BK: 2025 PG: 223-223
Filed and Recorded
10-30-2025 03:04 PM
DOC# P2025-000213

Rita Harkins

RITA HARKINS
CLERK OF COURTS
Lumpkin COUNTY

RESERVED FOR CLERK'S FILING INFORMATION

REFERENCE DEED AND PLAT
FOR PROPERTY
DB 010, PG 213

NOTE: WESTERN LINES OF TRACT 1B AND 2B ARE PER PB 26, PG 166 AND PB 4, PG 287. EASTERN LINES OF TRACT 1B AND 2B ARE BASED UPON THE LOCATION OF AN EXISTING FENCE LINE, AND THE LOCATION OF THE NORTHEASTERLY CORNER OF LL 106

N

(GA GRID WEST ZONE)

THIS SURVEYOR DOES NOT GUARANTEE THAT ALL EASEMENTS AFFECTING THIS PROPERTY ARE SHOWN.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A POSITIONAL TOLERANCE NOT EXCEEDING 0.10 FOOT PER MONUMENTED LINE, AND WAS NOT ADJUSTED. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 242629+ FEET.

EQUIPMENT USED: TRIMBLE S6 ROBOTIC & TRIMBLE VX ROBOTIC & CARLSON BRx7 GPS.

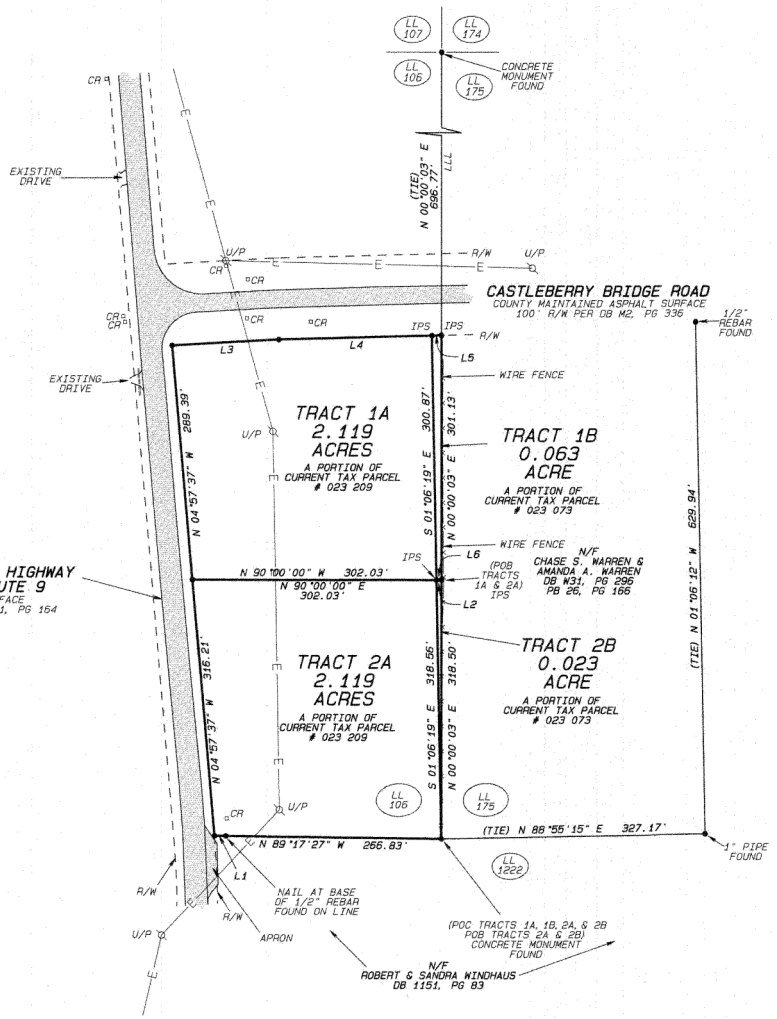
THIS SURVEY WAS PREPARED WITHOUT THE AID OF A TITLE SEARCH AND IS SUBJECT TO ANY AND ALL DISCLOSURES THAT A TITLE SEARCH MAY YIELD.

THIS SURVEY IS CERTIFIED SOLELY TO THE PARTY OR PARTIES NAMED HEREON.

UTILITIES MAY BE PRESENT ON OR NEAR THIS PROPERTY THAT WERE NOT LOCATED DURING THE PERFORMANCE OF THE BOUNDARY SURVEY. CONTACT THE GEORGIA UTILITY PROTECTION CENTER BEFORE YOU DIG OR COMMENCE ANY CONSTRUCTION ACTIVITY. CALL 811 OR 800-282-7411.

This division of land as indicated on this Plat has been reviewed and determined to be in compliance with the Regulations of Lumpkin County and is approved for recording.

Planning Director — Date 10/29/2025



LINE	BEARING	DISTANCE
L1	N89°17'27"W	14.03'
L2	N90°00'00"W	6.15'
L3	N86°43'11"E	132.43'
L4	N88°30'20"E	189.10'
L5	S88°30'20"W	11.96'
L6	N90°00'00"E	6.15'

LL = LAND LOT
LLL = LAND LOT LINE
CR = COMMUNICATION RISER
N/F = NOW OR FORMERLY
R/W = RIGHT OF WAY
U/P = UTILITY POLE
-E- = OVERHEAD WIRES
-X- = WIRE FENCE LINE
IPS = 1/2" REBAR SET (CAPPED)
DB = DEED BOOK
PB = PLAT BOOK
PG = PAGE
CAB = PLAT CABINET
SL = SLIDE
POC = POINT OF COMMENCEMENT
POB = POINT OF BEGINNING

SCALE 1 INCH = 100 FEET

0' 100' 200' 300' 400'

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS 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.

LSF # 1074: ALTASURV LLC dba

GEOIMAGE

LAND SURVEYING, LAND PLANNING & DESIGN

21 ENOTA STREET, DAHLONEGA, GA 30533, (706) 864-7298

GEORGIA PROFESSIONAL LAND SURVEYOR JOHN T. GASTON RLS #3221

PLAT DATE: OCTOBER 27, 2025
FIELD DATES: NOVEMBER 15-26, 2024 & AUGUST-2025

FIELD CREW: JH/JS/LF
DRAWN BY: JDH

DRWG FILE: CBR SOUTH
JOB # 5088

PLAT OF COURT ORDERED PROPOSED DIVIDE SURVEY FOR

JOHN W. RALSTON ESTATE
GRANDCHILDREN PROPERTY
NANCY E. HOOD ETAL

LAND LOTS 106, 12TH DISTRICT, 1ST SECTION
LUMPKIN COUNTY, GEORGIA