220

STANDARD NOTES

LEGAL STATEMENT:
This survey and its findings do not constitute a title search or title opinion by Appalachia Land Surveying, LLC as land surveyors. All data used for the location of property lines, easements, adjoining owners, ect., was gained from public records, the client, field evidence, or other sources as referenced. No abstract of title, title commitment, nor results of title searches were provided to the surveyor. Other documents or situations may exist that would affect this property. As with any land transaction a title search and certificate is recommended in conjunction with this survey for which you must consult with a title attorney. All matters of title excepted.

CLOSURE STATEMENT:
THE FIELD DATA ON WHICH THIS PLAT IS BASED – ANGULAR ERROR PER POINT: 5"
CLOSURE PRECISION: 1:38,882
FIELD DATA ADJUSTED BY: LEAST SQUARES
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE – CLOSURE PRECISION: 1:185,965

EQUIPMENT USED:
ALL LINEAR AND ANGULAR MEASUREMENTS OBTAINED BY USE OF TOPCON ELECTRONIC TOTAL STATION GTS-225

FLOOD STATEMENT:
THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS SCALED FROM FLOOD INSURANCE RATE MAP (FIRM)
COUNTY: GILMER
PANEL: 13123C0150 B
DATED: AUGUST 15, 1990

CREW CHIEF: DCW	COMPUTED BY: DCW
DRAFTSMAN: DCW	CHECKED BY: SCC

Field work and boundary conditions certified as of 9-9-10
Date of plat preparation is as shown in title block.

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

THIS SURVEY REPRESENTS A COMBINATION OF GILMER COUNTY TAX PARCELS #3051A-018,019,020 & 021 ALL OF WHICH ARE CURRENTLY ZONED "R2".

BOUNDARY CALL TABLE

Course	Bearing	Distance
1	S 57°29'51" E	239.90'
2	S 32°42'20" W	105.45'
3	S 18°20'49" W	105.17'
4	S 18°15'19" W	100.03'
5	S 18°20'26" W	98.53'
6	N 88°54'09" W	74.97'
7	N 78°17'35" W	251.41'
8	N 27°46'07" E	178.90'
9	N 14°23'53" E	107.97'
10	N 41°18'58" E	110.27'
11	N 40°59'27" E	131.58'

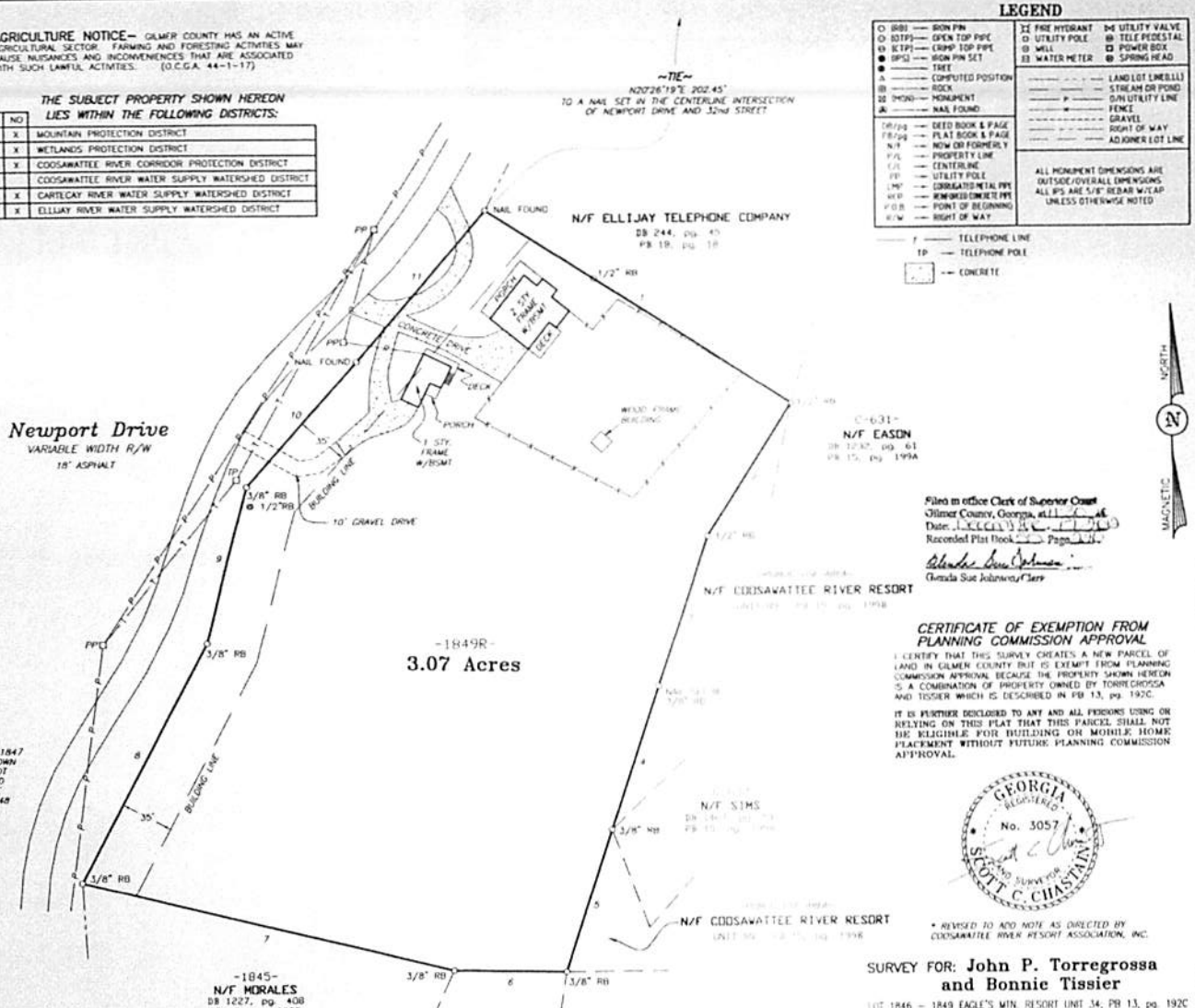
NOTE: THIS SURVEY REPRESENTS A COMBINATION OF LOTS 1846, 1847 1848, AND 1849 OF EAGLE'S MOUNTAIN RESORT, UNIT 34 AS SHOWN IN PB 13, pg 192c AND SHOWN HEREON AS LOT 1849R. SAID LOT IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR EAGLE'S MOUNTAIN RESORT, NOW COOSAWATTEE RIVER RESORT ASSOCIATION INC, AS DESCRIBED IN DB 138, pg 448 AND AS AMMENDED.

GEORGIA REGISTERED No. 3071 LAND SURVEYOR DARRYL C. WHITWORTH

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)

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



LEGEND

(IRB) — IRON PIN	FIRE HYDRANT
(OTP) — OPEN TOP PIPE	UTILITY POLE
(CTP) — CRIMP TOP PIPE	WELL
(IPS) — IRON PIN SET	WATER METER
TREE	
COMPUTED POSITION	
ROCK	
(MON) — MONUMENT	
NAIL FOUND	
DB/pg — DEED BOOK & PAGE	
PB/pg — PLAT BOOK & PAGE	
N/F — NOW OR FORMERLY	
P/L — PROPERTY LINE	
C/L — CENTERLINE	
PP — UTILITY POLE	
CMP — CORRUGATED METAL PIPE	
RCP — REINFORCED CONCRETE PIPE	
POB — POINT OF BEGINNING	
R/W — RIGHT OF WAY	

UTILITY VALVE
TELE PEDESTAL
POWER BOX
SPRING HEAD

LAND LOT LINE(LL)
STREAM OR POND
O/H UTILITY LINE
FENCE
GRAVEL
RIGHT OF WAY
ADJOINER LOT LINE

ALL MONUMENT DIMENSIONS ARE OUTSIDE/OVERALL DIMENSIONS
ALL IPS ARE 5/8" REBAR W/CAP UNLESS OTHERWISE NOTED

— T — TELEPHONE LINE
TP — TELEPHONE POLE
— CONCRETE

Filed in office Clerk of Superior Court
Gilmer County, Georgia, at 11:[illegible] AM
Date: [illegible]
Recorded Plat Book [illegible] Page [illegible]
Glenda Sue Johnson, Clerk

CERTIFICATE OF EXEMPTION FROM PLANNING COMMISSION APPROVAL

I CERTIFY THAT THIS SURVEY CREATES A NEW PARCEL OF LAND IN GILMER COUNTY BUT IS EXEMPT FROM PLANNING COMMISSION APPROVAL BECAUSE THE PROPERTY SHOWN HEREON IS A COMBINATION OF PROPERTY OWNED BY TORREGROSSA AND TISSIER WHICH IS DESCRIBED IN PB 13, pg. 192C.

IT IS FURTHER DISCLOSED TO ANY AND ALL PERSONS USING OR RELYING ON THIS PLAT THAT THIS PARCEL SHALL NOT BE ELIGIBLE FOR BUILDING OR MOBILE HOME PLACEMENT WITHOUT FUTURE PLANNING COMMISSION APPROVAL.

GEORGIA REGISTERED No. 3057 LAND SURVEYOR SCOTT C. CHASTAIN

* REVISED TO ADD NOTE AS DIRECTED BY COOSAWATTEE RIVER RESORT ASSOCIATION, INC.

SURVEY FOR: **John P. Torregrossa and Bonnie Tissier**

LOT 1846 – 1849 EAGLE'S MTN. RESORT UNIT 34, PB 13, pg. 192C
LAND LOT: 112
DISTRICT: 11th SECTION: 2nd
COUNTY: GILMER STATE: GEORGIA
DATE: JULY 21, 2011; REV: 12/12/12*

50 0 50 100 150
GRAPHIC SCALE – FEET 1" = 50'

JOB #21003A CRD #21003

APPALACHIA LAND SURVEYING LLC
P.O. Box 2284 Ellijay, Ga. 30540 (706) 276-3057