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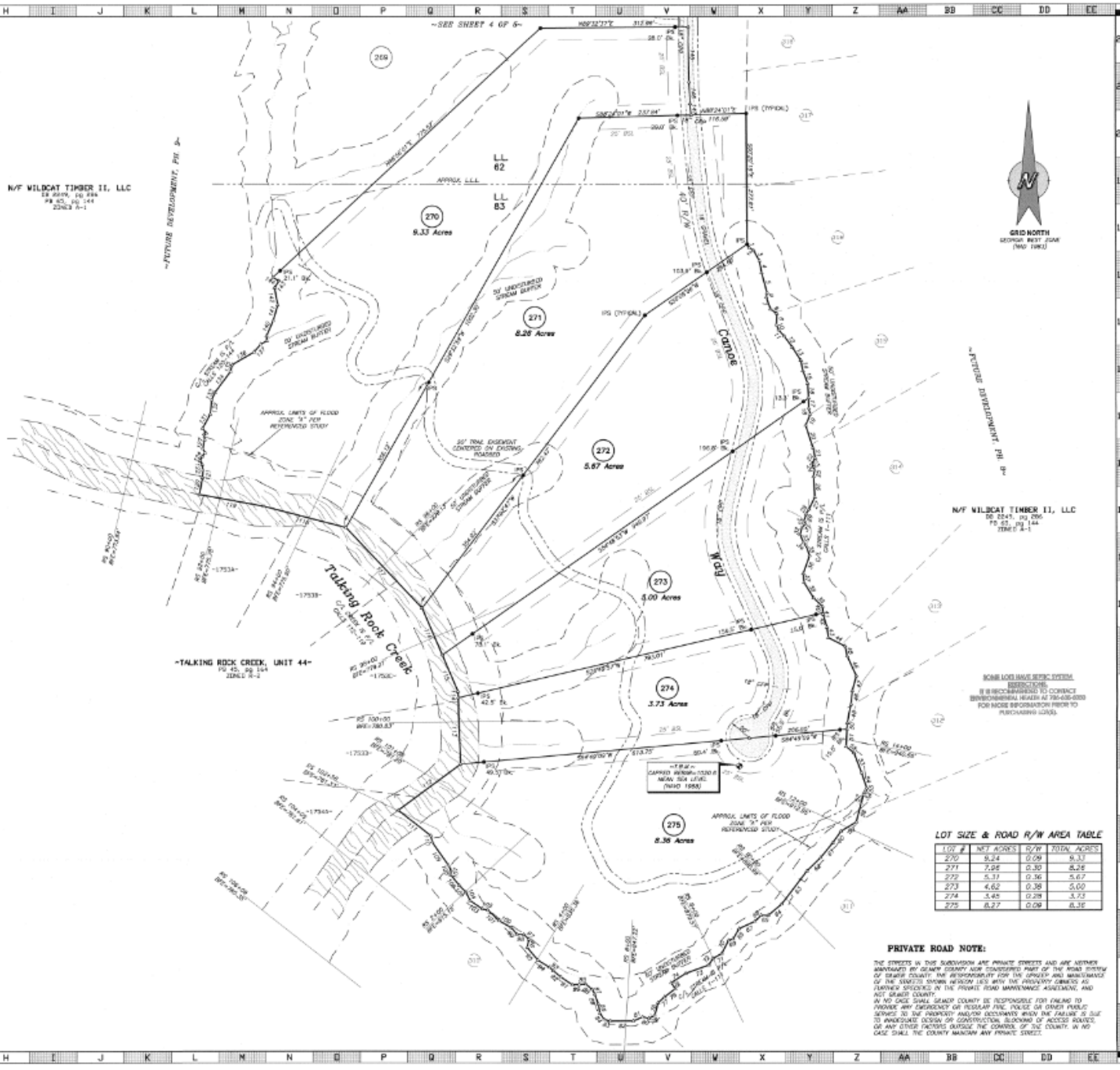
PARTICIPANT ID: 7951616124,2019157511
CLERK: Amy Johnson
Gilmer County, GA
NOTE: T.Q

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



CALL TABLE

Course	Bearing	Distance
1	S33°03'30"E	8.15'
2	S57°42'31"E	10.07'
3	S88°54'30"E	24.70'
4	S70°10'05"E	26.09'
5	S13°08'26"E	44.04'
6	S30°01'41"W	10.21'
7	S19°53'49"E	26.41'
8	S54°20'49"E	16.26'
9	S02°38'41"W	24.20'
10	S84°20'38"E	11.05'
11	N47°52'38"E	18.03'
12	S30°39'31"E	26.70'
13	S32°45'34"E	32.96'
14	S13°31'09"E	22.70'
15	S13°44'00"E	28.71'
16	S55°44'00"E	30.80'
17	S60°31'49"E	22.20'
18	S13°36'37"E	13.79'
19	S62°56'45"W	25.01'
20	S17°51'12"E	50.46'
21	S11°32'30"E	22.03'
22	S13°16'14"W	14.04'
23	S32°45'31"E	5.92'
24	S09°58'38"E	7.85'
25	S07°07'05"W	12.91'
26	S03°34'09"E	44.06'
27	S25°45'34"W	28.70'
28	S30°28'11"W	11.97'
29	S10°04'21"W	14.27'
30	S18°24'31"E	5.17'
31	S34°41'32"W	12.20'
32	S72°04'06"W	13.74'
33	S22°58'43"E	18.29'
34	S47°29'38"E	7.37'
35	S13°16'46"E	23.38'
36	S19°32'26"W	40.33'
37	S06°25'18"E	19.04'
38	S31°21'49"E	38.30'
39	S44°16'57"E	26.67'
40	S07°53'13"W	12.97'
41	S03°53'13"E	1.27'
42	S16°38'33"E	38.79'
43	S07°15'31"E	22.64'
44	S67°52'21"E	33.33'
45	S17°27'35"E	32.27'
46	S24°20'43"E	46.12'
47	S10°54'01"W	32.33'
48	S05°52'23"W	38.32'
49	S13°00'18"W	43.47'
50	S02°57'00"W	12.78'
51	S02°57'00"W	11.06'
52	S20°37'39"E	21.55'
53	S30°58'11"E	44.78'
54	S18°13'36"E	34.77'
55	S05°44'57"W	8.71'
56	S45°56'12"W	7.38'
57	S17°57'19"W	28.76'
58	S14°19'31"W	43.76'
59	S58°53'34"W	37.68'
60	S35°25'20"W	31.04'
61	S33°06'48"W	43.84'
62	S45°32'20"W	43.49'
63	S37°17'35"W	68.68'
64	S50°12'20"W	16.62'
65	N89°41'12"W	14.82'
66	S47°57'07"W	10.73'
67	S85°16'30"W	33.11'
68	S30°10'35"W	25.45'
69	S22°35'47"W	9.88'
70	S27°50'08"W	31.46'

CALL TABLE

Course	Bearing	Distance
71	S80°34'44"W	21.30'
72	S30°05'34"W	16.25'
73	S89°40'17"W	52.34'
74	S57°00'01"W	36.95'
75	S33°48'44"E	18.57'
76	S67°36'34"W	28.62'
77	S47°36'38"W	18.31'
78	S14°52'46"W	27.30'
79	S82°41'10"W	13.60'
80	N78°44'17"W	12.07'
81	S88°30'38"W	20.88'
82	S89°30'27"W	48.68'
83	N74°49'11"W	13.34'
84	N35°52'32"W	15.38'
85	N10°14'47"W	20.09'
86	N79°38'34"W	21.52'
87	N27°04'28"W	11.84'
88	N50°09'23"W	17.86'
89	S88°45'24"W	13.63'
90	S89°18'37"W	14.56'
91	N88°47'17"W	30.16'
92	N48°58'20"W	19.64'
93	N86°03'27"W	12.60'
94	N58°09'40"W	38.30'
95	N38°37'44"W	34.81'
96	N10°58'59"E	17.33'
97	N84°43'37"W	16.44'
98	N88°06'03"W	15.08'
99	N38°14'30"W	17.84'
100	N39°51'40"W	33.37'
101	N46°25'03"W	32.35'
102	N79°56'49"W	11.53'
103	N84°38'40"W	31.87'
104	N25°51'40"W	19.63'
105	N44°28'52"W	19.37'
106	N38°55'43"W	28.11'
107	N01°03'33"E	9.56'
108	N26°53'38"W	12.23'
109	N34°37'10"W	38.58'
110	N12°10'38"W	14.22'
111	N5°41'15"W	67.65'
112	N53°21'00"E	164.18'
113	N53°38'21"W	140.94'
114	N02°39'21"W	13.27'
115	N22°56'56"W	94.33'
116	N22°56'56"W	106.38'
117	N43°13'15"W	134.79'
118	N75°33'27"W	176.68'
119	N79°38'53"W	138.67'
120	N10°23'35"E	38.64'
121	N15°50'29"E	15.58'
122	N10°33'41"W	12.48'
123	N29°00'45"W	9.39'
124	N24°26'56"E	16.31'
125	N38°07'16"E	8.28'
126	N26°34'38"W	10.38'
127	N17°59'41"E	18.13'
128	N25°31'25"W	11.84'
129	N11°35'06"E	3.23'
130	N57°13'54"W	12.83'
131	N28°38'00"E	13.01'
132	N26°10'30"E	21.17'
133	N22°32'55"E	16.50'
134	N30°27'25"E	26.45'
135	N14°01'45"E	14.94'
136	N59°55'31"E	53.17'
137	N30°49'00"E	21.83'
138	N52°20'10"E	14.30'
139	N63°34'41"W	10.80'
140	N0°40'13"E	35.27'
141	N16°12'14"E	25.54'
142	N10°33'41"W	37.55'
143	N32°13'32"E	17.65'
144	N61°30'59"W	14.63'
145	S01°05'46"E	112.21'
146	S02°58'14"E	45.94'
147	S04°59'27"E	63.71'

LOT SIZE & ROAD R/W AREA TABLE

LOT #	NET ACRES	R/W	TOTAL ACRES
270	9.24	0.09	9.33
271	7.96	0.30	8.26
272	5.31	0.36	5.67
273	4.62	0.38	5.00
274	3.45	0.28	3.73
275	8.27	0.09	8.36

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 OF 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 7

LAND LOTS 47, 48, 61, 62, & 83,
24th DISTRICT, 2nd SECTION
GILMER COUNTY, GEORGIA

DATE: JULY 27, 2023

REVISIONS:
DATE COMMENT

~SETBACK TABLE~

FRONT (FROM R/W)	25'
REAR	50'
SIDE	25'

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

STREAM IDENTIFICATION USED TO ESTABLISH BUFFERS SHOWN WAS PROVIDED BY WALTER G. GEORGE SOIL CONSULTANTS, INC.

GEORGIA REGISTERED No. 3278 PROFESSIONAL LAND SURVEYOR
9/7/2023

LEGEND

GGP PIN FOUND	PROPERTY LINE
IPS IRON PIN SET	LAND LOT LINE
A CAPPED POSTS AS MARKED	RIGHT OF WAY
REBAR	SUBDIVISION LINE
GC GRID CONCRETE MONUMENT	FENCE
	STREAM BANK
BSL — BUILDING SETBACK LINE	US BASELINE
ETP — EDGE TOP PAVE	US POWER
TTP — TOMB TOP PAVE	SLWR LINE
R.S.B. — ROAD SIDE BASE	WATER LINE
R/W — RIGHT OF WAY	LINE LEGEND
P.L. — PROPERTY LINE	ASPHALT
C/L — CENTERLINE	CONCRETE
N/F — NON OR FORMERLY	GRAVEL
RS#xxx — REC. SIGN/PLACE	
PS#xxx — PLAT SIGN/PLACE	
PP — UTILITY POLE	
LL — LAND LOT	
OCP — OVERGROWN CEM. PAD	
OHP — OVERGROWN HOUSE PAD	
OFP — OVERGROWN FOUNTAIN	

MONUMENT DIMENSIONS AND OUTLINE VARIANCE: DIMENSIONS ALL IPS ARE 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

PREPARED BY
CHASTAIN & ASSOCIATES, P.C.
SURVEYING–PLANNING–CONSULTING

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ALABAMA LAND SURVEYING FIRM CA-655-LS
SOUTH CAROLINA SURVEYING FIRM CSP No. 5060

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

SHEET 5 OF 5
FILE: 220839P7-FPS