

eFiled & eRecorded
DATE: 8/25/2022
TIME: 2:15 PM
PLAT BOOK: 00069
PAGE: 00331
RECORDING FEES: \$10.00
PARTICIPANT ID: 79516124,2919157511
CLERK: Amy Johnson
Gilmer County, GA
NOTE: AL

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

CALL TABLE			CALL TABLE		
Course	Bearing	Distance	Course	Bearing	Distance
1	N88°35'55"W	139.88'	98	S29°41'57"E	252.14'
2	N61°01'23"E	66.15'	97	S32°34'54"W	20.00'
3	S25°14'17"W	162.68'	96	S35°37'24"W	76.90'
4	N39°06'08"W	30.50'	95	S41°15'34"W	45.95'
5	N62°09'39"W	15.20'	100	S45°10'24"W	93.60'
6	N72°46'20"W	21.41'	101	S22°46'14"W	30.25'
7	N09°40'31"E	26.54'	102	S19°34'36"W	36.24'
8	S10°22'02"W	54.73'	103	S10°22'02"W	76.54'
9	N13°03'34"W	41.36'	104	S72°13'24"E	126.84'
10	N16°32'34"W	32.91'	105	S89°10'44"E	43.89'
11	N14°42'43"W	26.35'	106	N69°11'45"E	108.31'
12	N33°29'57"W	71.03'	107	N69°11'45"E	108.31'
13	N64°29'01"W	33.35'	108	S24°37'39"E	8.41'
14	N03°41'30"W	40.86'	109	S29°46'25"E	34.08'
15	N52°55'50"W	53.01'	110	S29°46'25"E	34.08'
16	N18°45'06"E	43.43'	111	S14°37'20"E	75.31'
17	N66°16'06"W	31.74'	112	S15°48'48"W	103.89'
18	N03°14'06"E	16.44'	113	S17°32'43"E	39.35'
19	N62°28'19"E	16.23'	114	S17°32'37"W	40.23'
20	N27°10'32"W	56.25'	115	S61°04'30"E	52.22'
21	N06°49'32"E	67.11'	116	S51°04'30"E	32.32'
22	N13°13'51"E	62.23'	117	S62°25'21"E	59.81'
23	N70°44'47"E	20.22'	118	S62°25'21"E	59.72'
24	N19°33'59"W	30.23'	119	S62°25'21"E	144.65'
25	N52°39'56"W	11.60'	120	S52°34'02"E	19.69'
26	N52°39'56"W	2.24'	121	S55°06'35"W	42.17'
27	N02°37'06"E	26.49'	122	S27°04'54"W	118.62'
28	N46°25'08"W	27.54'	123	S25°54'49"W	22.22'
29	N68°53'17"W	44.35'	124	N64°01'03"W	75.69'
30	S09°33'13"W	46.74'			
31	S70°26'35"W	30.66'			
32	N47°11'01"W	19.29'			
33	N06°30'43"E	42.58'			
34	N44°11'17"W	16.59'			
35	N03°41'33"W	27.56'			
36	N23°37'59"W	71.16'			
37	N36°41'20"W	49.63'			
38	N45°51'14"W	32.03'			
39	N07°01'47"E	27.42'			
40	N10°06'47"E	14.83'			
41	N33°42'12"E	20.31'			
42	N61°16'14"E	16.99'			
43	N18°32'54"E	5.19'			
44	N67°13'09"E	16.99'			
45	N17°02'33"E	11.69'			
46	N40°15'53"E	38.91'			
47	N16°02'09"E	13.37'			
48	N27°07'29"E	13.69'			
49	N16°43'01"W	21.65'			
50	N26°37'35"E	34.43'			
51	N10°47'16"E	26.81'			
52	N24°45'59"W	37.00'			
53	N01°31'37"W	32.67'			
54	N37°20'32"E	26.91'			
55	N69°10'47"E	15.77'			
56	N26°54'58"E	35.96'			
57	S66°25'07"E	16.84'			
58	N53°29'13"E	42.85'			
59	N12°21'24"E	42.62'			
60	N34°50'27"W	14.83'			
61	N20°37'02"E	43.61'			
62	N36°03'48"E	26.34'			
63	N36°09'48"E	33.17'			
64	S62°34'29"E	13.30'			
65	N44°13'04"E	36.63'			
66	N12°31'09"E	26.92'			
67	N29°50'53"E	41.04'			
68	N13°56'02"E	35.05'			
69	N17°16'32"W	12.43'			
70	N16°37'29"E	31.75'			
71	N57°17'17"E	11.93'			
72	N07°24'20"E	35.21'			
73	N72°22'21"E	15.45'			
74	N17°08'42"E	19.00'			
75	N22°44'17"E	29.09'			
76	N27°28'52"E	16.86'			
77	N07°16'10"W	20.37'			
78	N36°39'32"E	18.60'			
79	N10°06'18"E	44.45'			
80	N35°22'07"W	11.29'			
81	N05°43'17"E	32.15'			
82	N16°57'21"E	34.44'			
83	N62°35'36"W	73.84'			
84	N04°06'47"E	36.76'			
85	N32°40'44"E	35.65'			
86	N01°42'00"W	40.44'			
87	N11°44'36"W	72.18'			
88	N17°03'04"E	35.62'			
89	N01°02'51"E	11.23'			
90	S22°39'50"E	23.15'			
91	S17°27'58"E	34.95'			
92	S27°00'20"E	96.56'			
93	S21°36'01"E	79.97'			
94	S21°36'01"E	17.12'			
95	S15°18'45"E	168.60'			

CURVE CALL TABLE				
Curve	Radius	Length	Chord	Chord Bear.
C1	132.00'	49.49'	49.39'	S46°30'55"W
C2	450.00'	167.83'	166.85'	S34°29'19"W
C3	85.00'	86.38'	79.17'	S17°17'21"E
C4	85.00'	40.32'	39.94'	S68°12'02"E
C5	150.00'	100.35'	98.45'	S72°36'20"E
C6	150.00'	83.37'	82.30'	S49°43'01"E
C7	120.00'	109.20'	105.47'	S57°41'45"E
C8	165.00'	143.60'	139.11'	S51°49'57"E
C9	360.00'	315.41'	313.37'	S30°55'38"E
C10	360.00'	4.99'	4.99'	S39°17'50"E
C11	360.00'	58.57'	58.51'	S49°07'53"E
C12	88.00'	106.15'	95.58'	S14°28'15"E
C13	130.00'	140.42'	136.02'	S19°12'19"E
C14	130.00'	70.52'	77.34'	S20°14'27"E
C15	110.00'	51.32'	50.95'	S24°10'37"E
C16	110.00'	55.04'	54.41'	S32°32'55"E
C17	78.00'	107.46'	99.18'	S21°35'57"E
C18	225.00'	122.69'	117.33'	S33°03'44"E
C19	240.00'	137.53'	135.65'	S39°29'51"E

N/F WILDCAT TIMBER II, LLC
SB 2311, pg 431
PB 42, pg 112
PB 46, pg 6
ZONES R-1

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 HEREIN 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.

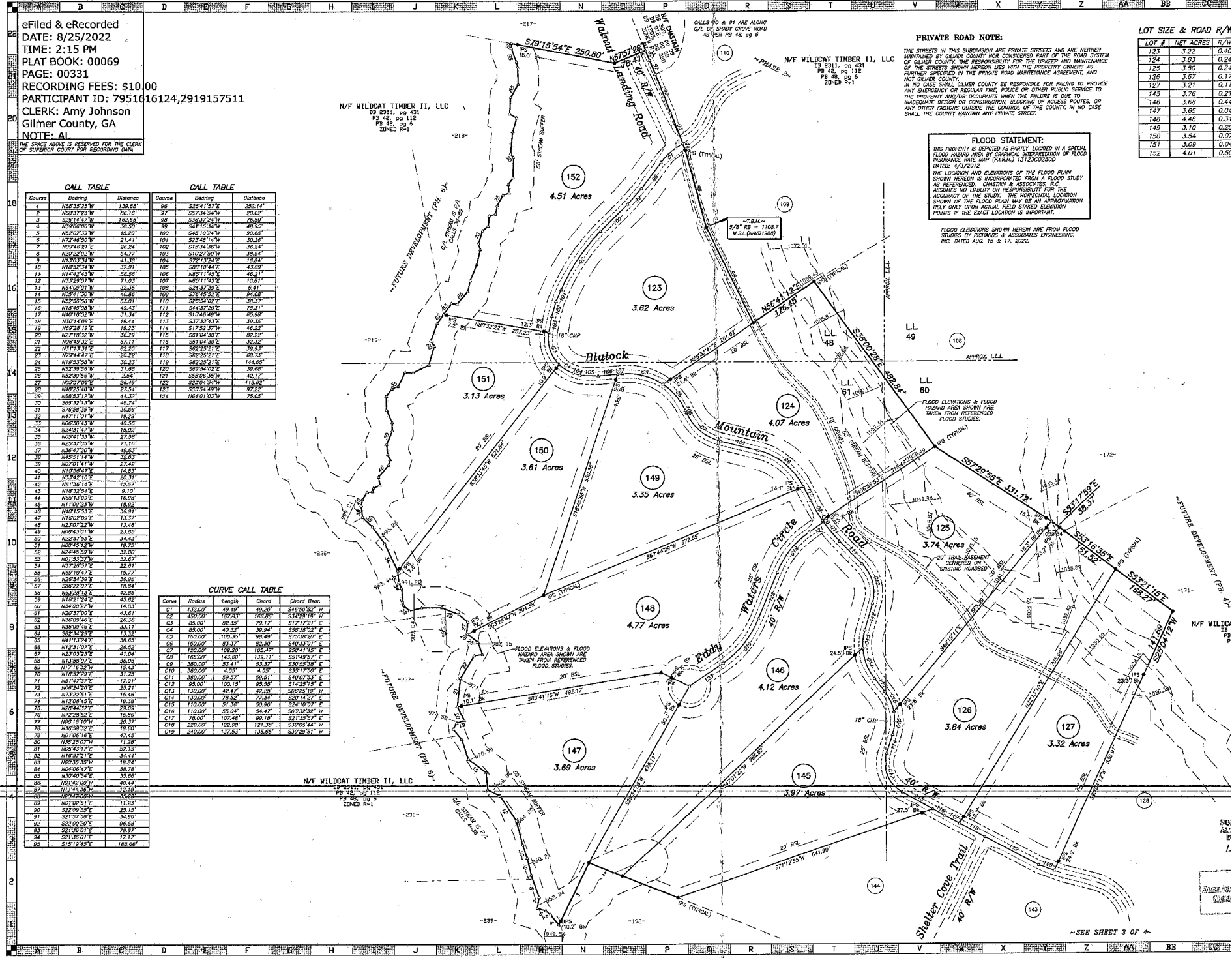
FLOOD STATEMENT:

THIS PROPERTY IS DEPICTED AS PARTLY LOCATED IN A SPECIAL FLOOD HAZARD AREA BY GENERAL INTERPRETATION OF FLOOD INSURANCE RATE MAP (FIRM) 131300020D DATED: 4/3/2012. THE LOCATION AND ELEVATIONS OF THE FLOOD PLAIN SHOWN HEREIN 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 POSITION OF THE FLOOD PLAIN MAY BE AN APPROXIMATION. RELY ONLY UPON ACTUAL FIELD STATED ELEVATION POINTS IF THE EXACT LOCATION IS IMPORTANT.

FLOOD ELEVATIONS SHOWN HEREIN ARE FROM FLOOD STUDIES BY RICHARDS & ASSOCIATES ENGINEERING, INC. DATED AUG. 18 & 17, 2022.

LOT SIZE & ROAD R/W

LOT #	NET ACRES	R/W
123	3.22	0.40
124	3.63	0.24
125	3.50	0.24
126	3.67	0.12
127	3.21	0.11
145	3.76	0.21
146	3.69	0.44
147	3.65	0.04
148	4.48	0.51
149	3.10	0.22
150	3.54	0.01
151	3.09	0.04
152	4.01	0.52



COMBINATION PLAT PREPARED FOR

CREEKSIDE CROSSINGS PHASE 3

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

DATE: AUGUST 26, 2022

REVISIONS:

DATE COMMENT

LEGEND

○ IRON PIN FOUND	□ UTILITY POLE	□ POWER BOX
● IRON PIN SET (IPS)	□ WATER METER	□ DRAIN INLET
△ COMPUTED POSITION MONUMENT	□ WATER VALVE	□ STORM MH
○ ROCK	□ GAS METER	□ SEWER MH
□ OR 12" CONCRETE MONUMENT	□ GAS VALVE	□ LIGHT POLE
RD → REBAR		
OTF → OPEN TOP PIPE	LL → PROPERTY LINE	
CTP → CRIMP TOP PIPE	--- P --- RIGHT OF WAY	
P.O.B. → POINT OF BEGINNING	--- T --- D/H TELEPHONE	
R/W → RIGHT OF WAY	--- X --- FENCE	
P/L → PROPERTY LINE	--- S --- STREAM OR POND	
C/L → CENTERLINE	--- G --- UG GAS LINE	
N/F → NOW OR FORMERLY	--- E --- UG POWER	
DB/pg → DEED BOOK/PAGE	--- SS --- SEWER LINE	
PB/pg → PLAT BOOK/PAGE	--- W --- WATER LINE	
PP → UTILITY POLE	--- C --- UG COMMUNICATIONS	
LL → LAND LOT	--- S --- STORM LINE	
RCP → REINFORCED CONC. PIPE	+++++ R/R TRACKS	
CMP → CORRUGATED METAL PIPE	----- EXIST. CONTOUR	
CPP → CORRUGATED PLASTIC PIPE	----- PROP. CONTOUR	
ASPH → ASPHALT	----- PROP. INDEX CONTOUR	
CONC → CONCRETE	----- PROP. INDEX CONTOUR	
GRAV → GRAVEL	----- PROP. INDEX CONTOUR	

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

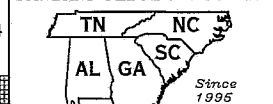
"Thou shalt not remove thy neighbor's
landmark, which they of old time have set."
Deuteronomy 19:14 KJV

DISCLOSURE & NOTICE

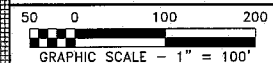
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IN GOD WE TRUST

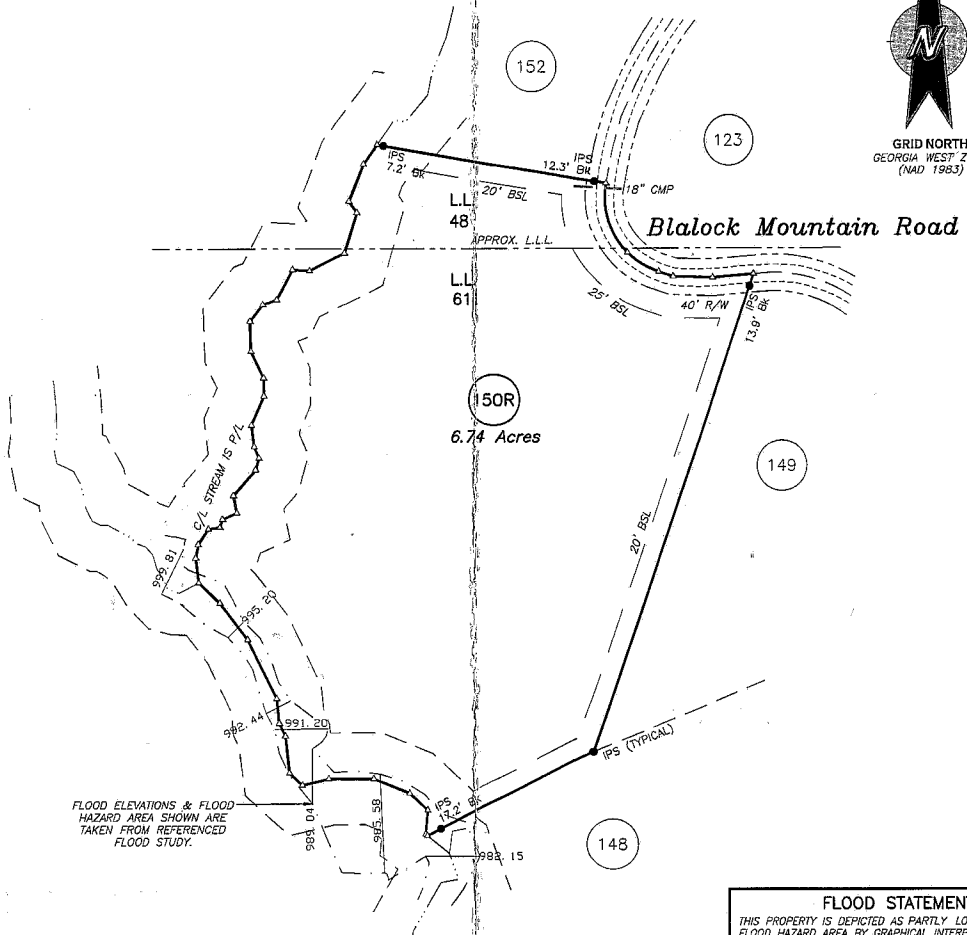
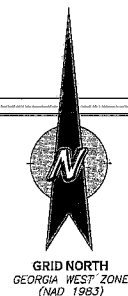
PREPARED BY
CHASTAIN & ASSOCIATES, P.C.
SURVEYING~PLANNING~CONSULTING



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GEORGIA CERTIFICATE OF AUTH. LSP000781
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



SHEET 1 OF 1
FILE: 220839P3-150R



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 LIABILITY 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 17, 2022.