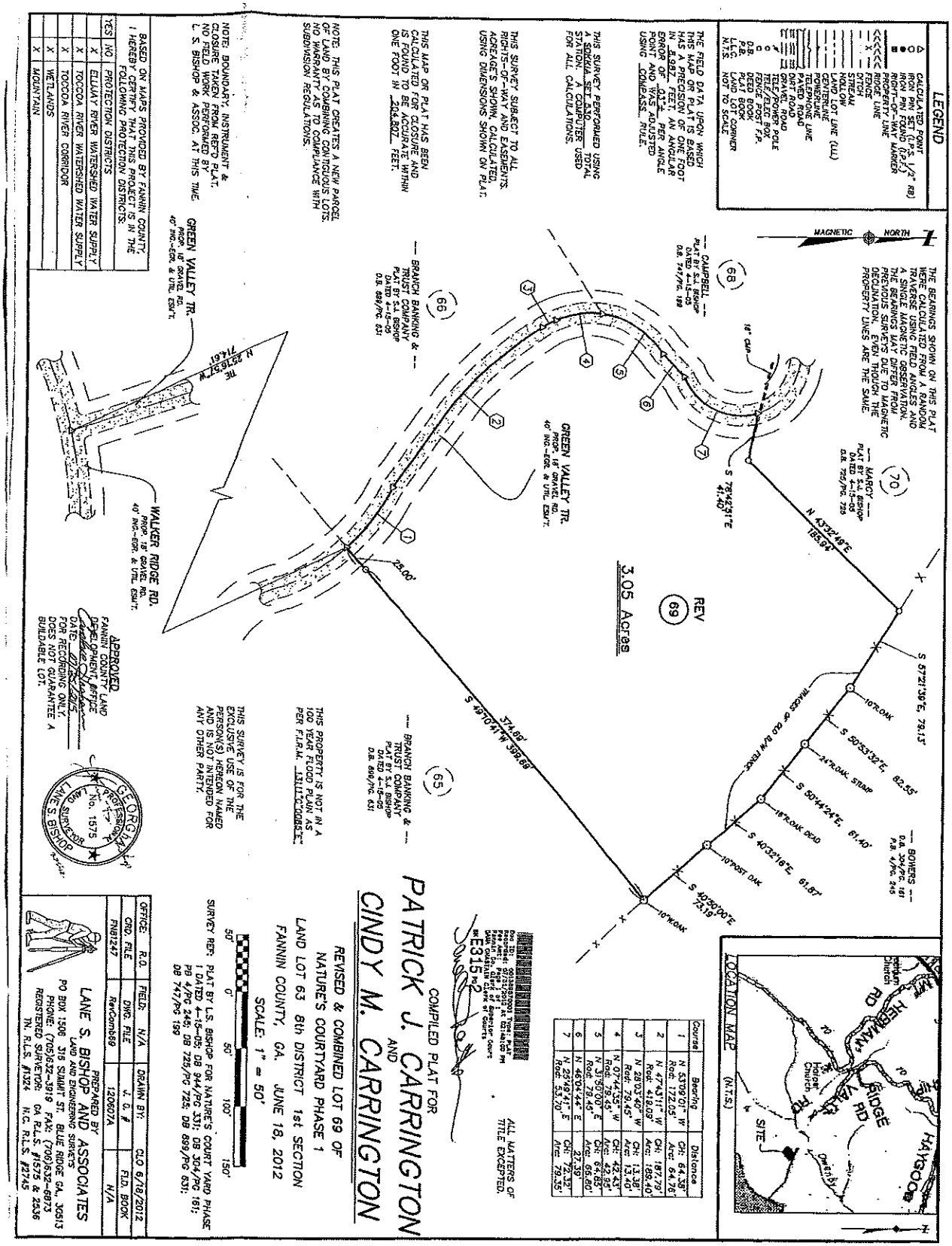
LEGEND
CALCULATED POINT
SET 1/2" REBAR
IRON PIN FOUND (OPEN)
RIGHT-OF-WAY MARKER
PROPERTY LINE
RIDGE LINE
DITCH
STREAM
HOLLOW
LAND LOT LINE (LL)
POWERLINE
TELEPHONE LINE
PAVED ROAD
DIRT ROAD
GRAVEL ROAD
TELE/ELEC POLE
TELE/ELEC BOX
FENCE POST F.P.
DEED BOOK
PLAT BOOK
L.L.L. LAND LOT CORNER
N.T.S. NOT TO SCALE
THE BEARINGS SHOWN ON THIS PLAT 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. EVEN THOUGH THE PROPERTY LINES ARE THE SAME.
MAGNETIC NORTH
THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A PRECISION OF ONE FOOT IN 5,982 FEET. AN ANGULAR ERROR OF 01" PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.
THIS SURVEY PERFORMED USING A SOKKIA SET3 TOTAL STATION. A COMPUTER USED FOR ALL CALCULATIONS.
THIS SURVEY SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS. ACREAGE'S SHOWN, CALCULATED USING DIMENSIONS SHOWN ON PLAT.
THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN 24,982 FEET.
NOTE: THIS PLAT CREATES A NEW PARCEL OF LAND BY COMBINING CONTIGUOUS LOTS; NO WARRANTY AS TO COMPLIANCE WITH SUBDIVISION REGULATIONS.
NOTE: BOUNDARY, INSTRUMENT & CLOSURE DATA REPORTED BY PLAT. NO FIELD WORK PERFORMED BY L. S. BISHOP & ASSOC. AT THIS TIME.
BASED ON MAPS PROVIDED BY FANNIN COUNTY, I HEREBY CERTIFY THAT THIS PROJECT IS IN THE FOLLOWING PROTECTION DISTRICTS:
YES NO PROTECTION DISTRICTS
ELLIJAY RIVER WATERSHED WATER SUPPLY
TOCCOA RIVER WATERSHED WATER SUPPLY
TOCCOA RIVER CORRIDOR
WETLANDS
MOUNTAIN
(70) MARCY — PLAT BY: L.S. BISHOP DATED 4-15-05 D.B. 725/PG. 729
(68) CAMPBELL — PLAT BY: L.S. BISHOP DATED 4-15-05 D.B. 747/PG. 199
(66) BRANCH BANKING & TRUST COMPANY PLAT BY: L.S. BISHOP DATED 4-15-05 D.B. 699/PG. 631
(65) BRANCH BANKING & TRUST COMPANY PLAT BY: L.S. BISHOP DATED 4-15-05 D.B. 699/PG. 631
(69) REV
3.05 Acres
GREEN VALLEY TR. PROP. 18' GRAVEL RD. 40' INGR.-EGR. & UTIL. ESM'T.
WALKER RIDGE RD. PROP. 18' GRAVEL RD. 40' INGR.-EGR. & UTIL. ESM'T.
BOWERS — D.B. 304/PG. 161 P.B. 4/PG. 245
N 43°32'49"E 185.94'
S 78°42'31"E 41.40'
S 57°21'39"E, 79.13'
S 50°53'32"E, 82.55'
S 50°44'24"E, 61.40'
S 40°32'16"E, 61.87'
S 40°36'00"E 75.19'
S 47°07'41"W 392.68'
N 29°59'57"W 71.61'
25.00'
10"OAK
24"OAK STUMP
18"OAK DEAD
10"POST OAK
TRACKS OF OLD R/W FENCE
LOCATION MAP (N.T.S.)
HAYGOOD
RIDGE RD
WALKER RIDGE RD
HEBRON CHURCH RD
Hebron Church
Cemetery
SITE
Ellijay
Course | Bearing | Distance
1 | N 53°00'01" W Rad: 172.05' | Chl: 64.38' Arc: 64.76'
2 | N 47°43'11" W Rad: 418.09' | Chl: 187.29' Arc: 185.40'
3 | N 28°03'40" W Rad: 78.45' | Chl: 13.48' Arc: 13.48'
4 | N 07°42'55" W Rad: 78.45' | Chl: 42.24' Arc: 42.65'
5 | N 31°50'00" E Rad: 78.45' | Chl: 64.83' Arc: 66.80'
6 | N 46°04'44" E | Chl: 27.39' Arc: 79.35'
7 | N 25°48'41" E Rad: 53.70' | Chl: 76.12' Arc: 79.35'
COMPILED PLAT FOR
PATRICK J. CARRINGTON
AND
CINDY M. CARRINGTON
REVISED & COMBINED LOT 69 OF
NATURE'S COURTYARD PHASE 1
LAND LOT 63 8th DISTRICT 1st SECTION
FANNIN COUNTY, GA. JUNE 18, 2012
SCALE: 1" = 50'
50' 0' 50' 100' 150'
SURVEY REF: PLAT BY L.S. BISHOP FOR NATURE'S COURT YARD PHASE I DATED 4-15-05; DB 944/PG 331; DB 304/PG 161; PB 4/PG 245; DB 725/PG 725; DB 699/PG 631; DB 747/PG 199
ALL MATTERS OF TITLE EXCEPTED.
THIS PROPERTY IS NOT IN A 100 YEAR FLOOD PLAIN AS PER F.I.R.M. 13111C0085E
THIS SURVEY IS FOR THE EXCLUSIVE USE OF THE PERSON(S) HEREON NAMED AND IS NOT INTENDED FOR ANY OTHER PARTY.
APPROVED
FANNIN COUNTY LAND DEVELOPMENT OFFICE
DATE: 6/18/2012
FOR RECORDING ONLY. DOES NOT GUARANTEE A BUILDABLE LOT.
GEORGIA REGISTERED PROFESSIONAL No. 1575 LAND SURVEYOR LANE S. BISHOP
LANE S. BISHOP AND ASSOCIATES
LAND AND ENGINEERING SURVEYS
PO BOX 1506 315 SUMMIT ST. BLUE RIDGE GA. 30513
PHONE: (706)632-3919 FAX: (706)632-6973
REGISTERED SURVEYOR: GA R.L.S. #1575 & 2536
TN. R.L.S. #1324 N.C. R.L.S. #2745
PREPARED BY
OFFICE: R.O. | FIELD: N/A | DRAWN BY: | CLO 6/18/2012
CRD. FILE | DWG. FILE | J. C. F. | FLD. BOOK
FNB1247 | RevComb69 | 120607A | N/A