

P2023000124
BK:2023 PG:130-130

FILED IN OFFICE
CLERK OF COURT
05/21/2023 10:10 AM
RITA HARKINS, CLERK
SUPERIOR COURT
LUMPKIN COUNTY, GA

Rita Harkins
3244369885
PARTICULAR ID
THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

-LEGEND-

○ CALCULATED POSITION	RB REBAR
● IRON PIN FOUND/SET (IPF/PS)	SR SOLID ROD
○ CENTERLINE	OCS OUTLET CONTROL STRUCTURE
○ CRUMPLED TOP PIPE	CPP CORRUGATED PLASTIC PIPE
○ DEED BOOK	GI GRATE INLET
○ NOW OR FORMERLY	DI DROP INLET
○ OPEN TOP PIPE	○ SANITARY SEWER MANHOLE (SSMH)
○ PLAT BOOK	○ LIGHTPOLE
○ PAGE	○ CLEANOUT
○ PROPERTY LINE	(ALL IPS ARE 1/2" RB "CAPPED" UNLESS OTHERWISE LABELED)
○ TELEPHONE P.D. (TP)	○ ADJOINER
○ FIRE HYDRANT (FH)	○ LAND LOT LINE (L.L.L)
○ WATER METER (WM)	○ RIGHT OF WAY (R/W)
○ WATER VALVE (WV)	○ FENCE
○ POWER BOX (PBX)	○ OVERHEAD POWER
○ POWER POLE (PP)	○ GWP

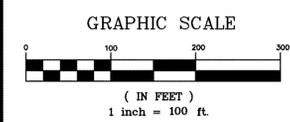
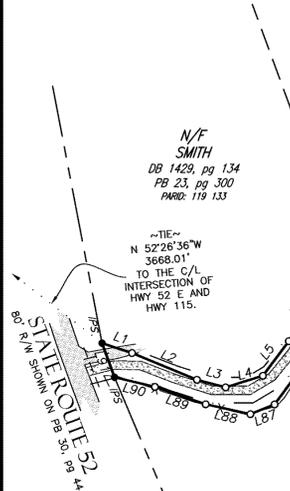
TOTAL AREA
47.25 ACRES
A PORTION OF PARCELS 119 040 & 119 021 SHOWN HEREIN AS TRACT 1A

-FLOOD NOTE-
BASED ON AN INTERPRETATION OF FLOOD INSURANCE RATE MAP NO. 13187C02000, EFFECTIVE DATE 04/04/2018, NO PORTION OF THIS SITE IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PRONE AREA. IF THE ACCURATE LOCATION AND/OR ELEVATION OF THE FLOOD HAZARD IS REQUIRED A DETAILED STUDY MAY BE NECESSARY.

-SURVEY NOTE-
THE PURPOSE OF THIS SURVEY IS TO DIVIDE PARCEL 119 021 INTO THREE TRACTS AND TO ADD THE ACCESS ROAD PORTION OF PARCEL 119 040 SHOWN HEREIN AS TRACT 1A TO THE PORTION OF PARCEL 119 021 SHOWN HEREIN AS TRACT 1B.

The division of land as indicated on this plat has been reviewed and determined to be in compliance with the regulations of Lumpkin County and is approved for recording.

Gene Pitt 05/31/2023



-SURVEYOR CERTIFICATION-
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.

DUSTY L. LOWMAN PLS# 3216

-SURVEY NOTES-

FIELD MEASUREMENTS WERE TAKEN WITH A LEICA TS16 ROBOTIC INSTRUMENT.

FIELD DATA FOUND TO HAVE A CLOSURE PRECISION OF 1 FOOT IN 23,611 FEET, AND AN ANGULAR ERROR OF 19 SECONDS PER ANGLE.

FIELD DATA ADJUSTED USING THE LEAST SQUARES METHOD.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO HAVE A PRECISION OF 1 FOOT IN 569,321 FEET.

THIS PLAT DOES NOT CONSTITUTE AND SHALL NOT BE CONSTRUED AS A TITLE SEARCH OR REPORT, AND THIS MAY BE SUBJECT TO ANY EASEMENTS, RIGHT OF WAY OR RESTRICTIONS ONE MAY FIND.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED ON THIS PLAT.

THIS DOES NOT EXTEND TO ANY UNNAMED THIRD PARTY WITHOUT AN EXPRESSED RESTATEMENT BY THE SURVEYOR.

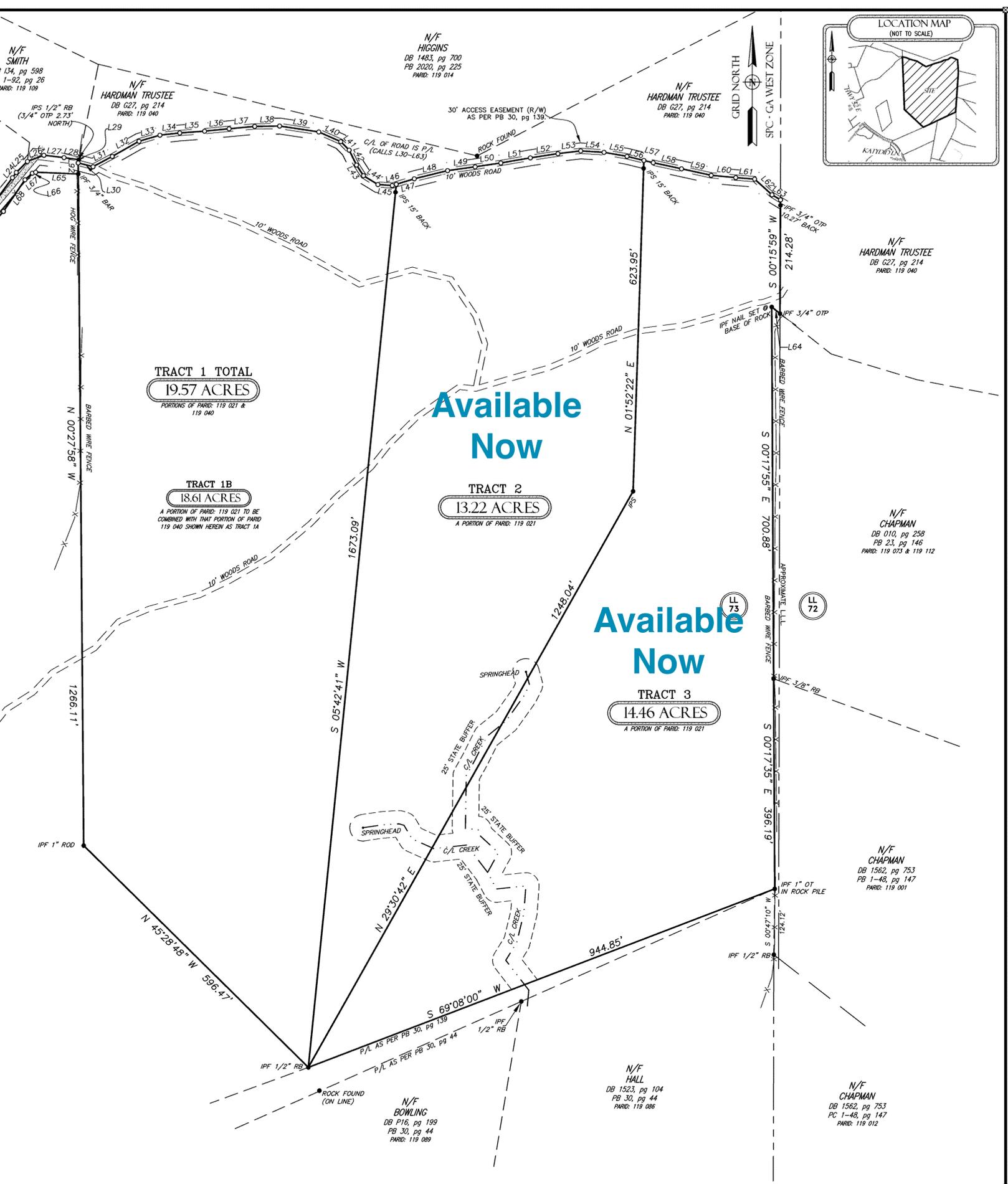
TYPE OF SURVEY: RECOMBINATION/DIVISION

SOURCE OF TITLE DESCRIPTION FOR PROPERTY SHOWN HEREON:
DB Z28, pg 465 & G27, pg 214

PROPERTY OWNERS AS OF SURVEY DATE:
BILL T. HARDMAN & WILLIAM THOMAS HARDMAN AS TRUSTEE OF DOROTHY H. HARDMAN UNIFIED CREDIT SHELTER TRUST

PARCEL NUMBER: 119 021 & A PORTION OF 119 040

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 71°52'09" E	32.77	L49	N 78°14'51" E	64.54
L2	S 67°41'22" E	82.77	L50	N 81°30'10" E	49.16
L3	S 78°13'03" E	34.97	L51	N 60°09'50" E	56.83
L4	N 72°47'52" E	46.00	L52	N 81°20'11" E	52.98
L5	N 36°58'06" E	50.65	L53	N 83°13'13" E	43.41
L6	N 31°44'02" E	76.12	L54	S 86°30'16" E	44.23
L7	N 33°32'38" E	49.19	L55	S 80°08'00" E	44.13
L8	N 37°49'54" E	55.54	L56	S 76°22'45" E	32.87
L9	N 54°13'07" E	31.99	L57	S 76°29'45" E	18.21
L10	N 58°32'52" E	44.95	L58	S 77°57'52" E	54.79
L11	N 61°27'04" E	56.80	L59	S 77°35'31" E	57.42
L12	N 68°19'21" E	43.50	L60	S 84°42'11" E	46.81
L13	N 71°59'06" E	49.70	L61	S 85°32'12" E	35.78
L14	N 75°33'56" E	69.31	L62	S 48°06'33" E	44.18
L15	N 78°19'30" E	60.95	L63	S 58°57'28" E	18.81
L16	N 72°01'31" E	42.28	L64	N 81°19'21" W	20.01
L17	N 54°27'05" E	66.53	L65	N 87°42'17" W	80.68
L18	N 45°18'41" E	111.27	L66	S 74°57'58" W	6.33
L19	N 47°42'50" E	92.01	L67	S 48°24'09" W	18.70
L20	N 46°45'41" E	161.92	L68	S 34°16'30" W	72.19
L21	N 39°31'14" E	62.81	L69	S 41°38'40" W	102.79
L22	N 42°05'58" E	116.07	L70	S 40°28'28" W	57.68
L23	N 36°22'00" E	80.79	L71	S 38°02'13" W	40.68
L24	N 36°09'10" E	12.32	L72	S 47°58'08" W	148.28
L25	N 45°15'18" E	26.57	L73	S 47°58'08" W	130.31
L26	N 89°55'59" E	3.97	L74	S 43°29'01" W	89.87
L27	S 83°23'44" E	38.34	L75	S 45°10'44" W	40.83
L28	S 81°48'58" E	28.27	L76	S 61°27'17" W	26.53
L29	S 71°39'29" W	6.16	L77	S 72°57'43" W	59.10
L30	S 78°43'39" E	23.07	L78	S 82°21'21" W	78.84
L31	N 61°56'44" E	41.29	L79	S 77°48'02" W	37.87
L32	N 60°35'23" E	58.08	L80	S 70°48'08" W	73.09
L33	N 74°17'19" E	41.28	L81	S 58°37'10" W	78.93
L34	N 83°43'29" E	42.79	L82	S 52°43'47" W	41.36
L35	N 85°58'41" E	47.07	L83	S 48°13'50" W	57.50
L36	N 84°29'00" E	46.67	L84	S 35°51'19" W	63.44
L37	N 89°07'09" E	47.13	L85	S 31°42'48" W	84.08
L38	N 81°29'19" E	75.07	L86	S 36°24'43" W	62.88
L39	N 84°29'00" E	46.67	L87	S 68°11'03" W	50.74
L40	S 66°11'13" E	45.33	L88	N 77°35'55" W	54.00
L41	S 44°50'55" E	22.64	L89	N 71°11'16" W	63.23
L42	S 26°19'49" E	31.30	L90	N 76°36'58" W	49.02
L43	S 33°16'27" E	24.12	L91	N 23°08'44" W	42.84
L44	S 86°02'03" E	31.96	L92	N 00°27'58" W	20.81
L45	S 86°02'03" E	31.96			
L46	N 73°02'24" E	7.97			



Available Now

Available Now

PREPARED BY
DES DAVIS
ENGINEERING & SURVEYING
24 DAWSON VILLAGE
WAY SOUTH
DAWSONVILLE, GA 30534
PHONE: (706) 265-1234
DAVISENGINEERS.COM

EXEMPT DIVIDE FOR
GREG HAYES
LAND LOT 73
1ST DISTRICT, ORIGINAL HABERSHAM
LUMPKIN COUNTY, GEORGIA

DRAWING BY: AM
DRAWING DATE: 5/31/23
FIELD CREW: CC
FIELD DATE: 5/13/23
FILE: 23-180 DIVISION 230524

SHEET NO.
1 of 1

PROJECT NO.
23-180