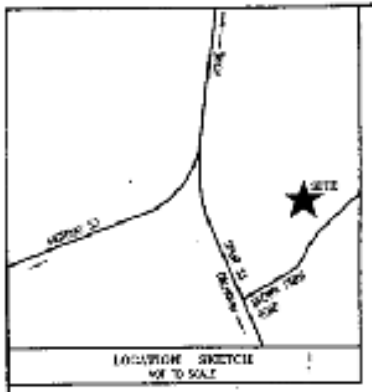
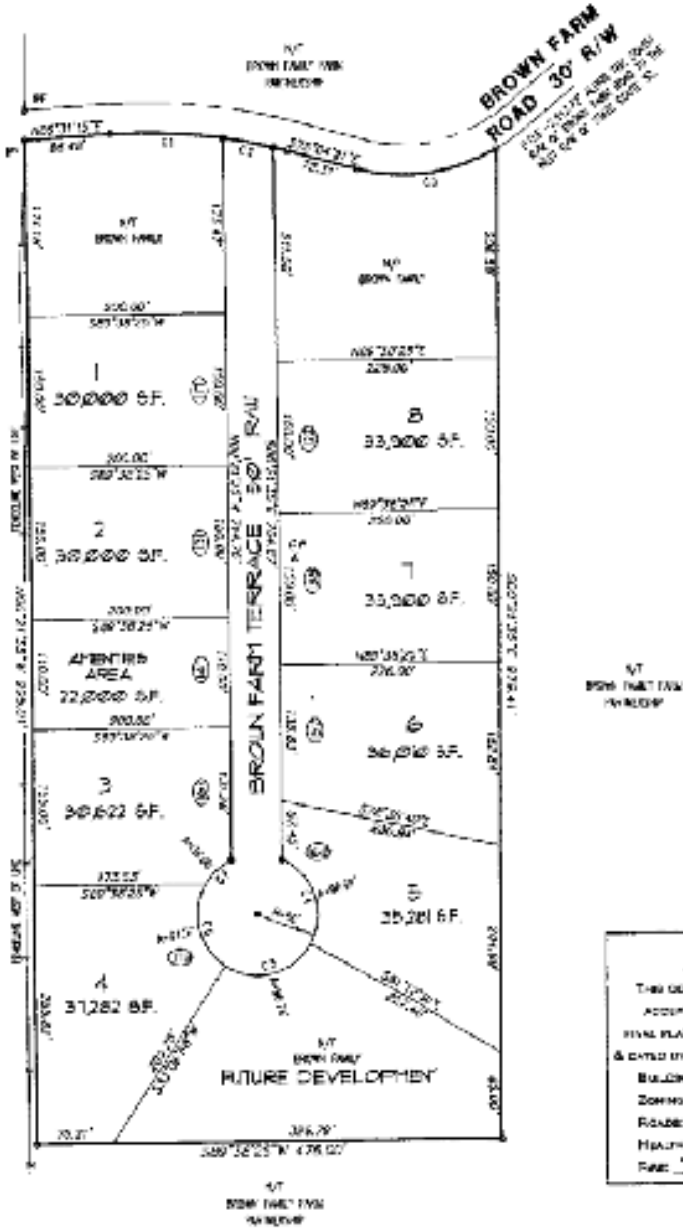


GENERAL NOTES:
1. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF 1 IN 35,000 FEET, AND AN ANGULAR ERROR OF 01" PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES.
2. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1' IN 1,017,000 FEET.
3. EQUIPMENT USED: TRIMBLE 5614, TOTAL STATION WITH DATA COLLECTOR.
4. RIGHTS OF WAY ARE BASED UPON FIND FOUND AND/OR DEEDED LINES OF PATHS OF TRAVEL.
5. ALL MONUMENTS PERTAINING TO TITLE ARE CONCEPTUAL.
6. BUILDING SETBACK AS FOLLOWING: FRONT: 40 FEET
SIDE: 10 FEET
REAR: 30 FEET
7. CURRENT ZONING: R-1
8. IT IS THE OWNER/BUILDERS RESPONSIBILITY TO ENSURE THAT ALL LOTS HAVE SUFFICIENT GRADE TO PREVENT FLOODING OF THE PROPOSED STRUCTURES.
9. RESIDENTIAL FENCES SHALL NOT BE ALLOWED IN DRAINAGE EASEMENTS (D.E.).
10. ON-SITE PRIVATE SEPTIC SYSTEMS REQUIRED ON ALL LOTS.
11. ALL LOTS SERVED BY THE CITY OF CALHOUN WATER DEPT.
12. ALL DRAINAGE EASEMENTS ARE MEASURED FROM THE ACTUAL LOCATION OF PIPES AND/OR DITCHES.

Call Before You Dig !!

Utilities Protection Center
(800) 282-7411



*** OWNERS CERTIFICATION ***
STATE OF GEORGIA, COUNTY OF GORDON

THE OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERE, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, CERTIFIES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, THAT ALL STATE, CITY AND COUNTY TAXES OR OTHER ASSESSMENTS NOW DUE ON THIS LAND HAVE BEEN PAID, THAT ALL STREETS, WATER SYSTEMS, SEWER AND DRAINAGE EASEMENTS AND PUBLIC PLACES SHOWN ARE DEDICATED TO THE USE OF THE PUBLIC FOREVER.

DATE 12-2-02 SIGN: _____

JEFF BROWN
485 COLLEGE STREET
CALHOUN, GEORGIA 30701
706-629-2301

FINAL PLAT DOCUMENT
MAY BE RECORDED
THIS DOCUMENT HAS BEEN REVIEWED AND ACCEPTED BY GORDON COUNTY AS FINAL PLAT OF THIS SUBDIVISION WITH SIGNED & DATED BY ALL DEPARTMENTS INDICATED BELOW.

BUILDING: _____

ZONING: _____

ROADS: _____

FIRE: _____

THIS SUB-DIVISION IS APPROVED FOR GENERAL DEVELOPMENT UNDER CURRENT RULES AND REGULATIONS CONCERNING ON-SITE SEWAGE MANAGEMENT PROMULGATED BY THE GORDON COUNTY BOARD OF HEALTH. EACH INDIVIDUAL LOT MUST STAND ON ITS OWN MERIT.

_____ 12/9/02
ENVIRONMENTAL HEALTH SERVICES DATE

FINAL PLAT DOCUMENT
MAY BE RECORDED
THIS DOCUMENT HAS BEEN REVIEWED AND ACCEPTED BY GORDON COUNTY AS THE FINAL PLAT OF THE SUBDIVISION HEREIN SIGNED & DATED BY ALL DEPARTMENTS INDICATED BELOW.
BUILDING: _____
ZONING: _____
ROADS: _____
HEALTH: _____
FIRE: _____

*** SURVEYORS CERTIFICATION ***
IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST, AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN; AND THAT ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE OF GORDON COUNTY, GEORGIA HAVE BEEN FULLY COMPLIED WITH.

GEORGIA REGISTERED LAND SURVEYOR
H. GREGORY MASSEY
REGISTERED LAND SURVEYOR No. 2750
12-2-02

0 50 100 200 300
SCALE: 1" = 100'

CivilSouth, Inc.
CIVIL ENGINEERS & LAND SURVEYORS
433 COSTA CALHOUN STREET
CALHOUN, GEORGIA 30701
PHONE: 706-624-0606

Curve	Radius	Length	Chord	Chord Bear
C1	258.54'	113.83'	112.98'	S 87°39'58" E
C2	358.54'	35.44'	35.42'	S 78°10'29" E
C3	158.24'	147.05'	142.24'	N 85°30'56" E
C4	90.00'	89.93'	86.14'	S 16°36'56" E
C5	90.00'	82.76'	79.89'	N 78°57'14" W
C6	60.00'	91.27'	82.94'	N 13°58'47" W
C7	60.00'	35.06'	35.54'	N 47°47'12" E
C8	208.54'	14.47'	14.47'	S 28°48'04" E

NOTE: ALL PROPERTY CORNERS ARE 1/2" REBAR, EXCEPT AS SHOWN.

(##) STREET ADDRESS

I.P.F. = IRON PIN FOUND	L.L. = LAND LOT
I.P.S. = IRON PIN SET	L.L.L. = LAND LOT LINE
C.T.P. = CRIMPED TOP PIPE	P.P. = POWER POLE
C.T. = CRIMPED TOP	-P- = POWER LINE
R/W = RIGHT OF WAY	-X- = FENCE LINE
CM = CONCRETE MONUMENT	D.E. = EASEMENT
M/F = NOW OR FORMERLY	A or L = ARC LENGTH

** FLOOD STATEMENT **
THE F.I.R.M. FLOOD INSURANCE RATE MAP SHOWS THE REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS, ACCORDING TO PANEL NO. 130084 0150 B, DATED JULY 5, 1951.

FINAL PLAT FOR
BROWN FARM TERRACE
LOCATED IN LAND LOT 261
14th DISTRICT, 3rd SECTION
GORDON COUNTY, GEORGIA

DATE: DECEMBER 5, 2002 | JOB NO: 0351