

CALL TABLE		
Course	Bearing	Distance
L1	N 77°19'40" E	22.06'

CURVE TABLE				
Curve	Radius	Length	Chord	Chord Bear.
C1	396.65'	68.02'	67.93'	N 88°10'10" E
C2	294.96'	78.35'	78.12'	N 85°31'57" E

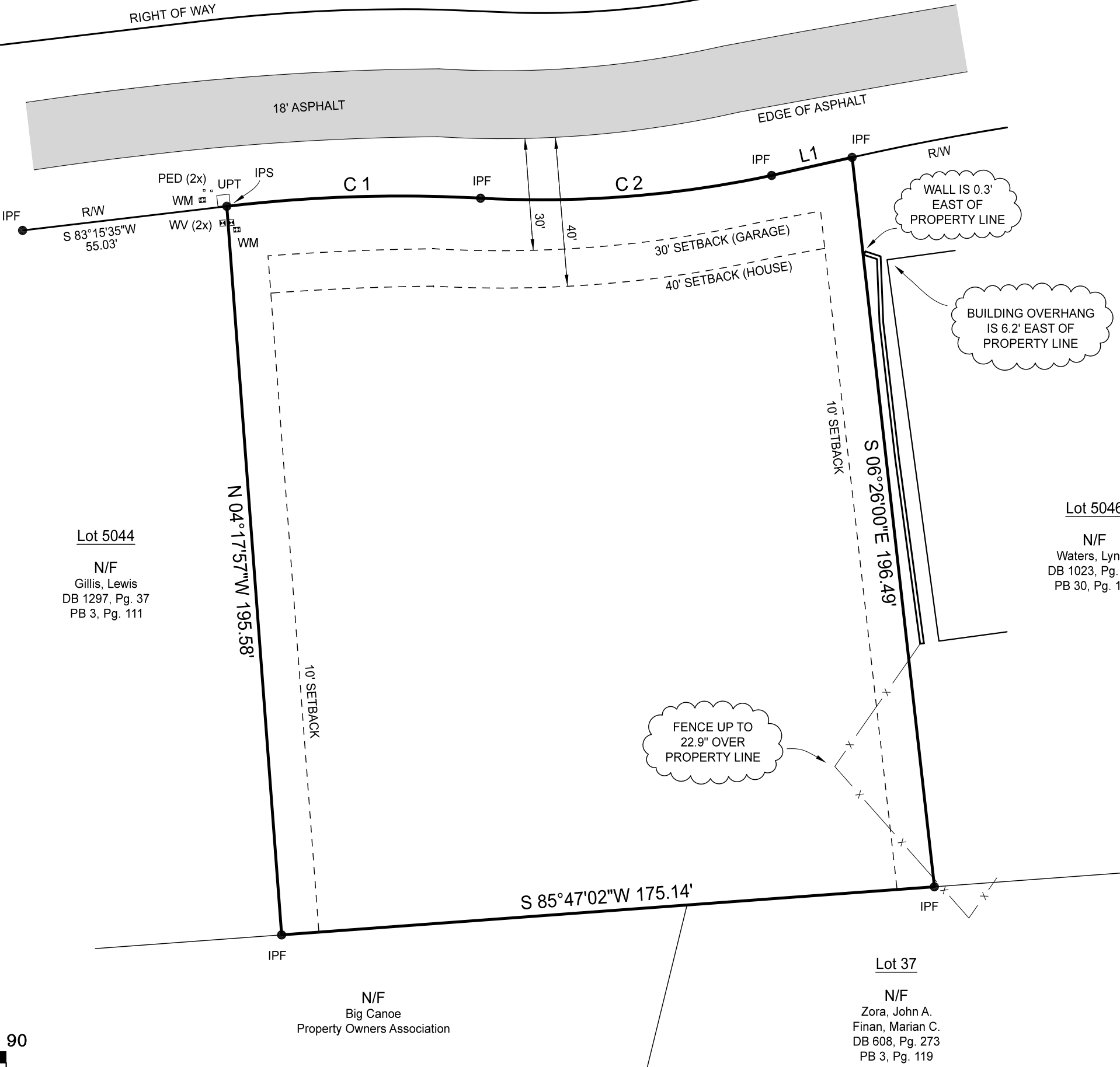
- SURVEYOR'S NOTES:**
1. The field data upon which this plat is based has a relative positional tolerance of 1:14,051 feet, and was unadjusted.
 2. This plat has been calculated for closure and has a mathematical error of 1:118,827.
 3. Field angles and measurements acquired for the production of this plat were obtained on November 13, 2019 using a GeoMax Zoom Series Robotic Total Station.
 4. The bearings shown hereon are based upon a reference bearing (S 06°26'00"E), as shown on PB 3, pg. 343.
 5. This plat was prepared without benefit of a current title examination. Easements or other encumbrances may exist which are not shown hereon. No provisions have been made to secure the delineation of any wetlands, historical, or cultural features that may exist on this property.
 6. All Iron Pins Found (IPF) are 1/2" rebar unless otherwise noted. All Iron Pins Set are 1/2" capped rebar, bearing the inscription "RW Howard-RLS #3238".

TITLE INFORMATION: This survey represents Dawson County Tax Parcel 015B 007, described in DB 1279, pg. 430, shown on PB 3, pg. 109, and currently deeded to James Zurawski.

TYPE OF SURVEY: This is a retracement survey of the aforementioned parcel of land.

FLOOD NOTE: This property is not located within a Special Flood Hazard Area as shown on FEMA Flood Insurance Rate Map (FIRM) 13227C0075C, Community Panel No. 130304, dated April 4, 2018.

Sanderlin Mountain Drive
~50' Right of Way~
(18' ASPHALT)



LEGEND

- IPF - Iron Pin Found
- IPS - Iron Pin Set (1/2" Capped Rebar)
- UPT - Underground Power Transformer
- PED - Utility Pedestal
- WM - Water Meter
- WV - Water Valve
- R/W - Right of Way
- N/F - Now or Formerly
- DB, pg - Deed Book and Page
- PB, pg - Plat Book and Page

- Boundary Line
- Lot Line
- Fence Line



SURVEYOR CERTIFICATION:

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS SURVEY DOES NOT IMPLY APPROVAL OF THE LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. 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. 15-6-67.

GEORGIA
REGISTERED
LAND SURVEYOR
RUSSELL WALLIS HOWARD
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Russell Wallis Howard
GA RLS No. 3238

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**BOUNDARY SURVEY PREPARED FOR
BRAD HUDSON**

**LOT 5045-SANDERLIN MTN. NEIGHBORHOOD, BIG CANOE
LOCATED IN LAND LOT 301
5th DISTRICT, 2nd SECTION
DAWSON COUNTY, GEORGIA**

DATE: 11/14/2019
SCALE: 1"=30'
DRAWING: 19993
COORD: 19993
SHEET #: 1 of 1