eFiled & eRecorded
DATE: 8/25/2021
TIME: 3:23 PM
PLAT BOOK: 00067
PAGE: 00290
RECORDING FEES: $10.00
PARTICIPANT ID: 7951616124,2919157511
CLERK: Amy Johnson
Gilmer County, GA
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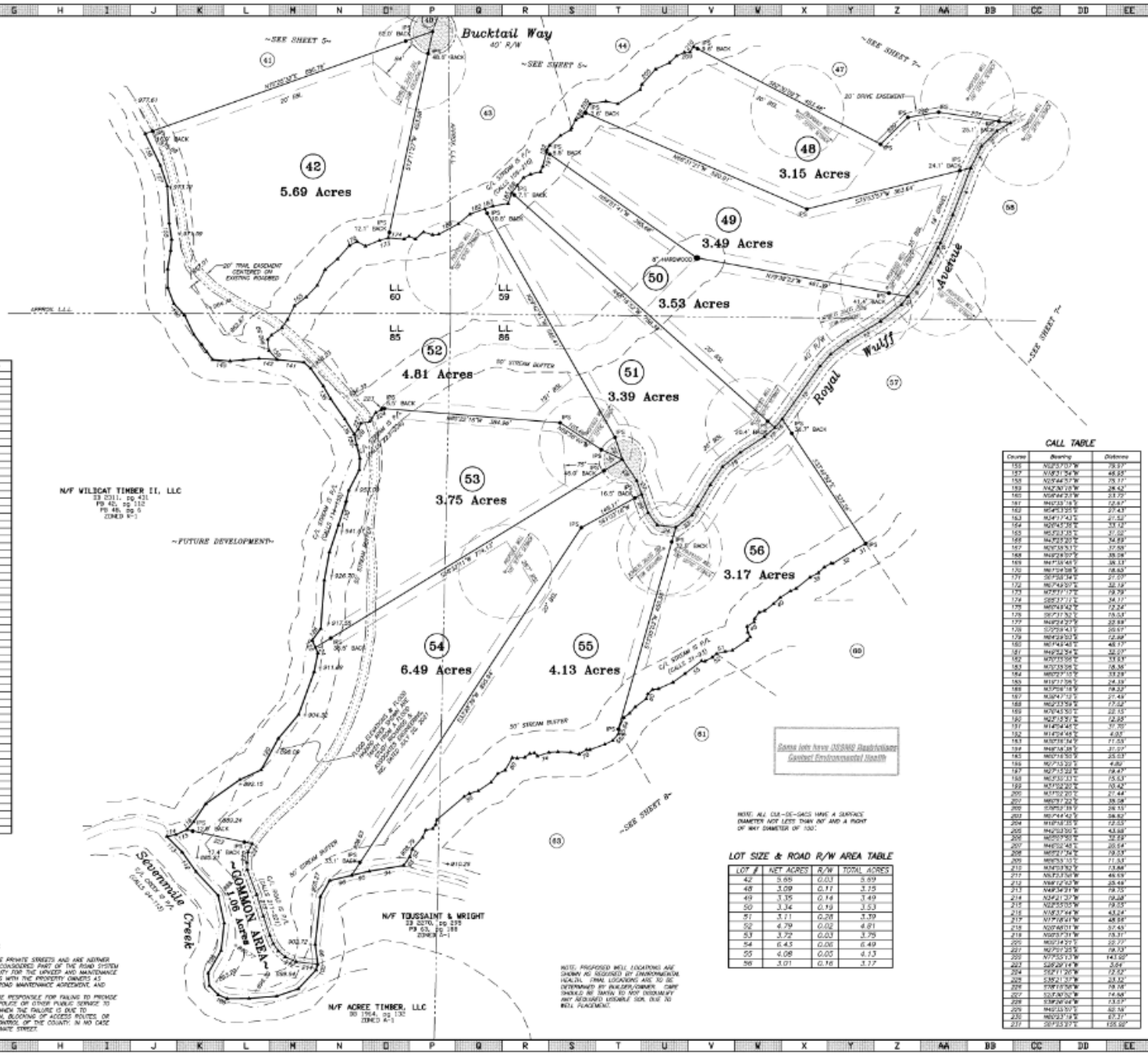
FINAL PLAT
PREPARED FOR

CREEKSIDE CROSSINGS
PHASE 1

LAND LOTS 59, 60, 85 & 86
24th DISTRICT, 2nd SECTION
GILMER COUNTY, GEORGIA

DATE: JULY 15, 2021

REVISIONS:
DATE COMMENT



GRID NORTH
GEORGIA WEST ZONE
(NAD 1983)

GEORGIA REGISTERED No. 3278 PROFESSIONAL LAND SURVEYOR
07/15/2021

CALL TABLE

Course	Bearing	Distance
1	S89°19'55"W	33.56'
2	S49°22'55"W	46.71'
3	S26°30'58"W	31.87'
4	S20°56'50"W	107.78'
5	S23°39'58"W	96.40'
6	S27°13'17"W	11.31'
7	S27°13'17"W	35.00'
8	S29°59'41"W	33.23'
9	S26°36'37"W	36.07'
10	S36°54'07"W	22.48'
11	S41°36'03"W	57.66'
12	S36°39'39"W	81.81'
13	S20°27'07"W	46.09'
14	S41°38'29"W	34.32'
15	S39°54'40"W	139.25'
16	S49°19'53"W	24.24'
17	S49°12'54"W	29.38'
18	S36°30'05"W	52.20'
19	S51°08'19"W	48.70'
20	S34°10'29"W	46.07'
21	S30°39'50"W	53.60'
22	S33°06'30"W	22.37'
23	S32°45'09"W	43.09'
24	N53°17'07"W	40.44'
25	N26°22'34"W	32.82'
26	N19°57'06"W	42.26'
27	N19°30'06"W	31.20'
28	N34°07'06"W	34.77'
29	N18°29'03"W	30.00'
30	N84°22'19"W	30.00'
31	S60°16'44"W	29.30'
32	S33°51'04"W	32.50'
33	N86°40'01"W	4.03'
34	S60°57'54"W	16.60'
35	S40°36'40"W	17.57'
36	S62°20'49"W	20.00'
37	S30°08'25"W	38.31'
38	S46°21'41"W	12.62'
39	S33°11'54"W	26.17'
40	S49°49'38"W	19.21'
41	S50°21'16"W	24.54'
42	S73°51'12"W	11.06'
43	S56°28'16"W	16.62'
44	S19°37'31"E	7.09'
45	S34°38'40"W	18.18'
46	S17°30'50"E	12.46'
47	S34°10'12"E	11.34'
48	S43°15'08"W	8.29'
49	S05°22'22"W	38.40'
50	S50°21'17"W	15.00'
51	S74°55'26"W	19.33'
52	S81°11'18"W	11.79'
53	S61°38'08"W	17.02'
54	N83°47'14"W	7.43'
55	S02°12'38"W	45.34'
56	S04°42'39"W	31.80'
57	S20°02'47"W	33.97'
58	S81°15'47"W	12.07'
59	S29°16'06"W	17.54'
60	S19°11'21"W	10.67'
61	S03°28'27"W	26.32'
62	S41°36'49"W	18.43'
63	S33°07'49"W	15.31'
64	S11°03'49"W	27.03'
65	S01°20'00"E	10.12'
66	S49°53'20"W	19.05'
67	S64°17'44"W	10.08'
68	S30°50'11"W	33.70'
69	S86°54'14"W	3.62'
70	S06°06'19"W	18.23'
71	N16°28'17"W	19.66'
72	N83°17'14"W	27.37'
73	S86°01'37"W	19.23'
74	S71°55'14"W	25.05'
75	N44°35'13"W	9.05'
76	S62°11'50"W	10.06'
77	S30°02'44"W	13.05'
78	S63°50'28"W	16.04'
79	N84°48'11"W	10.43'
80	N84°48'10"W	30.50'
81	S53°20'09"W	17.70'
82	S38°13'27"W	23.30'
83	S06°01'45"W	33.08'
84	S74°01'08"W	19.01'
85	S80°09'54"W	18.83'
86	S89°44'16"W	36.91'
87	S12°31'19"W	10.28'
88	S30°15'09"W	10.00'
89	S06°23'37"W	19.61'
90	S23°17'54"W	17.09'
91	S41°19'33"W	33.47'
92	S17°07'58"W	17.98'
93	S85°08'16"W	22.26'

CALL TABLE

Course	Bearing	Distance
94	S85°42'10"W	70.00'
95	S70°38'39"W	38.16'
96	S76°38'39"W	49.40'
97	S30°00'23"W	40.11'
98	S06°07'34"W	102.74'
99	S07°05'22"E	43.13'
100	S16°04'17"W	12.91'
101	S47°28'34"W	88.78'
102	S71°15'27"W	49.39'
103	S85°23'38"W	26.20'
104	S89°18'53"W	46.74'
105	N66°42'48"W	21.07'
106	N47°47'02"W	27.33'
107	N05°45'39"W	27.23'
108	N39°33'23"E	56.86'
109	N06°11'17"E	95.96'
110	N12°20'28"W	61.17'
111	N42°58'18"W	89.00'
112	N35°20'05"W	31.37'
113	N44°30'50"W	47.40'
114	N39°42'12"E	20.20'
115	N69°39'50"E	32.48'
116	N47°57'46"E	22.62'
117	N33°48'48"E	48.40'
118	N34°44'10"E	89.69'
119	N83°14'08"E	30.86'
120	N38°47'42"E	70.47'
121	N48°12'51"E	67.84'
122	N19°31'31"E	37.98'
123	N11°12'02"E	41.20'
124	N24°48'19"W	12.84'
125	N24°43'15"W	12.05'
126	N36°36'33"E	31.26'
127	N04°13'50"E	106.41'
128	N10°20'07"E	61.44'
129	N16°26'31"E	61.26'
130	N17°49'42"E	53.23'
131	N13°55'30"E	24.30'
132	N27°15'32"E	49.84'
133	N51°11'06"E	34.98'
134	N14°33'02"W	30.66'
135	N12°14'52"W	32.68'
136	N50°01'49"W	36.49'
137	N34°58'34"W	33.27'
138	N29°58'27"W	31.23'
139	N38°51'12"W	46.27'
140	N47°15'24"W	15.96'
141	N84°17'07"W	57.38'
142	N86°51'56"W	30.62'
143	S84°08'38"W	33.68'
144	S85°45'48"W	26.37'
145	N85°22'17"W	37.70'
146	N30°27'08"W	21.08'
147	N34°30'28"W	13.15'
148	N36°49'08"W	27.03'
149	N25°27'56"W	46.73'
150	N43°28'11"W	33.26'
151	N20°51'05"W	37.86'
152	N60°12'10"W	36.72'
153	N08°35'16"E	40.02'
154	N04°41'06"E	23.82'
155	N06°41'09"W	35.19'

CALL TABLE

Course	Bearing	Distance
156	N02°57'07"W	78.37'
157	N18°31'54"W	46.25'
158	N25°46'57"W	75.11'
159	N42°36'09"W	24.42'
160	N06°46'23"W	23.72'
161	N42°33'16"E	12.67'
162	N64°53'25"E	27.43'
163	N34°17'43"E	21.52'
164	N26°43'39"E	33.12'
165	N12°31'35"E	31.02'
166	N47°23'02"E	34.89'
167	N26°35'31"E	37.55'
168	N49°28'07"E	35.06'
169	N47°16'48"E	36.13'
170	N61°08'08"E	18.63'
171	S67°38'34"E	21.07'
172	N67°49'33"E	32.19'
173	N79°17'12"E	79.79'
174	S85°37'11"E	54.11'
175	N67°49'43"E	12.24'
176	S67°37'53"E	15.53'
177	N49°24'27"E	22.88'
178	S70°59'41"E	20.57'
179	N64°29'50"E	12.89'
180	N17°49'48"E	48.17'
181	N42°52'54"E	32.07'
182	N70°11'12"E	13.61'
183	N32°33'26"E	18.36'
184	N60°37'15"E	33.28'
185	N19°17'56"E	24.19'
186	N37°08'16"E	18.32'
187	N39°47'12"E	21.49'
188	N60°33'58"E	27.22'
189	N70°43'50"E	22.15'
190	N42°15'52"E	12.53'
191	N14°24'48"E	37.70'
192	N14°24'48"E	4.05'
193	N30°18'34"E	11.55'
194	N48°56'38"E	31.07'
195	N16°16'50"E	25.03'
196	N07°13'22"E	4.80'
197	N07°13'22"E	19.47'
198	N07°13'22"E	15.53'
199	N31°52'30"E	10.42'
200	N31°52'30"E	21.44'
201	N60°37'22"E	35.08'
202	S30°52'19"E	26.15'
203	N50°44'42"E	38.82'
204	N10°58'25"E	12.53'
205	N42°53'30"E	43.68'
206	N06°07'06"E	32.23'
207	N40°02'40"E	20.14'
208	N60°27'34"E	19.33'
209	N60°53'10"E	11.53'
210	N34°53'52"E	13.86'
211	N57°53'50"E	46.19'
212	N84°12'42"E	25.49'
213	N48°34'21"E	19.75'
214	N34°21'37"E	19.28'
215	N23°53'05"E	19.55'
216	N18°37'44"E	43.24'
217	N17°06'41"E	48.59'
218	N07°46'01"E	57.45'
219	N03°53'31"E	15.31'
220	N30°16'27"E	19.77'
221	N07°53'23"E	18.03'
222	N77°55'13"E	141.92'
223	S29°29'14"E	3.64'
224	S54°11'26"E	17.73'
225	S35°21'37"E	23.32'
226	S78°15'58"E	18.18'
227	S21°50'50"E	14.44'
228	S39°26'44"E	13.57'
229	N42°33'57"E	62.18'
230	N60°37'18"E	67.37'
231	S87°53'27"E	135.92'

LOT SIZE & ROAD R/W AREA TABLE

LOT #	NET ACRES	R/W	TOTAL ACRES
42	5.68	0.03	5.69
48	3.09	0.11	3.15
49	3.35	0.14	3.49
50	3.34	0.19	3.53
51	3.11	0.28	3.39
52	4.79	0.02	4.81
53	3.72	0.03	3.75
54	6.43	0.06	6.49
55	4.08	0.05	4.13
56	3.01	0.16	3.17

LEGEND

IRON PIN FOUND	FIRE HYDRANT
IRON PIN SET (IPS)	UTILITY POLE
CONCRETE MONUMENT	WATER METER
CCMS	WATER VALVE
CONCRETE MONUMENT	GAS METER
RB — REBAR	GAS VALVE
STP — OPEN TOP PIPE	PROPERTY LINE
CTP — CRIMP TOP PIPE	LAND LOT LINE
P.O.B. — POINT OF BEGINNING	RIGHT OF WAY
R/W — RIGHT OF WAY	R/W DYNAMIC
P.L. — PROPERTY LINE	R/W FLUCTUATING
C.L. — CENTER LINE	FENCE
N/F — NOW OR FORMERLY	STREAM OR POND
DE — DRAINAGE EASEMENT	BC/LOT LINE
PE CE — PLAT DEDICATED EASEMENT	BC/PROPERTY
FW — FLOOD WAY FRINGE	SEWER LINE
LL — LAND LOT	WATER LINE
BCP — BENCHMARK CONC. PIPE	BL OPEN AIR
CMP — CORRUGATED METAL PIPE	STORM LINE
CPP — CORRUGATED PLASTIC PIPE	R/W TRACKS
ASPHALT	EXIST. CONTOUR
CONCRETE	DEDICATED
GRAVEL	PROP. CONTOUR
	PROP. BOC CONTOUR

PUBLIC/PRIVATE OPEN SPACE AND DETENTION/SMALL OPEN SPACE ALL PIPE LENGTHS TAKEN FROM ENGINEER STORMWATER METER

"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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CHASTAIN & ASSOCIATES, P.C.
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Since 1995
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CHASTAINASSOCIATES.COM
(706)276-7528 (770)889-1770
email: INFO@CHASTAINASSOCIATES.COM
288 N. South St. Ellijay, GA 30540
GEORGIA CERTIFICATE OF AUTH. LSF000781
TENNESSEE PROFESSIONAL REG. No. 1537
NORTH CAROLINA LAND SURVEYING FIRM C-1196
ALABAMA LAND SURVEYING FIRM CA-852-LS
SOUTH CAROLINA SURVEYING FIRM CSA No. 5232

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

SHEET 6 OF 8
FILE: 2208JNP1-FP6

~SETBACK TABLE~

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

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 FAILURE 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.