REFERENCES

1. DEED BOOK "Q", PAGE 436
2. GEORGIA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, PROJECT F-003-2(47), DATED DEC. 2, 1988, SHEETS 5, 7 and 8.
3. CIVIL ACTION NUMBER 90CI-1131-M (R/W CONDEMNATION).

NOTE

THERE APPEARS TO BE SOME FLOOD HAZARD AREAS ALONG THE STREAMS BORDERING THIS PROPERTY. HOWEVER, THERE ARE NO OFFICIAL F.I.R.M. PANELS AVAILABLE FOR THE CITY OF BETHLEHEM AND, THEREFORE, ANY POSSIBLE FLOOD HAZARD AREAS HAVE NOT BEEN DETERMINED AND ARE NOT SHOWN ON THIS SURVEY.

LEGEND

IPF = IRON PIN FOUND		DE = DRAINAGE EASEMENT	
IPS = IRON PIN SET (unless noted)		SE = SEWER EASEMENT	
PL = PROPERTY LINE		——— = DRAINAGE FLOW	
CL = CENTERLINE		HW = HEAD WALL	
BL = BUILDING LINE		CB = CATCH BASIN	
LL = LAND LOT LINE		PT = POINT OF TANGENCY	
R/W = RIGHT OF WAY		PC = POINT OF CURVATURE	
—P— = POWER LINE		R = RADIUS	
—T— = TELEPHONE LINE		CMF = CONCRETE MONUMENT FOUND	
—W— = WATER LINE		CATV = CABLE TELEVISION	
—S— = SEWER LINE			
—x—x— = FENCE			
MH = MANHOLE			
FH = FIRE HYDRANT			
EE = EXISTING ELEV.			
FE = FINISHED ELEV.			

GEORGIA POWER CO. (DEED BOOK "P" PAGE 408)

N 42° 55' 34" E 241.80' — TRANSMISSION LINE (4 WIRES POLE)

PROPERTY N 28° 49' 12" E 384.93' IS

RANDALL P. THOMAS (DEED BOOK 198 PAGE 298)

STREAM 537.59' — N 44° 37' 17" E 118.13' — N 05° 32' 33" E

CENTERLINE OF N 28° 53' 09" E

N 42° 55' 20" E 341.36'

GMD 243 — GMD 243

N 19° 21' 54" E 106.40'

N 20° 29' 43" W 240.52'

N 75° 47' 31" W 276.31'

N 53° 04' 49" W 276.03'

N 46° 21' 53" W 295.57'

N 38° 01' 26" W 295.93'

CL OF MARBURG CREEK IS PL

RANDALL P. THOMAS (DEED BOOK 198 PAGE 298)

S 65° 08' 43" W

S 62° 00' 30" W 243.05'

213.59'

302.86'

15' EASEMENT FOR BARROW COUNTY WATER LINE

S 65° 08' 43" W

943.00'

STATE ROUTE NO. 316 R/W VARIES (3' pavement)

S 65° 06' 33" W 493.13'

N 39° 51' 15" E 210.13'

TERRY & SANDRA SHAW (DEED BOOK 1277 PAGE 281) (PLAT BOOK 101 PAGE 181)

N 22° 28' 54" W 236.80'

N 49° 50' 04" W 54.95'

N 36° 40' 17" W 111.40'

N 29° 54' 46" W 137.01'

N 21° 23' 03" E 65.51'

N 40° 30' 46" E 40.33'

CL OF MARBURG CREEK IS PL

TRACT NO. 2 7.367 ACRES

N 65° 06' 33" E 800.00'

S 25° 39' 07" E 430.54'

S 59° 08' 43" E 233.57'

S 49° 40' 03" E 22.68'

S 19° 50' 39" W 211.37'

N 35° 18' 37" E

200.39' CHORD

C.O. GRIFFETH (DEED BOOK 181 PAGE 191) (PLAT BOOK 18, PAGE 187)

S 75° 45' 29" W 133.47'

S 55° 38' 43" W 287.70'

S 42° 49' 00" W 294.65'

ARC: 216.18' R: 982.92'

HARRISON MILL ROAD (20' pavement) R/W VARIES

ARC: 122.36' R: 982.92'

CHORD: N 39° 40' 27" E 189.32'

TRACT NO. 3 1.140 ACRES

S 54° 04' 39" W 399.09'

S 30° 19' 46" E 172.00'

N/F GOODMAN FLEEMAN ESTATE

JAMMIE B. O'NEAL (DEED BOOK 379 PAGE 781) (PLAT BOOK 45 PAGE 243) (PLAT BOOK 93, PAGE 183)

CHURCH ROAD (20' pavement) R/W VARIES

ARC: 228.52' R: 1180.13'

CHORD: S 75° 39' 01" E 228.18'

S 69° 13' 42" E 60.17'

ARC: 209.51' R: 1180.13'

CHORD: S 64° 56' 20" E 209.25'

S 59° 49' 34" E 99.88'

ARC: 99.93' R: 3765.83'

CHORD: S 59° 03' 34" E 99.92'

LINE 100' EASEMENT

ARC: 547.29' R: 14345.10' CHORD: S 54° 38' 57" W

ARC: 332.78' R: 1272.65' CHORD: S 53° 04' 24" W 331.83'

HARRISON MILL ROAD (20' pavement) R/W VARIES

ONE STORY FRAME HOUSE

GRAVEL DRIVE

"MAGNETIC NORTH"

TRACT NO. 1
43.886 ACRES IN TRAVERSE
0.158 ACRES BETWEEN TRAVERSE and STREAM
43.728 ACRES = TOTAL

TOTAL AREA = 52.235 ACRES

GRAPHIC SCALE 100 0 100 200 300

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 22,836' AND AN ANGULAR ERROR OF 2" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE.
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 377,471.
EQUIPMENT USED
☐ = TOPCON GTS-2 ☒ = NIKON A20L6

APPROVED FOR RECORDING APR 1 '10 BARROW COUNTY PLANNING DEPT.

Paul E Borden — Georgia Registered Surveyor No. 1995 — Member of Surveying and Mapping Society of Georgia

GEORGIA PAUL E. BORDEN

STATE OF GEORGIA
Barrow Superior Court,
Filed April 2 2010
3:50 PM
Recorded
April 21 2010
Book 61 Page 30
Regina B. McArthur Clerk
by Donna M. Caldwell Deputy Clerk

SURVEY FOR
Estate of JOHN E. PHARR

STATE GEORGIA	COUNTY BARROW	CITY BETHLEHEM	GMD 243 and 249
LAND LOT	DISTRICT	SCALE 1 inch = 100 feet	DATE MARCH 7, 2001

BORDERS AND ASSOCIATES
LAND SURVEYORS
PHONE (770) 867-8902 (770) 867-9934 FAX
P.O. BOX 248 WINDER GA. 30680

BD2-39A