This Area Reserved for the Clerk of Superior Court

This plat is a retracement of an existing parcel of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL REGULATIONS, AVAILABILITY OF PERMITS, 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 the State of Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Professional Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67.

The Field Data Upon Which This Plat Is Based Has a Closure Precision of One Foot in 89,000 Feet and an Angular Error of " Seconds per Angle Point and Was Adjusted Using Compass Rule.

Date of Field Work: October 27, 29, November 2, 3, 11, 2020

This Plat Has Been Calculated for Closure and is Found to be Accurate Within One Foot in 300,000 Feet

Equipment Used for Angular and Linear Measurements: Topcon 225 Series Total Station.

According to FEMA Map/Community Panel No. 13313C0225D dated September 29, 2006, this property is NOT subject to the 100 Year Flood Hazard Zone.

Tract Tax ID: 23 335 02 000 (This property is rated: G/A (Agricultural Agriculture))

⊙ = ½" Rebar Found	RS = ½" Rebar Set	PF = Iron Pin Found
MF = Metal Fence Post	AF = Angle Iron Found	AF = Axle Found
PK = Nail in Split, Set	CTP = Crimp Top Pipe Found	POM = Point on Map, Monument

Building setback requirements: FRONT SETBACK line is 50' from the R/W of a major street. SIDE & REAR SETBACK lines are 25' from property lines.

Any additional development involving land disturbance, including but not limited to clearing, may require a plan of erosion and sedimentation control plan and storm water management plan before any permits are issued. All development involving land disturbance must be cleared, engineered by state law and local ordinances to use best management practices (BMP) to ensure that the soil does not erode or enters into STORM WATERS.

Any property shown on this plat is subject to ZONING REGULATIONS and may be subject to approval / building permits by the Whitfield County Planning / Zoning Office: 706.275.2533

FOR UTILITIES PROTECTION call 706-202-7411 before you dig, drill or blast.

FOR NEW DRIVEWAYS on a Georgia State Highway, Call Driveway Permit Engineer at 770-387-3606 if applicable.

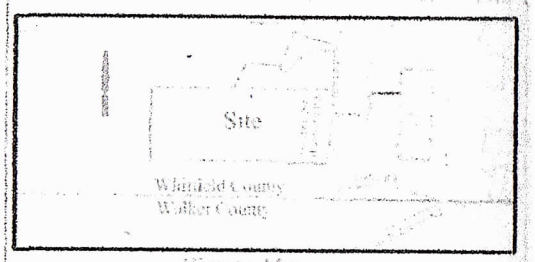
This property is subject to all existing utilities, above or below ground and existing easements (both written and unwritten), that may affect this location.

In the absence of public sanitary sewer system, the use of individual septic tank systems must be approved by a COUNTY ENVIRONMENTAL HEALTH DEPARTMENT. Said approval is based on existing soil types and geography of the potential sites.

Sheet 1 of 2

Course	Bearing	Distance
1.1	S 06°24'10" W	89.23'
1.2	S 06°51'41" W	90.00'
1.3	S 08°29'13" W	80.00'
1.4	S 09°16'09" W	60.00'

Course	Bearing	Distance
1.5	S 09°28'42" W	153.95'
1.6	S 00°30'38" W	97.01'
1.7	S 00°40'31" W	105.54'
1.8	S 04°20'51" W	95.79'
1.9	S 03°38'55" W	98.28'
1.10	S 04°36'30" W	114.30'



Vicinity Map

GEORGIA REGISTERED No. 2356 LAND SURVEYOR KC CAMPBELL

K.C. Campbell
GA R.L.S. 2356

Plat of Retracement / Boundary Survey for

John J. Alton, Jr.

Being in Land Lot 335,
27th District, 3rd Section,
Whitfield County, Georgia

I hereby certify that this drawing represents the results of an on-site field survey of the within described property and was conducted and prepared by me or under my direct supervision.

Scale: 1" = 225'

225 0 225 450 675
GRAPHIC SCALE – FEET

KC Campbell – Registered Professional Land Surveyor
108 West Lafayette Square
Suite 202
LaFayette, Georgia 30728
(706) 638-3050 Fax. (706) 638-8027
office@campbellsurvey.ng.biz

Job No. 20652

Physical Address of Property: 2212 Hwy 201 (Lafayette Road)
Rocky Face, Georgia 30740

Date of Plat: November 17, 2020

This drawing is the property of the surveyor and may not be reproduced