



N/F  
CHARLES LUNSFORD  
0094 051

N/F  
D & E LAND  
DEVELOPMENT LLC  
0094 050

N/F  
GWINNETT COMMUNITY BANK  
41.610 Acres.  
1812550.6 Sq.ft.  
PARCEL 0094 049

N/F  
GA. KRAFT  
PARCEL 0094 049

N/F  
GA. KRAFT  
PARCEL 0094 049

N/F  
J. PACE  
PARCEL 0094 044

N/F  
BILLY C. BUSBEE  
29.172 Acres.  
1270737.1 Sq.ft.  
PARCEL 0094 045

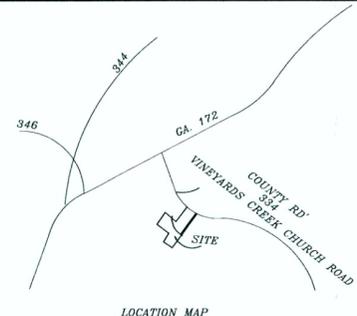
N/F  
AG SOUTH  
FARM CREDIT, ACA  
PARCEL 0094 047

N/F  
G. MAHAFFEY  
PARCEL 0094 047

N11°37'23" W 875.95'  
TO THE CENTERS OF  
COUNTY ROADS 497 AND 334

NUM	BEARING	DISTANCE
L15	S89°40'15" E	176.18'
L16	S37°20'05" E	98.38'
L17	S29°41'05" E	80.43'
L18	S20°44'00" E	76.39'
L19	S12°46'20" E	73.50'
L20	S7°44'45" E	144.90'
L21	S7°54'00" E	304.53'
L22	S7°51'47" E	96.05'
L23	S7°51'47" E	108.78'

NUM	BEARING	DISTANCE
L1	N27°11'15" W	66.40'
L2	N69°40'40" E	11.03'
L3	N15°01'35" W	27.36'
L4	N22°23'10" W	48.88'
L5	N10°25'35" W	100.79'
L6	N14°29'15" W	165.75'
L7	N13°31'10" W	75.29'
L8	N17°25'10" W	83.43'
L9	N17°17'05" W	163.16'
L10	N8°43'35" W	95.61'
L11	N22°46'30" W	67.07'
L12	N39°38'30" W	87.34'
L13	N49°20'25" W	64.77'
L14	S49°20'25" E	75.40'



- LEGEND**
- X-X- = Barbed Wire
  - SS = Sanitary Sewer
  - ⊗ = Fire Hydrant
  - ⊙ = Power Pole
  - = Iron Pin Placed
  - IPF = Iron Pin Found
  - MON = Monument Found
  - ⊙ LP = Light Pole
  - EP = Edge Pavement
  - POB = Point of Beginning
  - CTP = Crimp Top Pin Found
  - B/C = Back of Curb
  - CL = Centerline
  - DP = Dumpster Pad
  - FL = Property Line
  - R = Right of Way
  - SSE = Sanitary Sewer Easement
  - JB = Junction Box
  - DI = Drop Inlet
  - PL = Property Line
  - CMP = Corrugated Metal Pipe
  - RCP = Reinforced Conc. Pipe
  - DE = Drainage Easement
  - WV = Water Valve
  - WM = Water Meter
  - R/W = Right of Way
  - = Power Line

- Abbreviation Legend**
- CC = Calculated Corner
  - CB = Chord Bearing
  - CL = Chord Length
  - C/L = Centerline
  - DE = Drainage Easement
  - DP = Dumpster Pad
  - FL = Property Line
  - R/W = Right of Way
  - SSE = Sanitary Sewer Easement
  - MON = Monument
  - IPF = Iron Pin Found
  - CTP = Crimp Top Pin Found
  - B/C = Back of Curb
  - EP = Edge of Pavement
  - NP = Nail Found
  - POB = Point of Beginning
  - POC = Point of Commencement

**SURVEYOR'S NOTES**

All lot corners will be marked with 1/2" rebar pins unless otherwise noted.

A Topcon Total Station was used to obtain the angular and linear measurements used in the preparation of this plat.

The field data upon which this plat is based has a closure one foot in 25,000+ feet an angular error of 3" per angle point, and was adjusted using Compass Rule.

Date of field survey: 5/01/2009

This plat has been calculated for closure and is found to be accurate within one foot in 100,000+ feet.

Bearings shown on this plat are based on one magnetic observation and angles turned.

This plat subject to all easements public and private.

**Flood Note**

According to F.I.R.M. Community Panel # 1304700002 B dated AUG 1, 1967 this property is not located in an area having special flood hazards.

**REFERENCES:**

Reference No.	PB/DB	Page
1	B174	1B
2	DB 17	PC 462
3	B187	7C

This is NOT the actual easement to the property. The actual easement is shown on the other survey dated 10/31/06 and described in the legal description posted to the website which will be attached to the contract.

*1 mile from property Hwy 72 4 lane Collett to Elberton approved 2 yrs ago already staked*

*what will address be?  
Swap indicated in yellow*