

LEGEND

IPS ○ IRON PIN FOUND
 IRP ● IRON PIN SET
 * COMPUTED POSITION
 — LAND LOT LINE (L.L.L.)
 DB. / DG. DEED BOOK & PAGE
 PB. / PS. PLAT BOOK & PAGE
 — RIGHT-OF-WAY (R/W)
 — STREAM CROWN
 N/F NOW OR FORMERLY
 P/L PROPERTY LINE
 C/L CENTER LINE
 PP OVERHEAD UTILITY
 T/T TILITY
 RR OR RB REINFORCING ROD
 O/P OPEN TOP PIPE
 C/P CRIMP TOP PIPE
 — FENCE
 — DIRT OR GRAVEL ROAD
 P.V.M.T. PAVEMENT
 G.V.L. GRAVEL
 P.O.B. POINT OF BEGINNING

MONUMENT SIZES ARE OUTSIDE.
 ALL IPS ARE 5/8" R.R. UNLESS
 OTHERWISE NOTED.

THE FIELD DATA ON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 27,874 FEET AND AN ANGULAR ERROR OF 1" PER ANGLE POINT AND WAS ADJUSTED BY LEAST SQUARES. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 50,000+ FEET. EQUIPMENT USED FOR MEASUREMENTS: TOPCON GTS-313

THIS PROPERTY IS NOT LOCATED
IN A FLOOD HAZARD AREA, AS SCALED
FROM FLOOD HAZARD BOUNDARY MAP
H 01 - 18 OF PICKENS COUNTY,
GEORGIA, SHEET NUMBER 10
COMMUNITY NO. 130149A, INITIAL
IDENTIFICATION DATE DECEMBER 31, 1976.

COURSE	BEARING	DISTANCE
--------	---------	----------

RAD.: 850.00' TAN.: 95.92'
LEN.: 191.04' DELTA: 12°52'38"

1	S 14°07'53"W	190.63'
2	S 18°15'48"W	405.16'
3	N 89°19'51"W	69.98'
4	S 00°09'06"E	207.89'

N. F.
POWELL

50.00 ACRES
DOES NOT INCLUDE ANY
AREA SHOWN AS GOPE OF OVERLAP

PICKENS COUNTY FILED FOR RECORD ON
THE 12th DAY OF Feb 2 601
4:50p M. RECORDED THIS 14th DAY OF
Feb 2 601 BOOK NO. II PAGE 175
JOYCE CANTRELL CSC

STATE ROUTE 53 APPARENT 100' R/W
RIGHT-OF-WAY WIDTH AND LOCATION IS BASED ON MONUMENTS
FOUND NO RIGHT-OF-WAY DEEDS, WERE FOUND OR SUPPLIED.

PICKENS COUNTY
LAND DEVELOPMENT OFFICE
APPROVED
[Signature]
DEVELOPMENT OFFICER
DATE *02-12-01*

CECIL WRIGHT

LAND LOTS 23 & 24
23rd DISTRICT, 2nd SECTION,
PICKENS COUNTY, GEORGIA
DATE: JANUARY 31, 2001

0 100 200 400 600 800

GRAPHIC SCALE 1" = 200'

CHASTAIN & REECE, P.C.
SURVEYING and PLANNING

P.O. Box 1358 Canton, GA 30114 (770) 479-9698



V/F
GRADY & MELISSA BYERS
DB 294 PG 284
1/2" R.P. "D" IS 16
OF LINE "A-B"

REFERENCE:
PB E PG 134

NOTE: OVERLAP AND GORE AREAS ARE NOT SHOWN TO SCALE