

GENERAL NOTES

1. THIS PROPERTY DOES NOT LIE WITHIN A FLOOD PRONE AREA BUT LIES WITHIN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE OF FLOOD) AS PER F.I.R.M. COMMUNITY PANEL NO. 13111C0064E, FANNIN COUNTY, GEORGIA, EFFECTIVE DATE 9/17/2010.
2. PURSUANT TO RULE 180-6-09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, THE TERM "CERTIFY" OR "CERTIFICATION" RELATING TO LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
3. THE FIRM OF HUSSEY GAY BELL DOES NOT CERTIFY TO THE ACCURACY OR THE LOCATION OF ANY UNDERGROUND UTILITIES EITHER SHOWN OR NOT SHOWN HEREON. CONTACT THE UTILITIES PROTECTION CENTER AT 1-800-282-7411 PRIOR TO ANY CONSTRUCTION.
4. THIS PLAT WAS PREPARED AND CERTIFIED FOR THE INDIVIDUAL, INDIVIDUALS OR GROUP LISTED ON THIS DOCUMENT. THE CERTIFICATION DOES NOT EXTEND TO OTHER INDIVIDUALS OR GROUPS WITHOUT RECERTIFICATION BY THE SURVEYOR OF RECORD LISTING NEW OR ADDITIONAL INDIVIDUALS OR GROUPS.
5. CERTIFICATION DOES NOT EXTEND TO MATTERS OF TITLE. DEEDS AND PLATS REFERENCED HEREON WERE USED AS EVIDENCE OF PROPERTY LINE LOCATIONS. THESE REFERENCED INSTRUMENTS DO NOT CONSTITUTE A TITLE SEARCH OR TITLE OPINION.
6. A TOPCON DS203 ROBOTIC TOTAL STATION WAS USED FOR ALL FIELD MEASUREMENTS.
7. THE BEARING STRUCTURE FOR THIS SURVEY IS BASED ON MONUMENTS FOUND IN THE FIELD AT THE TIME OF THIS SURVEY AND TIED INTO THE NATIONAL GEODETIC SURVEY AND EGPS SOLUTIONS CONTINUALLY OPERATING REFERENCE SYSTEM BY USE OF TRIMBLE GPS EQUIPMENT.
8. CONTOUR INTERVALS ARE 2 FEET. VERTICAL DATUM IS NAVD83.

LEGEND

- IPF = IRON PIN FOUND
- IPS = IRON PIN SET
- CMF = CONCRETE MONUMENT FOUND
- R/W = RIGHT OF WAY
- LL = LAND LOT LINE
- CL = CENTERLINE
- PL = PROPERTY LINE
- BM = BENCHMARK (BM)
- PCF = PROPERTY CORNER FOUND
- PCS = PROPERTY CORNER SET
- INV = INVERT ELEVATION
- FEE = FINISHED FLOOR ELEVATION
- Q = POLE
- G = GAS LINE
- W = WATER LINE
- UE = UNDERGROUND ELECTRIC
- P = POWER LINE
- S = SANITARY SEWER LINE
- ST = STORM SEWER LINE
- F = FENCE
- S = SIGN
- WV = WATER VALVE
- FH = FIRE HYDRANT
- GV = GAS VALVE
- WM = WATER METER
- GI = GRATE INLET
- DI = DROP INLET
- AC = CONCRETE EQUIPMENT PAD
- HW = HEADWALL
- OS = OUTLET STRUCTURE
- JB = JUNCTION BOX
- DS = DOWNSPOUT
- CO = CLEAN OUT
- CMP = CORRUGATED METAL PIPE
- RCP = REINFORCED CONCRETE PIPE
- CPP = CORRUGATED PLASTIC PIPE
- F.I.R.M. = FEDERAL INSURANCE RATE MAP
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- S/W = SIDEWALK
- LP = LIGHT POLE
- ESMT = EASEMENT
- PB = PLAT BOOK
- DB = DEED BOOK
- PG = PAGE
- B & D = BEARING & DISTANCE
- TRANS = ELECTRIC TRANSFORMER BOX
- N/F = NOW OR FORMERLY
- G.P.S. = GLOBAL POSITIONING SYSTEM
- SP = SERVICE POLE
- LP = LP TANK
- GUY = GUY WIRE
- LL = LAND LOT

GRID NORTH - GA. WEST ZONE - NAD 83

LL 209

IPF 1/2"RB

PROPERTY LINE PER PB C127, PAGE 7

N/F
MCGILL
DB 1622, PG 684
DB 1231, PG 461

N/F
PAYNE
DB 1472, PG 692
PB D365, PG 7

N/F
McFARLAND
DB 1623, PG 489
PB F460, PG 3

CERTIFICATION:
The property hereon lies completely within a jurisdiction which does not review or approve any plat or this type of plat prior to recording. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. 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.

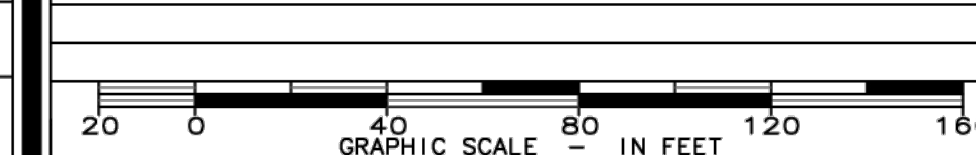
PRELIMINARY

Georgia Land Surveyor No. 2951

TOPOGRAPHIC SURVEY FOR THE
FANNIN COUNTY PARKS AND
RECREATION DEPARTMENT

PROJECT LOCATION
Land Lot(s): 209
District: 8
Section: 2
County: Fannin
State: Georgia
JOB NO. 25-533-C

Drawn By: JWB
Checked By: BWH
Scale: 1"= 40'
Date: 04/30/2025



HUSSEY GAY BELL
Established 1958

322 West Main Street Suite 2E, Blue Ridge, GA 30513 / T:706.632.4981

PRELIMINARY
HUSSEY GAY BELL & ASSOCIATES
CERTIFIED SURVEYOR
AUTHORIZATION # 2951
DATE: 04/30/2025