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DATE: 8/25/2021
TIME: 3:21 PM
PLAT BOOK: 00067
PAGE: 00289
RECORDING FEES: $10.00
PARTICIPANT ID: 7951616124/2919157511
CLERK: Amy Johnson
Gilmer County, GA
NOTE: LD

THIS SPACE RESERVED FOR THE CLERK OF SUPERIOR COURT FOR RECORDING DATA

FINAL PLAT
PREPARED FOR

CREEKSIDE CROSSINGS
PHASE 1

LAND LOTS 59 & 60
24th DISTRICT, 2nd SECTION
GILMER COUNTY, GEORGIA

DATE: JULY 15, 2021

REVISIONS:
DATE COMMENT

~SETBACK TABLE~

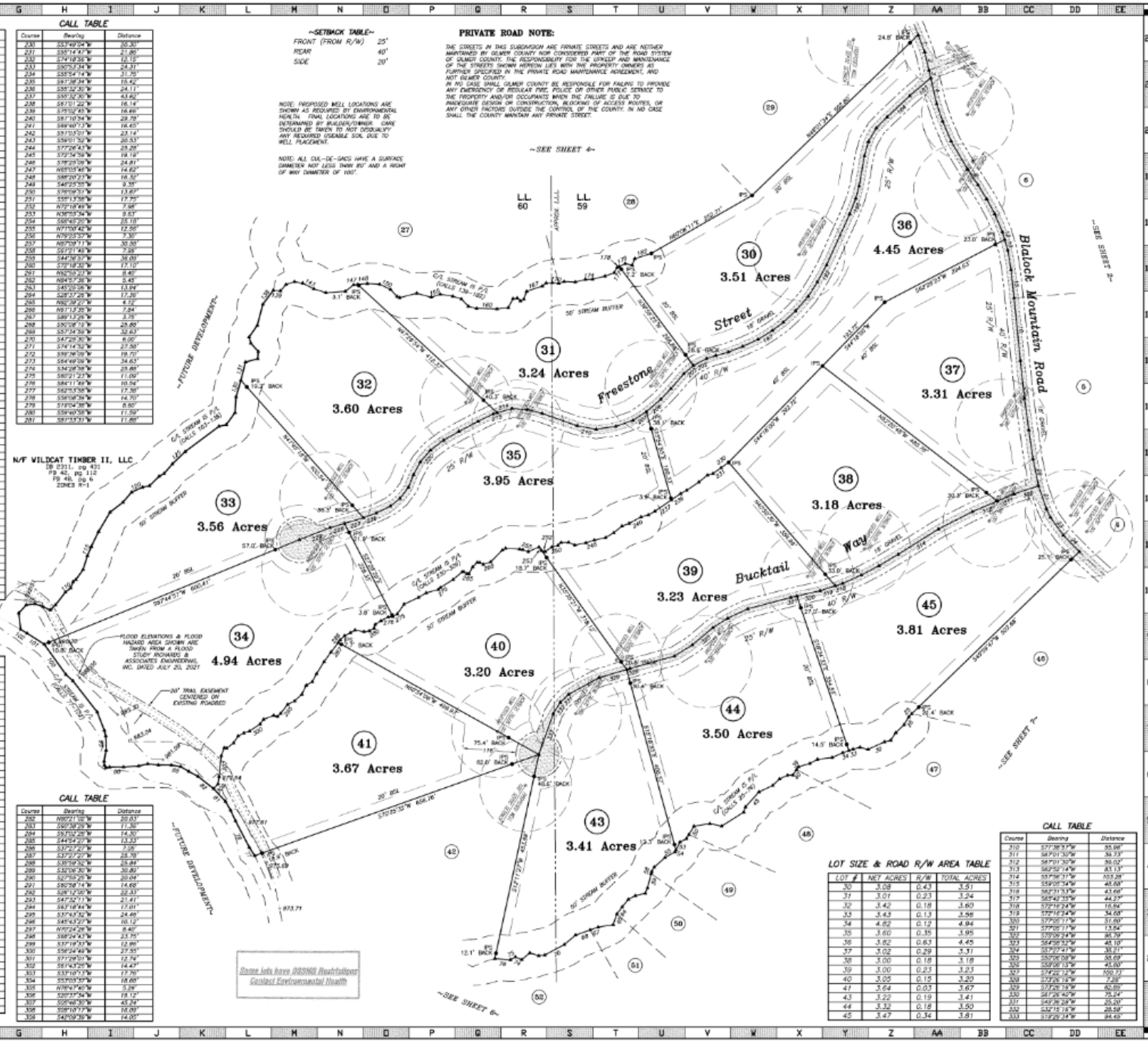
FRONT (FROM R/W)	25'
REAR	40'
SIDE	20'

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 ROUTES, OR ANY OTHER FACTORS OUTSIDE THE CONTROL OF THE COUNTY. IN NO CASE SHALL THE COUNTY MAINTAIN ANY PRIVATE STREET.

NOTE: PROPOSED WELL LOCATIONS ARE SHOWN AS REQUIRED BY ENVIRONMENTAL HEALTH. FINAL LOCATIONS ARE TO BE DETERMINED BY BUILDER/OWNER. CARE SHOULD BE TAKEN TO NOT DESQUALIFY ANY REQUIRED USEABLE SOIL DUE TO WELL PLACEMENT.

NOTE: ALL CUL-DE-SACS HAVE A SURFACE DIAMETER NOT LESS THAN 80' AND A RIGHT OF WAY DIAMETER OF 100'.



Some lots have DSSNES Restrictions
Contact Environmental Health

GRID NORTH
GEORGIA WEST ZONE
(NAD 1983)

GEORGIA REGISTERED No. 5278 PROFESSIONAL LAND SURVEYOR
07/15/2021

LEGEND

IRON PIN FOUND
IRON PIN SET (IPS)
CHISELED/SCRIBED MONUMENT
NAIL
CONCRETE MONUMENT
RB — REBAR
OTP — OPEN TOP PIPE
CTP — CRIMP TOP PIPE
P.O.B. — POINT OF BEGINNING
R/W — RIGHT OF WAY
P.L. — PROPERTY LINE
C.L. — CENTERLINE
N/F — NOW OR FORMERLY
DB/pg — DEED BOOK/PAGE
PB/pg — PLAT BOOK/PAGE
P.F. — UTILITY POLE
L.L. — LAND LOT
RCP — REINFORCED CONC. PIPE
CMP — CORRUGATED METAL PIPE
CPP — CORRUGATED PLASTIC PIPE
ASPHALT
CONCRETE
GRAVEL
FIRE HYDRANT
UTILITY POLE
WATER METER
MAILBOX
SIGN
GUY WIRE
LIGHT POLE
PROPERTY LINE
LAND LOT LINE
RIGHT OF WAY
BUFFER
FENCE
STREAM OR POND
50' BUFFER LINE
30' POINTS
SEWER LINE
WATER LINE
OVERHEAD CONC. PIPE
STORM LINE
BUFFER TRACKS
EXIST. CONTOURS
EXIST. INDEX CONTOUR
PROP. CONTOUR
PROP. INDEX CONTOUR

MONUMENT DIMENSIONS ARE OUTSIDE/OVERALL DIMENSIONS. ALL IPS SET CAPPED 1/2" REBAR UNLESS OTHERWISE NOTED.

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

DISCLOSURE & NOTICE

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IN GOD WE TRUST

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TENNESSEE PROFESSIONAL REG. No. 1037
NORTH CAROLINA LAND SURVEYING FIRM C-1918
ALABAMA LAND SURVEYING FIRM CA-852-LS
SOUTH CAROLINA SURVEYING FIRM CDA No. 5265

50 0 100 200
GRAPHIC SCALE - 1" = 100'

SHEET 5 OF 8
FILE: 220839P1-FP5

CALL TABLE

Course	Bearing	Distance
1	S20°59'31"W	39.39'
2	S1°56'20"E	40.45'
3	S1°56'20"E	17.29'
4	S1°56'20"E	98.00'
5	S18°53'53"E	39.75'
6	S2°53'46"E	47.09'
7	S30°31'21"E	70.84'
8	S33°32'10"E	40.83'
9	S31°53'28"E	36.25'
10	S29°14'54"E	36.55'
11	S25°07'14"E	42.77'
12	S18°15'05"E	17.23'
13	S17°15'09"E	24.31'
14	S09°42'24"E	42.80'
15	S06°11'17"E	61.37'
16	S05°40'40"E	136.91'
17	S06°14'32"E	82.63'
18	S07°48'19"E	69.67'
19	S08°18'30"E	63.62'
20	S11°53'15"E	59.48'
21	S18°59'08"E	52.84'
22	S25°34'52"E	20.59'
23	S35°56'12"E	46.13'
24	S44°34'09"E	49.61'
25	S43°05'55"W	9.44'
26	S70°40'46"W	19.71'
27	S48°40'34"W	24.39'
28	S33°41'57"W	19.05'
29	S75°20'26"W	13.94'
30	S67°38'42"W	39.47'
31	N75°42'40"W	17.39'
32	S70°47'30"W	13.74'
33	S70°21'05"W	8.70'
34	S70°21'05"W	14.00'
35	S85°43'09"W	24.55'
36	S82°55'10"W	30.38'
37	S61°36'26"W	19.21'
38	S74°00'22"W	26.53'
39	S34°03'50"W	7.70'
40	S34°03'52"W	13.86'
41	S89°55'10"W	11.93'
42	S65°21'24"W	19.03'
43	S46°02'46"W	20.64'
44	S85°07'50"W	32.89'
45	S42°03'09"W	43.08'
46	S18°18'35"W	12.05'
47	S25°44'42"W	56.82'
48	N78°02'29"W	26.13'
49	S85°31'32"W	35.08'
50	S31°02'20"W	21.44'
51	S31°02'20"W	10.43'
52	S63°30'13"W	13.63'
53	S31°15'32"W	14.43'
54	S27°13'27"W	4.89'
55	S60°16'50"W	25.03'
56	S48°18'58"W	31.07'
57	S30°36'54"W	13.05'
58	S14°04'48"W	4.83'
59	S14°04'48"W	51.39'
60	S23°15'51"W	12.93'
61	S70°45'50"W	22.13'
62	S20°44'50"W	17.00'
63	S38°43'12"W	21.49'
64	S17°06'16"W	18.20'
65	S31°13'36"W	24.39'
66	S60°27'10"W	33.33'
67	S70°35'06"W	18.36'
68	S70°35'06"W	33.03'
69	S84°52'54"W	52.07'
70	S81°40'48"W	48.17'
71	S84°20'33"W	12.98'
72	N72°22'44"W	20.61'
73	S44°24'29"W	22.99'
74	N6°31'52"W	15.03'
75	S80°49'42"W	12.24'
76	N88°32'11"W	34.17'
77	N32°36'44"W	21.64'
78	N27°40'52"W	65.28'
79	N24°31'53"W	25.13'
80	N29°37'48"W	22.07'
81	N43°05'18"W	37.68'
82	N51°49'10"W	43.10'
83	N61°49'09"W	22.72'
84	N59°07'00"W	20.69'
85	N59°19'54"W	20.74'
86	N69°17'56"W	26.08'
87	N84°39'59"W	23.49'
88	S70°49'48"W	20.23'
89	S86°20'48"W	33.09'
90	S69°26'31"W	30.31'
91	S85°17'13"W	7.97'
92	N30°32'58"W	6.13'
93	N63°41'24"W	5.80'
94	N10°40'53"E	24.41'
95	N81°30'30"W	30.90'
96	N14°40'04"W	12.09'
97	N81°17'18"W	42.54'
98	N37°53'54"W	86.02'
99	N47°33'17"W	20.48'
100	N35°40'20"W	81.14'
101	N57°19'56"W	44.03'
102	N60°14'39"W	16.90'
103	N66°26'53"W	35.76'
104	N42°31'43"E	23.25'
105	N82°14'33"E	18.41'
106	S46°31'22"E	18.37'

CALL TABLE

Course	Bearing	Distance
107	S83°55'27"E	17.67'
108	N45°54'47"E	15.56'
109	N37°41'09"E	35.47'
110	N52°00'33"E	14.58'
111	N27°17'39"E	14.89'
112	N35°14'47"E	7.45'
113	N35°36'29"E	26.69'
114	N7°17'44"E	31.11'
115	N21°39'52"E	21.94'
116	N40°53'39"E	29.30'
117	N69°00'06"E	26.13'
118	N78°35'04"E	15.42'
119	N40°53'39"E	29.30'
120	N69°00'06"E	26.13'
121	N78°35'04"E	15.42'
122	N40°14'22"E	29.04'
123	N60°40'28"E	12.54'
124	N47°03'38"E	20.72'
125	N45°03'06"E	36.49'
126	N53°13'39"E	91.71'
127	N73°52'21"E	16.58'
128	N35°38'33"E	30.40'
129	N0°34'03"E	34.48'
130	N16°20'12"E	37.26'
131	N14°06'39"E	40.88'
132	N7°43'45"E	27.60'
133	N04°42'22"E	15.78'
134	N41°52'21"W	24.33'
135	N19°36'32"W	13.10'
136	N34°45'27"E	31.39'
137	N14°50'07"E	47.03'
138	N35°50'25"E	37.88'
139	N85°50'32"E	15.64'
140	N47°02'43"E	18.38'
141	N37°54'52"E	16.63'
142	S79°21'49"E	18.04'
143	S83°55'37"E	27.10'
144	S77°46'17"E	27.81'
145	N85°38'45"E	42.52'
146	N51°42'09"E	22.56'
147	N84°36'05"E	8.11'
148	N84°36'05"E	21.61'
149	S88°42'09"E	27.03'
150	S84°42'37"E	26.00'
151	S42°20'07"E	21.11'
152	S8°15'38"E	6.40'
153	N20°22'14"E	30.20'
154	S74°21'53"E	32.09'
155	N77°34'53"E	20.58'
156	S81°16'56"E	27.80'
157	S77°30'13"E	19.63'
158	S43°22'53"E	21.28'
159	S35°46'52"E	18.70'
160	S85°36'30"E	44.27'
161	N83°47'32"E	24.63'
162	N27°17'18"E	21.93'
163	N81°09'48"E	8.46'
164	S47°42'21"E	8.41'
165	N87°46'08"E	8.44'
166	N73°47'19"E	18.09'
167	N77°57'48"E	35.69'
168	N81°02'30"E	10.58'
169	N87°59'02"E	13.61'
170	S83°45'24"E	13.70'
171	N72°51'23"E	12.39'
172	N72°21'13"E	24.40'
173	N78°10'42"E	22.69'
174	N81°13'05"E	15.58'
175	N78°06'28"E	27.89'
176	N70°01'55"E	21.12'
177	N29°06'17"E	12.85'
178	N63°35'23"E	5.48'
179	N63°35'23"E	14.39'
180	S77°06'24"E	15.07'
181	N27°37'02"E	15.20'
182	N72°11'37"E	37.58'

CALL TABLE

Course	Bearing	Distance
183	S49°34'18"W	52.85'
184	S46°50'51"W	67.67'
185	S44°40'51"W	35.50'
186	S30°16'55"W	34.20'
187	S19°33'56"W	32.28'
188	S09°58'18"W	66.33'
189	S15°04'29"W	27.90'
190	S21°39'10"W	30.02'
191	S24°06'12"W	121.05'
192	S38°37'49"W	42.33'
193	S32°17'07"W	36.94'
194	S41°18'51"W	41.78'
195	S46°53'30"W	36.60'
196	S53°30'08"W	29.46'
197	S57°09'13"W	32.14'
198	S65°30'58"W	36.73'
199	S68°27'32"W	33.71'
200	S74°31'57"W	27.43'
201	S71°36'13"W	22.16'
202	S82°49'34"W	31.80'
203	S49°07'29"W	27.65'
204	S41°05'10"W	43.22'
205	S43°31'31"W	31.77'
206	S49°21'34"W	41.67'
207	S57°18'24"W	34.34'
208	S70°31'24"W	40.22'
209	S81°46'03"W	42.87'
210	N79°38'16"W	41.35'
211	N70°37'52"W	81.32'
212	N75°15'14"W	33.44'
213	N85°53'09"W	33.59'
214	S73°42'51"W	33.43'
215	S73°42'51"W	5.09'
216	S63°39'29"W	37.54'
217	S62°13'29"W	46.94'
218	S60°31'45"W	35.50'
219	S52°48'01"W	16.12'
220	S40°53'11"W	33.48'
221	S28°05'58"W	31.62'
222	S22°35'50"W	29.45'
223	S30°23'10"W	30.51'
224	S51°43'12"W	26.88'
225	S63°30'11"W	34.18'
226	S69°50'08"W	29.80'
227	S73°25'11"W	43.06'
228	S73°25'11"W	13.12'
229	S68°40'20"W	71.18'

CALL TABLE

Course	Bearing	Distance
230	S53°49'24"W	20.30'
231	S55°14'47"W	21.86'
232	S37°41'38"W	12.12'
233	S30°52'34"W	24.31'
234	S55°54'14"W	31.75'
235	S61°36'44"W	18.42'
236	S55°32'30"W	24.11'
237	S55°32'30"W	43.62'
238	S61°31'22"W	16.14'
239	S75°12'45"W	16.66'
240	S81°10'34"W	28.78'
241	S88°40'13"W	16.45'
242	S51°13'01"W	23.14'
243	S59°01'52"W	20.53'
244	S77°26'43"W	25.26'
245	S73°54'56"W	19.19'
246	S78°29'09"W	24.81'
247	N65°03'46"W	14.62'
248	S86°09'23"W	16.32'
249	S46°25'55"W	9.35'
250	S78°09'51"W	13.87'
251	S59°13'56"W	19.79'
252	N72°18'49"W	7.98'
253	N36°53'54"W	9.63'
254	S66°40'20"W	25.18'
255	N71°00'42"W	12.50'
256	N79°23'57"W	7.30'
257	N67°09'11"W	30.88'
258	S61°31'40"W	7.38'
259	S44°36'37"W	38.09'
260	S72°18'32"W	17.10'
261	N42°50'33"W	8.40'
262	N84°57'36"W	5.45'
263	S45°29'26"W	13.94'
264	S28°37'29"W	17.20'
265	N82°39'37"W	4.12'
266	N81°15'35"W	7.84'
267	S89°13'26"W	3.75'
268	S50°38'12"W	25.85'
269	S57°34'39"W	32.63'
270	S47°29'30"W	6.00'
271	S74°14'52"W	27.50'
272	S39°36'09"W	19.70'
273	S84°49'09"W	34.63'
274	S84°26'59"W	29.89'
275	S60°21'23"W	11.09'
276	S84°11'49"W	10.54'
277	S62°53'59"W	17.38'
278	S56°08'36"W	14.70'
279	S79°04'38"W	8.60'
280	S59°40'58"W	11.59'
281	S81°15'11"W	11.85'

CALL TABLE

Course	Bearing	Distance
282	N80°21'10"W	20.03'
283	S80°38'28"W	11.30'
284	S57°02'28"W	14.80'
285	S44°54'27"W	13.33'
286	S31°21'27"W	7.05'
287	S37°27'27"W	28.78'
288	S35°59'32"W	25.84'
289	S32°06'30"W	30.80'
290	S27°59'25"W	20.04'
291	S50°58'14"W	14.68'
292	S28°12'30"W	32.33'
293	S47°52'11"W	21.41'
294	S61°18'44"W	17.01'
295	S37°43'32"W	24.46'
296	S45°43'27"W	10.12'
297	N70°42'26"W	8.40'
298	S68°24'43"W	23.75'
299	S37°19'33"W	12.96'
300	S56°24'44"W	27.35'
301	S71°29'01"W	12.74'
302	S61°43'25"W	14.47'
303	S33°10'13"W	17.79'
304	S53°03'57"W	18.68'
305	N78°47'40"W	5.26'
306	S20°53'54"W	19.12'
307	S26°46'30"W	43.24'
308	S28°10'17"W	16.09'
309	S42°09'38"W	14.05'

CALL TABLE

Course	Bearing	Distance
310	S77°38'37"W	35.96'
311	S67°01'30"W	34.73'
312	S67°01'30"W	39.02'
313	S62°52'14"W	83.13'
314	S57°56'11"W	103.26'
315	S59°05'34"W	45.68'
316	S62°31'53"W	43.66'
317	S63°42'15"W	44.37'
318	S72°16'24"W	16.64'
319	S72°16'24"W	34.68'
320	S77°05'11"W	51.80'
321	S77°05'11"W	13.64'
322	S73°09'24"W	85.79'
323	S64°58'32"W	48.10'
324	S57°27'47"W	38.21'
325	S50°06'08"W	58.69'
326	S38°06'15"W	45.80'
327	S74°22'12"W	100.73'
328	S73°26'16"W	7.28'
329	S73°26'16"W	62.85'
330	S67°26'40"W	75.24'
331	S45°36'28"W	25.03'
332	S32°15'16"W	28.58'
333	S19°20'34"W	94.49'

LOT SIZE & ROAD R/W AREA TABLE

LOT #	NET ACRES	R/W	TOTAL ACRES
30	3.08	0.43	3.51
31	3.01	0.23	3.24
32	3.42	0.18	3.60
33	3.43	0.13	3.56
34	4.82	0.12	4.94
35	3.60	0.35	3.95
36	3.82	0.63	4.45
37	3.02	0.29	3.31
38	3.00	0.18	3.18
39	3.00	0.23	3.23
40	3.05	0.15	3.20
41	3.64	0.03	3.67
43	3.22	0.19	3.41
44	3.32	0.18	3.50
45	3.47	0.34	3.81