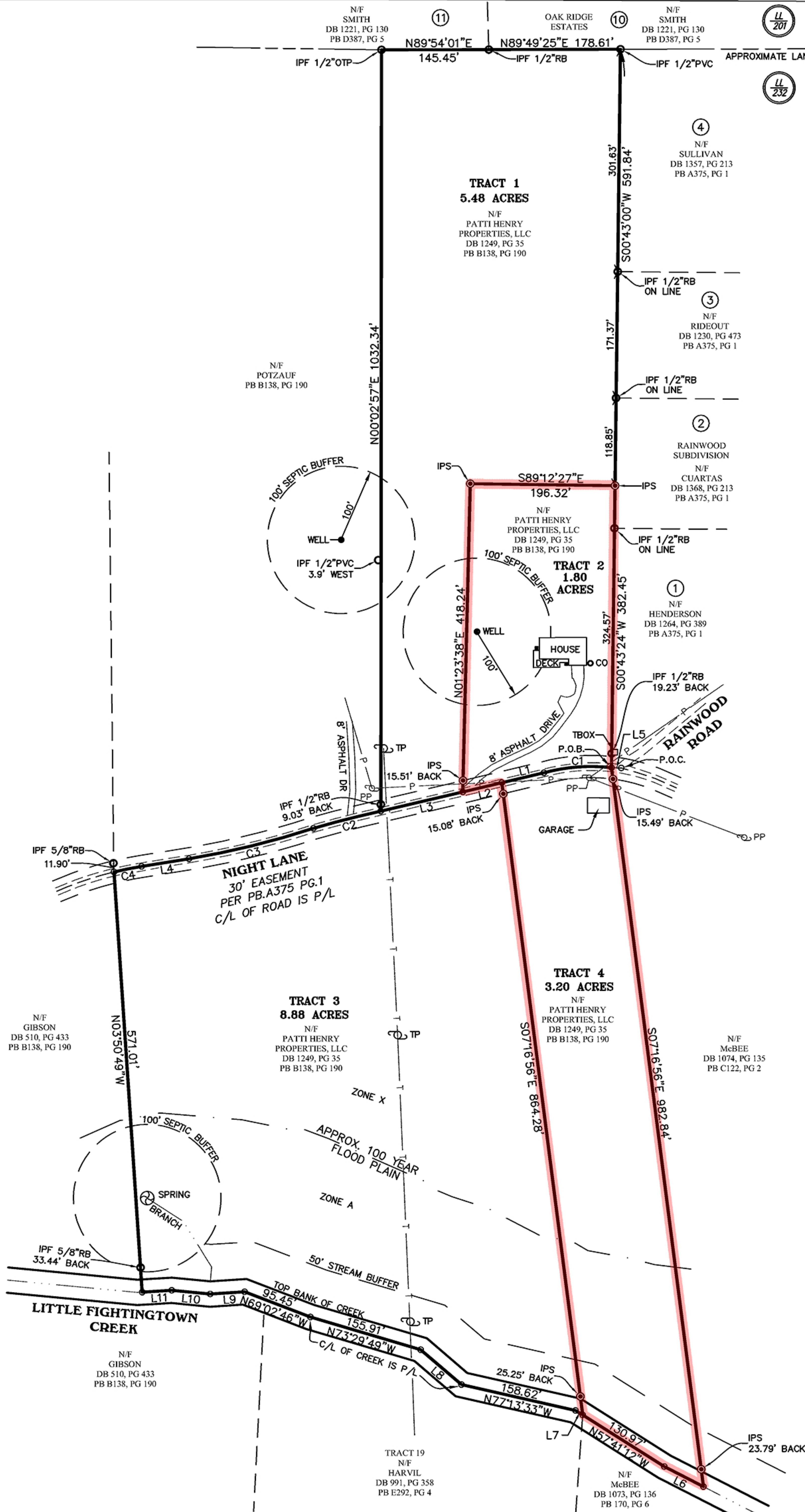


- LEGEND**
- IPF = IRON PIN FOUND  
IPS = IRON PIN SET  
OTP = OPEN TOP PIPE  
RB = REBAR  
BK = BACK  
● = PROPERTY CORNER FOUND  
○ = PROPERTY CORNER SET  
R/W = RIGHT OF WAY  
LL = LAND LOT LINE  
C = CENTERLINE  
P = PROPERTY LINE  
ESMT. = EASEMENT  
GMD. = GA. MILITIA DISTRICT  
PB = PLAT BOOK  
DB = DEED BOOK  
PG = PAGE  
B & D = BEARING & DISTANCE  
F.I.R.M. = FEDERAL INSURANCE RATE MAP  
P.O.B. = POINT OF BEGINNING  
P.O.C. = POINT OF COMMENCEMENT  
N/F = NOW OR FORMERLY  
G.P.S. = GLOBAL POSITIONING SYSTEM  
TP = TELEPHONE POLE  
PP = POWER POLE  
○ = POLE  
V = GUY WIRE  
L.P. = LIGHT POLE  
ETB = ELECTRIC TRANSFORMER BOX  
TBOX = TELEPHONE CABLE BOX  
R = RADIUS  
CHD. = CHORD  
-F- = FENCE  
-P- = POWER LINE  
-W- = WATER LINE  
-T- = TELEPHONE LINE  
WV = WATER VALVE  
F.H. = FIRE HYDRANT  
GM = GAS METER  
WM = WATER METER  
CO = CLEAN OUT  
PVC = POLYVINYL CHLORIDE PIPE  
LL XX = LAND LOT

Line Table		
Line No.	Direction	Length
L1	N76°34'36"E	58.62
L2	N76°41'14"E	54.50
L3	N76°51'07"E	114.06
L4	N80°51'30"E	65.13
L5	N88°25'16"W	13.31
L6	N62°50'41"W	59.51
L7	N57°41'12"W	11.41
L8	N49°26'07"W	72.87
L9	S86°19'43"W	46.76
L10	N84°30'49"W	52.46
L11	S86°31'48"W	40.05

Curve Table				
Curve #	Radius	Length	Chd. Bearing	Chd. Dist.
C1	241.15	92.41	S85°44'19"W	91.85
C2	1603.29	94.19	S75°43'18"W	94.18
C3	1148.18	173.98	N76°12'52"E	173.81
C4	480.06	38.22	N78°38'29"E	38.21



GENERAL NOTES

- THIS SURVEY IS A RETRACEMENT SURVEY OF AN EXISTING TRACT OR TRACTS OF LAND. THIS SURVEY IS ALSO A DIVISION OF PROPERTY BETWEEN FAMILY MEMBERS. THE FIELDWORK FOR THIS SURVEY WAS COMPLETED ON 04/12/2024. REFERENCE FOR THIS SURVEY SHOULD BE MADE TO PLAT BOOK 5(B138) PAGE 190.
- THE BEARING STRUCTURE FOR THIS SURVEY IS BASED ON MONUMENTS FOUND IN THE FIELD AT THE TIME OF THIS SURVEY AND TIED INTO THE NATIONAL GEODETIC SURVEY AND GPS SOLUTIONS CONTINUALLY OPERATING REFERENCE SYSTEM BY USE OF TRIMBLE GPS EQUIPMENT.
- A PORTION OF THIS PROPERTY LIES WITHIN A DESIGNATED FLOOD PRONE AREA. ZONE A IS PLOTTED HEREON. THE REMAINDER OF THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% AS PER F.I.R.M. COMMUNITY PANEL NO. 13111C0043E, FANNIN COUNTY, GEORGIA, EFFECTIVE DATE 9/17/2010).
- THE PUBLIC RECORDS SHOWN HEREON REFLECTS THOSE RECORDS NECESSARY TO ESTABLISH THE BOUNDARIES SHOWN HEREON AND REFERENCE TO THE SAME DOES NOT AND IS NOT INTENDED TO CONSTITUTE A TITLE SEARCH OR TITLE OPINION. THIS SURVEY REFLECTS ONLY THOSE MATTERS OF TITLE OF RECORD FURNISHED TO THE SURVEYOR AT THIS TIME.
- PURSUANT TO RULE 180-6.09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, THE TERM "CERTIFY" OR "CERTIFICATION" RELATING TO LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
- THE FIRM OF HUSSEY GAY BELL DOES NOT CERTIFY TO THE ACCURACY OR THE LOCATION OF ANY UNDERGROUND UTILITIES EITHER SHOWN OR NOT SHOWN HEREON. CONTACT THE UTILITIES PROTECTION CENTER AT 1-800-282-7411 PRIOR TO ANY CONSTRUCTION.
- THIS PLAT WAS PREPARED AND CERTIFIED FOR THE INDIVIDUAL, INDIVIDUALS OR GROUP LISTED ON THIS DOCUMENT. THE CERTIFICATION DOES NOT EXTEND TO OTHER INDIVIDUALS OR GROUPS WITHOUT RECERTIFICATION BY THE SURVEYOR OF RECORD LISTING NEW OR ADDITIONAL INDIVIDUALS OR GROUPS.
- CERTIFICATION DOES NOT EXTEND TO MATTERS OF TITLE, DEEDS AND PLATS REFERENCED HEREON WERE USED AS EVIDENCE OF PROPERTY LINE LOCATIONS. THESE REFERENCED INSTRUMENTS DO NOT CONSTITUTE A TITLE SEARCH OR TITLE OPINION.
- THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 207,546 FEET.
- THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS AN UNADJUSTED CLOSURE OF ONE FOOT IN 14,008 FEET. THE UNADJUSTED ANGULAR ERROR OF 8 SECONDS PER ANGLE. THIS SURVEY WAS ADJUSTED USING A LEAST SQUARES ADJUSTMENT.
- A TOPCON DS203H ROBOTIC TOTAL STATION WAS USED FOR ALL FIELD MEASUREMENTS.
- THIS SURVEY IS A DIVISION OF PROPERTY ONLY FOR FAMILY PROPERTY, AND DOES NOT CONSTITUTE A SUBDIVISION, UNLESS PROPERTY IS LATER DIVIDED INTO A SUBDIVISION. MUST ADHERE TO MINIMUM LOT SIZE.

FOR RECORDING ONLY  
DOES NOT GUARANTEE  
A BUILDABLE LOT

APPROVAL TABLE

NAME OF INDIVIDUAL APPROVING THIS PLAT BY EMAIL	AGENCY/OFFICE	DATE OF APPROVAL
Marie Woody	Fannin County Land Development	4/26/24

DATE 04/19/2024



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.

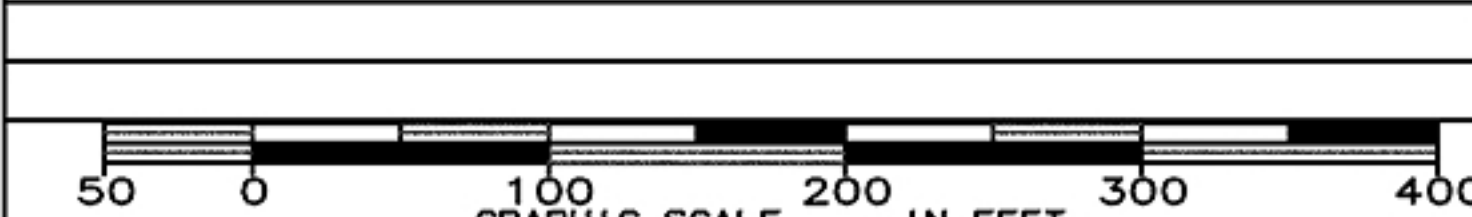
*B. W. Hamilton*  
Georgia Land Surveyor No. 2957

BOUNDARY SURVEY FOR  
SALLY PRIEST AND PATTI HENRY

BEING TRACTS 7, 17 AND 18 OF THE  
W.D. WINDOL AND EDWARD DUVALL PROPERTIES  
PLAT BOOK 5(B138) PAGE 190

PROJECT LOCATION  
Land Lot(s): 232  
District: 9  
Section: 2  
County: Fannin  
State: Georgia  
JOB NO. 24-548-B5

Drawn By: JWB  
Checked By: BWH  
Scale: 1"= 100'  
Date: 04/19/2024



HUSSEY GAY BELL  
Established 1958

822 West Main Street Suite 2E, Blue Ridge, GA 30513 / T:706.632.4981

HUSSEY GAY BELL &  
DEVISING, INC.  
CERTIFICATE OF  
AUTHORIZATION L5590