

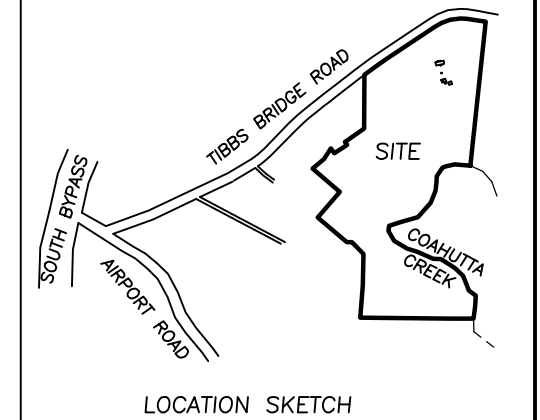
73.258 Acres Total

MINOR SUBDIVISION SURVEY FOR

WESLEY SANE, ESTATE

BEING IN LAND LOTS 245, 250 & 251 DISTRICT 12
SECTION 3 WHITFIELD COUNTY GEORGIA

SCALE 1" = 250' PLAT DATE: APRIL 4, 2025



Certificate of Approval for Recording [Minor Subdivisions]
The Whitfield County Building, Zoning and Development Department certifies that this plat complies with the minor subdivision provisions of the Whitfield County Subdivision Regulations, [with the exception of such variances, if any, as are noted upon the plat], and that it has been approved for recording in the Office of the Clerk of the Superior Court of Whitfield County, Georgia.

Date Authorized Representative _____

Certificate of Approval For On-Site Sewage Management System
Each lot shown hereon is suitable for the use of an existing septic system or for the installation of a new individual onsite sewage management system. Each new system installed will require a permit to be issued before construction begins, dependent upon the location of any structures and any limitations which could adversely affect the performance of an on-site sewage management system. General approval is hereby granted for one dwelling per lot for this subdivision site [with the exception of lots number _____].

Date Whitfield County Environmental Specialist _____

Certificate of Approval for Public Water System
I hereby certify that the water system serving the public roads on this final plat has been installed (or sufficient surety has been provided to install) in accordance with the requirements of Dalton Utilities.

Dalton Utilities: _____ Date: _____

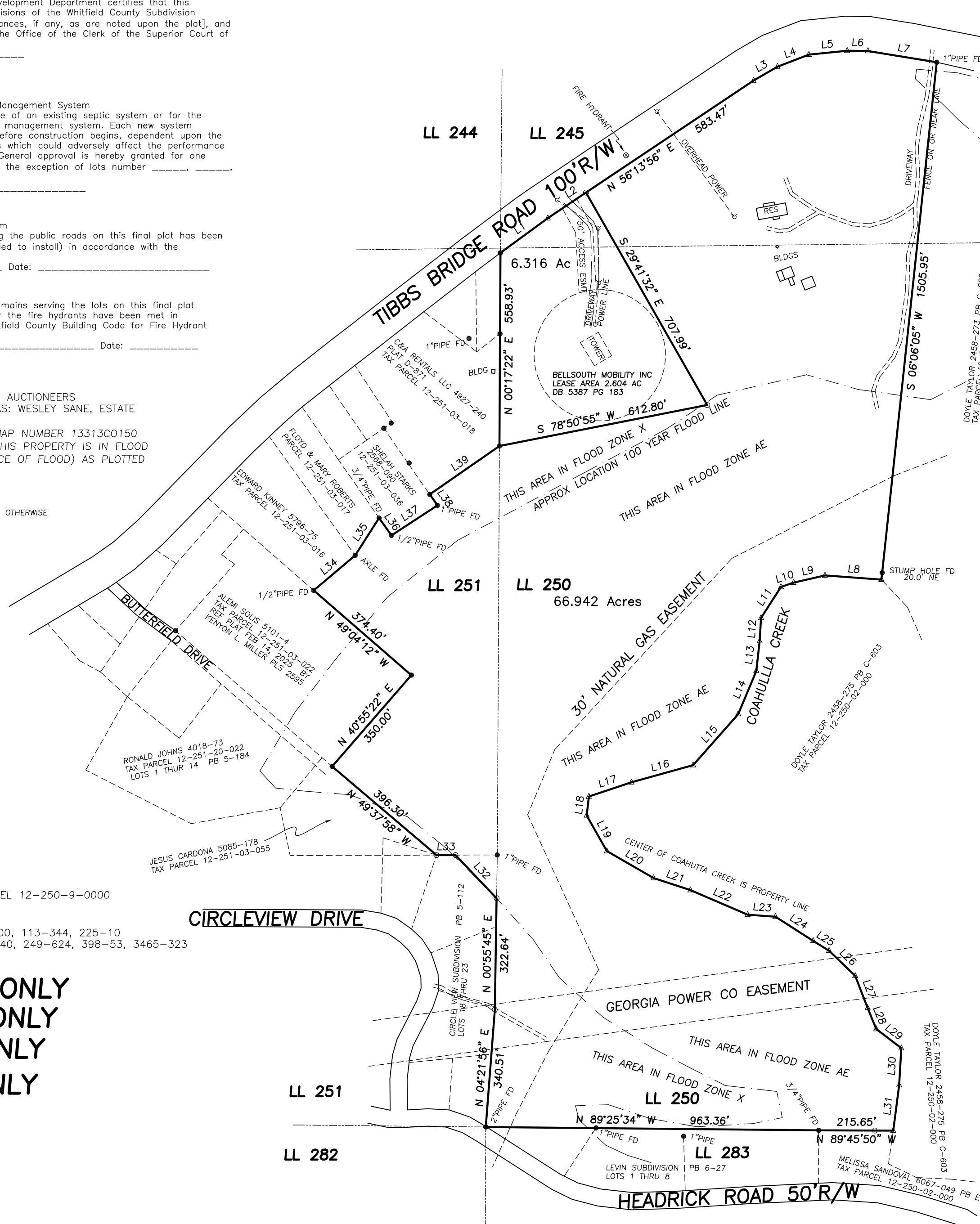
Certificate of Approval for Fire Protection
I hereby certify that fire hydrants and water mains serving the lots on this final plat have been installed and flow requirements for the fire hydrants have been met in accordance with the requirements of the Whitfield County Building Code for Fire Hydrant and Water Supply Requirements.

Whitfield County Fire Chief: _____ Date: _____

DATE OF FIELD WORK: APRIL 2025
THIS SURVEY AUTHORIZED BY: AMERICAN AUCTIONEERS
CURRENT TAX RECORDS SHOW OWNER AS: WESLEY SANE, ESTATE

AS PER THE FLOOD INSURANCE RATE MAP NUMBER 13313C0150
EFFECTIVE DATE 9/19/2007 PART OF THIS PROPERTY IS IN FLOOD ZONE AE (AREAS OF 1% ANNUAL CHANCE OF FLOOD) AS PLOTTED HEREON.

- = MONUMENT FOUND 1/2" REBAR UNLESS NOTED OTHERWISE
- = 1/2" REBAR SET
- △ = CALCULATED POINT
- ⊕ = POWER POLE



LINE	BEARING	DISTANCE
L1	N 53°42'46" E	170.11'
L2	N 56°13'56" E	133.03'
L3	N 59°49'39" E	79.82'
L4	N 69°00'14" E	97.38'
L5	N 84°20'50" E	111.48'
L6	S 89°14'49" W	59.78'
L7	S 80°47'40" E	201.92'
L8	S 85°48'04" W	163.92'
L9	S 77°00'19" W	92.87'
L10	S 71°23'57" W	38.82'
L11	S 32°42'49" W	106.45'
L12	S 03°29'10" W	67.34'
L13	S 06°24'53" W	86.95'
L14	S 22°43'52" W	135.53'
L15	S 41°25'19" W	197.14'
L16	S 74°30'53" W	185.14'
L17	S 71°33'09" W	130.06'
L18	S 06°15'51" W	55.25'
L19	S 29°22'17" E	118.45'
L20	S 60°03'53" E	156.04'
L21	S 71°54'24" E	112.18'
L22	S 66°43'57" E	180.53'
L23	S 85°41'23" E	80.43'
L24	S 57°26'05" E	129.38'
L25	S 58°12'44" E	54.07'
L26	S 46°13'32" E	105.38'
L27	S 20°55'41" E	99.32'
L28	S 22°16'47" E	66.13'
L29	S 52°45'19" E	91.36'
L30	S 03°23'37" W	107.07'
L31	S 07°24'22" W	132.93'
L32	N 43°35'41" W	172.50'
L33	S 89°48'13" W	54.92'
L34	N 49°57'16" E	157.05'
L35	N 32°26'22" E	128.71'
L36	S 35°09'36" E	62.04'
L37	S 56°52'16" E	159.36'
L38	N 35°22'57" W	38.88'
L39	N 55°11'58" E	245.60'

THIS PLAT OF SUREY DIVIDES TAX PARCEL 12-250-9-0000 INTO TWO TRACTS

REF DEEDS: 402-84, 392-109, 265-200, 113-344, 225-10, 217-282, 260-225, 515-299, 4927-240, 249-624, 398-53, 3465-323

FOR REVIEW ONLY
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ELBERT H. ANGEL
GEORGIA REG. LAND SURVEYOR - 1742
958 ADAMS ROAD
CEDARTOWN, GA. 30125
(770) 748-0419
angelsurveying@msn.com

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. The approval signatures above were not in place when this survey was issued, and are to be properly obtained prior to recording.

Final Accuracy and Design Certificate
It is hereby certified that this plat is true and correct and was prepared from an actual survey of the property made by me or under my supervision; that all monuments shown hereon actually exist and their location, size, type, and material are correctly shown; and that all requirements of the Whitfield County Subdivision Regulations have been fully complied with, and approval hereof does not relieve me of any liability associated with inaccuracies or improper design.

By _____ Date: _____
Registered Georgia Land Surveyor No. _____

This plat has been calculated for closure and is found to be accurate within one foot in 362,337 feet.
The field data upon which this plat is based was collected by GPS observations using a Carlson BRX7 dual frequency receiver/rover running Carlson SurvCE software. Relative positional accuracy: < 0.04' (95% confidence level)
NOTE:
This plat is subject to all easements, matters of title, rights-of-way and local government approval.

Elbert H. Angel Georgia RLS #1742 DATE _____

JOB No. 25-021 / 12-250-09-000 / PLAT# P-25-???