

LEGEND

- △ CALCULATED POINT
 ○ IRON PIN SET (I.P.S. 1/2" RB)
 ● IRON PIN FOUND (I.P.F.)
 ■ RIGHT-OF-WAY MARKER
 --- PROPERTY LINE
 --- RIDGE LINE
 --- FENCE
 --- DITCH
 --- STREAM
 --- HOLLOW
 --- LAND LOT LINE (LLL)
 --- CENTERLINE
 --- POWERLINE
 --- TELEPHONE LINE
 --- PAVED ROAD
 --- DIRT ROAD
 --- GRAVEL ROAD
 --- TELE/POWER POLE
 --- TELE/ELEC BOX
 --- FENCE POST F.P.
 D.B. DEED BOOK
 P.B. PLAT BOOK
 L.L.C. LAND LOT CORNER
 N.T.S. NOT TO SCALE

SURVEY DATA:

- 1.) TYPE OF SURVEY: COMBINATION
- 2.) SOURCE OF TITLE DESCRIPTION FOR SUBJECT PROPERTY:
DB 1706/PG 322 (LOT 33) &
DB 1616/PG 109 (LOT 34)
- 3.) PROPERTY OWNER AT TIME OF SURVEY:
COMMUNITY & SOUTHERN
BANK (LOT 33) &
ANTHONY HANSON (LOT 34)
- 4.) TAX PARCEL #: 3086 E 006 &
3086 E 007
- 5.) CURRENT ZONING: R-1

THIS SURVEY PERFORMED USING A TOPCON GIS 3 TOTAL STATION. A COMPUTER USED FOR ALL CALCULATIONS.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 436,397 FEET.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A PRECISION OF ONE FOOT IN 8,986 FEET, AN ANGULAR ERROR OF 0.3" PER ANGLE POINT AND WAS ADJUSTED USING LEAST SQUARES RULE.

AGRICULTURE NOTICE:
GILMER COUNTY HAS AN ACTIVE AGRICULTURAL SECTOR. FARMING AND FORESTING ACTIVITIES MAY CAUSE NUISANCES AND INCONVENIENCES THAT ARE ASSOCIATED WITH SUCH LAWFUL ACTIVITIES. (O.C.G.A. 44-1-17)

THE BEARINGS SHOWN ON THIS PLAT WERE CALCULATED FROM A RANDOM TRAVERSE USING FIELD ANGLES AND A SINGLE MAGNETIC OBSERVATION. THE BEARINGS MAY DIFFER FROM PREVIOUS SURVEYS DUE TO MAGNETIC DECLINATION, EVEN THOUGH THE PROPERTY LINES ARE THE SAME.

NOTE: BOUNDARY, INSTRUMENT & CLOSURE TAKEN FROM REF'D PLAT. NO FIELD WORK PERFORMED BY L. S. BISHOP & ASSOC. AT THIS TIME.

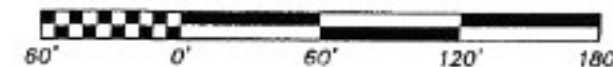
THIS SURVEY SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS. ACREAGE'S SHOWN, CALCULATED, USING DIMENSIONS SHOWN ON PLAT.

THIS SURVEY IS FOR THE EXCLUSIVE USE OF THE PERSON(S) HEREON NAMED AND IS NOT INTENDED FOR ANY OTHER PARTY.

COMPILED PLAT FOR
ANTHONY B. HANSON
AND
LOUISE G. HANSON

REVISED & COMBINED LOT 33 OF
MOUNTAIN CREEK HOLLOW PHASE 3
LAND LOTS 183 & 184 12th DISTRICT 2nd SECTION
GILMER COUNTY, GA. JULY 23, 2013

SCALE: 1" = 60'



SURVEY REF: PLAT BY L.S. BISHOP FOR MOUNTAIN CREEK HOLLOW PHASE 3 DATED 12-22-99; PLAT BY L.S. BISHOP FOR THORNTON DATED 3-14-04; PLAT BY L.S. BISHOP FOR BAILEY DATED 3-14-04; DB 1706/PG 322; DB 1616/PG 109; DB 966/PG 254; DB 1705/PG 223

F.K.A. LOTS 33 & 34 OF MOUNTAIN CREEK HOLLOW PHASE 3

I CERTIFY THAT THIS SURVEY CREATES A NEW PARCEL OF LAND IN GILMER COUNTY BUT IS EXEMPT FROM PLANNING COMMISSION APPROVAL BECAUSE THE PROPERTY SHOWN HEREON, DESCRIBED IN DEED BOOK 1706 PAGE 322 (LOT 33) & DEED BOOK 1616 PAGE 109 (LOT 34) IS TO BE COMBINED. I FURTHER CERTIFY THAT THIS SURVEY IN ALL RESPECTS COMPLIES WITH THE PROVISIONS OF O.C.G.A. 15-6-67. IT IS FURTHER DISCLOSED TO ANY AND ALL PERSONS USING OR RELYING ON THIS PLAT THAT THIS PARCEL SHALL NOT BE ELIGIBLE FOR BUILDING OR MOBILE HOME PLACEMENT WITHOUT FUTURE PLANNING COMMISSION APPROVAL.

THIS 24TH DAY OF JULY, 2013, *lane s bishop*
REGISTERED LAND SURVEYOR
LANE S. BISHOP RLS # 1575 & SHELLEY J. BISHOP RLS # 2536
4145 EAST FIRST ST. BLUE RIDGE, GA 30513

GEORGIA SURVEYOR'S CERTIFICATION

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT (O.C.G.A. 15-6-67).

SIGNATURE IS VALID ONLY IF ORIGINAL AND IN A CONTRASTING COLOR OF INK.



OFFICE:	R.O.	FIELD:	N/A	DRAWN BY:	CLO 7/23/2013
ORD. FILE		DWG. FILE	J. O. #	FLD. BOOK	
GL12217		MCH 33 REV	130718B	N/A	



PREPARED BY
LANE S. BISHOP AND ASSOCIATES
LAND AND ENGINEERING SURVEYS
GEORGIA PELS CERTIFICATE OF AUTHORIZATION LSF000305
PO BOX 1506 4145 EAST FIRST ST. BLUE RIDGE GA. 30513
PHONE: (706)632-3919 FAX: (706)632-6873
REGISTERED SURVEYOR: GA R.L.S. #1575 & 2536
TN. R.L.S. #1324 N.C. R.L.S. #2745

RECORDING STAMP SPACE

Filed in office Clerk of Superior Court
Gilmer County, Georgia, at 4:05 PM
Date: September 4, 2013
Recorded Plat Book 554 Page 243
Glenn S. Johnson
Glenn S. Johnson/Clerk

BASED ON MAPS PROVIDED BY GILMER COUNTY, I HEREBY CERTIFY THAT THIS PROJECT IS IN THE FOLLOWING PROTECTION DISTRICTS:		
YES	NO	PROTECTION DISTRICTS
	X	ELIJAY RIVER WATERSHED WATER SUPPLY
	X	CARTEWAY RIVER WATERSHED WATER SUPPLY
X		COOSAWATTEE RIVER WATERSHED WATER SUPPLY
	X	COOSAWATTEE RIVER CORRIDOR
	X	WETLANDS
	X	MOUNTAIN