

eFiled & eRecorded  
 DATE: 2/7/2022  
 TIME: 10:38 AM  
 PLAT BOOK: 00068  
 PAGE: 00281  
 RECORDING FEES: \$10.00  
 PARTICIPANT ID: 7951616124, 2919157511  
 CLERK: Amy Johnson  
 Gilmer County, GA  
 NOTE: LD

**APPROVAL TABLE**

DEPARTMENT/OFFICE	DEPARTMENT REPRESENTATIVE	DATE APPROVED
GILMER COUNTY P & Z	KAREN HENSON	2-5-2022

NOTES:  
 1. THIS PLAT IS A SINGLE (ANNUAL) SPLIT OF TRACT A AS PREVIOUSLY CREATED BY PB 68, pg 194.  
 2. DUE TO THE ACCESS TO THIS PROPERTY BEING CONSIDERED A SINGLE RESIDENTIAL DRIVE, ONLY ONE HOME MAY BE PLACED PER LOT AND NO TRACT CAN BE FURTHER SUBDIVIDED WITHOUT WRITTEN APPROVAL OF ALL 4 LOT OWNERS (INCLUDING TRACTS 3 AND 4 TO THE SOUTH), GEORGIA D.O.T., AND GILMER COUNTY PLANNING.

**THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN THE FOLLOWING DISTRICTS:**

YES	NO	DISTRICT
	X	MOUNTAIN PROTECTION DISTRICT
	X	WETLANDS PROTECTION DISTRICT
	X	COOSAWATTEE RIVER CORRIDOR PROTECTION DISTRICT
X		COOSAWATTEE RIVER WATER SUPPLY WATERSHED DISTRICT
	X	CARTECAY RIVER WATER SUPPLY WATERSHED DISTRICT
	X	ELLIJAY RIVER WATER SUPPLY WATERSHED DISTRICT

DIVISION SURVEY  
 PREPARED FOR  
**Scott Dunnuck**  
 LAND LOTS: 30, 31 & 43  
 26th DISTRICT, 2nd SECTION  
 GILMER COUNTY, GEORGIA  
 DATE: FEBRUARY 3, 2022

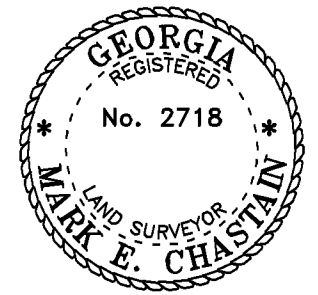
THE SPACE ABOVE IS RESERVED FOR THE CLERK OF SUPERIOR COURT FOR RECORDING DATA

**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)

**GEORGIA SURVEY DATA**  
 A. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS CLOSURE PRECISION OF ONE FOOT IN 3,431 FEET, AND AN ANGULAR ERROR OF 1 SECOND PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES.  
 B. THE PERIMETER OF THIS SURVEY HAS A CLOSURE PRECISION OF ONE FOOT IN 308,044 FEET.  
 C. ANGULAR AND LINEAR MEASUREMENTS OBTAINED BY USE OF A TOPCON GM-52 TOTAL STATION.  
 D. DATE(S) OF FIELD SURVEY: DEC. 20-23, 2021 & JAN. 2022.  
 E. OWNER INFORMATION AT TIME OF SURVEY:  
 OWNER: SCOTT DUNNUCK  
 SOURCE OF TITLE: DB 1262, pg 212  
 TAX PARCEL: PORTION OF #3032 031

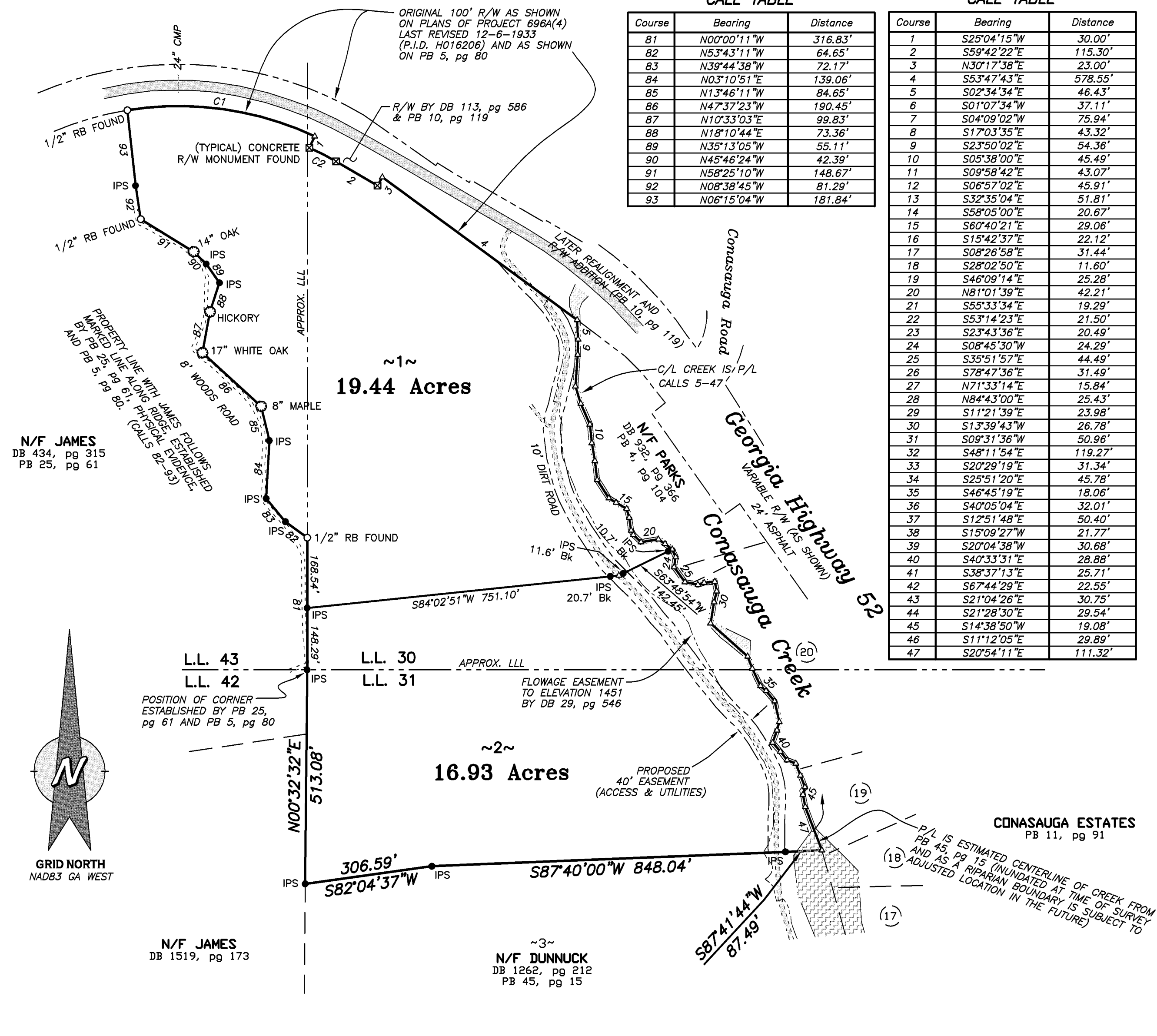
**GEORGIA SURVEYOR CERTIFICATION**  
 O.C.G.A. 15-6-67(c)(3)(A)(ii) (APPROVAL TABLE NEEDED)  
 As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor. This plat has been approved by all applicable local jurisdictions that require prior approval for recording this type of plat or one or more of the applicable local jurisdictions do not require approval of this type of plat. For any applicable local jurisdiction that requires approval of this type of plat, the names of the individuals signing or approving this plat, the agency or office of that individual, and the date of approval are listed in the approval table shown hereon. For any applicable local jurisdiction that does not require approval of this type of plat, the name of such local jurisdiction and the number of the applicable ordinance or resolution providing that no such approval is required are listed in the approval table shown hereon. Such approvals, affirmations, or ordinance or resolution numbers 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.

MARK E. CHASTAIN, RLS No. 2718 DATE: 2-3-2022



**CURVE CALL TABLE**

Curve	Radius	Length	Chord	Chord Bear.
C1	768.51'	460.15'	453.31'	S82°04'57" E
C2	738.51'	71.77'	71.74'	S62°40'09" E



**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
	⊗ GAS VALVE	⊗ LIGHT POLE
RB — REBAR	— OPEN TOP PIPE	— PROPERTY LINE
DTP — CRIMP TOP PIPE	— CRIMP TOP PIPE	— LAND LOT LINE
P.O.B. — POINT OF BEGINNING	— RIGHT OF WAY	— RIGHT OF WAY
R/W — RIGHT OF WAY	— PROPERTY LINE	— O/H POWER
P/L — CENTERLINE	— NOW OR FORMERLY	— O/H TELEPHONE
N/F — NOW OR FORMERLY	— DEED BOOK/PAGE	— FENCE
DB/pg — DEED BOOK/PAGE	— PLAT BOOK/PAGE	— STREAM OR POND
PB/pg — PLAT BOOK/PAGE	— UTILITY POLE	— G — UG GAS LINE
PP — UTILITY POLE	— LAND LOT	— E — UG POWER
L.L. — LAND LOT	— CORRUATED METAL PIPE	— SS — SEWER LINE
RCP — REINFORCED CONC. PIPE	— CORRUGATED METAL PIPE	— W — WATER LINE
CMP — CORRUGATED METAL PIPE	— CORRUGATED PLASTIC PIPE	— C — UG COMMUNICATIONS
CPP — CORRUGATED PLASTIC PIPE	— ASPHALT	— R/R TRACKS
	— CONCRETE	— EXIST. CONTOUR
	— GRAVEL	— PROP. CONTOUR
		— 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  
**CHASTAIN & ASSOCIATES, P.C.**  
 SURVEYING~PLANNING~CONSULTING

"Covering Dixie Like The Dew"  
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 GEORGIA CERTIFICATE OF AUTH. LSF000781  
 TENNESSEE PROFESSIONAL REG. No. 1937  
 NORTH CAROLINA LAND SURVEYING FIRM C-3198  
 ALABAMA LAND SURVEYING FIRM CA-852-LS  
 SOUTH CAROLINA SURVEYING FIRM COA No. 5205

100 0 200 400  
 GRAPHIC SCALE - 1" = 200'  
**SHEET 1 OF 1**  
 FILE: 206A01B