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PAGE: 00333
RECORDING FEES: $10.00
PARTICIPANT ID: 7951616124,2919157511
CLERK: Amy Johnson
Gilmer County, GA
NOTE: AL

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

FINAL PLAT

PREPARED FOR

CREEKSIDE CROSSINGS PHASE 3

LAND LOTS 48, 60, 61, 85, & 96,
24th DISTRICT, 2nd SECTION
GILMER COUNTY, GEORGIA

DATE: JULY 21, 2022

REVISIONS:
DATE COMMENT

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.) 13123C0225D 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 HEREON ARE FROM FLOOD STUDY BY RICHARDS & ASSOCIATES ENGINEERING, INC. DATED MARCH 15, 2007.

PRIVATE ROAD NOTE:

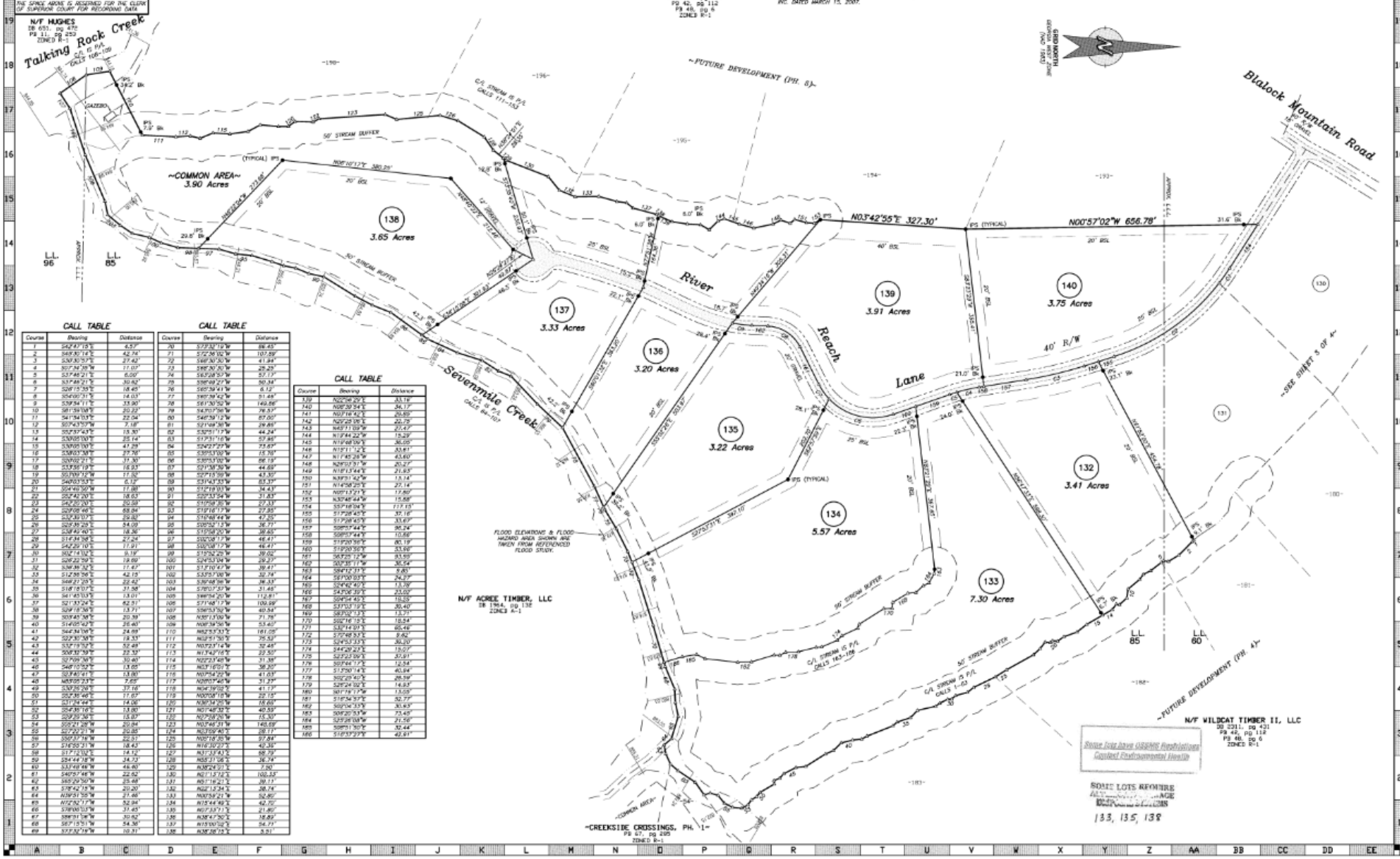
THE STREETS IN THIS SUBDIVISION ARE PRIVATE STREETS AND ARE NEITHER MAINTAINED BY GILMER COUNTY NOR CONSIDERED PART OF THE ROAD SYSTEM OF GILMER COUNTY. THE RESPONSIBILITY FOR THE UPKEEP AND MAINTENANCE OF THE STREETS SHOWN HEREON LIES WITH THE PROPERTY OWNERS AS FURTHER SPECIFIED IN THE PRIVATE ROAD 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.

LOT SIZE & ROAD R/W AREA TABLE

LOT #	NET ACRES	R/W	TOTAL ACRES
1.32	3.26	0.15	3.41
1.33	7.25	0.05	7.30
1.34	5.47	0.10	5.57
1.35	3.08	0.14	3.22
1.36	3.00	0.20	3.20
1.37	3.01	0.32	3.33
1.38	3.62	0.03	3.65
1.39	3.60	0.31	3.91
1.40	3.41	0.34	3.75

CURVE CALL TABLE

Curve	Radius	Length	Chord	Chord Bear.
C1	480.00'	41.03'	41.02'	S84°31'08" E
C2	480.00'	292.58'	288.07'	S34°56'26" E
C3	900.00'	133.78'	133.66'	S13°13'15" E
C4	300.00'	51.49'	51.45'	S12°50'59" E
C5	300.00'	17.40'	17.40'	S18°02'15" E
C6	150.00'	158.45'	147.95'	S13°36'23" W
C7	150.00'	40.03'	39.93'	S54°39'27" W
C8	85.00'	90.25'	86.07'	S33°00'11" W
C9	330.00'	44.39'	44.36'	S59°13'10" W



CALL TABLE

Course	Bearing	Distance
1	S42°47'15"E	4.57'
2	S49°30'14"E	42.74'
3	S30°30'57"E	27.42'
4	S07°34'28"E	17.07'
5	S37°46'21"E	6.00'
6	S37°46'21"E	30.62'
7	S29°15'59"E	18.45'
8	S54°00'31"E	14.03'
9	S39°34'11"E	33.90'
10	S61°39'08"E	20.22'
11	S41°54'03"E	22.04'
12	S07°43'53"W	7.18'
13	S52°37'43"E	13.30'
14	S30°05'00"E	25.14'
15	S39°01'00"E	47.29'
16	S38°03'38"E	27.76'
17	S26°02'21"E	37.30'
18	S33°58'19"E	16.93'
19	S01°09'12"W	11.92'
20	S49°03'53"E	6.17'
21	S04°49'30"W	17.88'
22	S62°42'20"E	18.63'
23	S42°52'20"E	20.58'
24	S29°08'46"E	68.84'
25	S52°33'01"E	29.82'
26	S20°31'29"E	54.00'
27	S38°49'40"E	18.36'
28	S14°34'38"E	27.24'
29	S42°22'10"E	17.91'
30	S02°14'32"E	8.19'
31	S26°22'59"E	19.69'
32	S36°06'32"E	17.47'
33	S12°38'56"E	42.15'
34	S49°21'23"E	22.42'
35	S18°15'07"E	31.58'
36	S41°45'03"E	13.01'
37	S21°33'24"E	62.51'
38	S29°18'56"E	13.71'
39	S03°45'56"E	20.39'
40	S14°05'42"E	26.40'
41	S44°34'06"E	24.69'
42	S23°30'58"E	19.33'
43	S32°19'12"E	52.49'
44	S06°33'59"E	22.32'
45	S07°09'58"E	30.40'
46	S48°10'52"E	13.05'
47	S23°40'41"E	13.80'
48	N89°55'23"E	7.65'
49	S30°35'26"E	37.16'
50	S52°35'46"E	17.67'
51	S31°24'44"E	14.00'
52	S54°35'16"E	13.00'
53	S09°39'38"E	13.07'
54	S59°21'28"W	20.84'
55	S27°20'21"W	20.85'
56	S06°37'18"W	32.31'
57	S16°55'31"W	18.43'
58	S17°13'32"E	14.12'
59	S54°44'18"W	34.53'
60	S37°49'46"W	46.40'
61	S40°57'46"W	22.62'
62	S65°26'50"W	25.48'
63	S78°42'15"W	20.20'
64	N39°51'55"W	21.66'
65	N12°50'17"W	52.94'
66	S78°00'03"W	31.45'
67	S88°31'38"W	30.52'
68	S67°15'11"W	54.36'
69	S73°32'18"W	10.31'

CALL TABLE

Course	Bearing	Distance
70	S73°32'19"W	86.45'
71	S72°26'02"W	107.89'
72	S68°30'30"W	41.94'
73	S68°30'30"W	25.25'
74	S65°28'57"W	57.17'
75	S88°69'27"W	50.38'
76	S65°39'41"W	6.12'
77	S60°39'42"W	31.48'
78	S61°30'52"W	149.86'
79	S43°07'56"W	76.57'
80	S46°39'12"W	87.00'
81	S21°08'58"W	29.85'
82	S30°51'19"W	44.24'
83	S17°31'18"W	57.96'
84	S24°27'27"W	73.67'
85	S30°53'00"W	15.76'
86	S30°53'00"W	56.19'
87	S31°38'39"W	44.69'
88	S27°13'59"W	43.30'
89	S31°43'55"W	83.39'
90	S12°19'03"W	34.43'
91	S20°33'54"W	31.83'
92	S10°58'39"W	20.33'
93	S19°16'17"W	27.35'
94	S16°48'44"W	42.25'
95	S05°52'13"W	36.77'
96	S13°08'20"W	38.65'
97	S02°08'17"W	46.41'
98	S02°08'17"W	46.41'
99	S15°52'25"W	38.02'
100	S24°53'04"W	29.27'
101	S13°10'47"W	39.41'
102	S35°53'06"W	32.74'
103	S39°48'06"W	36.33'
104	S78°03'53"W	31.46'
105	S46°54'20"W	112.81'
106	S71°48'17"W	109.99'
107	S56°53'52"W	40.54'
108	N39°13'06"W	71.79'
109	N06°39'56"W	53.40'
110	N82°53'33"E	161.05'
111	N03°51'50"E	75.52'
112	N07°23'14"W	52.49'
113	N13°42'18"E	23.50'
114	N27°23'49"W	31.38'
115	N31°16'01"E	38.30'
116	N07°54'22"W	41.03'
117	N28°07'48"W	51.27'
118	N04°39'02"E	41.17'
119	N00°08'18"W	22.15'
120	N38°34'20"W	18.69'
121	N07°48'32"E	40.55'
122	N07°28'20"W	15.30'
123	N07°46'31"W	148.69'
124	N03°59'40"E	28.11'
125	N05°16'35"W	97.84'
126	N16°30'27"E	42.36'
127	N31°31'41"E	58.79'
128	N58°31'08"E	36.74'
129	N38°24'31"E	7.90'
130	N21°13'12"E	102.33'
131	N51°18'21"E	38.11'
132	N22°15'34"E	38.74'
133	N03°58'21"W	52.80'
134	N15°44'40"E	42.70'
135	N07°33'11"E	21.80'
136	N38°47'30"E	18.89'
137	N15°00'02"E	54.71'
138	N38°06'18"E	5.91'

CALL TABLE

Course	Bearing	Distance
139	N22°08'25"E	33.16'
140	N08°39'34"E	34.17'
141	N03°16'42"E	29.89'
142	N26°28'18"E	22.75'
143	N43°11'09"W	27.47'
144	N13°44'22"W	15.29'
145	N19°48'09"W	36.05'
146	N15°11'12"E	33.61'
147	N11°45'28"W	43.60'
148	N26°03'17"W	20.27'
149	N18°13'44"E	21.85'
150	N39°51'42"W	15.14'
151	N14°58'25"E	27.14'
152	N05°13'21"E	17.80'
153	N30°48'44"W	15.88'
154	S57°18'04"E	117.15'
155	S17°28'45"E	37.16'
156	S17°28'45"E	33.60'
157	S08°57'44"E	96.24'
158	S08°57'44"E	10.86'
159	S19°20'56"E	80.19'
160	S19°20'56"E	33.96'
161	S63°20'17"W	93.90'
162	S03°35'17"W	30.54'
163	S84°12'31"E	9.85'
164	S67°00'03"E	24.27'
165	S24°42'40"E	13.28'
166	S43°06'20"E	23.00'
167	S04°54'45"E	19.53'
168	S31°03'12"E	30.40'
169	S82°02'13"E	13.71'
170	S02°16'15"E	18.54'
171	S32°14'31"E	60.46'
172	S75°48'53"E	8.62'
173	S24°53'33"E	36.20'
174	S44°29'23"E	13.07'
175	S27°23'35"E	30.61'
176	S03°44'12"E	12.54'
177	S17°50'14"E	40.94'
178	S02°29'45"E	26.59'
179	S25°24'02"E	14.93'
180	S01°18'17"W	13.05'
181	S12°54'57"E	52.75'
182	S02°04'33"E	30.93'
183	S06°20'53"W	73.40'
184	S23°26'08"W	21.59'
185	S08°51'50"E	32.44'
186	S18°37'27"E	42.91'

~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'.

GEORGIA REGISTERED No. 3270 LAND SURVEYOR
07/21/2022

LEGEND

IRON PIN FOUND
IRON PIN SET (IPS)
CONCRETE MONUMENT
DECK
CONCRETE MONUMENT
RB — REBAR
OTP — OPEN TOP PIPE
CTP — CRIMP TOP PIPE
P.B.S. — POINT OF BEGINNING
R/W — RIGHT OF WAY
P/L — PROPERTY LINE
L/L — LOT LINE
N/F — NOW OR FORMERLY
FR/PB — FIRST REBAR/PIPE
PB/PB — PLAT REBAR/PIPE
PP — UTILITY POLE
LL — LAND LOT
CMP — CORRUGATED METAL PIPE
CRP — CORRUGATED PLASTIC PIPE
CPP — CORRUGATED PLASTIC PIPE
ASPHALT
CONCRETE
GRAVEL
FIRE HYDRANT
UTILITY POLE
WATER METER
MONITOR WELL
GAS METER
GAS VALVE
POWER BOX
GUY POLE
DRAIN INLET
CLEANOUT
SIGN
LIGHT POLE
PROPERTY LINE
LAND LOT LINE
RIGHT OF WAY
O/H POWER
O/H TELEPHONE
FENCE
STREAM CENTERLINE
GAS LINE
UG POWER
SEWER LINE
WATER LINE
UG TELEPHONE
STORM LINE
BUFFER 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.

"There shall 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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ALABAMA LAND SURVEYING FIRM CA-052-LS
SOUTH CAROLINA SURVEYING FIRM COA No. 5205

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

SHEET 4 OF 4
FILE: 22083SP3-FP4