eFiled & eRecorded
DATE: 8/25/2022
TIME: 2:15 PM
PLAT BOOK: 00069
PAGE: 00331
RECORDING FEES: $10.00
PARTICIPANT ID: 7951616124,2919157511
CLERK: Amy Johnson
Gilmer County, GA
NOTE: AL

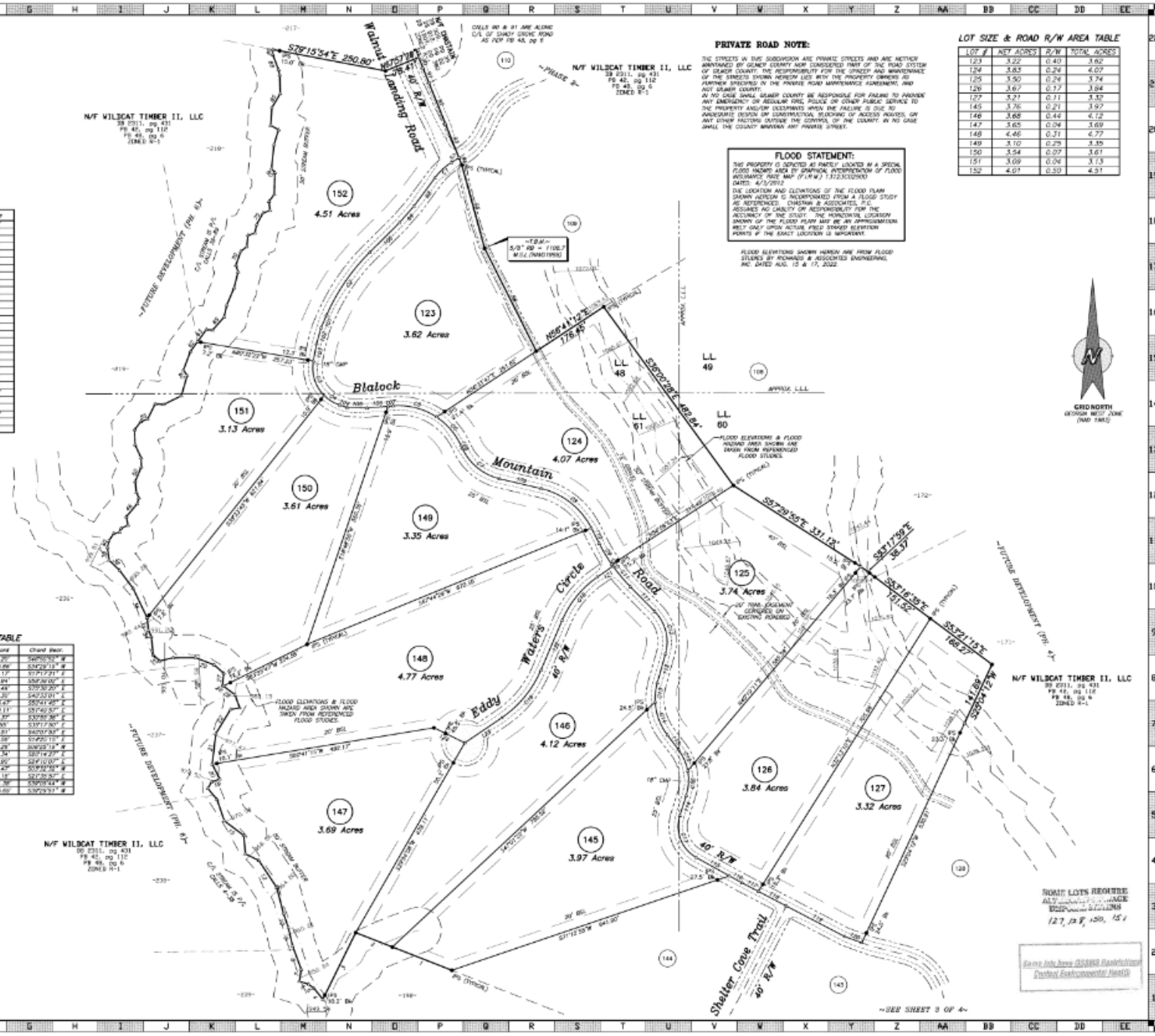
THE SPACE ABOVE IS RESERVED FOR THE CLERK OF SUPERIOR COURT FOR RECORDING DATA

FINAL PLAT
PREPARED FOR
CREEKSIDE CROSSINGS
PHASE 3

LAND LOTS 48, 60, 61, 85, & 96,
24th DISTRICT, 2nd SECTION
GILMER COUNTY, GEORGIA

DATE: JULY 21, 2022

REVISIONS:
DATE COMMENT



PRIVATE ROAD NOTE:

THE STREETS IN THIS SUBDIVISION ARE PRIVATE STREETS AND ARE NEITHER MAINTAINED BY GILMER COUNTY NOR CONSIDERED PART OF THE ROAD SYSTEM OF GILMER COUNTY. THE RESPONSIBILITY FOR THE UPKEEP AND MAINTENANCE OF THE STREETS SHOWN HEREON LIES WITH THE PROPERTY OWNERS AS FURTHER SPECIFIED IN THE PRIVATE ROAD MAINTENANCE AGREEMENT, AND NOT GILMER COUNTY.
IN NO CASE SHALL GILMER COUNTY BE RESPONSIBLE FOR FAILING TO PROVIDE ANY EMERGENCY OR REGULAR FIRE, POLICE OR OTHER PUBLIC SERVICE TO THE PROPERTY AND/OR OCCUPANTS WHEN THE FAILURE IS DUE TO INADEQUATE DESIGN OR CONSTRUCTION, BLOCKING OF ACCESS ROADS, OR ANY OTHER MATTERS OUTSIDE THE CONTROL OF THE COUNTY. IN NO CASE SHALL THE COUNTY MAINTAIN ANY PRIVATE STREET.

FLOOD STATEMENT:

THIS PROPERTY IS DEPICTED AS PARTLY LOCATED IN A SPECIAL FLOOD HAZARD AREA BY GRAPHICAL INTERPRETATION OF FLOOD INSURANCE RATE MAP (F.I.R.M.) 13123C0250D
DATED: 4/5/2012
THE LOCATION AND ELEVATIONS OF THE FLOOD PLAIN SHOWN HEREON IS INCORPORATED FROM A FLOOD STUDY AS REFERENCED. CHASTAIN & ASSOCIATES, P.C. ASSUMES NO LIABILITY OR RESPONSIBILITY FOR THE ACCURACY OF THE STUDY. THE HORIZONTAL LOCATION SHOWN OF THE FLOOD PLAIN MAY BE AN APPROXIMATION. BEST GUESS UPON ACTUAL FIELD STAKED ELEVATION POINTS IF THE EXACT LOCATION IS IMPORTANT.

FLOOD ELEVATIONS SHOWN HEREON ARE FROM FLOOD STUDIES BY RICHARDS & ASSOCIATES ENGINEERING, INC. DATED AUG. 15 & 17, 2022.

LOT SIZE & ROAD R/W AREA TABLE

LOT #	NET ACRES	R/W	TOTAL ACRES
123	3.22	0.40	3.62
124	3.83	0.24	4.07
125	3.50	0.24	3.74
126	3.67	0.17	3.84
127	3.21	0.11	3.32
145	3.76	0.21	3.97
146	3.68	0.44	4.12
147	3.65	0.04	3.69
148	4.46	0.31	4.77
149	3.10	0.25	3.35
150	3.54	0.07	3.61
151	3.09	0.04	3.13
152	4.07	0.30	4.51

CALL TABLE

Course	Bearing	Distance
1	N69°35'25"W	159.80'
2	N69°32'23"W	86.16'
3	S89°42'49"W	160.60'
4	N19°06'08"W	30.80'
5	N25°07'39"W	15.25'
6	N07°49'30"W	21.41'
7	N09°48'21"E	26.24'
8	N07°22'02"W	54.77'
9	N11°03'34"W	41.38'
10	N13°52'34"W	32.91'
11	N14°42'43"W	58.98'
12	N17°25'57"W	71.03'
13	N64°00'01"W	32.89'
14	N05°41'30"W	45.88'
15	N52°50'38"W	53.01'
16	N15°45'08"W	49.43'
17	N40°18'52"W	31.34'
18	N30°14'06"E	18.44'
19	N69°28'19"E	13.23'
20	N07°28'32"W	26.29'
21	N09°49'52"E	67.11'
22	N31°17'21"E	60.25'
23	N14°44'47"E	25.22'
24	N19°53'38"W	20.23'
25	N52°39'38"W	31.66'
26	N52°31'36"W	2.54'
27	N05°05'06"E	26.48'
28	N48°25'48"W	27.94'
29	N85°37'17"W	44.52'
30	S89°33'17"W	48.74'
31	S73°38'30"W	20.08'
32	N47°11'01"W	18.29'
33	N06°30'43"W	45.26'
34	N24°11'47"W	15.02'
35	N09°41'33"W	27.56'
36	N31°15'58"W	71.16'
37	N19°42'20"W	49.63'
38	N43°51'74"W	30.03'
39	N07°01'41"W	27.42'
40	N10°08'47"E	14.83'
41	N37°45'10"E	20.31'
42	N01°36'14"E	12.57'
43	N18°53'54"E	3.70'
44	N65°11'09"E	15.95'
45	N11°59'23"W	18.92'
46	N85°15'34"E	28.61'
47	N16°03'08"W	13.37'
48	N23°03'22"W	13.46'
49	N06°43'01"W	23.65'
50	N20°27'55"E	24.43'
51	N09°43'12"W	12.75'
52	N24°45'59"W	30.00'
53	N07°53'37"W	32.62'
54	N37°06'03"E	20.61'
55	N88°15'47"E	15.72'
56	N26°04'39"E	36.98'
57	N86°20'10"E	16.94'
58	N63°28'13"E	42.85'
59	N16°27'14"E	45.60'
60	N34°03'23"W	14.83'
61	N26°15'06"E	43.61'
62	N36°06'48"E	26.96'
63	N38°09'46"E	33.11'
64	N62°34'28"E	13.32'
65	N41°13'24"E	36.05'
66	N12°20'10"E	26.52'
67	N27°05'23"E	41.04'
68	N12°59'10"E	26.06'
69	N19°18'35"E	15.43'
70	N18°50'23"E	31.75'
71	N31°27'15"E	17.07'
72	N06°24'06"E	25.21'
73	N72°22'01"E	15.43'
74	N12°08'45"E	16.38'
75	N08°41'57"E	29.69'
76	N70°28'02"E	15.88'
77	N06°15'10"W	20.37'
78	N36°08'50"E	15.88'
79	N01°08'18"E	47.49'
80	N38°25'03"W	17.28'
81	N09°41'17"E	50.15'
82	N15°57'21"E	34.44'
83	N60°35'35"W	16.94'
84	N34°08'47"E	28.76'
85	N30°49'54"E	30.68'
86	N07°42'30"W	40.44'
87	N17°42'38"W	12.18'
88	N07°47'08"W	20.26'
89	N01°00'01"E	17.23'
90	S05°08'36"E	25.15'
91	S21°57'08"E	34.90'
92	S20°00'26"E	96.58'
93	S21°39'01"E	79.97'
94	S21°39'01"E	17.17'
95	S13°13'48"E	186.66'

CALL TABLE

Course	Bearing	Distance
96	S09°41'59"E	252.14'
97	S37°34'34"W	40.02'
98	S19°17'24"W	79.85'
99	S41°18'34"W	45.85'
100	S43°10'24"W	80.65'
101	S52°46'14"W	35.29'
102	S17°34'38"W	36.24'
103	S10°27'39"W	38.54'
104	S39°13'24"E	18.84'
105	S86°11'44"E	41.69'
106	N85°11'45"E	46.21'
107	N85°11'45"E	55.81'
108	S24°17'38"E	6.41'
109	S76°45'52"E	94.08'
110	S26°34'52"E	38.37'
111	S44°39'28"E	75.31'
112	S15°40'49"W	65.98'
113	S35°32'43"E	78.35'
114	S17°50'17"W	41.22'
115	S61°04'30"E	82.22'
116	S61°04'35"E	32.32'
117	S62°25'21"E	39.83'
118	S62°25'21"E	68.73'
119	S62°25'21"E	144.60'
120	S49°54'02"E	34.68'
121	S53°06'35"W	42.17'
122	S37°04'34"W	118.62'
123	S35°54'49"W	57.02'
124	N64°01'03"W	75.06'

CURVE CALL TABLE

Curve	Radius	Length	Chord	Chord Bear.
C1	7.57.00'	49.49'	49.20'	S66°50'10"W
C2	480.00'	167.83'	166.96'	S34°29'15"W
C3	85.00'	82.35'	79.17'	S17°17'21"E
C4	85.00'	43.82'	39.94'	S50°36'00"E
C5	750.00'	105.35'	98.44'	S73°30'20"E
C6	750.00'	83.37'	82.30'	S40°33'01"E
C7	730.00'	128.23'	128.07'	S55°41'48"E
C8	165.00'	143.63'	139.11'	S51°40'57"E
C9	380.00'	83.41'	83.22'	S33°55'36"E
C10	380.00'	4.59'	4.59'	S31°17'50"E
C11	380.00'	39.97'	39.81'	N40°07'53"E
C12	85.00'	105.15'	98.58'	S14°20'15"E
C13	730.00'	42.47'	42.26'	S06°29'13"W
C14	730.00'	75.32'	75.34'	S05°14'27"E
C15	110.00'	51.36'	50.91'	S64°10'07"E
C16	110.00'	55.04'	54.47'	S09°52'55"W
C17	25.00'	102.45'	59.18'	S21°35'57"E
C18	220.00'	122.98'	121.36'	S39°09'44"W
C19	240.00'	137.53'	135.69'	S39°29'37"W

LEGEND

IRON PIN FOUND	POWER BOX
IRON PIN SET (IPS)	UTILITY POLE
CONCRETE MONUMENT	GUY WIRE
NAIL	MAILBOX
CONCRETE MONUMENT	LIGHT PIN
	SIGN
	WATER METER
	WATER VALVE
	SEWER PIN
	GAS VALVE
	LIGHT POLE
RB — REBAR	
STP — OPEN TOP PIPE	
CTP — CRIMP TOP PIPE	
POB — POINT OF BEGINNING	
R/W — EDGE OF WAY	
P/L — PROPERTY LINE	
C/L — CENTERLINE	
N/F — NOW OR FORMERLY	
OHW — OVERHEAD WIRES	
PB/PG — PLAT BOOK/PAGE	
UP — UTILITY POLE	
L.L. — LAND LOT	
PVC — POLYVINYL CHLORIDE PIPE	
CMP — CORRUGATED METAL PIPE	
CMP — CORRUGATED PLASTIC PIPE	
	ASPHALT
	CONCRETE
	GRAVEL
	DIRT DRIVEWAY
	GRAVEL DRIVEWAY
	CONC. DRIVEWAY
	PROP. TIMBER LINE
	PROP. WIRE LINE

MONUMENT OPENINGS ARE OUTSIDE OVERALL DIMENSIONS.
ALL DIMENSIONS ARE LISTED IN STANDARD UNITED STATES METER.

"Thou shalt not remove thy neighbor's landmark, which they of old time have set." Deuteronomy 19:14 KJV

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IN GOD WE TRUST

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