RECORDING STAMP SPACE

7738951207
PARTICIPANT ID
FILED IN OFFICE
CLERK OF COURT
07/22/2024 08:58 AM
CECIL DYE, CLERK
SUPERIOR COURT
TOWNS COUNTY, GA

P2024000085

BK:42 PG:749-749

LINE	BEARING	DISTANCE
L1	N85°15'49"E	5.48'
L2	N85°15'49"E	75.23'
L3	N78°04'13"E	46.54'
L4	N71°23'39"E	47.70'
L5	N76°28'38"E	12.55'
L6	N76°36'29"E	11.16'
L7	N85°08'33"E	44.28'
L8	S89°44'20"E	14.02'
L9	S89°44'20"E	67.97'
L10	S86°48'02"E	42.03'
L11	N88°54'30"E	15.18'
L12	N89°13'08"E	44.78'
L13	N81°43'59"E	28.02'
L14	N79°06'36"E	8.91'
L15	N88°19'43"E	44.70'

NOTES:

ALL OF THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION AS CALCULATED ACCORDING TO RELATIVE POSITIONAL ACCURACY OF 95% CONFIDENCE LEVEL. EQUIPMENT USED WAS A CARLSON BRX7 WITH MULTI-FREQUENCY SMART ANTENNA ON A BASE & ROVER RTK NETWORK. FIELD DATE: 3/28/24

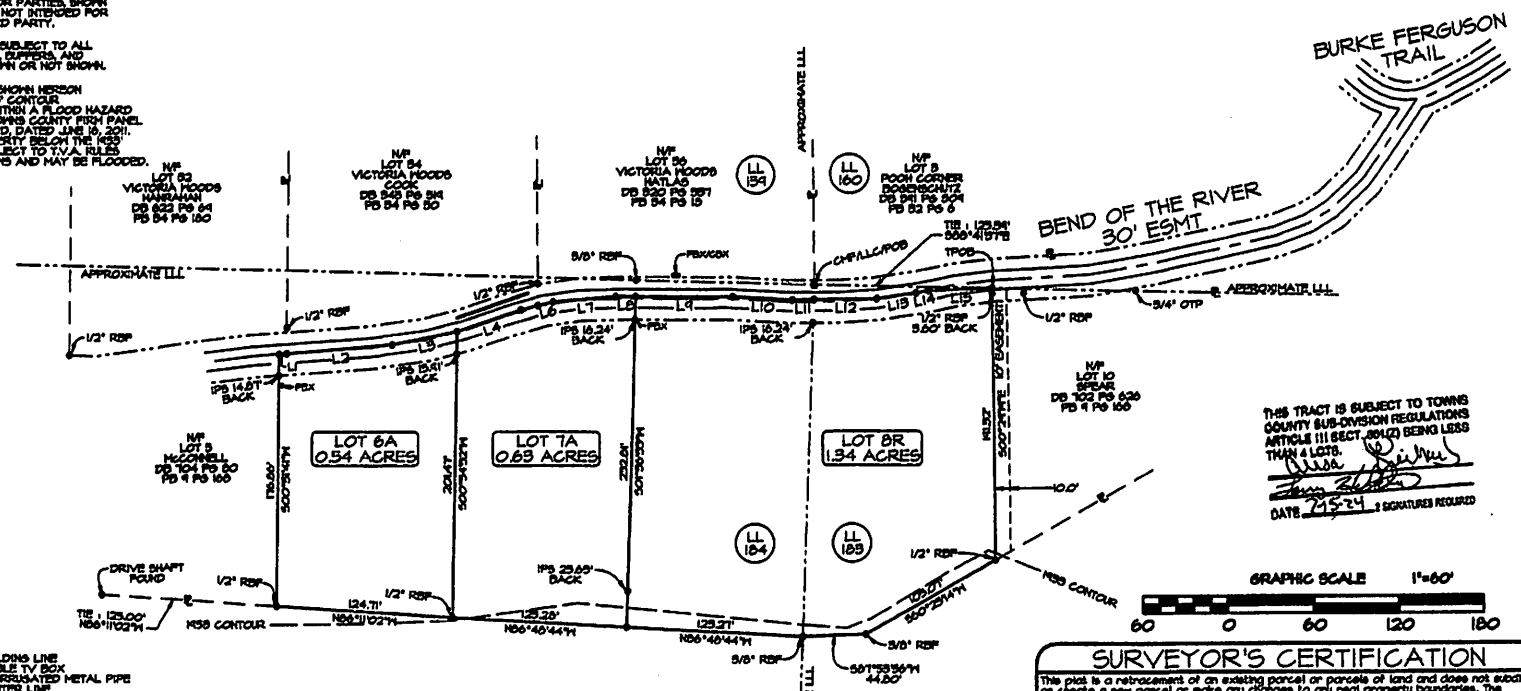
THIS PLAT HAS BEEN CALCULATED FOR A CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 200,000 FEET.

THIS PLAT HAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.

THIS PLAT IS FOR THE EXCLUSIVE USE OF THE PARTY OR PARTIES SHOWN HEREON, AND IS NOT INTENDED FOR ANY OTHER THIRD PARTY.

THIS SURVEY IS SUBJECT TO ALL RIGHTS-OF-WAY, BUFFERS, AND EASEMENTS SHOWN OR NOT SHOWN.

THE PROPERTY SHOWN HEREON ABOVE THE 1535' CONTOUR DOES NOT LIE WITHIN A FLOOD HAZARD ZONE AS PER TOWNS COUNTY FIRM PANEL MAP 13281C0080D, DATED JUNE 16, 2011. HOWEVER PROPERTY BELOW THE 1535' CONTOUR IS SUBJECT TO T.V.A. RULES AND REGULATIONS AND MAY BE FLOODED.



THIS TRACT IS SUBJECT TO TOWNS COUNTY SUB-DIVISION REGULATIONS ARTICLE III SECT. 301(2) BEING LESS THAN 4 LOTS.

DATE 7-15-24 2 SIGNATURES REQUIRED

LEGEND

BL	-	BUILDING LINE
CBX	-	CABLE TV BOX
CMP	-	CORRUGATED METAL PIPE
℄	-	CENTER LINE
CLF	-	CHAIN LINK FENCE
CPP	-	CORRUGATED PLASTIC PIPE
CC	-	CONCRETE
DB/PG	-	DEED BOOK, PAGE
EP	-	EDGE OF PAVEMENT
FH	-	FIRE HYDRANT
IFP	-	IRON PIN FOUND
IPS	-	IRON PIN SET-1/2"REBAR
LP	-	PROPANE TANK
LL	-	LAND LOT
LLC	-	LAND LOT CORNER
LLL	-	LAND LOT LINE
N/F	-	NOW OR FORMERLY
OTP	-	OPEN TOP PIPE
PB, PG	-	PLAT BOOK, PAGE
POB	-	POINT OF BEGINNING
TPOB	-	TRUE POINT OF BEGINNING
PBX	-	POWER TRANSFORMER BOX
P	-	PROPERTY LINE
RBF	-	REBAR FOUND
RCF	-	ROCK CORNER FOUND
R/W	-	RIGHT-OF-WAY
WM	-	WATER METER

REFERENCES:

1. SURVEY BY BERNARD GRISSORY DATED APRIL 27, 1978, RECORDED IN PB 9 PG 166
2. SURVEY FOR VICTORIA HOODS BY TOMMY PHILLIPS DATED JULY 29, 1994, RECORDED IN PB 11 PG 197
3. WARRANTY DEED BETWEEN HAL HERRIN, GRANTOR, AND FLEMING INVESTMENT PROPERTIES, INC. GRANTEE, DATED AUGUST 20, 2005, RECORDED IN DB 282 PG 520

SURVEYOR'S CERTIFICATION

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. 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.

GEORGIA REGISTERED LAND SURVEYOR No. 5007

J. JASON HERSON / GA. RLS #5007

9-24-24
DATE

Blue Ridge Mountain Surveying
PO BOX 869
BLAIRSVILLE, GA 30514
706.745.2501
BRMS

PLAT OF SURVEY FOR:
EDWARD TOOKE

FORMERLY BEING LOTS 6, 7, & 8 OF THE SUBDIVISION OF THE RIVER ESTATES, LOCATED IN LL 159, 160, 164, 165 LOCATED IN THE 1ST DISTRICT, 1ST SECTION TOWNS COUNTY, GEORGIA

REVISION			ISSUE		
NO.	DESCRIPTION		DATE	BY	NOTES

DATE: 3/28/24
SCALE: HORIZ. 1" = 60'
SURVEYED: TL/AS
DRAWN: JHS
CHECKED: JJH
APPROVED: JJH

SHEET 1 OF 1

PROJ NAME:
TOOKE