

PLAT OF SUBDIVISION
SLAGLE MANOR
ESTATES
SITUATED IN
LAND LOTS 117 & 118
13TH DISTRICT - 1ST SECTION
LUMPKIN COUNTY, GEORGIA

PROPERTY OWNER / DEVELOPER
BRIAN AND KALYN SLAGLE

PLAT NOTES

1. THIS IS A "MINOR SUBDIVISION" AS DEFINED UNDER SECTION 26-59 OF THE CODE OF ORDINANCES OF LUMPKIN COUNTY, GEORGIA AND MAY NOT BE FURTHER DIVIDED FOR A PERIOD OF 2 YEARS FROM PLAT RECORDING DATE.
2. THE BASE TRAVERSE FOR THIS SURVEY HAD AN ERROR OF CLOSURE OF 1 FOOT IN 161,194 AND 3 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS METHOD. FIELD WORK COMPLETED 04-03-22.
3. THIS PLAT CHECKED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN 1:558,545 FOR LOT 1, 1:170,299 FOR LOT 2, AND 1:505,588 FOR LOT 3.
4. BEARINGS BASED ON STATE PLANE GRID (GA WEST ZONE - NAD83/11) AS ESTABLISHED BY GPS OBSERVATIONS.
5. RIGHT-OF-WAY FOR THE PORTION OF LAWRENCE ROAD ALONG THIS PROPERTY IS BASED ON THE PHYSICAL LOCATION OF THE EXISTING GRAVEL ROADWAY AND BEST FITTED FOR GEOMETRIC SIMPLICITY.
6. BY GRAPHICAL PLOTTING, PROPERTY SITUATED IN "ZONE X" (0.2% ANNUAL CHANCE FLOOD HAZARD AREAS, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH OF LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE), ACCORDING TO N.F.I.P. FEMA MAP 15187C02500, EFFECTIVE APRIL 4, 2018.
7. THIS PLAT PREPARED WITHOUT THE BENEFIT OF A CURRENT ABSTRACT OF TITLE THEREFOR ALL MATTERS OF TITLE ARE EXCEPTED.
8. BOUNDARIES ALONG STREAMS CAN CHANGE SLIGHTLY OVER LONG PERIODS OF TIME DUE TO NATURAL CAUSES.
9. STREAM BUFFERS ARE 25 FEET FOR WARM WATER STREAMS AND 50 FEET FOR PRIMARY AND SECONDARY TROUT WATERS AND ARE ESTABLISHED FROM THE POINT OF WRESTED VEGETATION. NO LAND DISTURBANCE MAY OCCUR INSIDE A STREAM BUFFERS WITHOUT A LOCAL GOVERNING AUTHORITY VARIANCE.
10. SUBSURFACE FEATURES BOTH NATURAL AND MAN MADE, IF ANY, NOT INVESTIGATED AS PART OF THIS SURVEY.
11. THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (O.C.G.A.) 15-6-67. IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.
12. THE TERM CERTIFICATION AS USED IN RULE "180-6-.09(2) AND (3)" AND RELATING TO PROFESSIONAL ENGINEERING OR LAND SURVEYING SERVICES, AS DEFINED IN O.C.G.A. 43-15-2(1) AND (11), SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

LUMPKIN COUNTY APPROVAL

PURSUANT TO THE SUBDIVISION REGULATIONS FOR LUMPKIN COUNTY, GEORGIA, ALL THE REQUIREMENTS OF APPROVAL HAVING BEEN FULFILLED, THE FINAL PLAT WAS GIVEN FINAL APPROVAL BY THE LUMPKIN COUNTY PLANNING COMMISSION ON:

CHAIRMAN, LUMPKIN COUNTY PLANNING COMMISSION DATE

SURVEYOR'S CERTIFICATION

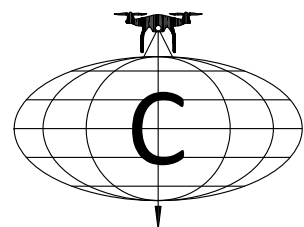
AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THE 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 THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS AD AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

PROFESSIONAL LAND SURVEYOR

04-14-22

DATE

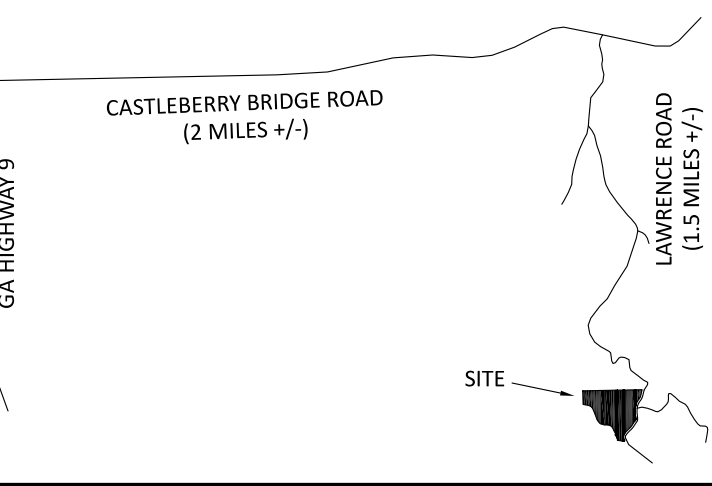
PREPARED BY
DOUGLAS P. CRUSE, III
PROFESSIONAL LAND SURVEYOR
AND AERIAL MAPPER
98 GREENWOOD PARK WAY
DAWSONVILLE, GA 30534
PH: 770-851-7713



LINE	BEARING	DISTANCE
L1	N 65°17'03" W	5.38'
L2	N 60°49'57" W	8.75'
L3	N 55°37'11" W	8.18'
L4	N 43°00'00" W	17.79'
L5	N 34°33'45" W	9.71'
L6	N 36°52'12" E	6.22'
L7	N 18°30'16" E	5.00'
L8	N 34°30'31" E	10.35'
L9	N 18°29'28" E	4.60'
L10	N 50°24'26" E	7.10'
L11	N 40°18'51" E	7.69'
L12	N 54°07'04" E	10.31'
L13	N 34°41'43" E	8.43'
L14	N 43°09'09" E	7.79'
L15	N 34°12'57" E	5.37'
L16	N 1°58'16" E	5.80'
L17	N 27°10'52" E	7.39'
L18	N 24°13'40" E	7.79'
L19	N 32°20'51" E	6.31'
L20	N 24°28'38" E	6.44'
L21	S 36°01'20" W	9.67'
L22	N 38°51'12" E	8.21'
L23	N 11°38'01" E	6.17'
L24	N 36°20'25" E	6.44'
L25	N 00°57'17" W	10.68'
L26	N 01°08'46" E	8.89'
L27	N 11°09'48" E	7.95'
L28	N 08°31'51" E	10.78'
L29	N 17°18'02" E	11.35'
L30	N 01°02'30" E	9.78'
L31	N 07°01'42" E	13.07'
L32	N 00°00'00" E	10.84'
L33	N 02°49'38" E	14.41'
L34	N 01°58'30" W	10.31'
L35	N 08°44'02" W	11.22'
L36	N 11°18'35" W	9.46'
L37	S 75°25'45" W	14.83'
L38	N 83°28'38" W	12.24'
L39	S 84°36'30" W	14.80'
L40	N 71°28'18" W	13.34'
L41	N 55°49'57" W	18.19'
L42	N 68°44'50" W	21.18'
L43	S 27°56'59" E	33.42'
L44	N 69°35'35" W	22.99'
L45	N 74°51'52" W	39.92'
L46	N 88°40'23" W	40.00'
L47	N 00°35'43" W	13.42'
L48	N 39°45'50" W	14.19'
L49	N 51°59'32" E	20.00'
L50	N 20°05'30" W	30.89'
L51	N 20°08'52" W	27.10'
L52	N 32°15'07" W	56.65'
L53	N 86°16'48" W	151.92'
L54	N 86°32'27" W	58.77'
L55	S 87°49'00" W	20.50'
L56	S 125°02'32" E	42.42'
L57	N 46°40'48" W	16.30'
L58	N 47°02'13" W	16.29'
L59	N 36°11'17" W	55.50'
L60	N 20°22'47" W	42.10'
L61	N 17°43'38" W	18.15'
L62	N 20°44'37" W	60.00'
L63	N 22°58'00" W	34.78'
L64	N 19°34'28" W	34.75'
L65	N 28°16'58" W	60.04'
L66	N 48°03'07" W	18.08'
L67	N 56°28'33" W	33.12'
L68	N 69°24'47" W	27.81'
L69	N 76°50'11" W	35.98'
L70	N 60°51'05" W	34.89'
L71	N 78°08'30" W	34.58'

CURVE	ARC LENGTH	DELTA ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH
C1	75.77'	21°42'28"	200.00'	S 24°10'26" W	75.32'
C2	126.37'	28°57'40"	250.00'	S 20°32'50" W	125.03'
C3	28.54'	12°06'50"	135.00'	S 00°00'35" W	28.49'
C4	34.98'	38°01'45"	50.00'	S 13°28'03" W	33.40'
C5	37.04'	6°35'25"	322.00'	S 36°18'37" W	37.02'
C6	49.77'	8°51'22"	322.00'	S 44°00'01" W	49.72'
C7	159.21'	18°44'18"	866.03'	S 40°33'32" W	154.72'
C8	79.48'	60°38'22"	75.10'	S 02°22'12" W	75.82'
C9	20.66'	118°21'24"	10.00'	S 31°13'43" W	17.15'
C10	21.37'	14°43'43"	63.15'	N 82°13'44" W	21.32'
C11	30.15'	16°05'40"	107.32'	N 08°38'33" W	30.05'
C12	32.02'	23°04'26"	79.50'	N 28°13'37" W	31.80'
C13	42.00'	1°41'22"	1424.23'	N 38°53'09" W	42.00'

VICINITY MAP



LEGEND

- LL LAND LOT
- DB DEED BOOK
- PB PLAT BOOK
- PG PAGE
- PLS PROFESSIONAL LAND SURVEYOR
- N/F NOW OR FORMERLY
- TPID TAX PARCEL IDENTIFICATION
- R+C REBAR SURVEYORS WITH ID CAP
- RB REBAR
- R/W RIGHT-OF-WAY
- MONUMENT FOUND (WITH DESCRIPTION)
- MONUMENT SET (REBAR WITH SURVEYORS I.D. CAP)

REFERENCE INFORMATION NOT GRAPHICALLY DEPICTED

1. BOUNDARY SURVEY BY TRAIL AND SON RECORDED IN IN PLAT BOOK 21, PAGE 200.
2. BOUNDARY SURVEY BY MICHAEL S. KELLY RECORDED IN CABINET 1, SLIDE 211, PLAT 15A.
3. BOUNDARY SURVEY BY MICHAEL S. KELLY RECORDED IN CABINET 1, SLIDE 161, PLAT 02B.
4. BOUNDARY SURVEY BY GEOIMAGE RECORDED IN PLAT BOOK 2017, PAGE 154.
5. BOUNDARY SURVEY BY GEORGIA PIEDMONT LTD. RECORDED IN PLAT BOOK 17, PAGE 210.
6. BOUNDARY SURVEY BY GEOIMAGE RECORDED IN PLAT BOOK 2018, PAGE 224.
7. BOUNDARY SURVEY BY TRAIL AND SON RECORDED IN PLAT BOOK 2020, PAGE 21.
8. RIGHT-OF-WAY DEED RECORDED IN BOOK X-2, PAGE 508, PROVIDED BY LUMPKIN COUNTY OFFICIALS SUPPORTING LAWRENCE ROAD RIGHT-OF-WAY.