Type: PLAT
Kind: GENERIC MAPS AND PLATS
Recorded: 2/22/2019 4:44:00 PM
Fee Amt: $8.00 Page 1 of 1
Fannin Co. Clerk of Superior Court
DANA CHASTAIN Clerk of Courts

Participant ID(s): 7951616124, 2919157511

BK F100 PG 7

THE SPACE ABOVE IS RESERVED FOR THE CLERK OF SUPERIOR COURT FOR RECORDING DATA

GEORGIA SURVEY DATA

A. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS CLOSURE PRECISION OF ONE FOOT IN 58,497 FEET, AND AN ANGULAR ERROR OF 3 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES.
B. THE PERIMETER OF THIS SURVEY HAS A CLOSURE PRECISION OF ONE FOOT IN 846,863 FEET.
C. ANGULAR AND LINEAR MEASUREMENTS OBTAINED BY USE OF A TOPCON ES-105 TOTAL STATION.
D. DATE(S) OF FIELD SURVEY: 1/10/2019.
E. OWNER INFORMATION AT TIME OF SURVEY:
OWNER: HIGHLAND CABIN CRAFTERS
SOURCE OF TITLE: DB 1202, pg 638
TAX PARCEL: #0026-03370

GEORGIA SURVEYOR CERTIFICATION

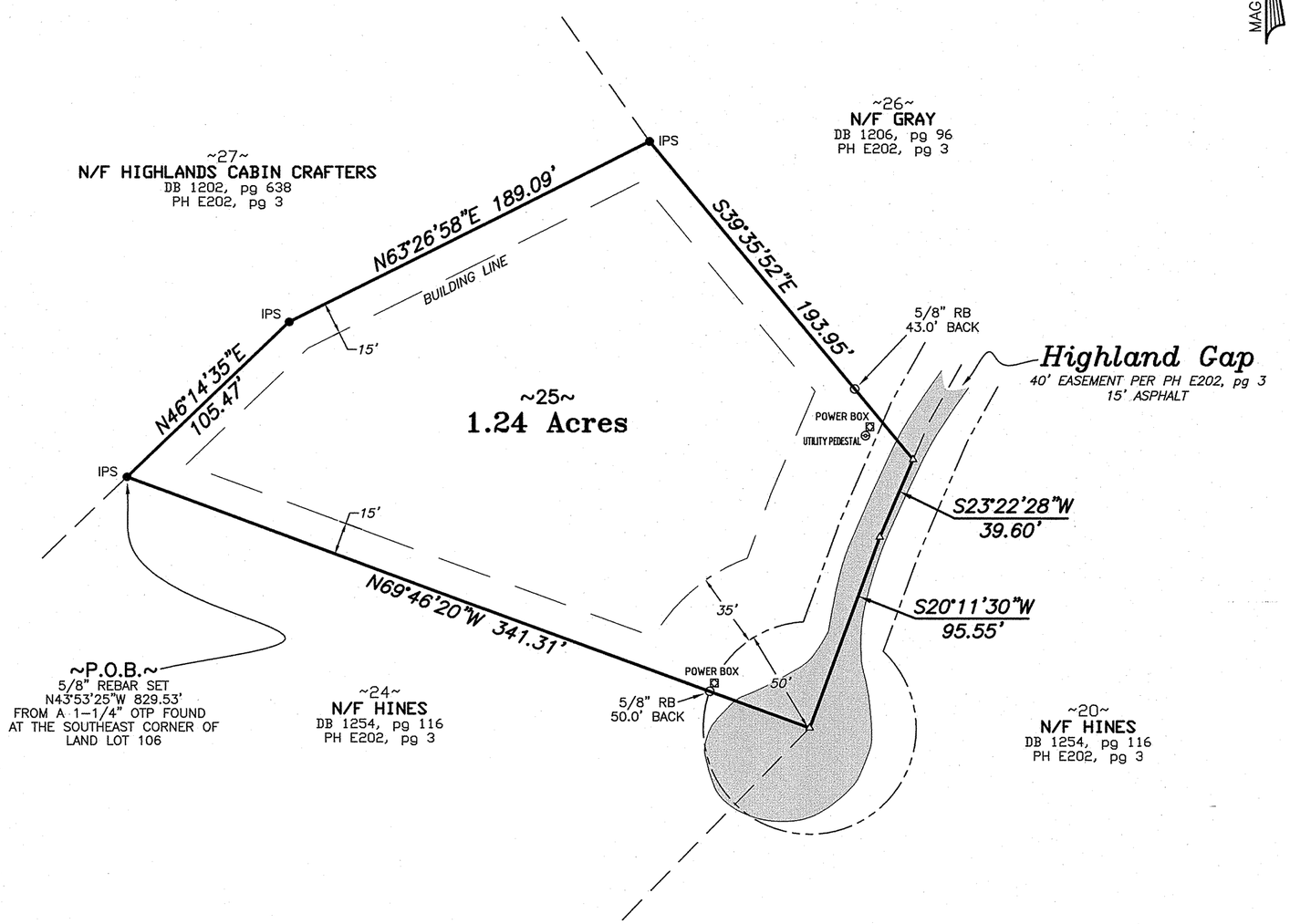
O.C.G.A. 15-6-67(c)(3)(A)(iii) (NO APPROVAL NEEDED)
This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION 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 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.

DARRYL C. WHITWORTH, RLS No. 3071 DATE: 2/19 /2019

GEORGIA REGISTERED No. 3071 LAND SURVEYOR DARRYL C. WHITWORTH

PH=PLAT HANGER

NORTH
MAGNETIC



RETRACEMENT SURVEY

PREPARED FOR

David Vandale & Leslie Vandale

LOT 25 THE HIGHLANDS; PHASE 4
PH E202, pg 3
LAND LOT 106
8th DISTRICT, 1st SECTION
FANNIN COUNTY, GEORGIA

DATE: FEBRUARY 19, 2019

REVISIONS:
DATE COMMENT

LEGEND

IRON PIN FOUND		FIRE HYDRANT	POWER BOX
IRON PIN SET (IPS)		UTILITY POLE	UTILITY PEDESTAL
COMPUTED POSITION (NO MONUMENT)		WATER METER	DRAIN INLET
ROCK		WATER VALVE	STORM MH
OR CONCRETE MONUMENT		GAS METER	SEWER MH
RB — REBAR		GAS VALVE	LIGHT POLE
OTP — OPEN TOP PIPE			PROPERTY LINE
CTP — CRIMP TOP PIPE			LAND LOT LINE
P.O.B. — POINT OF BEGINNING			RIGHT OF WAY
R/W — RIGHT OF WAY			O/H POWER
P/L — PROPERTY LINE			O/H TELEPHONE
C/L — CENTERLINE			FENCE
N/F — NOW OR FORMERLY			STREAM OR POND
DB/pg — DEED BOOK/PAGE			UG GAS LINE
PB/pg — PLAT BOOK/PAGE			UG POWER
PP — UTILITY POLE			SEWER LINE
L.L. — LAND LOT			WATER LINE
RCP — REINFORCED CONC. PIPE			UG COMMUNICATIONS
CMP — CORRUGATED METAL PIPE			STORM LINE
CPP — CORRUGATED PLASTIC PIPE			R/R TRACKS
ASPHALT			EXIST. CONTOUR
CONCRETE		1000	EXIST. INDEX CONTOUR
GRAVEL			PROP. CONTOUR
		1000	PROP. INDEX CONTOUR

MONUMENT DIMENSIONS ARE OUTSIDE/OVERALL DIMENSIONS.
ALL IPS ARE CAPPED 5/8" REBAR UNLESS OTHERWISE NOTED.

"Thou shalt not remove thy neighbor's landmark, which they of old time have set."
Deuteronomy 19:14 KJV

DISCLOSURE & NOTICE

This drawing and any findings does not constitute a title or legal opinion by Chastain & Associates, P.C. Any provided certification is a statement based on facts and knowledge known to the registrant and is not a guarantee or warranty, either expressed or implied. Other documents or conditions may exist that would affect this property. As a unique pictorial and graphic professional work, this survey is subject to the Copyright laws of the United States. The latest date of field survey work is the date applicable to provisions of Statutes of Limitation. No certification or liability is extended to any party not named hereon. Subsurface matters not certified unless excavated.

IN GOD WE TRUST

PREPARED BY
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NORTH CAROLINA LAND SURVEYING FIRM C-3198
ALABAMA LAND SURVEYING FIRM CA-852-LS
SOUTH CAROLINA SURVEYING FIRM COA No. 5205

25 0 50 100
GRAPHIC SCALE - 1" = 50'

SHEET 1 OF 1
FILE: 219B07