

**Scott and Regan Holroyd  
Revocable Living Trust  
dated July 7, 2014**

LOT 285-R, FALLING WATERS, PHASE 11A

LAND LOT 71  
5th DISTRICT, 2nd SECTION  
GILMER COUNTY, GEORGIA

DATE: OCTOBER 18, 2017

REVISIONS:  
DATE COMMENT

**LEGEND**

- IRON PIN FOUND
- IRON PIN SET (IPS)
- △ COMPUTED POSITION (NO MONUMENT)
- ROCK
- OR CONCRETE MONUMENT
- RB REBAR
- DTP OPEN TOP PIPE
- CTP CRIMP TOP PIPE
- P.D.B. POINT OF BEGINNING
- R/W RIGHT OF WAY
- P/L PROPERTY LINE
- C/L CENTERLINE
- N/F NOW OR FORMERLY
- DB/pg DEED BOOK/PAGE
- PB/pg PLAT BOOK/PAGE
- PP UTILITY POLE
- LL LAND LOT
- RCP REINFORCED CONC. PIPE
- CMP CORRUGATED METAL PIPE
- CPP CORRUGATED PLASTIC PIPE
- UTILITY POLE
- WATER METER
- WATER VALVE
- GAS METER
- GAS VALVE
- ⊗ UTILITY PESTAL
- ⊗ DRAIN INLET
- ⊗ STORM MH
- ⊗ SEWER MH
- ⊗ LIGHT POLE
- PROPERTY LINE
- LAND LOT LINE
- RIGHT OF WAY
- O/H POWER
- O/H TELEPHONE
- FENCE
- STREAM OR POND
- UG GAS LINE
- UG POWER
- UG SEWER LINE
- WATER LINE
- UG COMMUNICATIONS
- STORM LINE
- R/R TRACKS
- EXIST. CONTOUR
- EXIST. INDEX CONTOUR
- PROP. CONTOUR
- PROP. INDEX CONTOUR

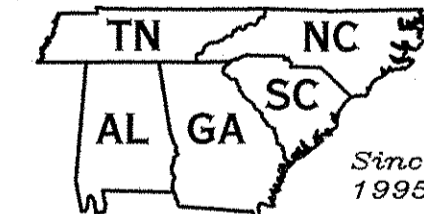
MONUMENT DIMENSIONS ARE OUTSIDE/OVERALL DIMENSIONS. ALL IPS ARE CAPPED 5/8" REBAR UNLESS OTHERWISE NOTED.

"Thou shalt not remove thy neighbor's landmark, which they of old time have set."  
Deuteronomy 19:14 KJV

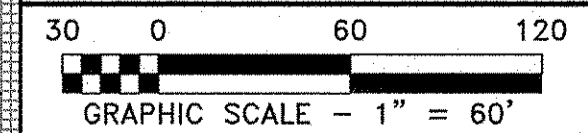
**DISCLOSURE & NOTICE**  
This drawing and any findings does not constitute a title or legal opinion by Chastain & Associates, P.C. Any provided certification is a statement based on facts and knowledge known to the registrant and is not a guarantee or warranty, either expressed or implied. Other documents or conditions may exist that would affect this property. As a unique pictorial and graphic professional work, this survey is subject to the Copyright laws of the United States. The latest date of field survey work is the date applicable to provisions of Statutes of Limitation. No certification or liability is extended to any party not named herein. Subsurface matters not certified unless excavated.

IN GOD WE TRUST

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



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GEORGIA CERTIFICATE OF AUTH. LSF000781  
TENNESSEE PROFESSIONAL REG. No. 1937  
NORTH CAROLINA LAND SURVEYING FIRM C-3198  
ALABAMA LAND SURVEYING FIRM CA-852-LS  
SOUTH CAROLINA SURVEYING FIRM COA No. 5205



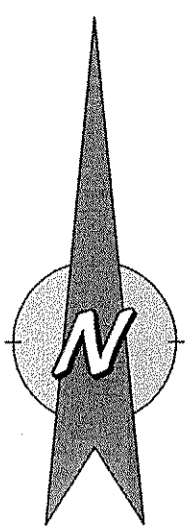
**AGRICULTURE NOTICE**— GILMER COUNTY HAS AN ACTIVE AGRICULTURAL SECTOR. FARMING AND FORESTING ACTIVITIES MAY CAUSE NUISANCES AND INCONVENIENCES THAT ARE ASSOCIATED WITH SUCH LAWFUL ACTIVITIES. (O.C.G.A. 44-1-17)

~FALLING WATERS, PH. 11B~  
PB 58, pg 280

~265~

LINE	BEARING	DISTANCE
1	N01°50'53"E	38.90'
2	N08°36'37"W	28.20'
3	N18°16'57"W	28.51'
4	N29°17'39"W	25.94'
5	N31°06'57"W	37.70'
6	N31°06'57"W	63.13'
7	N21°38'09"W	34.99'
8	N07°52'47"W	21.65'
9	N13°10'26"E	25.96'
10	N37°39'41"E	21.55'
11	N66°35'28"E	55.98'
12	N77°31'41"E	76.44'
13	N75°47'51"E	153.44'
14	N71°38'00"E	42.94'

LINE	BEARING	DISTANCE
15	N54°03'34"E	34.23'
16	N46°04'20"E	96.21'
17	N68°30'28"E	17.21'
18	S87°54'49"E	18.35'
19	S72°58'22"E	16.27'
20	S61°41'27"E	24.26'
21	S56°00'29"E	115.69'
22	S00°16'20"W	39.53'
23	S05°44'23"E	47.06'
24	S17°11'21"E	61.72'
25	S45°56'51"E	50.27'
26	S18°06'23"W	12.76'
27	S31°20'19"W	52.82'



GRID NORTH  
GEORGIA WEST ZONE  
(NAD 1983)

**4.22 Acres**

~FALLING WATERS, PH. 11A~ ~286~  
PB 57, pg 252

**High Rock Trail**  
50' R/W  
~287~

**Andes Ridge**  
50' R/W  
~285-R~

**Stone Cliff Drive**  
50' R/W  
~258~  
~257~

~FALLING WATERS, PH. 11B~  
PB 58, pg 280

~FALLING WATERS, PH. 13~  
PB 59, pg 80

573°00'45"W 558.02'  
~283-R~  
PB 60, pg 57

50' STATE WATER BUFFER

IPS 26.5' BACK

~266-R~  
PB 58, pg 293

NOTE: CALLS 26 & 27  
GENERALLY FOLLOW A  
STREAM BED AS LOCATED  
AT THE TIME OF SURVEY,  
AND DO NOT ESTABLISH A  
RIPARIAN BOUNDARY.

FILED IN OFFICE  
CLERK OF COURT  
10/19/2017 10:30 AM  
GLENDA SUE JOHNSON, CLERK  
SUPERIOR COURT  
GILMER COUNTY, GA  
P2017000345  
BK:61 PG:249-249

*Glenda Sue Johnson*

7951616124  
2919157511  
PARTICIPANT ID

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

**GEORGIA SURVEY DATA**  
A. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS CLOSURE PRECISION OF ONE FOOT IN 15,134 FEET, AND AN ANGULAR ERROR OF 08 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES.  
B. THE PERIMETER OF THIS SURVEY HAS A CLOSURE PRECISION OF ONE FOOT IN 111,332 FEET.  
C. ANGULAR AND LINEAR MEASUREMENTS OBTAINED BY USE OF A TOPCON GTS-235 TOTAL STATION.  
D. DATE(S) OF FIELD SURVEY: BOUNDARY=2006; S/D=AUGUST, 2014.  
E. OWNER INFORMATION AT TIME OF SURVEY:  
LOT 285-  
OWNER: SCOTT HOLROYD & REGAN HOLROYD  
SOURCE OF TITLE: DB 1881, pg 164  
LOT 286-  
OWNER: ROBERT MEYER  
SOURCE OF TITLE: DB 1884, pg 30  
TAX PARCELS: 31155 014 & 31155 015

**GEORGIA SURVEYOR CERTIFICATION**  
O.C.G.A. 15-6-67(c)(3)(A)(i) (APPROVAL NEEDED)  
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.

*J. T. VICK*  
JEFFREY T. VICK, RLS No. 3278 10/18/2017



APPROVED FOR RECORDING  
by: *Loren Hens*  
SECRETARY OF THE GILMER COUNTY PLANNING COMMISSION

date: 10-19-17  
Void if not recorded in 10 working days from above date

THIS PLAT WAS DRAWN FROM THE FINAL PLAT BY THIS FIRM, RECORDED IN PB 57, pg 252, AND IS BASED ON FIELD WORK FROM THAT TIME. NO FIELD WORK HAS BEEN DONE AT THIS TIME. THE BOUNDARY IS NOT HEREBY RECERTIFIED. IMPROVEMENTS, ENCROACHMENTS, AND OTHER NEW BOUNDARY EVIDENCE MAY EXIST THAT IS NOT SHOWN HEREON.

NOTE: SETBACK LINES AND 50' STATE WATER BUFFER SHOWN HEREON ARE AS SHOWN ON PB 57, pg 252.

THIS IS TO CERTIFY THAT THIS PARCEL IS CURRENTLY ZONED R-1  
NAME: *Loren Hens* DATE: 10-19-17  
ZONING ADMINISTRATOR

THIS SURVEY REPRESENTS A COMBINATION OF LOTS 285 & 286, AS SHOWN ON PB 57, pg 252, AND IS PROPOSED TO BE HEREAFTER REFERRED TO AS LOT 285-R.

THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN THE FOLLOWING DISTRICTS:

YES	NO	
X		MOUNTAIN PROTECTION DISTRICT
X		WETLANDS PROTECTION DISTRICT
X		COOSAWATTEE RIVER CORRIDOR PROTECTION DISTRICT
X		COOSAWATTEE RIVER WATER SUPPLY WATERSHED DISTRICT
X		CARTECAY RIVER WATER SUPPLY WATERSHED DISTRICT
X		ELLIJAY RIVER WATER SUPPLY WATERSHED DISTRICT