eFiled & eRecorded
DATE: 8/19/2022
TIME: 4:15 PM
PLAT BOOK: 00069
PAGE: 00317
RECORDING FEES: $10.00
PARTICIPANT ID: 7951616124,2919157511
CLERK: Amy Johnson
Gilmer County, GA
NOTE: MS

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

GEORGIA SURVEY DATA

A. THE FIELD DATA UPON WHICH THE EXTERIOR PROJECT BOUNDARY IS BASED HAS CLOSURE PRECISION OF ONE FOOT IN 27,634 FEET, AND AN ANGULAR ERROR OF 10 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES. THE FIELD DATA FOR THE INTERIOR OF THE PROJECT IS FROM A REAL TIME KINEMATIC GPS SURVEY USING CARLSON BRx7 MULTI-FREQUENCY RECEIVERS. THE RELATIVE POSITIONAL ACCURACY OF THIS PORTION OF THE SURVEY DATA IS LESS THAN 0.15 FOOT.
B. THE PERIMETER OF THIS SURVEY HAS A CLOSURE PRECISION OF ONE FOOT IN 440,320 FEET.
C. ANGULAR AND LINEAR MEASUREMENTS OBTAINED BY USE OF A TOPCON GTS-225 TOTAL STATION.
D. DATE(S) OF FIELD SURVEY: EXTERIOR BNDY. 1/24/06; ALL OTHER 4/11/22-7/14/22.
E. OWNER INFORMATION AT TIME OF SURVEY:
OWNER: WILDCAT TIMBER II, LLC
SOURCE OF TITLE: DB 2311, pg 431
TAX PARCEL: PORTION OF 3011 009

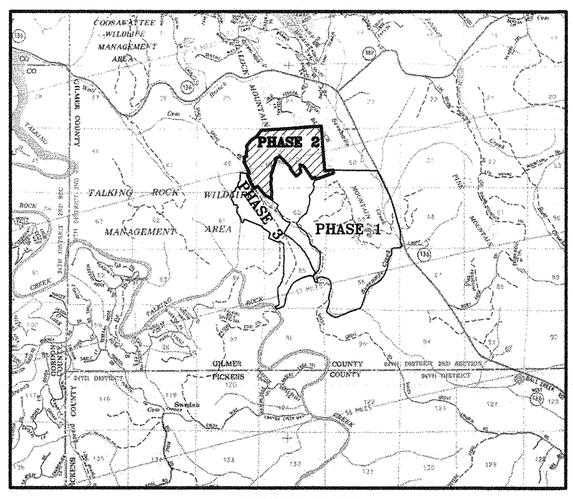
GEORGIA SURVEYOR CERTIFICATION

O.C.G.A. 15-6-67(c)(3)(A)(i) (APPROVAL NEEDED)
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.

JEFFREY T. VICK, RLS No. 3278 07/21/2022

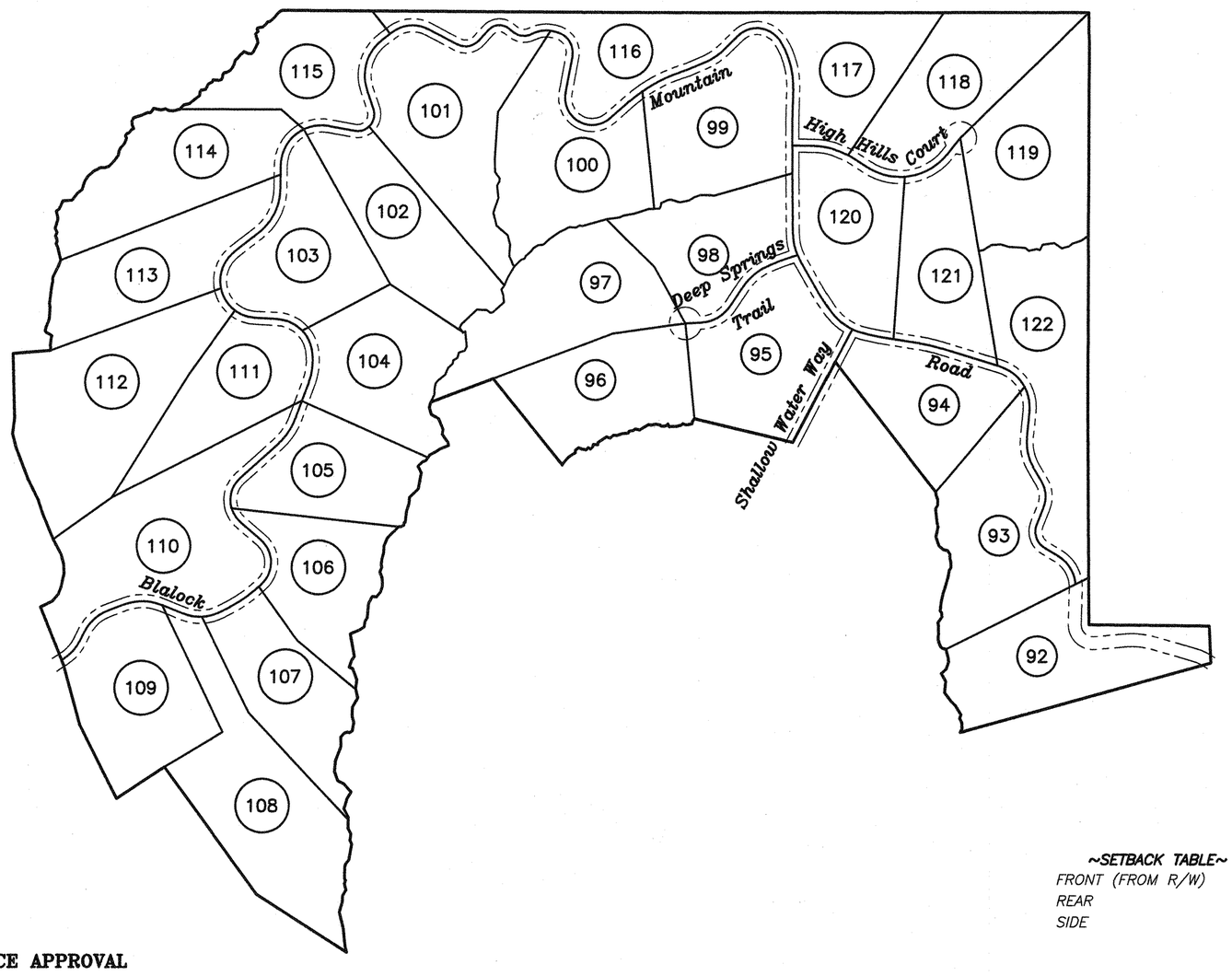
GEORGIA REGISTERED No. 3278 LAND SURVEYOR JEFFREY T. VICK

FINAL PLAT NOTES:
1. *PROPERTY CONSISTS OF A PORTION OF TAX PARCEL 3011 009.*
   PROPERTY DEVELOPER: WILDCAT TIMBER II, LLC
   1400 16th STREET, SUITE 320
   DENVER, CO 80202
   DAVID WILBANKS 770-380-3945
2. *PROPERTY IS ZONED R-1 WITHOUT CONDITIONS*
3. *TOTAL AREA: 127.27 ACRES*
4. *NUMBER OF LOTS: 31*
5. *MINIMUM LOT SIZE: 3.00 ACRES NET (NOT INCLUDING ROAD R/W)*
6. *SEWERAGE IS TO BE BY ON-SITE SEWAGE DISPOSAL SYSTEMS, SEE HEALTH DEPARTMENT APPROVAL.*
7. *WATER SUPPLY IS TO BE INDIVIDUAL, ON-SITE WELLS. BEFORE DRILLING ANY INDIVIDUAL WELL, THE SEPTIC SYSTEM MUST BE PERMITTED AND WELL SITE CONFIRMED.*
8. *EACH LOT IS TO BE GOVERNED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS & EASEMENTS RECORDED IN DEED BOOK 2420, pg 1 (AND AS MAY BE SUBSEQUENTLY AMENDED).*
9. *THIS SUBDIVISION IS SUBJECT TO ALL APPLICABLE BUFFERS AS REQUIRED IN GILMER CODE, AND STATE & FEDERAL LAW.*
10. *SEE EACH SHEET FOR NET LOT AREAS (NOT INCLUDING ROAD R/W)*



VICINITY MAP
(NOT TO SCALE)

SHEET INDEX
1 COVER
2 LOTS 92-95, 98-99, & 117-122
3 LOTS 96-97, 100-105, & 115-116
4 LOTS 106-114



GRID NORTH
GEORGIA WEST ZONE
(NAD 1983)

PRIVATE ROAD MAINTENANCE ACKNOWLEDGEMENT

THE NEW STREETS CREATED BY THIS SUBDIVISION ARE TO BE PRIVATELY MAINTAINED AS FURTHER DESCRIBED IN THE ATTACHED OR REFERENCED DOCUMENTATION. THESE STREETS DO NOT MEET THE REQUIREMENTS FOR DEDICATION INTO THE COUNTY ROAD SYSTEM AND WILL NOT BE CONSIDERED BY THE BOARD OF COMMISSIONERS FOR ACCEPTANCE INTO THE COUNTY ROAD SYSTEM UNTIL ALL SUCH REQUIREMENTS ARE MET. IT IS GENERALLY UNDERSTOOD THAT THESE STREETS WILL REMAIN PRIVATELY MAINTAINED.

DEVELOPER, Authorized Representative — DATE 7/20/22

DEVELOPERS CERTIFICATE

I CERTIFY THAT ALL REQUIREMENTS OF THE GILMER COUNTY LAND DEVELOPMENT ORDINANCE AND APPLICABLE STATE AND FEDERAL RULES, REGULATIONS AND LAWS HAVE BEEN COMPLIED WITH AND THAT NO LOT(S) HAVE BEEN CONVEYED IN SAID SUBDIVISON.

DEVELOPER: Authorized Representative — DATE 7/20/22

SWORN TO AND SUBSCRIBED
BEFORE ME THIS 21 DAY OF July 2022
NOTARY PUBLIC
MY COMMISSION EXPIRES: 11/7/2024

SUSAN WENGLER Notary Public State of Colorado Notary ID # 20124071314 My Commission Expires 11-07-2024

DEVELOPMENT OFFICE APPROVAL

THE FINAL SUBDIVISION PLAT SHOWN HEREON HAS BEEN REVIEWED BY THE GILMER COUNTY PLANNING OFFICE AND IS HEREBY APPROVED UNDER THE PROVISIONS OF THE GILMER COUNTY LAND USE ORDINANCE, AND THE GILMER COUNTY DEVELOPMENT ORDINANCE.

GILMER COUNTY DEVELOPMENT OFFICER: — DATE 8-15-22

FINAL SURVEYOR'S CERTIFICATE

I CERTIFY THAT THIS PLAT(S) IS TRUE AND CORRECT AND CONTAINS SUFFICIENT SURVEYING INFORMATION TO PERMIT THE PLAT TO BE DUPLICATED ON THE GROUND. ALL MONUMENTS AND LOT PINS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE AND TYPE ARE CORRECTLY SHOWN. I FURTHER CERTIFY THAT ALL REQUIREMENTS OF THE GILMER COUNTY LAND DEVELOPMENT ORDINANCE HAVE BEEN

JEFFREY T. VICK, PLS 3278 — DATE 7/21/2022

SWORN TO AND SUBSCRIBED
BEFORE ME THIS 21 DAY OF 7, 2022.
NOTARY PUBLIC
MY COMMISSION EXPIRES: 12/16/2024

DELAYNA DENNEY NOTARY EXPIRES GEORGIA DEC 16, 2024 PUBLIC PICKENS COUNTY

FIRE DEPARTMENT CERTIFICATION

THIS IS TO CERTIFY THAT THE SUBDIVISION DEPICTED HEREON IS LOCATED IN THE AREA OF RESPONSIBILITY OF THE GILMER COUNTY FIRE DEPARTMENT. FIRE HYDRANTS ARE CURRENTLY (NOT) AVAILABLE. FIRE SUPRESSION SERVICES WILL INITAILLY BE SUPPLIED BY MEANS OF TANKER VEHICLES. ALL ROADS AS DESIGNED MEET THE INTERNATIONAL FIRE CODE, OR WHERE APPLICABLE, SATISFY THE REQUIREMENTS OF THE GILMER COUNTY FIRE CHIEF.

FIRE CHIEF (OR HIS DESIGNEE) — DATE 8-15-2022

STREETS AND DRAINAGE

I HAVE VISITED THE SITE AND IT APPEARS THAT THE STREETS AND DRAINAGE STRUCTURES SHOWN ON THIS FINAL PLAT(S) HAVE BEEN INSTALLED IN CONFORMANCE WITH THE APPROVED PRELIMINARY PLAT(S) AND THE GILMER COUNTY STREET REQUIRMENTS.

GILMER COUNTY ROAD DEPARTMENT — DATE: 8-15-22

PROPERTY OWNERS ASSOCIATION

I HAVE REVIEWED THE LEGAL DOCUMENTS CREATING THE PROPERTY OWNERS ASSOCIATION FOR THE NOTED DEVELOPMENT AND HAVE FOUND THE ASSOCIATION IS DULY CREATED AND COVENANTS, CONDITIONS AND RESTRICTIONS APPLYING TO THE PROPERTY APPEAR SUFFICIENT TO ASSURE CONTINUED MAINTENANCE OF COMMONLY OWNED PROPERTY AND IMPROVEMENTS IN THE DEVELOPMENT

GILMER COUNTY ATTORNEY: — DATE 081822

PRIVATE ROAD MAINTENANCE REVIEW

I HAVE REVIEWED THE LEGAL DOCUMENTATION THAT WILL GOVERN THE MAINTENANCE OF THE PRIVATE ROADS WITHIN THIS SUBDIVISION AND FIND IT TO BE ADEQUATE.

GILMER COUNTY ATTORNEY — DATE 081822

PRIVATE ROAD CONSTRUCTION CERTIFICATE

THE UNDERSIGNED ROAD CONSTRUCTION CONTRACTOR HEREBY CERTIFIES THAT THE CONSTRUCTION STANDARDS SET FORTH IN GILMER COUNTY CODE, SECTIONS 82-177, 82-187, AND 82-190 WERE COMPLIED WITH DURING THE CONSTUCTION OF THE PRIVATE ROADS OR STREETS SHOWN ON THIS FINAL PLAT.

ROAD CONSTRUCTION CONTRACTOR COMPANY: North Central Grading LLC.
ADDRESS & PHONE NUMBER: P.O. Box 1151 Ellijay, GA 30540
AUTHORIZED PERSON SIGNATURE — PRINTED NAME: Alan Dover — DATE 7/21/22

SWORN TO AND SUBSCRIBED
BEFORE ME THIS 21 DAY OF 7, 2022.
NOTARY PUBLIC
MY COMMISSION EXPIRES: 12/16/2024

DELAYNA DENNEY NOTARY EXPIRES GEORGIA DEC 16, 2024 PUBLIC PICKENS COUNTY

Some lots have OSSMS Restrictions
Contact Environmental Health

SUBSURFACE SEWAGE DISPOSAL

I HAVE REVIEWED THE FINAL PLAT(S) AND HAVE FOUND THE PLAT(S) IN CONFORMANCE WITH THE GILMER COUNTY HEALTH DEPARTMENT REQUIRMENTS. THIS APPROVAL DOES NOT RELIEVE INDIVIDUAL LOT OWNERS FROM OBTAINING A SEWAGE DISPOSAL PERMIT.

GILMER COUNTY HEALTH DEPARTMENT REPRESENTATIVE: — DATE 8/16/22

SOME LOTS REQUIRE ALTERNATIVE SEWAGE DISPOSAL SYSTEMS
100, 110

TAX ASSESSOR

I HAVE REVIEWED THE FINAL PLAT FOR INCORPORATION INTO THE COUNTY TAX DIGEST.

CHIEF APPRAISER OR DEPUTY: — DATE 8/15/22

~SETBACK TABLE~

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

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 DISQUALIFY ANY REQUIRED USEABLE SOIL DUE TO WELL PLACEMENT.

STREET TABLE		
BLALOCK MOUNTAIN ROAD	*7481'*	*D*
SHALLOW WATER WAY	*390'*	*D*
DEEP SPRINGS TRAIL	*424'*	*D*
HIGH HILLS COURT	*583'*	*D*

ALL NEW ROADS IN THIS DEVELOPMENT ARE TO BE PRIVATELY MAINTAINED.

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

AGRICULTURE NOTICE- GILMER COUNTY HAS AN ACTIVE AGRICULTURAL SECTOR. FARMING AND FORESTING ACTIVITIES MAY CAUSE NUISANCES AND INCONVENIENCES THAT ARE ASSOCIATED WITH SUCH LAWFUL ACTIVITIES. (O.C.G.A. 44-1-17)

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 RESPONSILE 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.

THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN THE FOLLOWING DISTRICTS:

YES	NO	
	X	MOUNTAIN PROTECTION DISTRICT
	X	WETLANDS PROTECTION DISTRICT
	X	COOSAWATTEE RIVER CORRIDOR PROTECTION DISTRICT
	X	COOSAWATTEE RIVER WATER SUPPLY WATERSHED DISTRICT
	X	CARTECAY RIVER WATER SUPPLY WATERSHED DISTRICT
	X	ELLIJAY RIVER WATER SUPPLY WATERSHED DISTRICT

FINAL PLAT
PREPARED FOR

CREEKSIDE CROSSINGS
PHASE 2

LAND LOT 48, 49, 50, 60, & 61,
24th DISTRICT, 2nd SECTION
GILMER COUNTY, GEORGIA

DATE: JULY 21, 2022

REVISIONS:
DATE COMMENT

LEGEND

IRON PIN FOUND; IRON PIN SET (IPS); COMPUTED POSITION (NO MONUMENT); ROCK; OR 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

FIRE HYDRANT; UTILITY POLE; WATER METER; WATER VALVE; GAS METER; GAS VALVE; POWER BOX; UTILITY PEDESTAL; DRAIN INLET; STORM MH; SEWER MH; LIGHT POLE; PROPERTY LINE; LAND LOT LINE; RIGHT OF WAY; O/H POWER; O/H TELEPHONE; FENCE

N/F — NOW OR FORMERLY; DB/pg — DEED BOOK/PAGE; PB/pg — PLAT BOOK/PAGE; PP — UTILITY POLE; L.L. — LAND LOT; RCP — REINFORCED CONC. PIPE; CMP — CORRUGATED METAL PIPE; CPP — CORRUGATED PLASTIC PIPE; ASPHALT; CONCRETE; GRAVEL

STREAM OR POND; UG GAS LINE; UG POWER; SEWER LINE; WATER LINE; UG COMMUNICATIONS; STORM LINE; R/R TRACKS; EXIST. CONTOUR; EXIST. INDEX CONTOUR; PROP. CONTOUR; PROP. INDEX CONTOUR

MONUMENT DIMENSIONS ARE OUTSIDE/OVERALL DIMENSIONS. ALL IPS ARE CAPPED 5/8" 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
This drawing and any findings does not constitute a title or legal opinion by Chastain & Associates, P.C. Any provided certification is a statement based on facts and knowledge known to the registrant and is not a guarantee or warranty, either expressed or implied. Other documents or conditions may exist that would affect this property. As a unique pictorial and graphic professional work, this survey is subject to the Copyright laws of the United States. The latest date of field survey work is the date applicable to provisions of Statutes of Limitation. No certification or liability is extended to any party not named hereon. Subsurface matters not certified unless excavated.
IN GOD WE TRUST

PREPARED BY
CHASTAIN & ASSOCIATES, P.C.
SURVEYING~PLANNING~CONSULTING
TN NC SC AL GA *Since 1995*
"Covering Dixie Like The Dew"

CHASTAINASSOCIATES.COM
(706)276-7528 (770)889-1770
email: INFO@CHASTAINASSOCIATES.COM
288 N. Main St. Ellijay, GA 30540
GEORGIA CERTIFICATE OF AUTH. LSF000781
TENNESSEE PROFESSIONAL REG. No. 1937
NORTH CAROLINA LAND SURVEYING FIRM C-3198
ALABAMA LAND SURVEYING FIRM CA-852-LS
SOUTH CAROLINA SURVEYING FIRM COA No. 5205

150 0 300 600
GRAPHIC SCALE - 1" = 300'

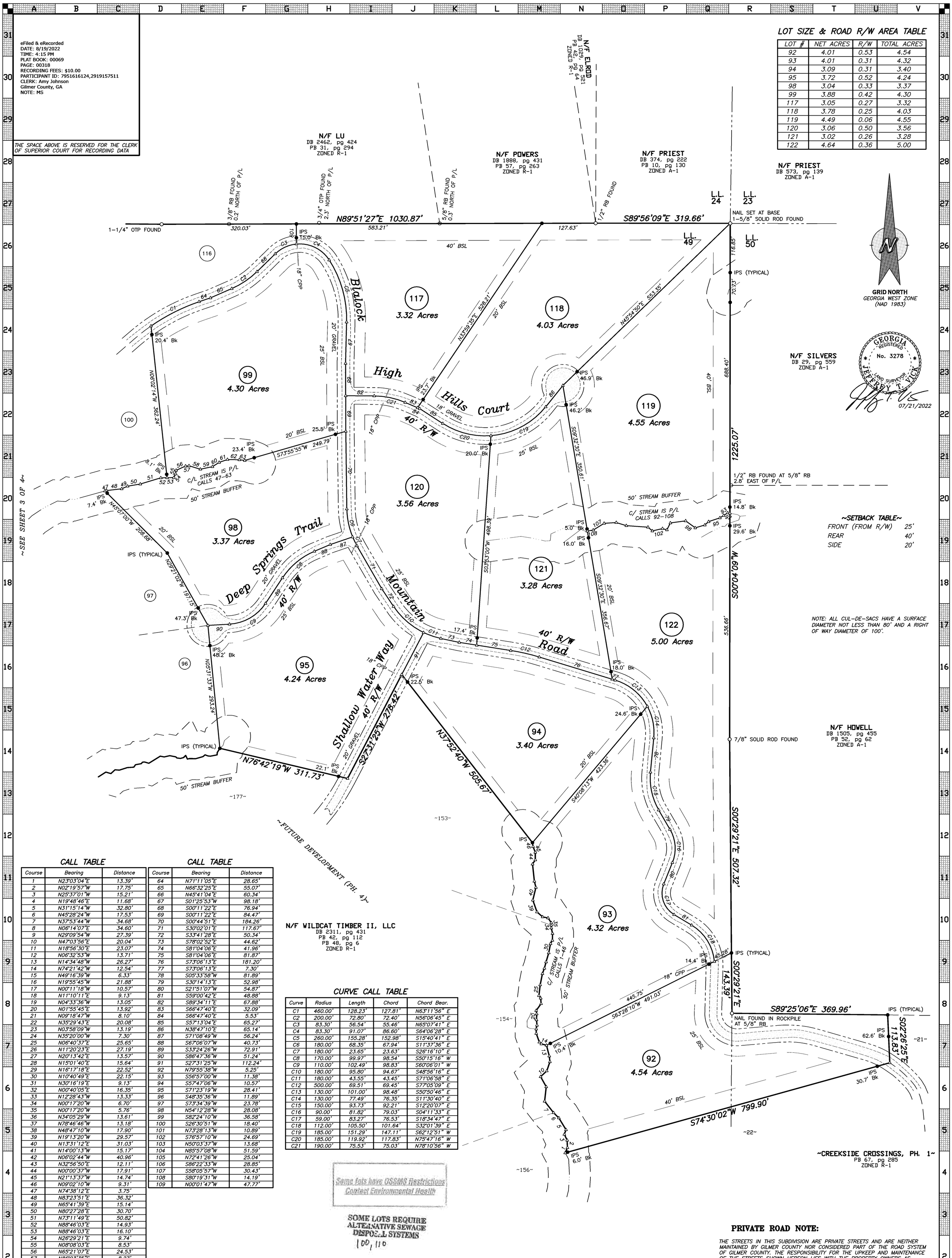
SHEET 1 OF 4
FILE: 220B39P2-FP1

eFiled & eRecorded
DATE: 8/19/2022
TIME: 4:15 PM
PLAT BOOK: 00069
PAGE: 00318
RECORDING FEES: $10.00
PARTICIPANT ID: 7951616124,2919157511
CLERK: Amy Johnson
Gilmer County, GA
NOTE: MS

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

LOT SIZE & ROAD R/W AREA TABLE

LOT #	NET ACRES	R/W	TOTAL ACRES
92	4.01	0.53	4.54
93	4.01	0.31	4.32
94	3.09	0.31	3.40
95	3.72	0.52	4.24
98	3.04	0.33	3.37
99	3.88	0.42	4.30
117	3.05	0.27	3.32
118	3.78	0.25	4.03
119	4.49	0.06	4.55
120	3.06	0.50	3.56
121	3.02	0.26	3.28
122	4.64	0.36	5.00



GEORGIA REGISTERED No. 3278 LAND SURVEYOR JEFFREY T. VICK
07/21/2022

~SETBACK TABLE~

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

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

CALL TABLE

Course	Bearing	Distance
1	N23°03'04"E	13.39'
2	N02°19'57"W	17.75'
3	N25°37'01"W	15.21'
4	N19°48'46"E	11.68'
5	N31°15'14"W	32.80'
6	N45°28'24"W	17.53'
7	N37°53'44"W	34.68'
8	N06°14'07"E	34.60'
9	N29°09'54"W	27.39'
10	N47°03'56"E	20.04'
11	N18°56'30"E	23.07'
12	N06°32'53"W	13.71'
13	N14°34'48"W	26.27'
14	N74°21'42"W	12.54'
15	N49°16'39"W	6.33'
16	N19°55'45"W	21.88'
17	N00°11'18"W	10.57'
18	N11°10'11"E	9.13'
19	N04°33'36"W	13.05'
20	N01°55'45"E	13.92'
21	N09°18'47"W	8.10'
22	N35°29'43"E	20.08'
23	N03°58'09"W	13.19'
24	N35°20'00"W	7.30'
25	N06°40'37"E	25.65'
26	N11°20'23"E	27.19'
27	N20°13'42"E	13.57'
28	N15°01'40"E	15.64'
29	N16°17'18"E	22.52'
30	N10°40'49"E	22.15'
31	N30°16'19"E	9.13'
32	N00°40'05"E	16.35'
33	N12°28'43"W	13.33'
34	N00°17'20"W	6.70'
35	N00°17'20"W	5.76'
36	N34°05'29"W	13.61'
37	N78°46'46"W	13.18'
38	N48°47'10"W	17.90'
39	N19°13'20"W	29.57'
40	N13°31'12"E	31.03'
41	N14°00'13"W	15.17'
42	N06°02'44"W	40.96'
43	N32°56'50"E	12.11'
44	N00°00'37"W	17.91'
45	N21°13'37"W	14.74'
46	N09°02'10"W	9.31'
47	N74°38'12"E	3.75'
48	N83°23'51"E	36.32'
49	N65°41'39"E	15.14'
50	N80°27'28"E	30.70'
51	N73°11'49"E	50.82'
52	N88°46'03"E	14.93'
53	N88°46'03"E	16.10'
54	N26°29'21"E	9.74'
55	N08°08'03"E	8.53'
56	N65°21'07"E	24.53'
57	N86°03'35"E	8.27'
58	S73°19'12"E	28.07'
59	N78°16'42"E	29.37'
60	N57°25'17"E	18.84'
61	N70°37'44"E	20.90'
62	S88°47'19"E	28.27'
63	S82°46'53"E	12.92'

CALL TABLE

Course	Bearing	Distance
64	N71°11'05"E	28.65'
65	N66°32'25"E	55.07'
66	N45°41'04"E	60.34'
67	S01°25'53"W	98.18'
68	S00°11'22"E	76.94'
69	S00°11'22"E	84.47'
70	S00°44'51"E	184.26'
71	S30°02'01"E	117.67'
72	S33°41'28"E	50.34'
73	S78°02'52"E	44.62'
74	S81°04'06"E	41.96'
75	S81°04'06"E	81.87'
76	S73°06'13"E	181.20'
77	S73°06'13"E	7.30'
78	S05°33'58"W	81.89'
79	S30°14'13"E	52.98'
80	S21°51'07"W	54.87'
81	S59°00'42"E	48.88'
82	S89°34'11"E	67.88'
83	S66°47'40"E	32.09'
84	S66°47'40"E	5.53'
85	S57°13'04"E	65.27'
86	N38°47'10"E	65.14'
87	S71°08'49"W	56.24'
88	S67°06'07"W	40.73'
89	S33°24'26"W	72.91'
90	S86°47'36"W	51.24'
91	S27°31'25"W	112.24'
92	N79°55'38"W	5.25'
93	S56°57'00"W	11.38'
94	S57°47'06"W	10.57'
95	S71°23'19"W	28.41'
96	S48°35'36"W	11.89'
97	S73°34'39"W	23.78'
98	N54°12'28"W	28.08'
99	S82°24'10"W	36.58'
100	S26°30'51"W	18.40'
101	N73°28'13"W	10.89'
102	S76°57'10"W	24.69'
103	N50°03'37"W	13.68'
104	N85°57'08"W	51.59'
105	N72°41'26"W	25.04'
106	S86°22'33"W	28.85'
107	S58°05'57"W	30.43'
108	S80°19'31"W	14.19'
109	N00°01'47"W	47.77'

CURVE CALL TABLE

Curve	Radius	Length	Chord	Chord Bear.
C1	460.00'	128.23'	127.81'	N63°11'56" E
C2	200.00'	72.80'	72.40'	N56°06'45" E
C3	83.30'	56.54'	55.46'	N65°07'41" E
C4	83.30'	91.07'	86.60'	S64°06'28" E
C5	260.00'	155.28'	152.98'	S15°40'41" E
C6	180.00'	68.35'	67.94'	S11°37'36" E
C7	180.00'	23.65'	23.63'	S26°16'10" E
C8	170.00'	99.97'	98.54'	S50°15'16" W
C9	110.00'	102.49'	98.83'	S60°06'01" W
C10	180.00'	95.80'	94.67'	S48°56'16" E
C11	180.00'	43.55'	43.45'	S71°06'58" E
C12	500.00'	69.51'	69.45'	S77°05'09" E
C13	130.00'	101.00'	98.48'	S50°50'46" E
C14	130.00'	77.49'	76.35'	S11°30'40" E
C15	150.00'	93.73'	92.21'	S12°20'07" E
C16	90.00'	81.82'	79.03'	S04°11'33" E
C17	59.00'	83.27'	76.53'	S18°34'47" E
C18	112.00'	105.50'	101.64'	S32°01'39" E
C19	185.00'	151.29'	147.11'	S62°12'51" W
C20	185.00'	119.92'	117.83'	N75°47'16" W
C21	190.00'	75.53'	75.03'	N78°10'56" W

Some lots have OSSMS Restrictions
Contact Environmental Health

SOME LOTS REQUIRE ALTERNATIVE SEWAGE DISPOSAL SYSTEMS
100, 110

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.

FINAL PLAT
PREPARED FOR

CREEKSIDE CROSSINGS PHASE 2

LAND LOT 48, 49, 50, 60, & 61,
24th DISTRICT, 2nd SECTION
GILMER COUNTY, GEORGIA

DATE: JULY 21, 2022

REVISIONS:
DATE COMMENT

LEGEND

IRON PIN FOUND; IRON PIN SET (IPS); COMPUTED POSITION (NO MONUMENT); ROCK; OR 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
FIRE HYDRANT; UTILITY POLE; WATER METER; WATER VALVE; GAS METER; GAS VALVE
POWER BOX; UTILITY PEDESTAL; DRAIN INLET; STORM MH; SEWER MH; LIGHT POLE
PROPERTY LINE; LAND LOT LINE; RIGHT OF WAY; O/H POWER; O/H TELEPHONE; FENCE
N/F — NOW OR FORMERLY; DB/pg — DEED BOOK/PAGE; PB/pg — PLAT BOOK/PAGE; PP — UTILITY POLE; L.L. — LAND LOT; RCP — REINFORCED CONC. PIPE; CMP — CORRUGATED METAL PIPE; CPP — CORRUGATED PLASTIC PIPE; ASPHALT; CONCRETE; GRAVEL
STREAM OR POND; UG GAS LINE; UG POWER; SEWER LINE; WATER LINE; UG COMMUNICATIONS; STORM LINE; R/R TRACKS; EXIST. CONTOUR; EXIST. INDEX CONTOUR; PROP. CONTOUR; PROP. INDEX CONTOUR

MONUMENT DIMENSIONS ARE OUTSIDE/OVERALL DIMENSIONS.
ALL IPS ARE CAPPED 5/8" REBAR UNLESS OTHERWISE NOTED.

"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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TN NC SC AL GA
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GEORGIA CERTIFICATE OF AUTH. LSF000781
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NORTH CAROLINA LAND SURVEYING FIRM C-3198
ALABAMA LAND SURVEYING FIRM CA-852-LS
SOUTH CAROLINA SURVEYING FIRM COA No. 5205

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

SHEET 2 OF 4
FILE: 220B39P2-FP2

eFiled & eRecorded
DATE: 8/19/2022
TIME: 4:15 PM
PLAT BOOK: 00069
PAGE: 00319
RECORDING FEES: $10.00
PARTICIPANT ID: 7951616124,2919157511
CLERK: Amy Johnson
Gilmer County, GA
NOTE: MS

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

GRID NORTH
GEORGIA WEST ZONE
(NAD 1983)

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: 4/3/2012

THE LOCATION AND ELEVATIONS OF THE FLOOD PLAIN SHOWN HEREON IS INCORPORATED FROM A FLOOD STUDY AS REFERENCED. CHASTAIN & ASSOCIATES, P.C. ASSUMES NO LIABLITY OR RESPONSIBILITY FOR THE ACCURACY OF THE STUDY. THE HORIZONTAL LOCATION SHOWN OF THE FLOOD PLAIN MAY BE AN APPROXIMATION. RELY ONLY UPON ACTUAL FIELD STAKED ELEVATION POINTS IF THE EXACT LOCATION IS IMPORTANT.

FLOOD ELEVATIONS SHOWN HEREIN ARE FROM FLOOD STUDY BY RICHARDS & ASSOCIATES ENGINEERING, INC. DATED AUGUST 15, 2022.

CALL TABLE

Course	Bearing	Distance
1	S31°31'29"W	11.79'
2	S05°17'11"W	5.55'
3	S79°04'30"W	15.97'
4	N86°03'20"W	5.81'
5	N68°44'01"W	7.54'
6	S48°50'14"W	6.30'
7	S73°53'53"W	17.53'
8	N89°19'09"W	15.72'
9	S73°02'11"W	4.66'
10	N26°13'32"W	9.61'
11	S45°04'34"W	7.03'
12	S74°18'13"W	7.48'
13	N83°29'51"W	8.65'
14	N45°04'04"W	3.79'
15	N78°48'39"W	14.65'
16	S77°33'30"W	13.55'
17	N79°04'09"W	9.36'
18	S58°16'27"W	31.94'
19	N74°01'51"W	10.73'
20	S87°01'31"W	4.57'
21	S41°51'01"W	4.91'
22	S79°19'10"W	13.74'
23	S35°32'40"W	7.22'
24	S86°31'58"W	15.41'
25	S72°04'47"W	19.87'
26	N84°44'23"W	10.30'
27	S46°55'38"W	13.34'
28	N73°39'57"W	12.45'
29	S57°47'38"W	31.11'
30	S02°52'28"E	6.96'
31	N85°46'23"W	14.17'
32	S17°28'16"W	8.03'
33	S43°29'56"W	8.70'
34	N63°33'58"W	8.91'
35	S42°05'03"W	8.48'
36	N80°41'45"W	12.61'
37	N67°23'08"W	12.17'
38	S50°25'03"W	12.39'
39	S03°34'57"E	7.21'
40	S56°31'25"W	26.38'
41	S40°03'09"W	27.16'
42	S10°37'37"W	2.59'

CALL TABLE

Course	Bearing	Distance
43	S16°15'06"W	16.22'
44	S15°17'57"E	22.87'
45	S60°24'38"E	25.79'
46	S22°58'36"E	35.88'
47	S07°53'42"W	15.35'
48	S34°43'19"E	30.30'
49	S13°13'31"E	9.31'
50	S68°09'25"W	28.44'
51	S56°36'03"W	18.41'
52	S63°45'31"W	17.30'
53	S34°51'26"W	11.03'
54	S34°51'26"W	10.72'
55	S71°09'13"W	11.94'
56	S44°15'32"W	18.56'
57	S26°49'43"E	22.72'
58	S10°22'39"W	50.82'
59	S46°10'51"W	37.52'
60	S02°42'30"W	17.85'
61	S18°07'07"W	24.31'
62	S06°17'48"W	35.02'
63	S68°23'40"W	4.01'
64	S05°33'56"W	7.66'
65	S64°04'24"W	10.46'
66	S87°32'03"W	6.81'
67	N48°06'11"E	159.21'
68	N20°20'46"E	57.82'
69	N20°20'46"E	2.12'
70	N20°20'46"E	59.29'
71	N86°49'28"W	70.31'
72	N52°12'19"E	96.15'
73	N00°40'06"E	45.93'
74	N00°40'06"E	26.74'
75	S79°19'28"E	79.99'
76	N18°53'28"W	62.99'
77	N53°16'21"E	31.44'
78	N53°16'21"E	9.31'
79	S61°58'48"E	101.24'
80	N43°14'55"E	46.91'
81	S51°43'48"E	20.46'
82	N63°46'20"E	2.51'
83	S76°55'26"E	6.88'
84	S10°25'08"W	113.86'
85	N49°06'19"E	80.29'
86	N71°11'05"E	28.65'
87	N66°32'25"E	55.07'
88	N45°41'04"E	60.34'
89	S00°01'47"E	47.77'

CALL TABLE

Course	Bearing	Distance
90	S88°46'03"W	14.93'
91	S73°11'49"W	50.82'
92	S80°27'28"W	30.70'
93	S65°41'39"W	15.14'
94	S83°23'51"W	36.32'
95	S74°38'12"W	3.75'
96	S74°38'12"W	76.25'
97	N79°47'39"W	9.47'
98	S58°04'18"W	12.54'
99	N86°22'47"W	19.74'
100	S63°33'16"W	34.85'
101	S56°20'58"W	35.34'
102	S46°03'42"W	26.51'
103	S84°03'21"W	16.35'
104	S57°14'28"W	16.79'
105	S38°26'41"W	12.91'
106	S47°13'43"W	22.75'
107	S20°57'41"W	8.12'
108	S72°47'31"W	11.00'
109	S46°33'10"W	29.44'
110	S03°43'20"W	143.27'
111	S01°08'57"E	41.10'
112	S35°57'24"E	24.48'
113	S07°38'44"W	10.35'
114	S29°53'26"W	12.75'
115	S06°45'18"E	38.50'
116	S19°26'50"W	46.86'
117	S13°26'22"E	41.90'
118	S49°42'16"E	45.38'
119	S14°23'47"E	29.52'
120	S04°04'33"W	36.53'
121	S22°03'26"E	28.94'
122	S41°07'30"E	6.43'
123	S29°52'10"W	40.47'
124	S23°44'02"W	25.32'
125	S36°25'12"W	15.15'
126	S16°37'56"E	20.41'
127	S06°20'43"E	19.50'
128	S48°20'44"W	46.71'
129	S87°10'26"W	7.60'
130	N53°59'24"W	13.34'
131	N86°47'16"W	30.09'
132	S47°01'18"W	65.37'
133	S23°20'00"W	12.24'
134	S33°31'15"E	15.05'
135	S33°31'15"E	3.30'
136	N57°17'06"E	8.37'

CALL TABLE

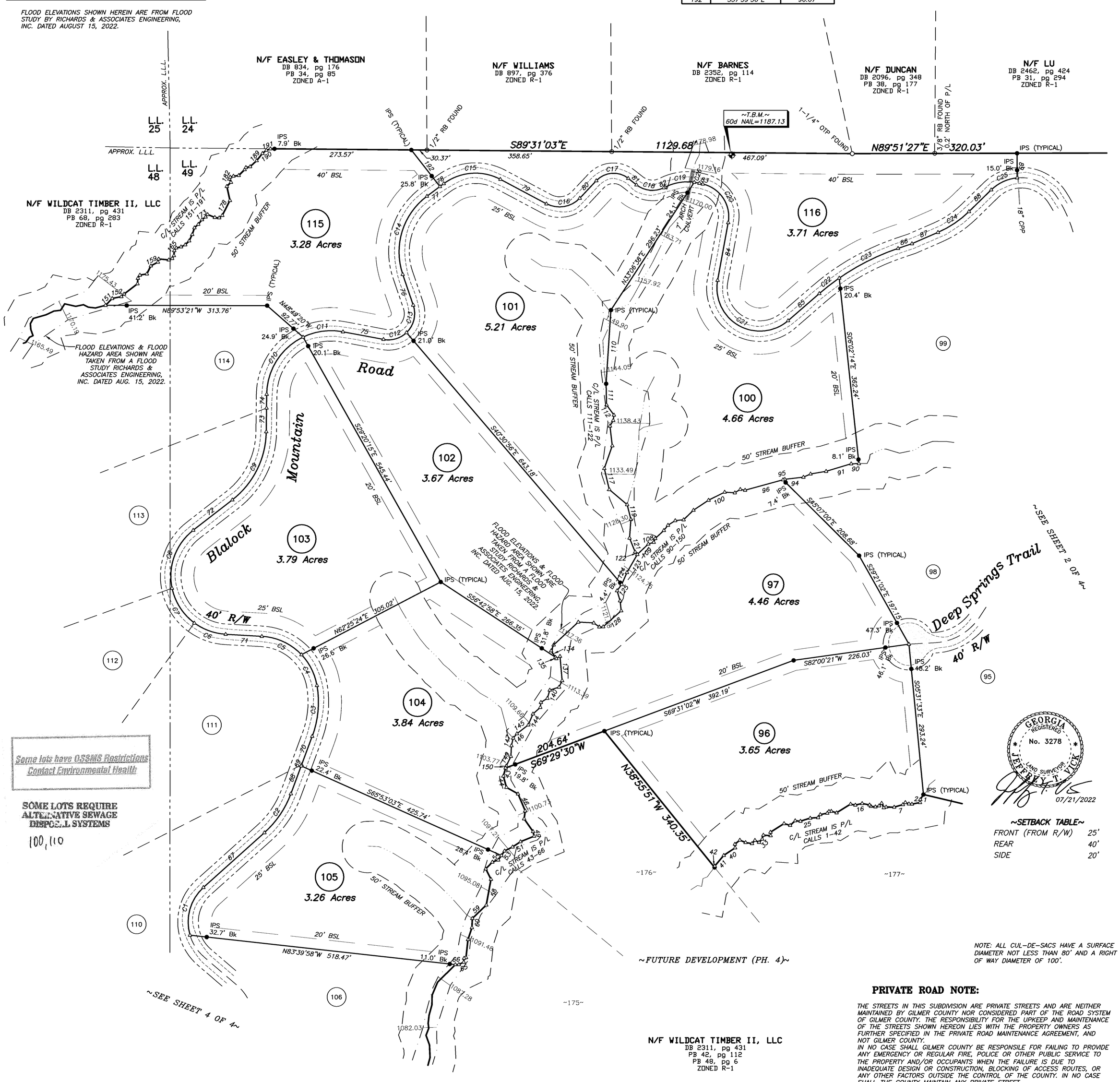
Course	Bearing	Distance
137	S05°01'25"E	47.43'
138	S25°30'59"W	13.90'
139	S71°59'04"W	18.95'
140	S16°07'16"W	16.35'
141	S57°06'30"W	14.99'
142	S07°16'34"W	9.67'
143	S47°52'40"W	19.21'
144	S23°10'12"W	23.16'
145	S52°18'53"W	27.84'
146	S40°53'29"W	11.12'
147	S12°46'29"W	15.18'
148	S03°09'46"W	20.77'
149	S25°37'01"W	20.65'
150	S16°15'06"W	4.08'
151	N44°24'27"E	18.55'
152	N78°25'28"E	18.04'
153	N47°51'28"E	7.34'
154	N52°21'49"E	32.86'
155	N04°14'18"E	10.65'
156	N32°05'26"E	7.18'
157	N80°04'22"E	13.76'
158	N26°01'05"E	17.50'
159	N62°41'14"E	15.47'
160	N13°18'42"E	6.32'
161	S84°51'23"E	19.75'
162	N67°06'23"E	7.23'
163	N31°01'48"E	6.36'
164	N04°06'16"E	9.88'
165	N35°48'05"E	6.42'
166	N77°31'57"E	9.59'
167	N64°14'38"E	9.08'
168	N45°03'16"E	10.80'
169	N25°36'57"E	13.71'
170	N17°57'00"E	13.88'
171	N48°15'36"E	10.06'
172	N38°40'42"E	11.28'
173	N53°25'40"E	8.83'
174	N38°49'04"E	6.18'
175	S67°59'15"E	15.15'
176	S84°36'58"E	8.54'
177	N52°06'45"E	7.59'
178	N27°05'35"E	32.72'
179	N12°27'40"W	28.06'
180	N45°02'53"E	11.39'
181	N27°36'36"W	6.93'
182	N22°41'32"E	4.21'
183	N74°41'44"E	6.61'
184	N82°20'00"E	10.34'
185	N45°26'18"E	16.13'
186	N29°58'35"E	4.85'
187	N78°55'24"E	8.41'
188	N47°29'06"E	17.15'
189	N38°46'26"E	18.09'
190	N50°31'16"E	9.75'
191	N70°33'39"E	8.34'
192	S37°59'36"E	90.07'

LOT SIZE & ROAD R/W AREA TABLE

LOT #	NET ACRES	R/W	TOTAL ACRES
96	3.61	0.04	3.65
97	4.42	0.04	4.46
100	4.41	0.27	4.68
101	4.80	0.40	5.20
102	3.56	0.11	3.67
103	3.39	0.40	3.79
104	3.73	0.11	3.84
105	3.07	0.19	3.26
115	3.04	0.24	3.28
116	3.01	0.70	3.71

CURVE CALL TABLE

Curve	Radius	Length	Chord	Chord Bear.
C1	90.00'	101.70'	96.38'	N15°43'48" E
C2	190.00'	92.05'	91.15'	N34°13'28" E
C3	190.87'	100.29'	99.14'	N05°17'38" E
C4	115.00'	67.80'	66.82'	N26°38'52" W
C5	115.00'	86.88'	84.83'	N65°10'52" W
C6	113.00'	65.60'	64.68'	N70°11'40" W
C7	113.00'	82.15'	80.35'	N32°44'17" W
C8	113.00'	126.45'	119.96'	N20°08'48" E
C9	170.00'	152.91'	147.81'	N26°26'13" E
C10	125.00'	138.71'	131.70'	N32°27'30" E
C11	125.00'	79.47'	78.14'	N82°27'43" E
C12	51.00'	48.39'	46.60'	N73°29'36" E
C13	51.00'	58.04'	54.96'	N13°42'36" E
C14	135.00'	170.03'	159.01'	N17°11'26" E
C15	103.00'	116.40'	110.30'	N85°38'46" E
C16	54.00'	70.47'	65.58'	N80°38'03" E
C17	46.00'	68.26'	62.17'	N85°45'33" E
C18	50.00'	56.28'	53.36'	S83°58'44" E
C19	100.00'	58.46'	57.63	N80°31'09" E
C20	65.00'	99.09'	89.77'	S33°15'09" E
C21	83.50'	205.94'	157.57'	S60°14'17" E
C22	460.00'	49.04'	49.02'	N52°09'33" E
C23	460.00'	128.23'	127.81'	N63°11'56" E
C24	200.00'	72.80'	72.40'	N56°06'45" E
C25	83.30'	56.54'	55.46'	N65°07'41" E
C26	100.00'	10.14'	10.14'	S79°49'44" E



Some lots have OSSWS Restrictions
Contact Environmental Health

SOME LOTS REQUIRE ALTERNATIVE SEWAGE DISPOSAL SYSTEMS
100,110

GEORGIA REGISTERED No. 3278 LAND SURVEYOR JEFFREY T. VICK
07/21/2022

~SETBACK TABLE~

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

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

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 RESPONSILE 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.

FINAL PLAT
PREPARED FOR

CREEKSIDE CROSSINGS PHASE 2

LAND LOT 48, 49, 50, 60, & 61,
24th DISTRICT, 2nd SECTION
GILMER COUNTY, GEORGIA

DATE: JULY 21, 2022

REVISIONS:
DATE COMMENT

LEGEND

IRON PIN FOUND
IRON PIN SET (IPS)
COMPUTED POSITION (NO MONUMENT)
ROCK
OR 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
FIRE HYDRANT
UTILITY POLE
WATER METER
WATER VALVE
GAS METER
GAS VALVE
POWER BOX
UTILITY PEDESTAL
DRAIN INLET
STORM MH
SEWER MH
LIGHT POLE
PROPERTY LINE
L.L.L. — LAND LOT LINE
RIGHT OF WAY
P — O/H POWER
T — O/H TELEPHONE
x — FENCE
N/F — NOW OR FORMERLY
DB/pg — DEED BOOK/PAGE
PB/pg — PLAT BOOK/PAGE
PP — UTILITY POLE
L.L. — LAND LOT
RCP — REINFORCED CONC. PIPE
CMP — CORRUGATED METAL PIPE
CPP — CORRUGATED PLASTIC PIPE
ASPHALT
CONCRETE
GRAVEL
STREAM OR POND
G — UG GAS LINE
E — UG POWER
SS — SEWER LINE
W — WATER LINE
C — UG COMMUNICATIONS
STORM LINE
R/R TRACKS
EXIST. CONTOUR
1000 — EXIST. INDEX CONTOUR
PROP. CONTOUR
1000 — PROP. INDEX CONTOUR

MONUMENT DIMENSIONS ARE OUTSIDE/OVERALL DIMENSIONS.
ALL IPS ARE CAPPED 5/8" REBAR UNLESS OTHERWISE NOTED.

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

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PREPARED BY
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SOUTH CAROLINA SURVEYING FIRM COA No. 5205

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

eFiled & eRecorded
DATE: 8/19/2022
TIME: 4:15 PM
PLAT BOOK: 00069
PAGE: 00320
RECORDING FEES: $10.00
PARTICIPANT ID: 7951616124,2919157511
CLERK: Amy Johnson
Gilmer County, GA
NOTE: MS

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

CURVE CALL TABLE

Curve	Radius	Length	Chord	Chord Bear.
C1	125.00'	138.71'	131.70'	S32°27'30" W
C2	170.00'	152.91'	147.81'	S26°26'13" W
C3	113.00'	126.45'	119.96'	S20°08'48" W
C4	113.00'	82.15'	80.35'	S32°44'17" E
C5	113.00'	65.60'	64.68'	S70°11'40" E
C6	115.00'	86.88'	84.83'	S65°10'52" E
C7	115.00'	67.80'	66.82'	S26°38'52" E
C8	190.87'	100.29'	99.14'	S05°17'38" W
C9	190.00'	92.05'	91.15'	S34°13'28" W
C10	90.00'	101.70'	96.38'	S15°43'48" W
C11	90.00'	51.32'	50.63'	S32°58'46" E
C12	90.00'	151.37'	134.15'	S01°07'56" E
C13	400.00'	108.16'	107.83'	S54°47'52" W
C14	140.00'	61.77'	61.27'	S75°11'05" W
C15	140.00'	59.84'	59.39'	N79°55'43" W
C16	160.00'	119.74'	116.96'	N89°07'18" W
C17	132.00'	100.42'	98.01'	S47°38'45" W
C18	132.00'	73.10'	72.17'	S41°43'01" W

LOT SIZE & ROAD R/W AREA TABLE

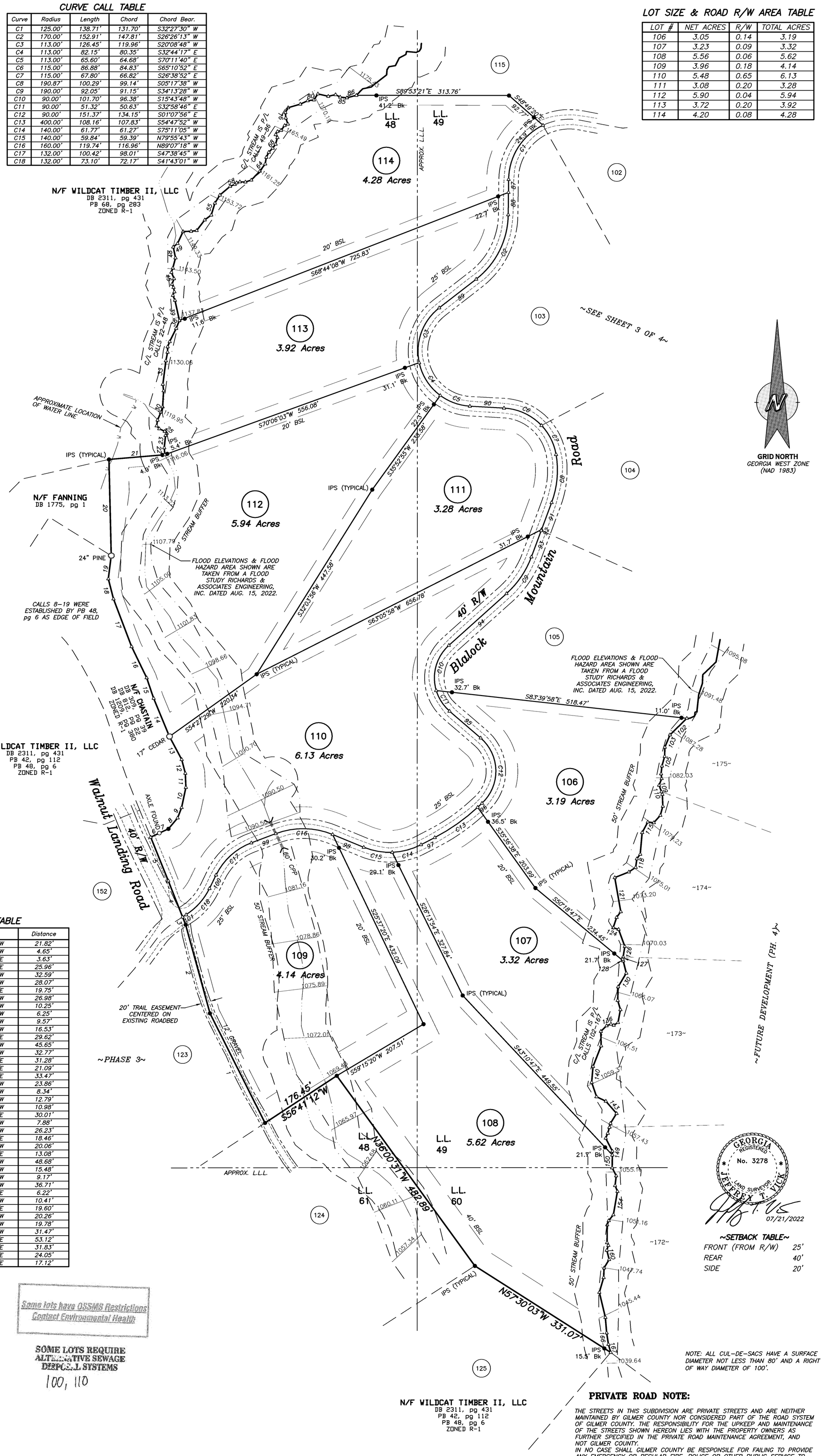
LOT #	NET ACRES	R/W	TOTAL ACRES
106	3.05	0.14	3.19
107	3.23	0.09	3.32
108	5.56	0.06	5.62
109	3.96	0.18	4.14
110	5.48	0.65	6.13
111	3.08	0.20	3.28
112	5.90	0.04	5.94
113	3.72	0.20	3.92
114	4.20	0.08	4.28

CALL TABLE

Course	Bearing	Distance
1	N26°41'57"W	252.14'
2	N15°19'45"W	188.66'
3	N21°36'01"W	17.17'
4	N21°36'01"W	79.97'
5	N22°00'20"W	96.58'
6	N64°48'17"E	19.62'
7	N64°48'17"E	20.73'
8	N40°06'50"E	29.25'
9	N21°05'51"E	22.85'
10	N11°58'31"E	42.52'
11	N02°28'59"W	28.96'
12	N14°49'04"W	29.22'
13	N28°00'28"W	53.42'
14	N22°28'10"W	85.01'
15	N18°49'32"W	44.62'
16	N25°49'10"W	71.22'
17	N20°48'46"W	104.59'
18	N14°21'58"W	42.81'
19	N07°15'10"E	47.86'
20	N01°22'44"W	197.80'
21	N85°11'42"E	115.22'
22	N04°32'59"W	14.51'
23	N05°54'56"E	25.47'
24	N28°41'25"E	5.06'
25	N46°20'43"W	5.56'
26	N63°45'50"W	12.56'
27	N42°38'34"W	7.93'
28	N09°00'36"E	11.85'
29	N23°02'28"E	17.58'
30	N18°05'58"E	11.63'
31	N03°29'54"E	33.14'
32	N06°59'38"W	13.30'
33	N07°20'01"E	48.76'
34	N11°16'37"E	18.03'
35	N00°30'12"E	11.16'
36	N21°39'48"E	11.56'
37	N26°13'09"E	30.11'
38	N22°25'15"E	17.54'
39	N12°24'16"W	42.57'
40	N23°36'09"W	10.87'
41	N23°15'03"E	8.03'
42	N11°29'06"W	9.20'
43	N25°20'45"W	7.34'
44	N19°56'38"E	12.29'
45	N23°09'49"W	14.02'
46	N19°16'13"E	9.47'
47	N14°44'47"E	21.50'
48	N12°04'11"W	22.80'
49	N50°51'30"E	11.43'
50	N24°48'07"E	27.01'
51	N87°47'12"E	16.63'
52	N82°55'45"E	11.53'
53	N37°03'31"E	27.54'
54	N53°18'45"E	16.70'
55	N16°58'16"E	25.61'
56	N31°36'35"E	19.37'
57	N49°46'22"E	27.58'
58	N67°16'30"E	10.51'
59	N45°46'58"E	4.99'
60	N76°10'30"E	7.05'
61	S88°28'50"E	11.39'
62	N71°57'02"E	12.80'
63	N43°33'28"E	25.43'
64	N36°18'48"E	18.41'
65	N10°12'09"E	13.84'
66	N25°51'03"E	11.59'
67	N44°21'16"E	11.57'
68	N35°12'21"E	10.27'
69	N15°34'33"E	13.97'
70	N29°39'44"W	7.14'
71	N30°49'30"E	7.14'
72	N72°23'33"E	7.68'
73	N35°38'54"E	12.56'
74	N66°16'05"E	7.34'
75	N19°13'46"W	13.14'
76	N04°07'08"W	11.07'
77	N29°05'44"E	11.49'
78	N73°43'21"E	26.05'
79	N65°11'47"E	16.78'
80	N82°47'12"E	12.86'
81	N33°03'08"E	14.84'
82	S77°10'33"E	22.02'
83	N77°37'52"E	15.33'
84	S62°45'31"E	10.69'
85	S83°46'56"E	13.85'
86	N75°09'25"E	20.23'
87	S00°40'06"W	26.74'
88	S00°40'06"W	45.93'
89	S52°12'19"W	96.15'
90	S86°49'28"E	70.31'
91	S20°20'46"W	59.29'
92	S20°20'46"W	2.12'
93	S20°20'46"W	57.82'
94	S48°06'11"W	159.21'
95	S49°18'58"E	84.45'
96	S47°03'06"W	12.21'
97	S62°32'38"W	31.91'
98	N67°40'59"W	69.14'
99	S69°26'23"W	53.70'
100	S25°51'08"W	30.95'
101	S57°34'54"W	8.60'
102	S45°25'42"W	48.51'
103	S22°45'57"W	27.43'
104	S01°09'48"W	18.78'
105	S15°26'31"W	20.60'
106	S06°34'02"W	16.11'
107	S07°02'49"E	9.75'
108	S21°15'30"W	14.65'
109	S19°42'39"E	14.32'
110	S19°42'39"E	5.71'
111	S02°22'59"E	24.30'
112	S15°13'32"W	19.59'
113	S41°46'35"W	20.01'
114	N83°44'45"W	12.54'
115	S28°09'04"W	24.58'
116	S05°09'47"W	44.71'
117	S36°18'00"W	11.61'
118	S07°37'26"W	17.81'
119	S55°58'37"W	16.99'
120	S68°11'22"W	31.20'
121	S10°00'52"E	70.94'
122	S35°21'13"W	14.71'
123	S18°22'16"W	22.19'
124	S71°57'25"E	11.52'
125	S20°15'06"E	37.31'

CALL TABLE

Course	Bearing	Distance
126	S09°19'03"W	21.82'
127	S09°19'03"W	4.65'
128	S14°03'48"E	3.63'
129	S14°03'48"E	25.96'
130	S30°50'20"W	32.59'
131	S01°55'51"W	28.07'
132	S16°49'55"E	19.75'
133	S10°52'05"W	26.98'
134	S57°37'26"W	10.25'
135	N68°34'51"W	6.25'
136	S69°01'34"W	9.57'
137	S45°30'22"W	16.53'
138	S01°10'02"E	29.62'
139	S21°25'31"W	45.65'
140	S04°57'49"W	32.77'
141	S18°52'47"E	31.28'
142	S64°26'01"E	21.09'
143	S41°13'46"E	33.47'
144	S31°37'04"W	23.86'
145	S15°18'05"W	8.34'
146	S15°18'05"W	12.79'
147	S22°40'49"W	10.98'
148	S27°11'26"E	30.01'
149	S00°52'00"W	7.88'
150	S00°52'00"W	26.23'
151	S26°49'38"E	18.46'
152	S06°40'38"W	20.06'
153	S22°24'01"E	13.08'
154	S09°53'58"W	48.68'
155	S38°10'10"W	15.48'
156	S20°25'03"W	9.17'
157	S00°29'47"W	36.71'
158	S26°25'05"E	6.22'
159	S17°45'52"W	10.41'
160	S13°55'08"E	19.60'
161	S30°41'41"W	20.26'
162	S02°38'16"W	19.78'
163	S16°26'08"W	31.47'
164	S13°33'34"E	53.12'
165	S04°48'54"E	31.83'
166	S08°40'50"E	24.05'
167	S15°39'30"E	17.12'



Some lots have OSSMS Restrictions
Contact Environmental Health

SOME LOTS REQUIRE ALTERNATIVE SEWAGE DISPOSAL SYSTEMS
100, 110

GEORGIA REGISTERED No. 3278 LAND SURVEYOR JEFFREY T. VICK
07/21/2022

~SETBACK TABLE~

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

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

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: 4/3/2012

THE LOCATION AND ELEVATIONS OF THE FLOOD PLAIN SHOWN HEREON IS INCORPORATED FROM A FLOOD STUDY AS REFERENCED. CHASTAIN & ASSOCIATES, P.C. ASSUMES NO LIABLITY OR RESPONSIBILITY FOR THE ACCURACY OF THE STUDY. THE HORIZONTAL LOCATION SHOWN OF THE FLOOD PLAIN MAY BE AN APPROXIMATION. RELY ONLY UPON ACTUAL FIELD STAKED ELEVATION POINTS IF THE EXACT LOCATION IS IMPORTANT.

FLOOD ELEVATIONS SHOWN HEREIN ARE FROM FLOOD STUDY BY RICHARDS & ASSOCIATES ENGINEERING, INC. DATED AUGUST 15, 2022.

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.

FINAL PLAT
PREPARED FOR

CREEKSIDE CROSSINGS PHASE 2

LAND LOT 48, 49, 50, 60, & 61,
24th DISTRICT, 2nd SECTION
GILMER COUNTY, GEORGIA

DATE: JULY 21, 2022

REVISIONS:
DATE COMMENT

LEGEND

IRON PIN FOUND; IRON PIN SET (IPS); COMPUTED POSITION (NO MONUMENT); ROCK; OR 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; FIRE HYDRANT; UTILITY POLE; WATER METER; WATER VALVE; GAS METER; GAS VALVE; POWER BOX; UTILITY PEDESTAL; DRAIN INLET; STORM MH; SEWER MH; LIGHT POLE; PROPERTY LINE; LAND LOT LINE; RIGHT OF WAY; O/H POWER; O/H TELEPHONE; FENCE; N/F — NOW OR FORMERLY; DB/pg — DEED BOOK/PAGE; PB/pg — PLAT BOOK/PAGE; PP — UTILITY POLE; L.L. — LAND LOT; RCP — REINFORCED CONC. PIPE; CMP — CORRUGATED METAL PIPE; CPP — CORRUGATED PLASTIC PIPE; ASPHALT; CONCRETE; GRAVEL; STREAM OR POND; UG GAS LINE; UG POWER; SEWER LINE; WATER LINE; UG COMMUNICATIONS; STORM LINE; R/R TRACKS; EXIST. CONTOUR; EXIST. INDEX CONTOUR; PROP. CONTOUR; PROP. INDEX CONTOUR

MONUMENT DIMENSIONS ARE OUTSIDE/OVERALL DIMENSIONS. ALL IPS ARE CAPPED 5/8" 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

This drawing and any findings does not constitute a title or legal opinion by Chastain & Associates, P.C. Any provided certification is a statement based on facts and knowledge known to the registrant and is not a guarantee or warranty, either expressed or implied. Other documents or conditions may exist that would affect this property. As a unique pictorial and graphic professional work, this survey is subject to the Copyright laws of the United States. The latest date of field survey work is the date applicable to provisions of Statutes of Limitation. No certification or liability is extended to any party not named hereon. Subsurface matters not certified unless excavated.

IN GOD WE TRUST

PREPARED BY
CHASTAIN & ASSOCIATES, P.C.
SURVEYING~PLANNING~CONSULTING
TN NC SC AL GA Since 1995
"Covering Dixie Like The Dew"

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ALABAMA LAND SURVEYING FIRM CA-852-LS
SOUTH CAROLINA SURVEYING FIRM COA No. 5205

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

SHEET 4 OF 4
FILE: 220B39P2-FP4