



Sold Sold Sold

LINE/CURVE	BEARING	CHORD	ARC/D	TANGENT
1	S61°21'21"W	47.57'	47.57'	3556.33'
2	S65°33'53"E	14.08'	14.08'	2838.44'
3	S69°36'37"E	4.62'	4.62'	332.77'
4	S71°29'47"W	2.71'	2.71'	44.96'
5	S71°22'49"W	73.11'	73.11'	12812.71'
6	S71°29'47"W	189.09'	189.09'	73.11'
7	S71°22'49"W	73.11'	73.11'	12812.71'
8	N71°12'45"E	247.23'	247.23'	11075.27'
9	N69°36'40"E	67.20'	67.20'	3429.17'
10	N65°34'07"E	325.28'	325.28'	2938.24'
11	N61°21'20"E	151.74'	151.74'	3656.83'
12	N59°59'33"E	54.55'	54.55'	50.17'
13	S21°01'05"E	70.07'	70.07'	110.20'
14	S21°01'05"E	56.38'	56.38'	
15	S69°19'28"W			
16	N36°46'04"W			
17	N53°44'43"E			

N/F
CHARLIE H. LEE
DB 181, PG 295

N/F
RUBEYE MCALHANY
MANUS
DB 587, PG 189

N/F
FAYE DYER
SHUBERT
DB 2775, PG 34-36

N/F
JANET SPENCE
DB 3417, PG 542

N/F
RANCE LEE CANTRELL
DB 496, PG 289

N/F
FRANCIS L. SEABOLT
DB 1528, PG 82

N/F
JANET SPENCE
AND
BILL PHILLIPS
DB 2239, PG 141-144

LEGEND

BWF	BARBED WIRE FENCE
DB, PG	DEED BOOK, PAGE
EA	EDGE OF ASPHALT
FH	FIRE HYDRANT
GW	GUY WIRE
IPF	IRON PIN FOUND
IPS	IRON PIN SET (1/2" R/B)
LL	LAND LOT
LL	LAND LOT LINE
N/F	NOW OR FORMERLY
NM	MILE MARKER
OTP	OPEN TOP PIPE
-P-	POWER LINE
PL	BOUNDARY LINE
POB	POINT OF BEGINNING
PP	POWER POLE
R/B	REBAR
R/W	RIGHT OF WAY
SQ	SQUARE
TBX	TELEPHONE BOX
WF	WOOD FENCE
WM	WATER METER
WV	WATER VALVE

NOTES:

- 1) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT POLICY; THEREFORE EXCEPTION IS MADE HEREIN TO ANY EASEMENTS, RESERVATIONS, RIGHTS-OF-WAY AND RESTRICTIONS OF RECORD WHICH MAY EXIST.
- 2) DURING THE FIELD SURVEY OF THIS SITE THERE WASN'T ANY VISIBLE ABOVE GROUND EVIDENCE OF A HUMAN BURIAL AREA OR CEMETERY OBSERVED, HOWEVER A THOROUGH INSPECTION OF THE INTERIOR OF THIS SITE WAS NOT DONE BY THIS SURVEYOR, THEREFORE EXCEPTION IS MADE HEREIN TO ANY HUMAN BURIAL AREAS OR CEMETERIES WHICH MAY EXIST WITHIN THE BOUNDARIES OF THIS SITE.
- 3) THE UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM ABOVE GROUND & VISIBLE FIELD SURVEY DATA. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ANY UNDERGROUND UTILITIES.
- 4) NO PORTIONS OF THIS PROPERTY ARE LOCATED IN A FLOOD HAZARD ZONE AS PER F.E.M.A. FLOOD INSURANCE RATE MAP OF HALL COUNTY, GEORGIA, COMMUNITY MAP NO.13139C0081 E, EFFECTIVE MARCH 21, 2000.
- 5) THIS PLAT IS FOR THE EXCLUSIVE USE OF HEBER N. PADGET ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.
- 6) THERE WASN'T ANY WETLAND DELINEATION DONE FOR THIS SITE AT THE TIME OF THIS SURVEY.

THE FIELD DATA DATED 5/16/03
UPON WHICH THIS PLAT IS BASED HAS A CLOSURE
PRECISION OF ONE FOOT IN 15,152 FEET AND AN
ANGULAR ERROR OF 04 SECONDS PER ANGLE
AND WAS ADJUSTED USING THE COMPASS RULE.
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE
AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT
IN 1,300.449 FEET. TOPCON GTS-313 USED FOR
ANGULAR AND LINEAR MEASUREMENTS



TRACT A = 26.271 ACRES
TRACT B = 8.095 ACRES
TOTAL = 34.366 ACRES

REFERENCES

1. WARRANTY DEED FOR HEBER N. PADGET, DATED MARCH 19TH, 1965 IN HALL COUNTY, GEORGIA RECORDS DEED BOOK 301 PAGES 421-422.
2. PLAT BY G.L. NEWTON RECORDED OCTOBER 15, 1940.
3. HALL COUNTY, GEORGIA RECORDS PLAT BOOK 4, PAGE 127.
4. BOUNDARY SURVEY FOR HEBER N. PADGET SR. ESTATE, PREPARED BY ROCHESTER & ASSOCIATES, INC., DATED 5/20/03
5. OTHER REFERENCES AS SHOWN.

SHEET 1 OF 1

DATE: 5/20/03
SCALE: 1" = 200'
FILE# S-004579
JOB# G203057.PAD
DRAWN BY BWH

THIS PLAT IS NOT VALID UNLESS
IT BEARS THE ORIGINAL
SIGNATURE, IN INK, OF THE
REGISTRANT ACROSS THE
REGISTRANT'S SEAL.

GRAPHIC SCALE
0' 100' 200' 400'

NO.	DATE	DESCRIPTION
1	10/17/05	Revise Tract B per property line agreement between owners

REVISIONS

BOUNDARY SURVEY
FOR :

HEBER N. PADGET SR. ESTATE

LOCATED IN
LAND LOT 33
12 TH DISTRICT
HALL COUNTY, GEORGIA

