

NOTE:
THIS PROPERTY IS NOT IN A FLOOD HAZARD
AREA AS PER FIRM FLOOD INSURANCE
RATE MAP OF UNION COUNTY, GEORGIA
COMMUNITY FLOOD NUMBER
EFFECTIVE DATE: SEPT. 18, 1985
REVISION DATE: NONE

P2023000192
BK:74 PG:92-92
FILED IN OFFICE
CLERK OF COURT
07/12/2023 03:44 PM
JUDY ODOM, CLERK
SUPERIOR COURT
UNION COUNTY, GA

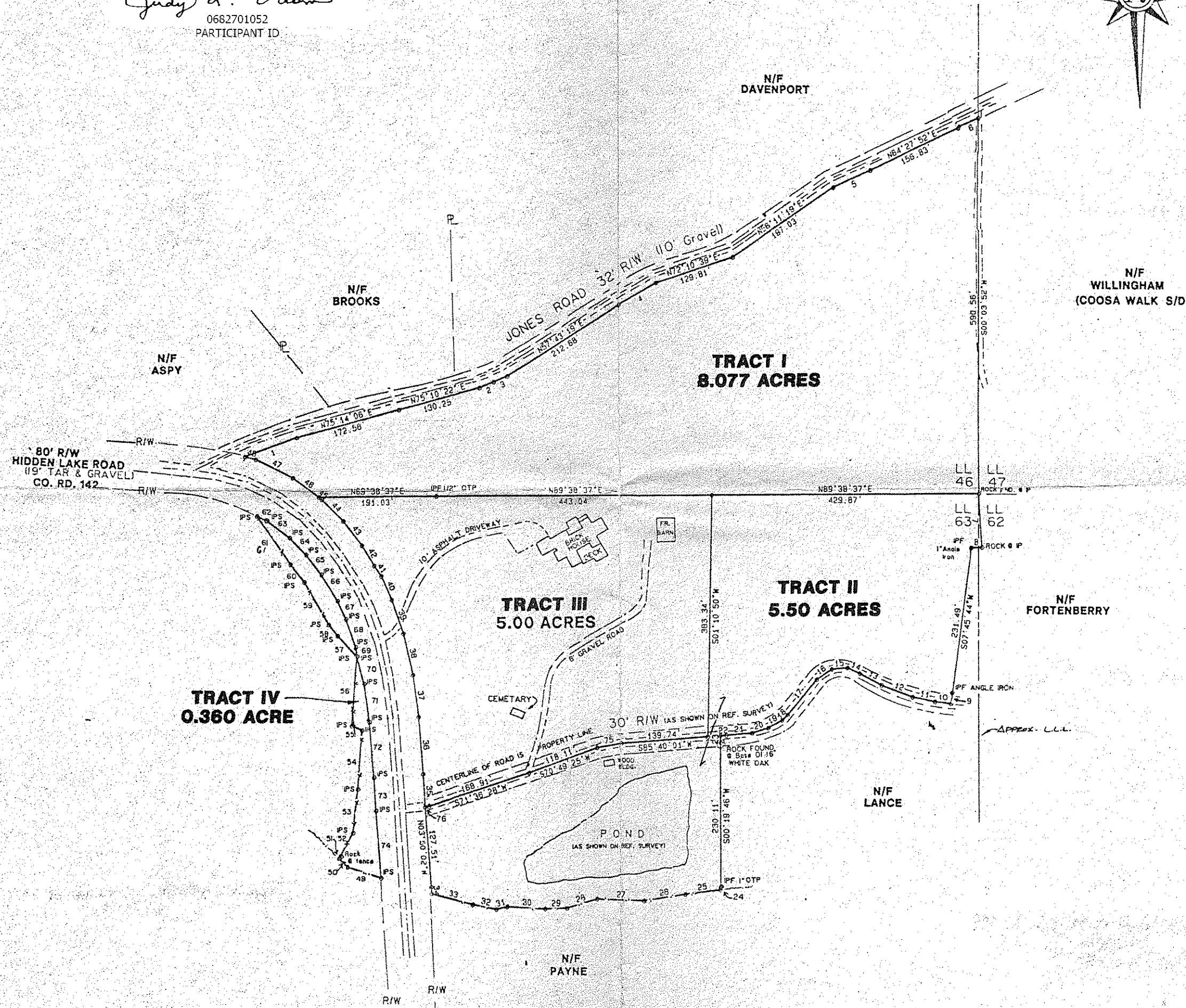
Judy L. Odom
0682701052
PARTICIPANT ID

LINE NUMBER	BEARING	DISTANCE
1	N70°33'03"E	88.57'
2	N67°55'18"E	24.43'
3	N68°30'51"E	23.89'
4	N80°07'49"E	79.81'
5	N85°57'42"E	69.20'
6	N68°10'48"E	33.78'
7	S03°11'55"E	86.55'
8	S87°45'59"W	17.55'
9	S07°45'44"W	17.34'
10	N83°23'32"W	25.71'
11	N78°48'15"W	36.45'
12	N89°39'34"W	53.52'
13	N81°13'08"W	40.21'
14	N65°48'48"W	21.52'
15	S85°41'55"W	25.70'
16	S55°18'13"W	29.68'
17	S40°11'50"W	73.32'
18	S45°45'34"W	12.32'
19	S80°23'47"W	25.64'
20	S72°27'27"W	27.85'
21	S85°11'26"W	41.27'
22	S25°40'01"W	8.90'
23	S00°19'48"W	10.85'
24	S00°19'48"W	2.62'
25	S62°58'22"W	56.98'
26	S81°28'28"W	67.12'
27	N88°02'44"W	77.41'
28	S73°50'01"W	50.92'
29	S87°47'10"W	35.67'
30	N88°47'04"W	81.87'
31	S78°23'08"W	17.86'
32	N78°51'41"W	37.98'
33	N75°58'19"W	68.93'
34	N03°20'24"W	11.07'
35	N03°10'02"W	51.92'
36	N04°25'28"W	89.60'
37	N07°19'55"W	67.60'
38	N12°37'18"W	87.31'
39	N18°49'58"W	58.64'
40	N24°50'50"W	40.89'
41	N34°19'19"W	20.31'
42	N30°55'50"W	37.27'
43	N37°31'30"W	48.35'
44	N44°51'33"W	48.27'
45	N52°58'00"W	6.72'
46	N52°58'00"W	51.57'
47	N63°30'25"W	65.77'
48	N74°07'48"W	18.09'
49	N71°38'25"W	58.79'
50	N43°32'40"W	18.94'
51	N29°12'46"E	2.61'
52	N29°12'46"E	43.52'
53	N07°08'30"E	58.30'
54	N04°31'53"E	92.12'
55	N64°56'08"W	77.85'
56	N04°40'41"E	110.38'
57	N43°55'25"W	45.33'
58	N38°19'24"W	22.83'
59	N29°58'33"W	77.19'
60	N38°28'39"W	35.88'
61	N34°33'30"W	92.39'
62	S65°38'30"E	17.45'
63	S62°38'00"E	45.24'
64	S44°51'32"E	37.50'
65	S37°31'30"E	38.45'
66	S32°07'35"E	48.70'
67	S24°50'50"E	31.60'
68	S18°49'58"E	47.50'
69	S07°27'29"E	14.54'
70	S14°17'42"E	44.81'
71	S07°19'55"E	81.87'
72	S04°25'20"E	88.88'
73	S03°10'02"E	52.82'
74	S03°50'27"E	108.83'
75	S80°28'18"W	41.25'
76	S84°37'26"W	6.47'

LEGEND
IPF IRON PIN FOUND
IPS IRON PIN SET
R/W RIGHT OF WAY
CM CONCRETE MONUMENT
PL PROPERTY LINE
L.L.L. LAND LOT LINE
CL CENTER LINE
ESH.T. EASEMENT
CH. CHORD
BL BUILDING LINE
FENCE
P.P. POWER POLE
P&T POWER AND TELEPHONE
M.H. MAN HOLE
C.B. CATCH BASIN
D.I. DROPPED INLET
P.H. FIRE HYDRANT
D.E. DRAINAGE EASEMENT
S.E. SEWER EASEMENT
R. RADIUS
EP EDGE-OF-PAVEMENT

THE FIELD DATA UPON WHICH
THIS PLAT IS BASED HAS A
CLOSURE PRECISION OF ONE FOOT
IN 11,355 FEET AND AN ANGULAR
ERROR OF 05 SEC. PER ANGLE
AND WAS ADJUSTED USING THE
COMPASS RULE.

THIS PLAT HAS BEEN CALCULATED
FOR CLOSURE AND IS FOUND TO
BE ACCURATE WITHIN ONE FOOT
IN 383,078 FEET.
TOPCON GTS-2 USED FOR ANGULAR
AND LINEAR MEASUREMENTS.



NOTE:
REFERENCE PLAT BY JACK STANLEY, C.S.
FOR ERNEST COLLETTE DATED 5-5-81.
REFERENCE PLAT BY ROCHESTER & ASSOC., INC.
FOR RONNIE BROWN DATED APRIL 5, 1989.
REFERENCE PLAT BY LANE BISHOP FOR COOSA
WALK S/D DATED AUG. 11, 1988.

THIS PLAT HAS BEEN REDUCED
(IS NOT TO SCALE SHOWN)

TOTAL AREA = 18.937 ACRES

JOB # 01304-1378

rochester
rochester & associates, inc.
atlanta 571-4432 • gainesville 534-5106
blairsville 745-5106

SURVEY FOR
JOHN D. & JANE R.
BAER

LOCATED IN
LAND LOTS 46, 63 & 65
10th DISTRICT 1st. SECTION
UNION COUNTY, GEORGIA

1 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

ALL UNION PLATS ARE AS SHOWN HEREON
AND HAVE BEEN PREPARED
BY A LICENSED SURVEYOR
AND MEASUREMENTS OF THE LAND
AND MEASUREMENTS OF THE LAND
AND MEASUREMENTS OF THE LAND

ROCHESTER & ASSOC., INC.
UNION COUNTY, GEORGIA

DATE: JAN. 7, 1992
SCALE: 1" = 100'
DESK NO. PAT-4
FILE NO. BAER