55.62'
E8	S10°58'32"W	63.56'
E9	S19°42'57"W	19.79'

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 PREVIOUSLY MONUMENTED POINTS
CLOSER THAN ONE FOOT APART.
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
LLL = LAND LOT LINE
N/L = NORTH OR FORMERLY
R/W = RIGHT OF WAY
P/L = PROPERTY LINE
ALL = ANGLED PROPERTY 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
JOB #: 1692

NEW PARCEL BOUNDARY SURVEY FOR
JONATHAN GRAVES

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