

eFiled and eRecorded
DATE: 04/16/2021
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PLAT BOOK: 65
PAGE: 143 - 143
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PART ID: 0596601585
RECORDED BY: AW
Janie J. Jones
Barrow County, GA

PARENT PARCEL NUMBER & ADDRESS:

BARROW COUNTY PIN: XX105 165
 SITE ADDRESS: BEECH CREEK CIRCLE
 WINDER, GA 30680

SURVEY REFERENCES:

1. DEED BOOK 280 - PAGE 105
2. PLAT BOOK 10 - PAGE 90
3. PLAT BOOK 57 - PAGE 179

N/F
 HAMWAY, MARGARET
 DB 280 - PG 512
 PB 10 - PG 90
 PIN: XX105 164
 BEECH CREEK CIR
 CURRENT ZONING: R1

N/F
 MICHAEL, DUANE
 DB 1602 - PG 311
 PB 57 - PG 179
 PIN: XX105 164A
 52 BEECH CREEK CIR
 CURRENT ZONING: R1

N/F
 PATRICK, BETTY
 DB 1854 - PG 673
 PB 5 - PG 349
 PIN: XX105 026
 871 HIGHWAY 82
 CURRENT ZONING: AG

N/F
 HAMWAY, MARGARET
 DB 280 - PG 105
 PB 10 - PG 90
 CURRENT ZONING: R1

N/F
 HAMWAY, MARGARET
 DB 280 - PG 105
 PB 10 - PG 90
 CURRENT ZONING: R1

N/F
 HAMWAY, MARGARET
 DB 280 - PG 105
 PB 10 - PG 90
 PIN: XX105 166
 BEECH CREEK CIR
 CURRENT ZONING: R1

BARROW COUNTY CLERK OF SUPERIOR COURT

USE AND PURPOSE:

THE PURPOSE OF THIS PLAT IS A MINOR SUBDIVISION PLAT, OF THE EXISTING TRACT KNOWN AS TAX MAP PARCEL XX105 165, BARROW COUNTY, GEORGIA. THE SOURCE OF TITLE DESCRIPTION IS PER DEED BOOK 280, PAGE 105, AFORESAID COUNTY. THE CURRENT OWNER, AS PER THE INDICATED TAX RECORDS IS MARGARET ANN HAMWAY. THE PROPERTY ADDRESS IS BEECH CREEK CIR, WINDER, GA 30680.

SURVEY NOTES:

1. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF 1" IN 97,998' AND AN ANGULAR ERROR OF 00°00'01.2" PER ANGLE POINT AND WAS ADJUSTED USING THE CARLSON SURVNET LEAST SQUARES METHOD.
2. THE LINEAR AND ANGULAR MEASUREMENTS SHOWN ON THIS PLAT WERE TAKEN WITH A GEOMAX ZOOM 90 ROBOTIC TOTAL STATION, FIELD WORK WAS COMPLETED ON 02/08/2021.
3. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1" IN 781,745'.
4. THIS PLAT HAS BEEN DONE FOR THE USE AND PURPOSE OF THE CLIENT ASCRIBED AND CONTRACTED WITH AS SHOWN HEREON. ALL OTHER PARTIES ARE SUBSEQUENTLY PUT ON NOTICE AS TO THE LIMITED DEGREE OF RELIANCE UPON THIS PLAT BY THIRD PARTIES.
5. THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS, AND BASED ON POSITIONAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK DEVELOPED BY EGPS SOLUTIONS. THE HORIZONTAL REFERENCE FRAME IS NAD 83 - STATE PLANE COORDINATE SYSTEM OF GEORGIA - WEST ZONE.
6. ALL OBSERVED ACCESS TO A PUBLIC WAY, SUCH AS CURB CUTS AND DRIVEWAYS ARE AS SHOWN.
7. THE RECORDS REFERENCED HEREON DO NOT CONSTITUTE A TITLE SEARCH AND ARE SHOWN FOR REFERENCE PURPOSES ONLY. THIS PROPERTY IS SUBJECT TO ALL RIGHT OF WAYS AND EASEMENTS OF RECORD.
8. IN MY OPINION, THIS IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.
9. PROPERTIES SHOWN HEREON TO BE SERVED ON-SITE SEWERAGE MANAGEMENT SYSTEMS.

FLOOD NOTE:

ACCORDING TO FLOOD INSURANCE RATE MAP NO.: 13013C0135C, DECEMBER 18, 2009 FOR BARROW COUNTY, GEORGIA AND INCORPORATED AREAS A PORTION OF THE PROPERTY SHOWN HEREON LIES WITHIN ZONE A AND IS WITHIN AN AREA OF SPECIAL FLOOD HAZARD.

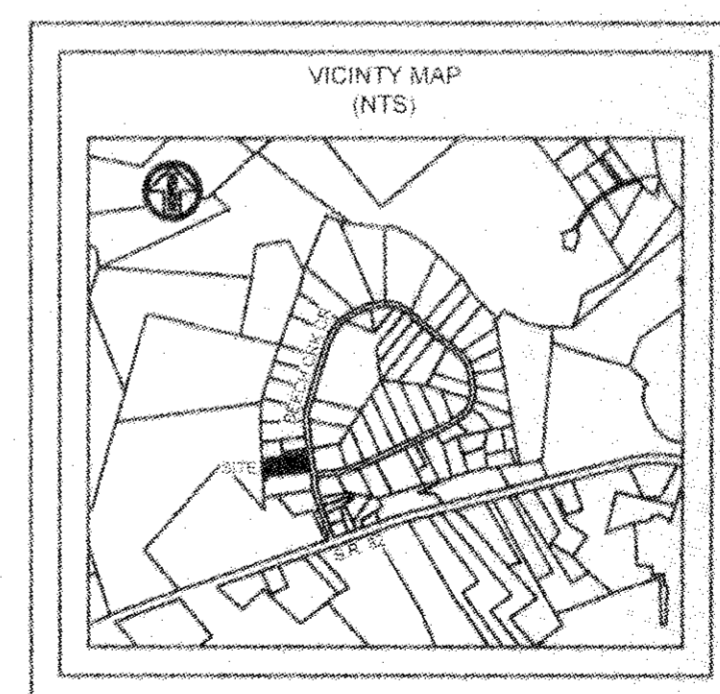
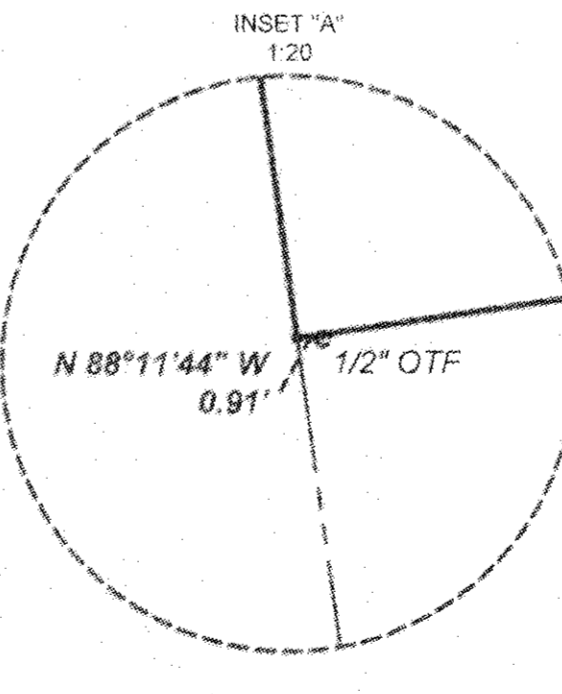
UTILITY NOTES & INFORMATION:

THE UTILITY INFORMATION SHOWN ON THIS PLAT IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. UTILITIES SHOWN ARE BASED ON ABOVE GROUND VISIBLE EVIDENCE. SURVEYOR DOES NOT WARRANT THE EXACT SIZE, TYPE, LOCATION OF UTILITIES SHOWN AND NO GUARANTEE IS MADE THAT OTHER UTILITIES MAY EXIST ON SITE THAT MAY NOT BE SHOWN. THE ENGINEER, CONTRACTOR, ARCHITECT, OWNER AND THEIR AGENTS ARE RESPONSIBLE FOR MAKING THEIR OWN DETERMINATIONS AS TO THE ACTUAL SIZE, TYPE AND LOCATION OF UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.

SURVEYOR'S CERTIFICATE

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

Kevin R. Settles
 KEVIN R. SETTLES, GA PLS - 3412

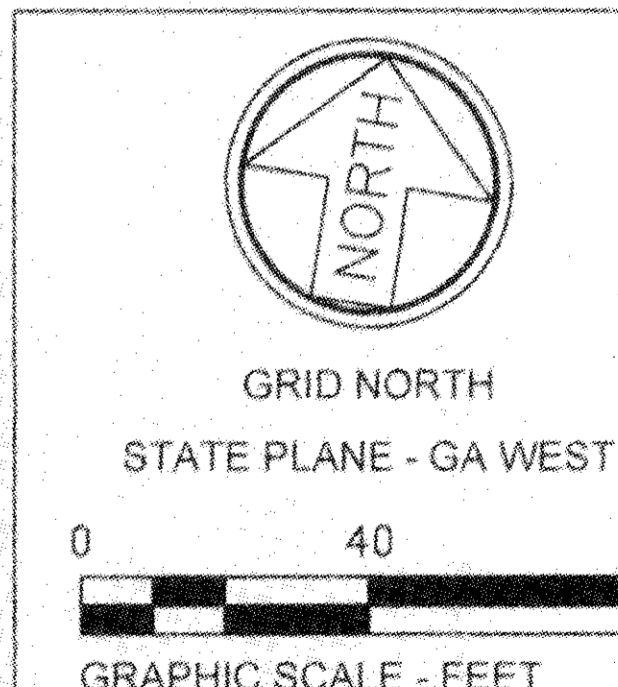


SYMBOL LEGEND

- IRON PIN FOUND
- IRON PIN SET
- COMPUTED POINT
- ⊙ UTILITY POLE
- ⊕ WATER VALVE MON
- ⊞ CABLE TV BOX
- DHU- OVERHEAD UTILITY

ABBREVIATION LEGEND

- RBF REBAR FOUND
- IPS IRON PIN SET
- R/W RIGHT OF WAY
- N/F NOW OR FORMERLY
- DB DEED BOOK
- PB PLAT BOOK
- PG PAGE
- N.T.S. NOT TO SCALE
- TBM BENCHMARK



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 KEVIN R. SETTLES, PLS
 678-209-3921
 krsettles@frontiersurvey.com
 GA LSF NO.: 001310



MINOR SUBDIVISION PLAT FOR:
LOT 32 - BEECH CREEK ESTATES
MARGARET ANN HAMWAY
 P. O. BOX 508
 WINDER, GA 30680

246th Georgia Militia District, Barrow County, Georgia

REVISIONS		PROJECT NO.: 21MCC002
DATE	DESCRIPTION	FIELD: KRS - 02/08/2021
		DRAWN BY: KRS
		CHECKED BY: KRS
		SCALE: 1" = 40'
		ISSUE DATE: 02/18/2021
<small>THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67</small>		

SURVEYOR OF RECORD:
 KEVIN R. SETTLES, PLS
 678-209-3921
 krsettles@frontiersurvey.com
 GA RLS: 3412

SHEET
1 of 1