

Scott Dunnuck

LAND LOT 31  
26th DISTRICT, 2nd SECTION  
GILMER COUNTY, GEORGIA

DATE: FEBRUARY 3, 2022

REVISIONS:  
DATE COMMENT

LEGEND

- IRON PIN FOUND, IRON PIN SET (IPS), COMPUTED POSITION (NO MONUMENT), ROCK, CONCRETE MONUMENT, REBAR, OPEN TOP PIPE, CRIMP TOP PIPE, POINT OF BEGINNING, RIGHT OF WAY, PROPERTY LINE, CENTERLINE, NOW OR FORMERLY, DEED BOOK/PAGE, PLAT BOOK/PAGE, UTILITY POLE, LAND LOT, REINFORCED CONC. PIPE, CORRUGATED METAL PIPE, CORRUGATED PLASTIC PIPE, FIRE HYDRANT, UTILITY POLE, WATER METER, WATER VALVE, GAS METER, GAS VALVE, POWER BOX, UTILITY PEDESTAL, DRAIN INLET, STORM MH, SEWER MH, LIGHT POLE, PROPERTY LINE, LAND LOT LINE, RIGHT OF WAY, O/H POWER, O/H TELEPHONE, FENCE, STREAM OR POND, UG GAS LINE, UG POWER, SEWER LINE, WATER LINE, UG COMMUNICATIONS, STORM LINE, R/R TRACKS, EXIST. CONTOUR, PROP. CONTOUR

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

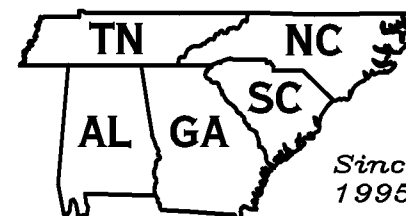
"Thou shalt not remove thy neighbor's landmark, which they of old time have set." Deuteronomy 19:14 KJV

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 herein. Subsurface matters not certified unless excavated.

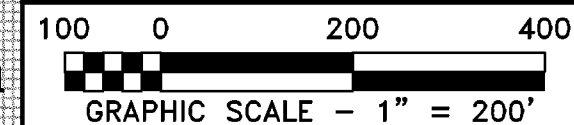
IN GOD WE TRUST

PREPARED BY  
CHASTAIN & ASSOCIATES, P.C.  
SURVEYING~PLANNING~CONSULTING



"Covering Dixie Like The Dew"  
CHASTAINASSOCIATES.COM  
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email: INFO@CHASTAINASSOCIATES.COM

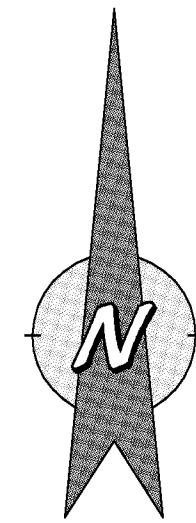
288 N. Main St. Ellijay, GA 30540  
GEORGIA CERTIFICATE OF AUTH. LSF000781  
TENNESSEE PROFESSIONAL REG. No. 1937  
NORTH CAROLINA LAND SURVEYING FIRM C-3198  
ALABAMA LAND SURVEYING FIRM CA-852-LS  
SOUTH CAROLINA SURVEYING FIRM COA No. 5205



APPROVAL TABLE

Table with 3 columns: DEPARTMENT/OFFICE, DEPARTMENT REPRESENTATIVE, DATE APPROVED. Row 1: GILMER COUNTY P & Z, KAREN HENSON, 2-5-2022.

CURRENT ZONING: R-1



L.L. 43, L.L. 42, L.L. 30, L.L. 31. POSITION OF CORNER ESTABLISHED BY PB 25, pg 61 AND PB 5, pg 80.

N/F DUNNUCK  
DB 1262, pg 212  
PB 45, pg 15

CONASAUGA ESTATES  
PB 11, pg 91

N/F JAMES  
DB 1519, pg 173

N/F McREYNOLDS  
DB 2051, pg 27  
PB 4, pg 224

N/F CHASTAIN - MARTIN LLC  
DB 804, pg 382  
PB 25, pg 36

THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN THE FOLLOWING DISTRICTS:

Table with 2 columns: YES/NO, DISTRICT NAME. Includes Mountain Protection, Wetlands Protection, Coosawattee River Corridor Protection, Coosawattee River Water Supply Watershed, Carcey River Water Supply Watershed, Ellijay River Water Supply Watershed.

CALL TABLE with columns: Course, Bearing, Distance. Lists courses 48 through 64.

CALL TABLE with columns: Course, Bearing, Distance. Lists courses 65 through 80.

CALL TABLE with columns: Course, Bearing, Distance. Lists courses 81 through 90.

- NOTES: 1. THIS PLAT IS A SINGLE (ANNUAL) SPLIT OF TRACT B 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 1 AND 2 TO THE NORTH), GEORGIA D.O.T., AND GILMER COUNTY PLANNING.

eFiled & eRecorded  
DATE: 2/7/2022  
TIME: 10:40 AM  
PLAT BOOK: 00068  
PAGE: 00282  
RECORDING FEES: \$10.00  
PARTICIPANT ID: 7951616124,2919157511  
CLERK: Amy Johnson  
Gilmer County, GA  
NOTE: LD

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 287,661 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

