

Filed 11/12/2024 02:27PM
Bk 00091 Pg 009
Plat Doc: PLAT

Penalty: \$0.00 Interest: \$0.00
Participants: 3244369885
JUSTIN POWER, Clerk of Superior
Court
DAWSON County, Georgia

THIS BLOCK RESERVED FOR THE CLERK
OF THE SUPERIOR COURT

-LEGEND-	
○ CALCULATED POSITION	XX LIGHTPOLE
● IRON PIN FOUND/SET (IP/PS)	○ PROANE TANK
○ MONUMENT	○ GAS METER
C/L CENTERLINE	○ CURB INLET
N/F NOW OR FORMERLY	○ DRAINAGE
DB DEED BOOK	○ SANITARY SEWER
PLAT BOOK	○ MANHOLE (SMH)
PS AGE	○ POLYETHYLENE PIPE
P/L PROPERTY LINE	○ CORRUGATED METAL PIPE
REBAR	○ CMP
COMP'D TOP PIPE	○ OUTLET CONTROL
NSB NAIL SET AT BASE	○ OCS
OTF OPEN TOP PIPE	○ STRUCTURE
SR SOLID ROD	○ (ALL IPS ARE 1/2" RB "CAPPED" UNLESS OTHERWISE LABELED)
AE ACCESS EASEMENT	○ LAND LOT LINE (L.L.)
UE UTILITY EASEMENT	○ ADJOINER
TS TELEPHONE P.D. (TP)	○ RIGHT OF WAY (R/W)
○ FIRE HYDRANT (FH)	○ FENCE
○ WELL	○ OVERHEAD POWER
○ WATER METER	○ GAS LINE
○ WATER VALVE (WV)	○ SEWER LINE
○ POWER BOX (PB)	○ WATER LINE
○ POWER POLE (PP)	○ STORM WATER PIPE

-ACCESS OWNER'S CERTIFICATE-

THE UNDERSIGNED OWNERS, HEREBY DEDICATE THE ACCESS EASEMENT SHOWN ON THIS PLAT TO THE COMMON USE OF THE OWNER, OR OWNERS OF THE LOTS WITHIN THIS SUBDIVISION. IT IS FURTHER ACKNOWLEDGED THE ACCESS WAY AND ANY IMPROVEMENTS WITHIN SUCH ACCESS EASEMENT SHALL NOT BE ACCEPTED BY DAWSON COUNTY, GEORGIA, BUT SHALL REMAIN PRIVATELY OWNED AND MAINTAINED.

ACCESS OWNER
11/19/2024

ACCESS OWNER
11/19/2024

TOTAL AREA

70.23 ACRES

A PORTION OF PARCEL 078 009
INCLUDES ADDITIONAL R/W DEMANDED BY
DAWSON COUNTY PUBLIC WORKS

GRID NORTH
SFC - GA WEST ZONE

-SURVEYOR CERTIFICATION-

AS REQUIRED BY SUBSECTION (4) 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 GS18 DUAL FREQUENCY GNSS RECEIVER, USING AN RTK CONNECTION TO AN ON SITE LEICA GS18 BASE STATION. FIELD DATA HAS A RELATIVE POSITIONAL ACCURACY OF 0.1".

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO HAVE A PRECISION OF 1 FOOT IN 185,565 FEET.

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

STATEMENT OF LIMITATIONS: THE UNDERSIGNED ASSUMES NO RESPONSIBILITY OR LIABILITY FOR STATEMENTS OR CERTIFICATIONS MADE OR IMPLIED ON THIS DOCUMENT OR PLAT EXCEPT THOSE SPECIFICALLY DEFINED BY THE LAWS OF THE STATE OF GEORGIA AND THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AS BEING WITHIN THE SCOPE OF TRAINING, EDUCATION, EXPERIENCE AND EXPERTISE NECESSARY FOR PRACTICE AS A REGISTERED LAND SURVEYOR.

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: DIVISION

SOURCE OF TITLE DESCRIPTION FOR PROPERTY SHOWN HEREON:
DB 1287, pg 97

PROPERTY OWNERS AS OF SURVEY DATE:
DAWSONVILLE HOLDINGS EN, LLC
DAWSONVILLE HOLDINGS BR, LLC

PARCEL NUMBER: 078 009

-FLOOD NOTE-

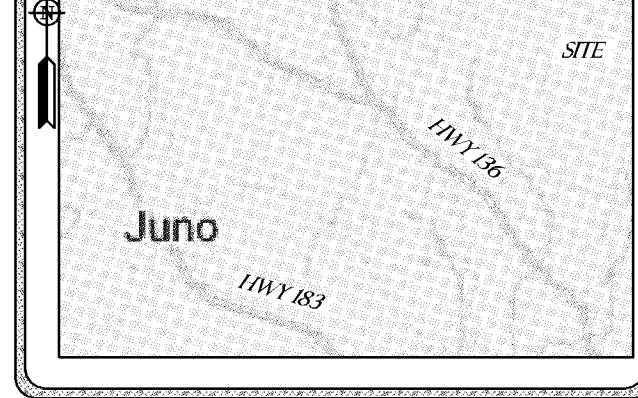
BASED ON AN INTERPRETATION OF FLOOD INSURANCE RATE MAP NO. 13085C0100C, EFFECTIVE DATE 4/4/2018, A PORTION OF THIS SITE IS LOCATED WITHIN THE 100-YEAR FLOOD PRONE AREA, IF THE ACCURATE LOCATION AND/OR ELEVATION OF THE FLOOD HAZARD IS REQUIRED A DETAILED STUDY MAY BE NECESSARY.

-ZONING INFORMATION-

COUNTY: DAWSON
ZONE: RA
SETBACK REQUIREMENTS:
FRONT: 40'
REAR: 35'
SIDE: 25'

LOCATION MAP

(NOT TO SCALE)



DAWSON COUNTY NOTES:

DAWSON COUNTY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF ANY PIPES, DITCHES, DETENTION PONDS OR OTHER STRUCTURES WITHIN ANY DRAINAGE BEYOND THE COUNTY RIGHT-OF-WAY.

NO STRUCTURES, FENCES OR OTHER OBSTRUCTIONS MAY BE LOCATED WITHIN A DRAINAGE OR ACCESS EASEMENT WITHOUT PRIOR APPROVAL BY THE DAWSON COUNTY DEPARTMENT OF ENGINEERING.

THE COMMON DRIVEWAYS IDENTIFIED AS "PRIVATELY MAINTAINED" ARE PRIVATE WAYS AND ARE NOT MAINTAINED BY STATE, COUNTY, CITY OR OTHER PUBLIC AGENCIES.

PRIVATELY MAINTAINED COMMON DRIVEWAYS ARE INELIGIBLE FOR ADOPTION AS PUBLIC ROADS OR STREETS.

ALL DRIVEWAYS ENTERING ANY COUNTY STREET OR ROAD SHALL HAVE A MINIMUM TEN (10) FOOT BREAKING AREA NO GREATER THAN FIVE (5) INCHES ABOVE THE CROWN OF THE STREET OR ROAD.

THERE IS NOT A FIRE HYDRANT WITHIN 100' OF PROPERTY.



APPROVED
Dawson County
Department of
Planning & Development

Priscilla Coley
11/12/2024

LINE	BEARING	DISTANCE
L1	N 84°42'36" W	26.15'
L2	N 78°32'50" E	68.12'
L3	N 80°07'40" E	67.09'
L4	N 22°24'31" E	63.21'
L5	N 12°11'55" E	105.43'
L6	N 19°20'09" E	33.37'
L7	S 81°01'13" E	15.25'
L8	S 81°01'13" E	11.78'
L9	S 73°43'22" E	37.16'
L10	S 49°58'26" E	55.02'
L11	S 42°19'17" E	43.73'
L12	S 50°01'17" E	66.62'
L13	S 58°57'09" E	63.34'
L14	S 48°11'29" E	47.71'
L15	S 39°15'10" E	68.26'
L16	S 32°52'26" E	79.98'
L17	S 18°48'34" E	34.19'
L18	S 07°20'56" E	57.63'
L19	S 25°29'40" E	35.32'
L20	S 45°48'37" E	71.48'
L21	S 45°19'51" E	61.98'
L22	S 45°16'51" E	126.97'
L23	S 39°49'53" E	75.96'
L24	S 47°15'58" E	86.29'
L25	S 48°18'05" E	83.29'
L26	S 42°10'53" E	34.80'
L27	S 26°18'54" E	36.22'
L28	S 07°40'28" E	57.24'
L29	S 04°08'19" E	87.87'
L30	S 02°07'31" E	86.04'
L31	S 04°22'54" W	65.32'
L32	S 14°42'44" W	72.00'
L33	N 32°31'38" E	70.89'
L34	N 39°02'32" E	52.99'
L35	N 21°40'45" E	63.08'
L36	N 04°28'14" W	70.80'
L37	N 13°09'36" E	18.78'
L38	N 33°26'59" E	26.35'
L39	N 52°27'17" E	44.43'
L40	N 58°49'19" E	39.39'
L41	N 78°01'44" E	56.08'
L42	N 78°32'50" E	42.49'
L43	N 02°56'18" W	28.33'
L44	N 09°39'09" E	62.19'
L45	N 19°47'26" E	57.85'
L46	N 15°58'27" E	88.72'
L47	N 22°37'29" E	74.89'
L48	N 32°31'38" E	50.44'
L49	N 89°21'55" W	15.04'
L50	N 02°58'08" W	24.61'
L51	N 09°39'09" E	58.67'
L52	N 23°49'10" E	125.74'
L53	N 19°47'26" E	58.87'
L54	N 15°58'27" E	88.48'
L55	N 13°57'12" E	162.48'
L56	N 22°37'29" E	72.13'
L57	N 35°01'02" E	134.01'
L58	N 32°31'38" E	57.22'
L59	N 32°31'38" E	62.77'
L60	N 45°14'30" E	186.91'
L61	N 44°17'58" E	148.89'
L62	N 39°02'32" E	55.97'
L63	N 21°40'45" E	68.89'
L64	N 04°28'14" W	75.50'
L65	N 13°47'02" E	146.29'
L66	N 13°09'36" E	12.50'
L67	N 33°26'59" E	21.16'
L68	N 52°27'17" E	41.08'
L69	N 58°49'19" E	37.38'
L70	N 78°01'44" E	120.50'
L71	N 78°01'44" E	54.68'
L72	N 78°32'50" E	58.00'
L73	N 78°32'50" E	72.21'
L74	N 80°07'40" E	74.62'
L75	N 22°24'31" E	69.38'
L76	N 12°11'55" E	105.84'
L77	N 19°20'09" E	35.18'

GRAPHIC SCALE



(IN FEET)
1 inch = 120 ft.

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

MINOR PLAT FOR
KEVIN TANNER
LAND LOTS 977, 995, 996, 997, AND 1046
5th DISTRICT, 1st SECTION
DAWSON COUNTY, GEORGIA

DRAWING BY: AG
DRAWING DATE: 10/14/2024
FIELD CREW: CC
FIELD DATE: 10/11/2024
FILE: 24-391 002.dwg

SHEET NO.

1 of 1

PROJECT NO.

24-391