

Bohlayer Estate

PLAT L

LAND LOTS:
686, 687, 742 & 743
4th DISTRICT, 1st SECTION
DAWSON COUNTY, GEORGIA
DATE: SEPTEMBER 30, 2021

REVISIONS:
DATE COMMENT

LEGEND

- IRON PIN FOUND
- IRON PIN SET (IPS)
- △ COMPUTED POSITION (NO MONUMENT)
- ROCK
- ⊠ OR ⊡ CONCRETE MONUMENT
- RB --- REBAR
- OTIP --- OPEN TOP PIPE
- CTP --- CRIMP TOP PIPE
- P.O.B. --- POINT OF BEGINNING
- R/W --- RIGHT OF WAY
- P/L --- PROPERTY LINE
- C/L --- CENTERLINE
- N/F --- NOW OR FORMERLY
- DB/pg --- DEED BOOK/PAGE
- PB/pg --- PLAT BOOK/PAGE
- PP --- UTILITY POLE
- LL --- LAND LOT
- RCP --- REINFORCED CONC. PIPE
- CMP --- CORRUGATED METAL PIPE
- CPP --- CORRUGATED PLASTIC PIPE
- UTILITY POLE
- WATER METER
- ⊕ WATER VALVE
- ⊕ GAS METER
- ⊕ GAS VALVE
- ⊕ UTILITY PEDestal
- ⊕ DRAIN INLET
- ⊕ STORM MH
- ⊕ SEWER MH
- ⊕ LIGHT POLE
- PROPERTY LINE
- LAND LOT LINE
- RIGHT OF WAY
- O/H POWER
- O/H TELEPHONE
- FENCE
- STREAM OR POND
- UG GAS LINE
- UG POWER
- SEWER LINE
- WATER LINE
- UG COMMUNICATIONS
- STORM LINE
- R/R 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.

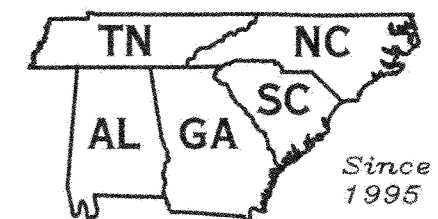
"Thou shalt not remove thy neighbor's landmark, which they of old time have set."
Deuteronomy 19:14 KJV

DISCLOSURE & NOTICE

This drawing and any findings does not constitute a title or legal opinion by Chastain & Associates, P.C. Any provided certification is a statement based on facts and knowledge known to the registrant and is not a guarantee or warranty, either expressed or implied. Other documents or conditions may exist that would affect this property. As a unique pictorial and graphic professional work, this survey is subject to the Copyright laws of the United States. The latest date of field survey work is the date applicable to provisions of Statutes of Limitation. No certification or liability is extended to any party not named hereon. Subsurface matters not certified unless excavated.

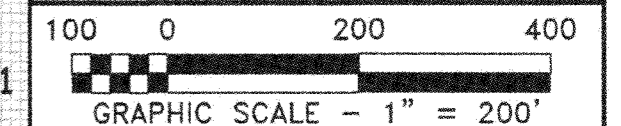
IN GOD WE TRUST

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



"Covering Dixie Like The Dew"
CHASTAINASSOCIATES.COM
(706)276-7528 (770)889-1770
email: INFO@CHASTAINASSOCIATES.COM

288 N. Main St. Ellijay, GA 30540
GEORGIA CERTIFICATE OF AUTH. LSF000781
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



NOTES

- THIS PLAT RECONFIGURES 4 PREVIOUSLY RECORDED SURVEYS INTO 2 NEW TRACTS. THE PREVIOUSLY RECORDED PLATS ARE IN: PB 36, pg 167; PB 23, pg 297; PB 28, pg 201; AND PB 34, pg 225
- INTERIOR FENCES ARE NOT SHOWN.
- PROPERTY IS ZONED RA
- THIS PROPERTY IS SUBJECT TO ALL APPLICABLE STREAM BUFFERS WHETHER SHOWN OR NOT.

*100' R/W WIDTH IS BASED ON PRIOR SURVEYS OF SUBJECT PROPERTY AND PLANS OF PROJECT PID H006863 (OBTAINED FROM G.D.O.T.) NO R/W DEED FOUND.

RA ZONING SETBACKS

FRONT = 40'
SIDE = 20'
REAR = 35'

CALL TABLE

Course	Bearing	Distance
1	S72°32'43"E	157.18'
2	N17°26'04"E	262.37'
3	S72°35'20"E	129.73'
4	S17°25'24"W	200.07'
5	S72°33'55"E	159.98'
6	S72°33'55"E	161.21'
7	N17°23'30"E	200.06'
8	S72°31'53"E	184.78'
9	S75°32'11"W	25.09'
10	S66°39'48"W	27.82'
11	S52°32'05"W	47.68'
12	S43°53'16"W	48.81'

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.) 13085C0100C DATED: 4/4/2018

THIS OPINION IS NOT A CERTIFICATION OF FLOOD HAZARD STATUS, BUT AN INTERPRETATION OF THE REFERENCED MAP AND PUBLIC DATA. IF THE EXACT LOCATION OR ELEVATION OF FLOOD HAZARD BOUNDARIES ARE NECESSARY, A MORE DETAILED STUDY MAY BE NEEDED. CHASTAIN & ASSOCIATES, P.C. ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE ACCURACY OF THE REFERENCED MAP OR PUBLIC DATA.

Filed 10/08/2021 03:23PM
Bk 00086 Pg 0196
Plat Doc: PLAT

Penalty: \$0.00 Interest: \$0.00
Participants: 7951616124,2919157511
JUSTIN POWER, Clerk of Superior Court
DAWSON County, Georgia

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

APPROVED FOR RECORDING

DAWSON COUNTY, GA PLANNING

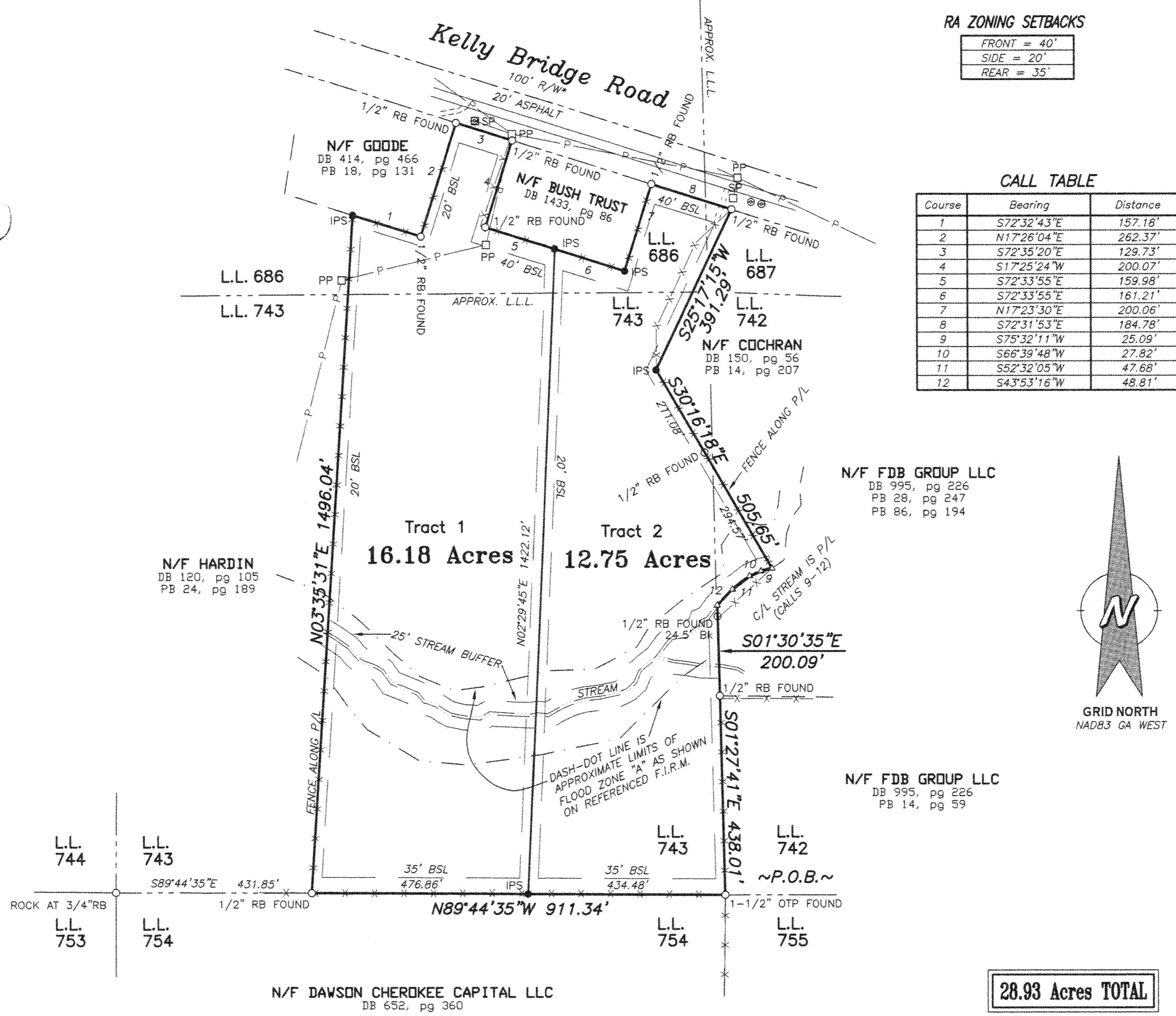
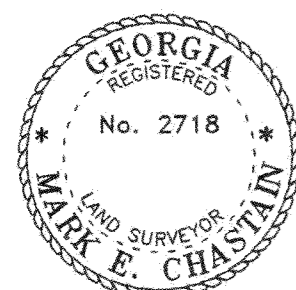
GEORGIA SURVEY DATA

- THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS CLOSURE PRECISION OF ONE FOOT IN 12,622 FEET, AND AN ANGULAR ERROR OF 1 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES.
- THE PERIMETER OF THIS SURVEY HAS A CLOSURE PRECISION OF ONE FOOT IN 552,896 FEET.
- ANGULAR AND LINEAR MEASUREMENTS OBTAINED BY USE OF A TOPCON GM-52 TOTAL STATION.
- DATE(S) OF FIELD SURVEY: SEPT. 8, 2021.
- OWNER INFORMATION AT TIME OF SURVEY:
OWNER: FDB ASSOCIATES LLP
SOURCE OF TITLE: DB 995, pg 226
TAX PARCEL: PORTION OF #039-012-008

GEORGIA SURVEYOR CERTIFICATION

O.C.G.A. 15-6-67(c)(3)(A)(i) (APPROVAL NEEDED)
As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

MARK E. CHASTAIN, RLS No. 2718 DATE: 9-29-2021



28.93 Acres TOTAL