THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

~LEGEND~

O	CALCULATED POSITION	RB	REBAR
●	IRON PIN FOUND/SET (IPF/IPS)	SR	SOLID ROD
⊠	MONUMENT	OCS	OUTLET CONTROL STRUCTURE
C/L	CENTERLINE	CPP	CORRUGATED PLASTIC PIPE
CTP	CRIMPED TOP PIPE	GI	GRATE INLET
DB	DEED BOOK	DI	DROP INLET
N/F	NOW OR FORMERLY	◎	SANITARY SEWER MANHOLE (SSMH)
OTP	OPEN TOP PIPE	☒	LIGHTPOLE
PB	PLAT BOOK	⊗	CLEANOUT
PG	PAGE		
P/L	PROPERTY LINE		

(ALL IPS ARE 1/2" RB "CAPPED" UNLESS OTHERWISE LABELED)

⊠ TELEPHONE PED. (T.P.)	ADJOINER
FIRE HYDRANT (FH)	LAND LOT LINE (L.L.L.)
WATER METER (WM)	RIGHT OF WAY (R/W)
WATER VALVE (WV)	FENCE
POWER BOX (PBX)	OVERHEAD POWER
POWER POLE (PP)	

LINE	BEARING	DISTANCE
L1	S 46°40'46" E	32.48'
L2	S 44°29'25" E	79.53'
L3	S 45°22'38" E	68.23'
L4	S 42°31'03" E	43.06'
L5	S 42°11'36" E	56.98'
L6	S 43°57'53" E	55.01'
L7	S 50°13'10" E	47.08'
L8	S 49°54'57" E	74.25'
L9	S 44°06'58" E	44.85'
L10	S 44°56'33" E	50.01'
L11	S 50°24'40" E	51.92'
L12	S 47°15'58" E	54.04'
L13	S 35°07'50" E	11.29'
L14	S 25°48'15" E	29.96'
L15	S 14°55'35" E	30.24'
L16	S 10°22'10" E	46.59'
L17	S 07°08'49" E	52.51'
L18	S 02°09'13" W	40.14'
L19	S 05°58'50" W	31.38'
L20	S 86°13'02" E	48.48'
L21	S 89°23'15" E	53.70'
L22	S 89°24'57" E	61.43'
L23	S 80°24'19" E	41.25'
L24	S 63°44'53" E	15.61'
L25	S 61°32'35" E	23.55'
L26	S 67°40'26" E	40.35'
L27	S 59°28'24" E	52.10'
L28	S 48°38'34" E	32.05'
L29	S 50°13'06" E	47.19'
L30	S 52°38'40" E	39.04'
L31	S 45°21'24" E	40.46'
L32	S 46°02'51" E	36.46'
L33	S 43°10'29" E	31.24'
L34	S 42°38'21" E	30.35'
L35	S 68°55'47" E	32.09'
L36	S 65°34'45" E	44.91'
L37	S 75°20'20" E	30.60'
L38	N 88°41'45" E	56.86'
L39	S 82°30'21" E	22.25'
L40	N 71°25'21" E	52.01'
L41	N 75°48'57" E	61.48'
L42	N 58°42'40" E	77.65'
L43	S 85°23'34" E	78.54'
L44	N 87°12'37" E	50.94'
L45	N 70°37'03" E	58.59'
L46	N 66°09'24" E	81.71'
L47	N 76°37'44" E	114.59'
L48	N 80°58'24" E	77.43'
L49	S 78°38'39" E	44.40'
L50	S 80°17'53" E	43.53'
L51	S 84°55'19" E	40.28'
L52	S 80°55'33" E	46.62'
L53	S 80°03'07" E	51.71'
L54	N 89°31'11" E	31.65'
L55	S 56°01'13" E	28.04'
L56	S 56°35'53" E	41.56'
L57	S 59°06'28" E	50.05'
L58	S 50°37'56" E	46.20'
L59	S 47°45'18" E	48.82'
L60	S 43°41'24" E	33.93'
L61	S 04°35'50" E	49.17'
L62	S 41°49'55" E	21.69'
L63	S 28°02'38" E	23.64'
L64	S 00°41'45" E	48.31'
L65	S 00°49'19" E	44.79'
L66	S 06°14'30" W	40.96'
L67	S 13°30'09" E	37.77'
L68	S 03°51'31" E	51.16'
L69	S 58°33'29" E	7.40'
L70	S 14°20'15" E	82.44'
L71	S 04°54'20" W	14.76'
L72	S 29°03'45" E	31.18'
L73	S 26°03'03" W	47.86'
L74	S 59°36'04" W	59.09'
L75	S 77°40'25" W	82.76'

LINE	BEARING	DISTANCE
L76	S 58°18'45" W	63.27'
L77	S 61°46'46" W	172.80'
L78	S 62°19'30" W	106.66'
L79	S 57°41'58" W	51.04'
L80	S 57°41'58" W	51.04'
L81	S 61°54'27" W	83.83'
L82	S 66°05'10" W	77.16'
L83	S 63°39'20" W	66.92'
L84	S 66°17'06" W	93.94'
L85	S 70°03'33" W	138.87'
L86	S 80°06'58" W	63.56'
L87	S 65°09'53" W	136.39'
L88	S 78°32'30" W	92.96'
L89	S 72°14'05" W	100.90'
L90	N 87°51'08" W	78.28'
L91	N 88°05'14" W	141.34'
L92	N 72°12'32" W	52.61'
L93	S 60°47'21" W	77.83'
L94	S 53°23'44" W	46.24'
L95	S 47°37'46" W	47.19'
L96	S 89°38'21" W	145.29'
L97	S 43°26'25" E	208.97'
L98	S 66°44'51" E	28.97'
L99	S 36°16'45" E	27.28'
L100	S 24°56'32" E	66.17'
L101	S 35°09'06" E	82.77'
L102	S 46°12'50" E	68.21'
L103	S 46°12'50" E	46.62'
L104	S 51°41'44" E	63.78'
L105	S 94°33'17" E	67.58'
L106	S 85°01'10" E	87.07'
L107	S 88°19'12" E	104.14'
L108	N 77°25'17" E	63.72'
L109	N 77°25'17" E	66.75'
L110	N 74°39'32" E	111.52'
L111	S 87°34'45" E	66.41'
L112	S 77°31'45" E	40.26'
L113	S 77°35'37" E	42.73'
L114	N 35°50'56" E	64.18'
L115	N 21°20'02" E	49.28'
L116	N 16°28'43" W	70.57'
L117	N 08°13'22" W	91.72'
L118	N 18°36'16" W	111.17'
L119	N 17°42'26" W	91.65'
L120	N 25°56'49" W	52.30'
L121	N 38°58'26" W	42.01'
L122	N 18°15'24" E	189.28'
L123	S 19°04'00" W	159.54'
L124	S 20°08'21" W	71.59'
L125	S 25°53'16" W	73.00'
L126	S 17°36'07" W	24.21
L127	S 17°36'07" W	55.04'
L128	S 15°48'38" W	70.14'
L129	S 15°48'38" W	32.23'
L130	S 01°19'02" E	66.11'
L131	S 01°52'16" W	78.72'
L132	S 11°08'53" W	36.77'
L133	S 32°44'51" W	77.20'
L134	S 38°39'27" W	157.37'
L135	S 12°00'21" W	66.40'
L136	S 02°19'43" W	89.37'
L137	S 12°47'20" E	59.78'
L138	S 34°36'56" E	81.68'
L139	S 06°03'37" E	65.51'
L140	S 07°10'30" W	30.71'
L141	S 45°58'22" W	30.28'
L142	S 71°16'13" W	44.79'
L143	S 85°31'22" W	71.95'
L144	S 89°24'21" W	80.01'
L145	S 72°12'15" W	52.13'
L146	S 51°49'26" W	55.71'
L147	S 09°41'31" E	169.69'
L148	N 04°11'14" E	279.38'
L149	N 00°34'25" E	110.57'
L150	S 41°38'13" E	15.61'

LINE	BEARING	DISTANCE
L151	S 49°52'22" E	43.19'
L152	S 49°46'41" E	51.05'
L153	S 48°25'21" E	44.29'
L154	S 39°13'11" E	47.83'
L155	S 28°36'53" E	86.83'
L156	S 30°27'40" E	101.62'
L157	S 25°43'19" E	117.87'
L158	S 35°40'08" E	76.87'
L159	S 55°13'40" E	31.19'
L160	S 55°13'40" E	41.34'
L161	S 77°31'25" E	40.78'
L162	S 85°29'26" E	45.02'
L163	N 85°51'55" E	66.02'
L164	N 79°28'44" E	58.09'
L165	N 81°27'54" E	63.96'
L166	N 86°33'12" E	39.00'

TOTAL AREA

101.19 ACRES

PARCEL 033 004

~SURVEYOR CERTIFICATION~

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR UNDER MY SUPERVISION THAT ALL MONUMENTS SHOWN THEREON ACTUALLY EXIST OR ARE MARKED AS "FUTURE" AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE CORRECTLY SHOWN AND THAT ALL RELEVANT REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF LUMPKIN COUNTY, GEORGIA, HAVE BEEN FULLY COMPLIED WITH.

DUSTY L. LOWMAN PLS# 3216

ROADS SHOWN HEREON ARE PRIVATELY MAINTAINED AND HAVE NOT BEEN ACCEPTED FOR MAINTENANCE BY THE LUMPKIN COUNTY GOVERNING AUTHORITY.

PRIVATE COVENANTS AND RESTRICTIONS ARE PLANNED FOR THIS SUBDIVISION. THE COVENANTS AND RESTRICTIONS WILL BE RECORDED PRIOR TO LOT SALES.

~OWNERS CERTIFICATION~

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THORUGH A DULY AUTHORIZED AGENT, CERTIFIED THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND DEDICATED TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, PARKS, DRAINS, EASMENTS, AND PUBLIC GROUNDS THERONE SHOWN, FOR THE PURPOSE THERIN EXPRESSED.

AGENT DATE

OWNER DATE

~SURVEY NOTES~

FIELD MEASUREMENTS WERE TAKEN WITH A LEICA TS16 ROBOTIC INSTRUMENT.

FIELD DATA FOUND TO HAVE A CLOSURE PRECISION OF 1 FOOT IN 22,032 FEET, AND AN ANGULAR ERROR OF 2 SECOND PER ANGLE.

FIELD DATA ADJUSTED USING THE LEAST SQUARES METHOD

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO HAVE A PRECISION OF 1 FOOT IN 331,236 FEET.

THIS PLAT DOES NOT CONSTITUTE AND SHALL NOT BE CONSTRUED AS A TITLE SEARCH OR REPORT, AND THUS MAY BE SUBJECT TO ANY EASEMENTS, RIGHT OF WAY OR RESTRICTIONS ONE MAY FIND.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED ON THIS PLAT.

THIS DOES NOT EXTEND TO ANY UNNAMED THIRD PARTY WITHOUT AN EXPRESSED RESTATEMENT BY THE SURVEYOR.

TYPE OF SURVEY: CLASS VII SUBDIVISION

SOURCE OF TITLE DESCRIPTION FOR PROPERTY SHOWN HEREON:
DB 1332, PG 89

PROPERTY OWNERS AS OF SURVEY DATE:
JAY & SUSAN ROSENHECK, ETAL

PARCEL NUMBER: 033 004

~SURVEYOR 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 THIS 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 PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67

DUSTY L. LOWMAN PLS# 3216

GEORGIA REGISTERED NO. 3216 LAND SURVEYOR DUSTY L. LOWMAN

~PLANNING APPROVAL~

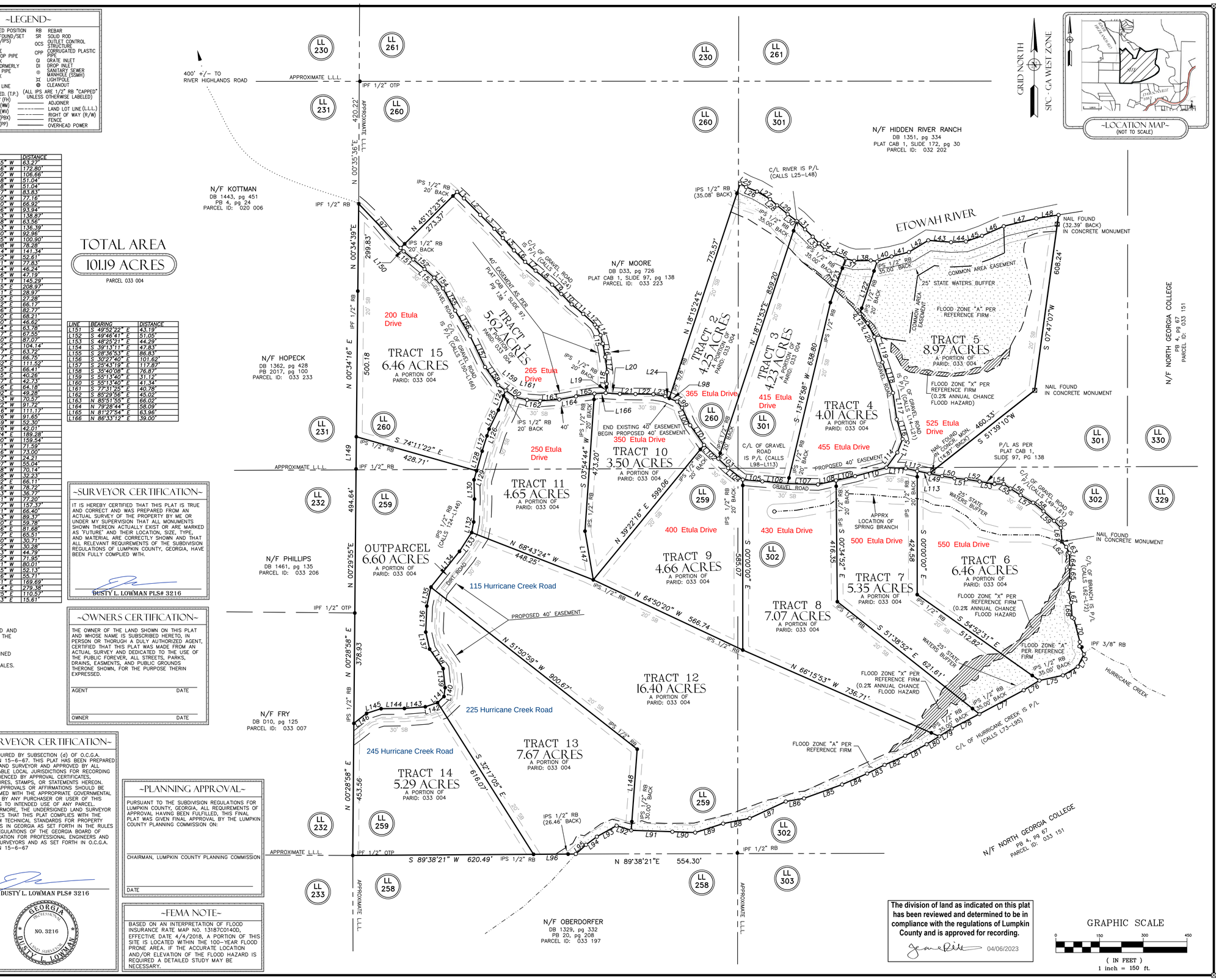
PURSUANT TO THE SUBDIVISION REGULATIONS FOR LUMPKIN COUNTY, GEORGIA, ALL REQUIREMENTS OF APPROVAL HAVING BEEN FULFILLED, THIS FINAL PLAT WAS GIVEN FINAL APPROVAL BY THE LUMPKIN COUNTY PLANNING COMMISSION ON:

CHAIRMAN, LUMPKIN COUNTY PLANNING COMMISSION

DATE

~FEMA NOTE~

BASED ON AN INTERPRETATION OF FLOOD INSURANCE RATE MAP NO. 13187C0140D, EFFECTIVE DATE 4/4/2018, A PORTION OF THIS SITE IS LOCATED WITHIN THE 100-YEAR FLOOD PRONE AREA. IF THE ACCURATE LOCATION AND/OR ELEVATION OF THE FLOOD HAZARD IS REQUIRED A DETAILED STUDY MAY BE NECESSARY.



The division of land as indicated on this plat has been reviewed and determined to be in compliance with the regulations of Lumpkin County and is approved for recording.

04/06/2023

GRAPHIC SCALE

0 150 300 450

(IN FEET)
1 inch = 150 ft.

PREPARED BY
DES DAVIS
ENGINEERING & SURVEYING
24 DAWSON VILLAGE WAY SOUTH
DAWSONVILLE, GA 30534
PHONE: (706) 265-1234
DAVISENGINEERS.COM

CERTIFICATE OF AUTHORIZATION NUMBER: SF 000030

CLASS VII SUBDIVISION FOR

ETULA RIVER PRESERVE
LAND LOTS 259, 260, 301 & 302
12th DISTRICT, 1ST SECTION
LUMPKIN COUNTY, GEORGIA

REVISIONS BY:	–
REVISION DATE:	–
DRAWING BY:	AM
DRAWING DATE:	3/6/23
FIELD CREW:	CC
FIELD DATE:	8/25/21

SHEET NO. 1 OF 1

PROJECT NO. 21-303.1