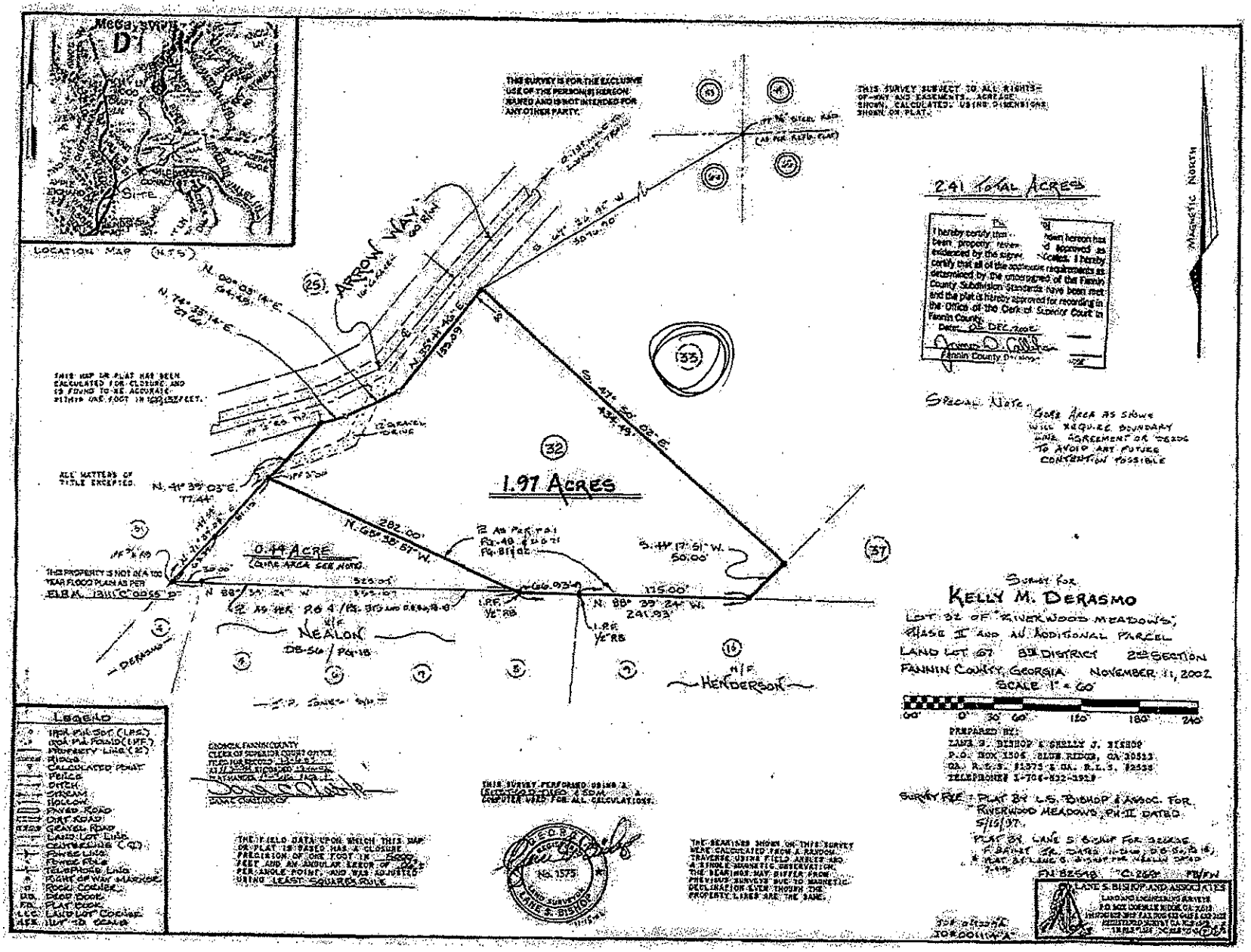
2.41 ac.


LOCATION MAP (N.T.S.)
Site
THIS SURVEY IS FOR THE EXCLUSIVE USE OF THE PERSON(S) HEREON NAMED AND IS NOT INTENDED FOR ANY OTHER PARTY.
THIS SURVEY SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS. ACREAGE SHOWN, CALCULATED USING DIMENSIONS SHOWN ON PLAT.
2.41 TOTAL ACRES
MAGNETIC NORTH
ARROW WAY
60' R/W
GRAVEL DRIVE
1.97 ACRES
0.44 ACRE
(SEE AREA SEE NOTE)
N. 41° 39' 03" E. 77.44'
N. 00° 05' 14" E. 64.45'
N. 74° 35' 14" E. 27.66'
N. 25° 39' 46" E. 135.09'
S. 41° 50' 02" E. 436.49'
N. 68° 36' 57" W. 282.00'
S. 41° 17' 51" W. 50.00'
N. 88° 39' 24" W. 241.93'
N. 88° 39' 24" W. 525.00'
115.00'
66.03'
ALL MATTERS OF TITLE EXCEPTED.
THIS PROPERTY IS NOT IN A 100 YEAR FLOOD PLAIN AS PER F.I.R.M. PANEL C 0055 D
THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 125,657 FEET.
I.P.F. 1/2" RB
I.P.S. 1/2" RB
N/F NEALON DB-56 / PG-18
N/F HENDERSON
DERASMO
Legend
IRON PIN SET (I.P.S.)
IRON PIN FOUND (I.P.F.)
PROPERTY LINE (P.L.)
RIDGE
CALCULATED POINT
FENCE
DITCH
STREAM
HOLLOW
PAVED ROAD
DIRT ROAD
GRAVEL ROAD
LAND LOT LINE
CULVERTS (C.P.)
POWER LINE
POWER POLE
TELEPHONE LINE
RIGHT OF WAY MARKER
ROCKY OUTCROP
LAND LOT CORNER
I.P.S. 1/2" RB CAP
Special Note: Gore Area as shown will require boundary line agreement or deeds to avoid any future contention possible
Survey for KELLY M. DERASMO
LOT 32 OF "RIVERWOOD MEADOWS" PHASE II AND AN ADDITIONAL PARCEL
LAND LOT 67 8TH DISTRICT 2ND SECTION
FANNIN COUNTY, GEORGIA NOVEMBER 11, 2002
SCALE 1" = 60'
60' 0' 30' 60' 120' 180' 240'
PREPARED BY:
LANE S. BISHOP & KELLY J. BISHOP
P.O. BOX 1306 BLUE RIDGE, GA 30513
GA. R.L.S. #1575 & GA. R.L.S. #2538
TELEPHONE 1-706-632-1929
SURVEY FILE: PLAT BY L.S. BISHOP & ASSOC. FOR RIVERWOOD MEADOWS, PH II DATED 5/16/97.
PLAT BY LANE S. BISHOP FOR DERASMO DATED 10-28-02
FN: 82548 C-250 FB/PN
GEORGIA FANNIN COUNTY CLERK OF SUPERIOR COURT OFFICE
THIS SURVEY PERFORMED USING A TOPCON GTS-211D TOTAL STATION & COMPUTER USED FOR ALL CALCULATIONS.
THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 20,000+ FEET AND AN ANGULAR ERROR OF 00" PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES RULE
THE BEARINGS SHOWN ON THIS SURVEY WERE CALCULATED FROM A RANDOM TRAVERSE USING FIELD ANGLES AND A SINGLE MAGNETIC OBSERVATION. THE BEARINGS MAY DIFFER FROM PREVIOUS SURVEYS DUE TO MAGNETIC DECLINATION OVER THOSE THE PROPERTY LINES ARE THE SAME.
REGISTERED GEORGIA No. 1575 LAND SURVEYOR LANE S. BISHOP
LANE S. BISHOP AND ASSOCIATES
LAND SURVEYING SERVICE
P.O. BOX 1306 BLUE RIDGE, GA 30513
TELEPHONE (706) 632-1929 FAX (706) 632-2028