eFiled and eRecorded DATE: 07/14/2023 TIME: 1:53 PM PLAT BOOK: 108 PAGE: 892 - 892 FILING FEES: \$10.00 PART ID: 9737845786 RECORDED BY: WT Alan J. Lee

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

Carroll County, GA

## SURVEY NOTES

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, ZONING OR OTHER LAND-USE REGULATIONS, AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

ALL BUILDINGS. SURFACE, AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THE SITE ARE NOT NECESSARILY SHOWN HEREON.

DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.

SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENT OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

THE BASIS FOR THE DIRECTIONS SHOWN HEREON IS BASED ON NAD83 STATE PLANE - GEORGIA WEST ZONE.

DATE OF LAST FIELD WORK: JULY 1, 2023.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 22,079 FEET AND AN ANGULAR ERROR OF 2 SECONDS PER ANGLE POINT, AND WAS NOT ADJUSTED.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN:

TRACT 1: ONE FOOT IN 186,425 FEET TRACT 2: ONE FOOT IN 573,870 FEET TRACT 3: ONE FOOT IN 785,253 FEET

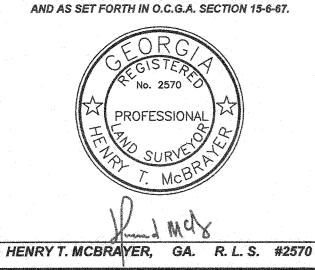
TRACT 4: ONE FOOT IN 184,691 FEET TRACT 5: ONE FOOT IN 315,348 FEET TRACT 6: ONE FOOT IN 529,242 FEET TRACT 7: ONE FOOT IN 438,723 FEET

TRACT 8: ONE FOOT IN 673,859 FEET TRACT 9: ONE FOOT IN 669,042 FEET

**EQUIPMENT UTILIZED: ANGULAR - TOPCON GTS- 303** LINEAR - TOPCON GTS- 303 GPS - TRIMBLE R8 ROVER

FOR PORTIONS OF BOUNDARY AND LOCATION ASPECTS ON THIS SURVEY, RTK GPS POSITIONAL DATA WAS OBSERVED ON THE DATE OF JULY 1, 2023 UTILIZING A TRIMBLE R8 GPS RECEIVER. THE GRID COORDINATES OF THE FIXED STATIONS SHOWN WERE DERIVED USING THE TRIMBLE VRS NETWORK. RELATIVE POSITIONAL ACCURACY OF THE GPS VECTORS DOES NOT EXCEED:

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



REAR: 15 FT.

UTILITY AVAILABILITY:

SUPERIOR COURT.

ELECTRIC: CARROLL EMC

\*FRONT LOT WIDTH AT SETBACK LINE: 125 FT.\*

WATER: CARROLL CO. WATER AUTHORITY

COVENANTS AND RESTRICTIONS AND ARE ON FILE IN

DEED RECORDS AT CARROLL COUNTY CLERK OF

SEPTIC: PRIVATE SEPTIC SYSTEMS

NOTE: THESE TRACTS TO BE GOVERNED BY

RADIUS ARC CHORD CHORD BRG 36.02" 3022.95" 171.98' 171.96 S39°14'00"E P.O.B. (LLC) 38.02" 38.02" S37°17'10"E CHANNEL IRON HESTER C4 3420.79' 64.61' 64.61 S36°25'30"E IN PINE TREE PB 94-224 N:1328198.7 ZONED: AG C5 3420.78' 206.67' 206.63' S34°09'10"E E:2048158.1 YOUNG YOUNG S35°48'40"E 954.93' | 112.89' | 112.83' HESTER DB 3835-183 DB 5268-576 S45°30'30"E DB 536-50 954.98' 210.43' 210.00' PB 46-82 C7 PB 33-253 PB 94-224 ZONED: AG ZONED: AG 6TH. DISTRICT 954.97' | 110.23' | 110.17' S55°07'40"E ZONED: AG APPROXIMATE LAND LOT IPF-1/2" REBAR 1/2" REBAR 1/2" REBAR S87° 30' 51"E 540.78' (TO IPS) \_ S41° 32' 46"E S88° 07' 25°E 603.54' S87° 29' 05"E 399.89' 47.23' APPROXIMATE LAND LOT **5TH. DISTRICT** 113 112 IPF-1" REBAR N87° 32' 58"W 1080.16' & DISTRICT LINE (1.2' WEST) S87° 32' 58"E 1080.16" TRACT 2 9.35 ACRES RESSLER TRACT 1 DB 5863-275 7.67 ACRES PB 67-274 PB 70-125 \$75° 21' 03"W 812.27' ZONED: R-: DIRT == \$32° 25' 24"E S32° 13' 36"E N88° 06' 30"W 521.07' N01° 26' 12"E 62.63" S88° 06' 30"E 521.07' S75° 41' 37"W 459.63' 70.00 4.00 ACRES S01° 23' 13"W N75° 41' 37°E 459.63' IPF-1/2" REBAR N14° 38' 57"W 69.87 HIGHTOWER V74° 25' 43"E 882.41' S32° 33' 01"E D.B. 5620-292 S14° 38' 57"E P.B. 55-282 212.18' APPROX. C/L-ZONED: MHS OF CREEK NÆ NELSON TRACT 3 DB 4822-306 TRACT 6 ZONED: MHS GTC CONC. R/W —MONUMENT FND. 7.66 ACRES IPF-1/2" REBAR S58° 26' 03"E 106.88 TRACT 5 N07° 14' 02"E 8.90 ACRES CRUM PB 27-20 211.00' ZONED: MHS IPF 1/2" OTP S58° 26' 03"E N04° 04' 31"W 139.15 48.92" TRACT 7 SOUTHERN NATURAL GAS EASEMENT ASSUMED 80' EASEMENT LOCATION (SEE NOTE 1' RUBIO DB 5998-829 PB 27-20 NO4° 04' 31"W EASEMENT LOCATION ESTABLISHED BY
AVERAGE CLEARING LIMITS ONLY ZONED: MHS 141.92' (D.B. 87, PG. 177 & D.B. 101, PG. 116) IPF-1/2" OTP LOT 3 N/F TURNER DB 603-686 PB 27-20 ZONED: MHS IPF-1/2" OTP RICKS DB 72-187 **JOHNSON** DB 224-301 GTC CONC. R/W MONUMENT FND. DB 1659-276 UNRECORDED GA WEST PLAT PB 27-20 ZONED: AG ZONED: MHS IPF-2" FLAT IRON Carron Country Community Developmen IPF-1/2" OTP Enginee: Elan Review TRACT 8 Date In **JOHNSON** DB 1659-275 IPF-2" OTP PB 27-20 Z Approved ZONED: MHS ALL REQUIREMENTS OF THE CARROLL COUNTY IPF-1/2" OTP SUBDIVISION REGULATIONS RELATIVE TO THE LOT 6 N/F NEUMAN HAVING BEEN FULFILLED, APPROVAL BY THIS PLAT IS NOTE: PURSUANT TO CURRENT CARROLL DB 5804-518 HEREBY GRANTED, SUBJECT TO FURTHER PROVISIONS **COUNTY COMMUNITY DEVELOPMENT** PB 27-20 SAID SUBDIVISION REGULATIONS, AND THE PLAT HAS REGULATIONS REGARDING SUBDIVISION OF FULLY COMPLIED WITH THE CARROLL COUNTY ZONING -OF CREEK PROPERTY, NO TRACT AS SHOWN ON THE REGULATIONS, AND THE CONDITIONS OF ZONING PF-1/2" OTP PLAT MAY BE FURTHER SUBDIVIDED. LOT 7 N/F APPROVAL HAVE BEEN MET. SMITH DB 5586-382 DATE OF APPROVAL PB 27-20 NOTE 1: ZONED: MHS IPF-1/2" OTP N89° 03' 06"W 811.59' THE EXACT LOCATION, WIDTH AND LIMITS OF N01° 27' 57"W N89° 03' 06"W 728.80' IPF-1/2" RB THE G.T.C. AND SOUTHERN NATURAL GAS 26.62 DIRECTOR OF THE DEPARTMENT OF COMMUNITY IPS EASEMENTS AS SHOWN SHALL BE DETERMINED (W/CAP) IPF-1" FLAT IRON DEVELOPMENT Carroll County BY THE EASEMENT OWNERS PRIOR TO ANY N:1326002.7 N:1325977.2 NÆ Dept. of Community LYLE CONSTRUCTION AT, ON OR NEAR THE PIPELINE E:2048104.2 E:2049644.4 RICKS DB 736-96 AND POWER EASEMENTS AS SHOWN ON THIS CARROLL COUNTY ASSUMES NO RESPONSIBILITY FOR Development DB 71-16 PB 26-295 DRAWING. USERS OF THIS PLAT ARE STRICTLY OVERFLOW OR EROSION OF NATURAL DRAINS BEYOND DB 72-187 ZONED: R-1 Zoning: 44 THE EXTENT OF THE STREET RIGHT OF WAY OR FOR (II) TIL DB 224-301 CAUTIONED AGAINST CONSTRUCTION OF Zoning Admin\_M UNRECORDED GA WEST PLAT STRUCTURES, DRIVES, UTILITIES OR OTHER THE EXTENSION OF CULVERTS BEYOND THE POINT 113 112 Zoining as of: 1/13/23 ZONED: AG PRIOR TO CONTACTING THE RESPECTIVE SHOWN ON THE APPROVED AND RECORDED PLAT. EASEMENT OWNER, **LEGEND BUILDING SETBACKS:** R/W RIGHT OF WAY THESE TRACTS MAY BE SERVED BY AN INDIVIDUAL OWNER / SUBDIVIDER: FRONT: 100 FT. (FROM CL - COUNTY RD) NOW OR FORMERLY SEPTIC SYSTEM FOR EACH TRACT. PHILLIP A. CARNES & SIDE: 15 FT. IPS **IRON PIN SET WITH** 

THIS PROPERTY IS NOT LOCATED WITHIN A HIGH WATER LINE OR DAM BREAK ZONE.

STATE WATERS PRESENT AS INDICATED ON SURVEY BASED ON FIELD OBSERVATIONS AND THE FOLLOWING BUFFERS & SETBACKS APPLY: 25 FT. UNDISTURBED BUFFER REQUIRED ON ALL STATE WATERS.

PLASTIC CAP (1/2" R/B)

**COMPUTED POINT** 

CTP

OTP

LLL

P.O.B.

P.O.C.

AC

DB

(NO CORNER SET)

CRIMPED TOP PIPE

OPEN TOP PIPE

LAND LOT LINE

**POINT OF BEGINNING** 

POINT OF COMMENCEMENT

REBAR

ACRE

LAND LOT

DEED BOOK

PLAT BOOK

THE PROPERTY AS SHOWN ON THIS PLAT DOES NOT LIE WITHIN A SPECIFIC FLOOD HAZARD AREA AS DETERMINED BY F.I.R.M. MAP # 13045C 0230D, EFFECTIVE SEPTEMBER 19, 2007.

ANN TUMLIN-CARNES TRUST c/o LYNN S. McBRAYER 2339 HAYS MILL ROAD CARROLLTON, GA 30117

SUBJECT PROPERTY DEED & PLAT REFERENCE:

TOTAL AREA & LOTS: 92.98 ACRES / 9 TRACTS

PRESENT ZONING OF PROPERTY: AG (AGRICULTURE DISTRICT)

NO



1-800-282-7411 Know what's below. Call before you dig.

PF-1/2" REBAR (0.4' EAST)

GRAPHIC SCALE 1" = 200'

CKD DATE REVISION

22-049

DAEPARED DARED

3

PROJECT NUMBER DRAWN BY CHECKED BY **ERB** HTM7/11/23 ISSUE DATE FILE NAME 22-049 (SANDHILL ESTATES-1) DRAWING NUMBER

1 OF 1