

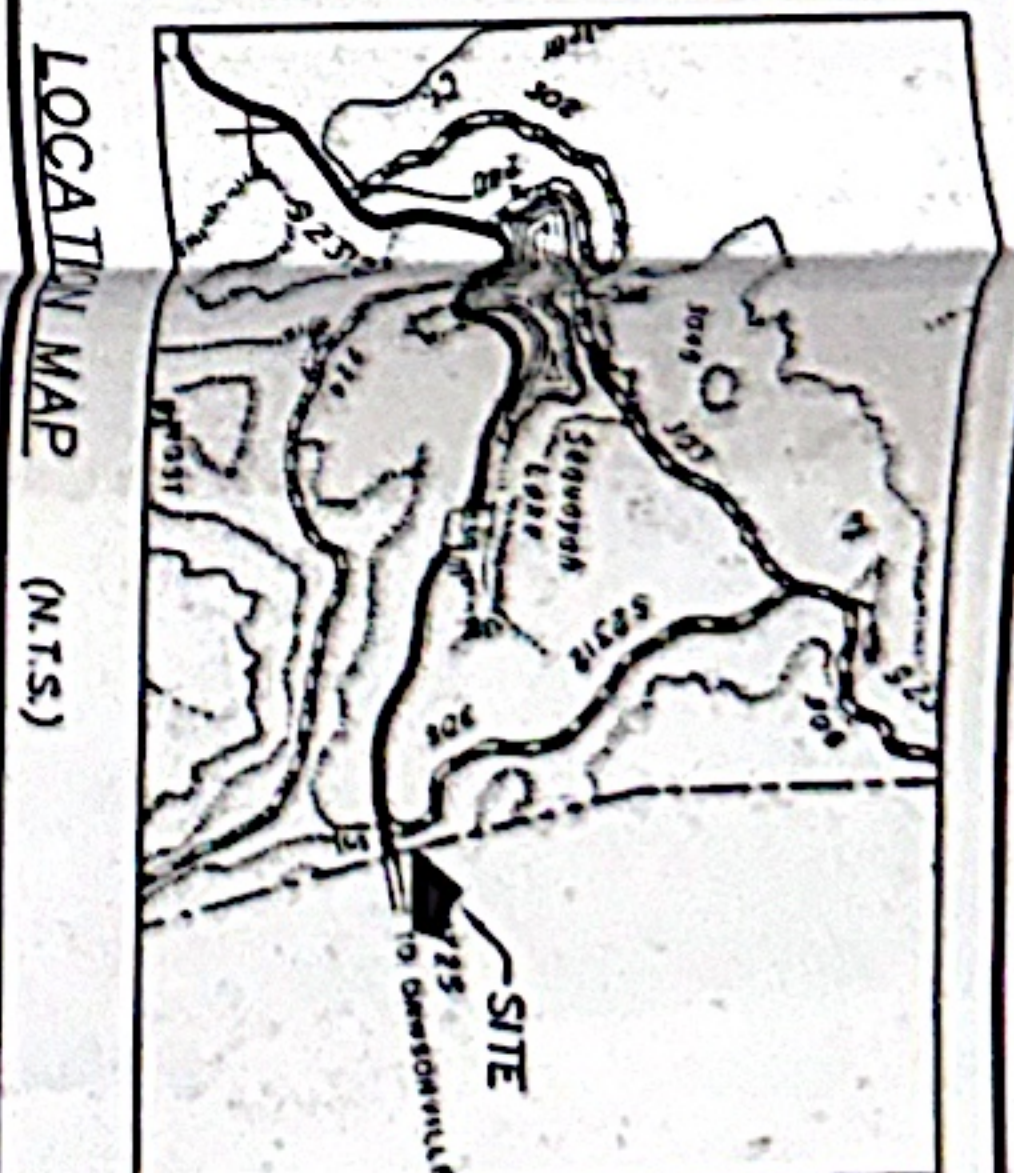
LEGEND

- △ CALCULATED POINT
- IRON PIN SET (I.P.S. 1/2" RB)
- IRON PIN FOUND (I.P.F.)
- RIGHT-OF-WAY MARKER
- PROPERTY LINE
- FENCE LINE
- DITCH
- STREAM
- HOLLOW
- LAND LOT LINE (LL)
- CENTERLINE
- TELEPHONE LINE
- POWER LINE
- PAVED ROAD
- DIRT ROAD
- GRAVEL ROAD
- TELE/POWER POLE
- TELE/ELEC. BOX
- FENCE POST F.P.
- DEED BOOK
- PLAT BOOK
- LAND LOT CORNER
- L.L.C.
- N.T.S.
- NOT TO SCALE

THE BEARINGS SHOWN ON THIS PLAT WERE CALCULATED FROM A RANDOM TRAVERSE USING FIELD ANGLES AND A SINGLE MAGNETIC OBSERVATION. THE BEARINGS MAY DIFFER FROM PREVIOUS SURVEYS DUE TO MAGNETIC DECLINATION, EVEN THOUGH THE PROPERTY LINES ARE THE SAME.

THIS SURVEY PERFORMED USING A K&E PARAGON TRANSIT & 200' STEEL TAPE. A COMPUTER USED FOR ALL CALCULATIONS.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A PRECISION OF ONE FOOT IN 5,000 FEET. AN ANGULAR ERROR OF 06.4" PER ANGLE POINT AND WAS ADJUSTED USING LEAST SQUARES RULE.



NOTE: BOUNDARY, INSTRUMENT & CLOSURE TAKEN FROM REF'D PLAT. NO FIELD WORK PERFORMED BY L. S. BISHOP & ASSOC.

THIS SURVEY IS FOR THE EXCLUSIVE USE OF THE PERSON(S) HEREON NAMED AND IS NOT INTENDED FOR ANY OTHER PARTY.

THIS PROPERTY IS NOT IN A 100 YEAR FLOOD PLAIN AS PER F.I.R.M. 15085C.0025B.

DAWSON COUNTY
PICKENS COUNTY



(15" A)
--- MCGURKIN ---
D.B. 745/Pg. 61

2.13 Acres

REV
(17" A)

(18" A)
--- SALLARULO ---
D.B. 329/Pg. 148

--- BURNT MOUNTAIN ESTATES ---
ASSOCIATION, INC.
D.B. 147/Pg. 585

FORMERLY KNOWN AS LOTS 16" A & 17" A.

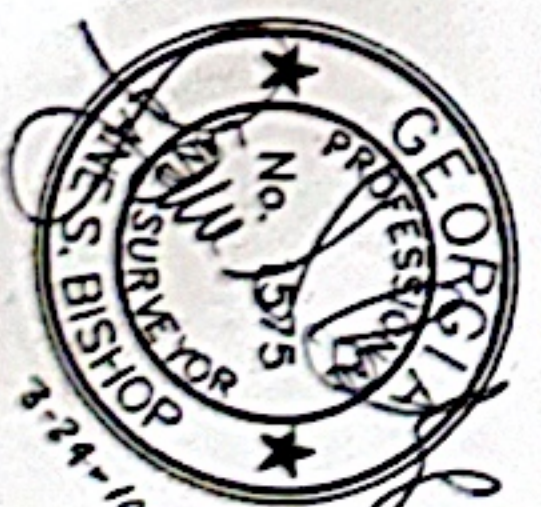
NOTE: THIS PLAT CREATES A NEW PARCEL OF LAND BY COMBINING CONTIGUOUS LOTS. SUBDIVISION REGULATIONS.

NOTE: THE PROPERTY ON THIS PLAT CANNOT BE SUBDIVIDED WITHOUT PRIOR EXPRESSED WRITTEN PERMISSION OF THE BOARD OF DIRECTORS OF THE BURNT MOUNTAIN ESTATES ASSOCIATION, INC.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 191,465 FEET.

ALL MATTERS OF TITLE EXCEPTED.

GEORGIA, DAWSON COUNTY
CLERK'S OFFICE, SUPERIOR COURT
FILED FOR RECORD
Recorded in Plat Book 78 Page 127
Deputy Clerk
Candace Haygood



COMPILED PLAT FOR
DEBORAH A. VESS
AND
JOSEPH M. VESS
REVISED & COMBINED LOT 17" A OF
BURNT MOUNTAIN ESTATES
LAND LOT 117 5th DISTRICT 2nd SECTION
DAWSON COUNTY, GA. MARCH 12, 2010
SCALE: 1" = 50'

SURVEY REF: PLAT BY L.S. BISHOP FOR BURNT MOUNTAIN ESTATES
DATED SEPT. 1983; DB 430/Pg. 76; DB 745/Pg. 81;
DB 147/Pg. 585; DB 329/Pg. 148



OFFICE: R.O.	FIELD: N/A	DRAWN BY: CLO 3/12/2010
CRD. FILE	DWG. FILE	J.O.#
P152003	REV 17A	100311B
		N/A

PREPARED BY
LANE S. BISHOP AND ASSOCIATES
LAND AND ENGINEERING SURVEYS
PO BOX 1506 316 SUMMIT ST. BLUE RIDGE GA. 30513
PHONE: (706) 632-3919 FAX: (706) 632-6873
REGISTERED SURVEYOR: GA R.L.S. #1575 & 2536
TN. R.L.S. #324 NC. R.L.S. #2745