

Plan: PLAT
 Kind: GENERAL MAPS AND PLATS
 Recorded: 10/9/2017 9:38:22 AM
 Fee Amt: \$800 Page 1 of 1
 Filing Co: Clerk of Superior Court
 DANA CHASTAIN Clerk of Courts
 Participant ID: 0704517796
BK F4 PG 4

BK F4 PG 4

LEGEND

- IPF IRON PIN FOUND
- R/W RIGHT OF WAY
- LLC LAND LOT LINE
- PREPARED LINE
- PROPERTY CORNER FOUND
- B/L BUILDING LINE
- POULS
- G- GAS LINE
- W- WATER LINE
- T- TELEPHONE LINE
- S- SPOKER LINE
- X- FURNACE SEWER LINE
- MH MANHOLE
- FH FIRE HYDRANT
- WM WATER METER
- POINT OF BEGINNING
- PD PAGE
- DEED BOOK
- B & D BEARING & DISTANCE
- ETB ELECTRIC TRANSFORMER BOX
- GND GROUND
- OR GROUND
- GPS GLOBAL POSITIONING SYSTEM
- CRTR WHEE

THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN THE FOLLOWING DISTRICTS:

YES	NO	DISTRICT
X		MOUNTAIN PROTECTION DISTRICT
X		WETLANDS PROTECTION DISTRICT
X		TUGOGA RIVER CORRIDOR PROTECTION DISTRICT
X		TUGOGA RIVER WATER SUPPLY WATERSHED DISTRICT
X		ELLIJAY RIVER WATER SUPPLY WATERSHED DISTRICT
X		CARECAY WATERSHED WATER SUPPLY DISTRICT
X		COOSAWATTEE WATERSHED WATER SUPPLY DISTRICT
X		COOSAWATTEE RIVER CORRIDOR DISTRICT



GENERAL NOTES

1. THIS SURVEY IS A RETRACEMENT SURVEY OF AN EXISTING TRACT OR TRACTS OF LAND. THE FIELDWORK FOR THIS SURVEY WAS COMPLETED ON OCTOBER 6, 2017. REFERENCE FOR THIS SURVEY SHOULD BE MADE TO DEED BOOKS, RECORDS, AND RECORDS OF THE CLERK OF SUPERIOR COURT FOR ADJUDICATIONS FOUND IN THE FIELD AT THE TIME OF THIS SURVEY AND TIED INTO THE NATIONAL GEODETIC SURVEY AND LOCAL SOLID STATE CONTROL GPS EQUIPMENT. THIS PROPERTY DOES NOT LIE WITHIN A FLOOD PRONE AREA BUT LIES WITHIN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE OF FLOOD) AS PER FIRM COMMUNITY PANEL NO. D13102017172010 FANNING COUNTY GEORGIA SHOWN HEREON REFLECTS THOSE RECORDS NECESSARY TO ESTABLISH THE BOUNDARIES SHOWN HEREON AND REFERENCE TO THE SAME DOES NOT AND IS NOT INTENDED TO CONSTITUTE ONLY THESE MATTERS OF TITLE OF RECORD FURNISHED TO THE SURVEYOR AT THIS TIME.

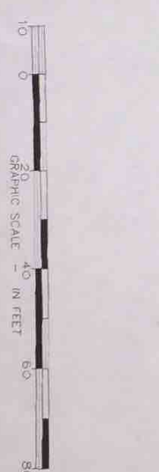
2. PURSUANT TO RULE 100-8-09 OF THE GEORGIA STATE BOARD OF SURVEYORS, THE SURVEYOR HAS REVIEWED THE RECORDS AND INSTRUMENTS ON FILE WITH THE SURVEYOR'S OFFICE RELATING TO LAND SURVEYING SERVICES AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED, BY THE SURVEYOR AS TO THE ACCURACY OF THE LOCATION OF ANY UNDERGROUND UTILITIES EITHER SHOWN OR NOT SHOWN HEREON.

3. THE FIRM OF HAYES, JAMES AND ASSOCIATES, INC. DOES NOT CERTIFY TO THE ACCURACY OR THE LOCATION OF ANY UNDERGROUND UTILITIES EITHER SHOWN OR NOT SHOWN HEREON.

4. THIS PLAT WAS PREPARED AND DERIVED FOR THE INDIVIDUAL OR GROUPS WHOSE NAMES ARE LISTED ON THIS PLAT. THE SURVEYOR'S CERTIFICATION DOES NOT EXTEND TO OTHER INDIVIDUALS OR GROUPS WITHOUT REPERIFICATION BY THE SURVEYOR OR RECORD LISTING NEW OR ADDITIONAL INDIVIDUALS OR GROUPS TO MATTERS OF TITLE DEEDS AND PLATS REFERENCED HEREON. THESE REFERENCED INSTRUMENTS DO NOT CONSTITUTE A TITLE SEARCH OR TITLE OPINION.

5. BEARINGS AND DISTANCES HAVE BEEN CALCULATED FROM THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAVING UNADJUSTED CLOSURE OF ONE FOOT IN 250,000 FEET.

6. THIS SURVEY WAS ADJUSTED USING A LEAST SQUARES ADJUSTMENT.



DATE: 10-9-17

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 hereon. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. REGULATION 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 properly 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 18-6-67.

Georgia Land Surveyor No. 2951

Hayes James
 ENGINEERS, PLANNERS & SURVEYORS
 3830 EAST FIRST STREET
 SUITE 1
 BLUE RIDGE GEORGIA 30513
 TEL: (706) 632-4981
 FAX: (706) 632-4982
 CERTIFICATE OF AUTHORIZATION:
 NO. 157000255

BOUNDARY SURVEY
 FOR
JOHN & SUSIE
SOAVE

PROJECT LOCATION
 Land Lot#: 278
 District/Section: 8th/2nd
 City: Blue Ridge
 County: Fannin
 State: Georgia

Project No. 17-0592.BS
 Drawn By: BWH
 Checked By: BWH
 Date: 10-9-17
 Scale: 1" = 20'

NO.	DESCRIPTION	DATE	BY	APPR.

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