



eFiled & eRecorded
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PARTICIPANT ID: 7951616.24
CLERK: Amy Johnson
Gilmer County, GA
NOTE: AL

THE SPACE ABOVE IS RESERVED FOR THE CLERK OF SUPERIOR COURT FOR RECORDING DATA

CALL TABLE			CALL TABLE			CALL TABLE		
Course	Bearing	Distance	Course	Bearing	Distance	Course	Bearing	Distance
1	S32°23'18"E	79.68'	33	N18°15'56"W	12.38'	65	N02°15'57"W	26.81'
2	S35°51'40"E	34.87'	34	N80°13'57"W	25.18'	66	N12°32'46"E	41.33'
3	S28°30'23"E	64.25'	35	N51°23'51"W	21.02'	67	N30°15'04"E	41.36'
4	S20°08'03"E	56.48'	36	N17°11'40"W	9.30'	68	N46°30'13"E	49.04'
5	S19°39'04"E	23.69'	37	N17°11'40"W	12.52'	69	N81°30'04"E	22.06'
6	S18°44'48"E	24.85'	38	N17°43'00"E	12.34'	70	N55°19'44"E	131.28'
7	S19°15'09"E	54.89'	39	N20°42'43"W	22.89'	71	N57°59'52"E	85.97'
8	S19°35'09"E	55.41'	40	N44°53'27"W	18.01'	72	N56°59'17"E	14.99'
9	S20°25'28"E	97.86'	41	N87°22'33"W	11.50'	73	N57°07'05"E	100.03'
10	S20°09'08"E	118.43'	42	N44°59'20"W	27.49'	74	N56°33'52"E	78.58'
11	S27°48'54"E	133.07'	43	N89°40'49"W	10.66'	75	N54°09'09"E	30.89'
12	S14°22'43"E	36.91'	44	N59°59'33"W	10.03'	76	N47°13'34"E	35.77'
13	S01°37'42"E	25.22'	45	S89°36'08"W	14.97'	77	N33°43'28"E	45.66'
14	S09°30'30"W	30.83'	46	N69°20'58"W	31.10'	78	N20°16'52"E	74.42'
15	S17°13'45"W	41.35'	47	S80°49'59"W	14.15'	79	N23°08'20"E	68.50'
16	S16°55'20"W	45.82'	48	N32°08'28"W	29.38'	80	N35°01'44"E	47.79'
17	S06°07'21"W	23.24'	49	N35°08'53"W	54.94'	81	N40°04'54"E	26.04'
18	S07°10'43"E	17.42'	50	N38°48'28"W	40.27'	82	N50°38'47"E	42.37'
19	S14°32'28"E	43.50'	51	N30°45'59"W	70.52'	83	N57°09'19"E	52.67'
20	N79°21'18"E	37.50'	52	N27°37'45"W	34.14'	84	S19°02'40"W	52.84'
21	N72°38'51"E	82.28'	53	S80°58'59"E	20.98'	85	S28°28'17"W	72.72'
22	N72°35'41"E	16.94'	54	N79°01'14"E	28.94'	86	S08°54'35"W	75.63'
23	N85°47'31"E	80.43'	55	N28°17'42"E	20.41'			
24	S84°57'58"E	36.11'	56	N35°20'08"E	20.11'			
25	S79°30'08"E	30.44'	57	N22°04'45"E	38.52'			
26	S70°51'11"E	54.03'	58	N23°37'40"E	22.29'			
27	S60°50'51"E	51.91'	59	N22°37'40"E	30.90'			
28	S48°08'03"E	25.83'	60	N25°17'22"E	27.90'			
29	S36°43'30"E	35.71'	61	N37°30'10"E	31.75'			
30	S21°57'43"E	58.29'	62	N54°25'43"E	36.49'			
31	S24°14'40"E	46.78'	63	N02°22'22"E	28.84'			
32	S49°38'18"E	46.87'	64	N78°35'59"E	22.69'			

LOT SIZE & ROAD R/W AREA TABLE

LOT #	NET ACRES	R/W	TOTAL ACRES
8	0.75	0.12	0.87
9	0.76	0.12	0.88
10	1.30	0.25	1.55
23	1.19	0.14	1.33
24	0.96	0.16	1.12
25	0.77	0.06	0.83
26	0.75	0.06	0.81
27	0.75	0.06	0.81
28	0.75	0.17	0.92
29	0.79	0.22	1.01
30	0.75	0.09	0.84
31	0.76	0.12	0.88
32	0.76	0.07	0.83
33	1.17	0.02	1.19
71	0.76	0.08	0.84
72	0.75	0.10	0.85
73	0.76	0.22	0.98
74	0.75	0.18	0.93
75	0.77	0.09	0.86
91	1.09	0.07	1.16
92	0.98	0.06	1.04
93	0.99	0.02	1.01
94	1.51	0.02	1.53
95	0.78	0.06	0.84
96	0.81	0.20	1.01

PRIVATE ROAD NOTE:
THE STREETS IN THIS SUBDIVISION ARE PRIVATE STREETS AND ARE NEITHER MAINTAINED BY GILMER COUNTY NOR CONSIDERED PART OF THE ROAD SYSTEM OF GILMER COUNTY. THE RESPONSIBILITY FOR THE UPKEEP AND MAINTENANCE OF THE STREETS SHOWN HEREON LIES WITH THE PROPERTY OWNERS AS FURTHER SPECIFIED IN THE PRIVATE ROAD MAINTENANCE AGREEMENT, AND NOT GILMER COUNTY. IN NO CASE SHALL GILMER COUNTY BE RESPONSIBLE FOR FAILING TO PROVIDE ANY EMERGENCY OR REGULAR FIRE, POLICE OR OTHER PUBLIC SERVICE TO THE PROPERTY AND/OR OCCUPANTS WHEN THE FAILURE IS DUE TO INADEQUATE DESIGN OR CONSTRUCTION, BLOCKING OF ACCESS ROUTES, OR ANY OTHER FACTORS OUTSIDE THE CONTROL OF THE COUNTY. IN NO CASE SHALL THE COUNTY MAINTAIN ANY PRIVATE STREET.

FINAL PLAT
PREPARED FOR
Jake's LANDINGS
OVERLOOK

LAND LOTS 280, 281, & 296
25th DISTRICT, 2nd SECTION
GILMER COUNTY, GEORGIA

DATE: SEPTEMBER 10, 2021

REVISIONS:
DATE COMMENT

LEGEND

IRON PIN FOUND	EXIST. CONTOUR
IRON PIN SET (IPS)	EXIST. ROAD CENTERLINE
CONCRETE MONUMENT	EXIST. ROAD CENTERLINE
ROCK	EXIST. ROAD CENTERLINE
WOOD CONCRETE MONUMENT	EXIST. ROAD CENTERLINE
REBAR	EXIST. ROAD CENTERLINE
CRIP TOP PIPE	EXIST. ROAD CENTERLINE
OPEN TOP PIPE	EXIST. ROAD CENTERLINE
RIGHT OF WAY	EXIST. ROAD CENTERLINE
PROPERTY LINE	EXIST. ROAD CENTERLINE
CENTERLINE	EXIST. ROAD CENTERLINE
DEED BOOK/PAGE	EXIST. ROAD CENTERLINE
PLAT BOOK/PAGE	EXIST. ROAD CENTERLINE
UTILITY POLE	EXIST. ROAD CENTERLINE
LAND LOT	EXIST. ROAD CENTERLINE
REBARRED LINE	EXIST. ROAD CENTERLINE
GRAVELLED ROAD	EXIST. ROAD CENTERLINE
ASPHALT	EXIST. ROAD CENTERLINE
CONCRETE	EXIST. ROAD CENTERLINE
GRAVEL	EXIST. ROAD CENTERLINE

MONUMENT DIMENSIONS ARE OUTSIDE/OVERALL DIMENSIONS. ALL IPS ARE CAPED 5/8" REBAR UNLESS OTHERWISE NOTED.

These shall not remove the neighbor's landmark, which they of old time have set.

Deuteronomy 19:14 KJV

DISCLOSURE & NOTICE
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IN GOD WE TRUST

PREPARED BY
CHASTAIN & ASSOCIATES, P.C.
SURVEYING-PLANNING-CONSULTING

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GEORGIA CERTIFICATE OF AUTH. LS0000781
TENNESSEE PROFESSIONAL REG. NO. 1937
NORTH CAROLINA LAND SURVEYING FIRM C-3198
ALABAMA LAND SURVEYING FIRM 8552-LS
SOUTH CAROLINA SURVEYING FIRM COA No. 3203

30 0 60 120
GRAPHIC SCALE - 1" = 60'
SHEET 4 OF 8
FILE: 220C38-FP4