

Participant ID: 8796243728

**NOTES**

- North Arrow Identification: Georgia West State Plane Coordinate System, determined by GPS Survey (GPS Survey having a Horizontal Positional Tolerance of 0.05').
- Property does not lie in any Special Flood Hazard Area according to FEMA FIRM Panel 13083C0025D, dated 09/26/2008.
- Equipment Used: Topcon GTS Total Station, Topcon Z3 Data Collector, I-Gage G8 GPS Receiver.
- Reason for Survey: To show existing property lines.
- Total Area Subdivided: 9.87 Acres±.
- All Distances shown hereon are "Ground Distances", expressed in U.S. Survey Feet.
- This map or plat has been calculated for closure & found accurate to a ratio which exceeds 1:100,000±.
- Title Examination was not available at Survey. Other Easements and matters not of record may exist which are not shown hereon.
- Plat Reference: The Preserve at Rising Fawn, Phase 4, Plat Book A, Page 106B CODC (Superior Court Clerk's Office Dade County), The Preserve at Rising Fawn, Phase 10, Plat Book A, Page 112, 112A, 112B, & 112C CODC, and The Preserve at Rising Fawn, Phase 27, Plat Book A, Page 124I CODC.
- No underground utilities surveyed. It is the responsibility of Contractors and Engineers to determine utility locations prior to land disturbing activities.
- Building Setbacks: Front 40', Rear 25', Side 10'.
- Contact: Debbie Johnson, P.O. Box 235, Rising Fawn, GA 30738  
Phone: 423-421-5095
- (iv) The property hereon lies completely within a jurisdiction which does not review or approve any plats or this type of plat prior to recording. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. 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.

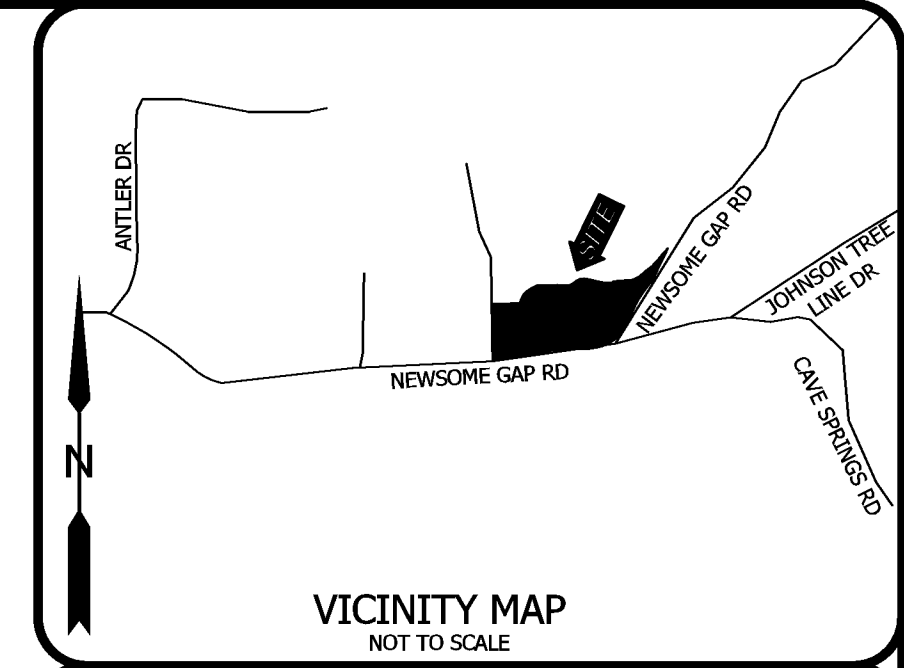
LINE #	DIRECTION	LENGTH
L1	N00° 44' 26"E	465.74'
L2	S89° 13' 00.54"E	225.65'
L3	N25° 52' 10.88"E	74.90'
L4	N44° 01' 13.03"E	32.97'
L5	N58° 38' 32.72"E	57.26'
L6	N64° 54' 13.77"E	45.04'
L7	N88° 05' 37.62"E	31.67'
L8	S85° 21' 53.97"E	43.93'
L9	S89° 07' 21.83"E	45.02'
L10	N86° 24' 19.32"E	41.47'
L11	S86° 31' 39.37"E	41.18'
L12	S84° 19' 09.86"E	23.39'
L13	S89° 07' 59.94"E	37.84'
L14	N65° 55' 30.29"E	32.87'
L15	N52° 31' 58.74"E	27.56'
L16	N63° 53' 35.96"E	40.82'
L17	N86° 07' 52.66"E	29.10'
L18	S78° 57' 41.39"E	45.21'
L19	S74° 25' 08.10"E	61.50'
L20	S77° 05' 21.79"E	47.70'

LINE #	DIRECTION	LENGTH
L21	S84° 42' 28"E	46.14'
L22	N89° 36' 18"E	34.58'
L23	N42° 58' 51"E	11.30'
L24	N84° 33' 43"E	44.24'
L25	N87° 10' 55"E	45.33'
L26	N87° 40' 50"E	55.14'
L27	N79° 21' 07"E	18.60'
L28	N65° 48' 00"E	53.10'
L29	N50° 14' 58"E	59.86'
L30	N54° 36' 48"E	71.12'
L31	N44° 27' 38"E	69.90'
L32	N41° 08' 45"E	56.34'
L33	N43° 31' 46"E	66.72'
L34	S27° 23' 42"W	249.64'
L35	S38° 17' 18"W	106.03'
L36	S25° 37' 26"W	122.01'
L37	N89° 25' 04"W	85.08'
L38	S82° 12' 25"W	256.20'

**LEGEND**

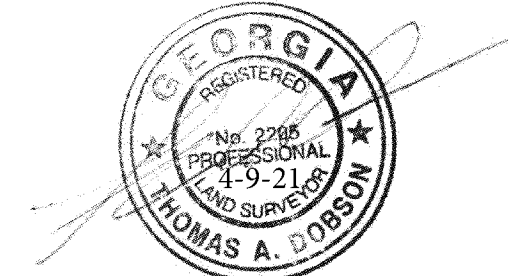
- UNMARKED POINT
- 1/2" IRON ROD FOUND
- ⊗ 1/2" CAPPED ROD SET
- ⊕ CAPPED IRON ROD FOUND
- PB PLAT BOOK
- R/W RIGHT-OF-WAY
- CR(F) IRON ROD FOUND
- CR(S) 1/2" CAPPED ROD SET
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- SURVEYED LINE
- - - ADJOINERS' BOUNDARY
- CENTERLINE OF ROAD
- - - EXISTING EASEMENT LINE
- - - BUILDING SETBACK LINES

CURVE #	LENGTH	RADIUS	DELTA
C1	44.19'	243.15'	10°24'46"
C2	173.12'	783.20'	12°39'53"
C3	382.07'	337.01'	64°57'23"
C4	452.16'	2029.35'	12°45'58"



**SURVEYOR'S CERTIFICATION**

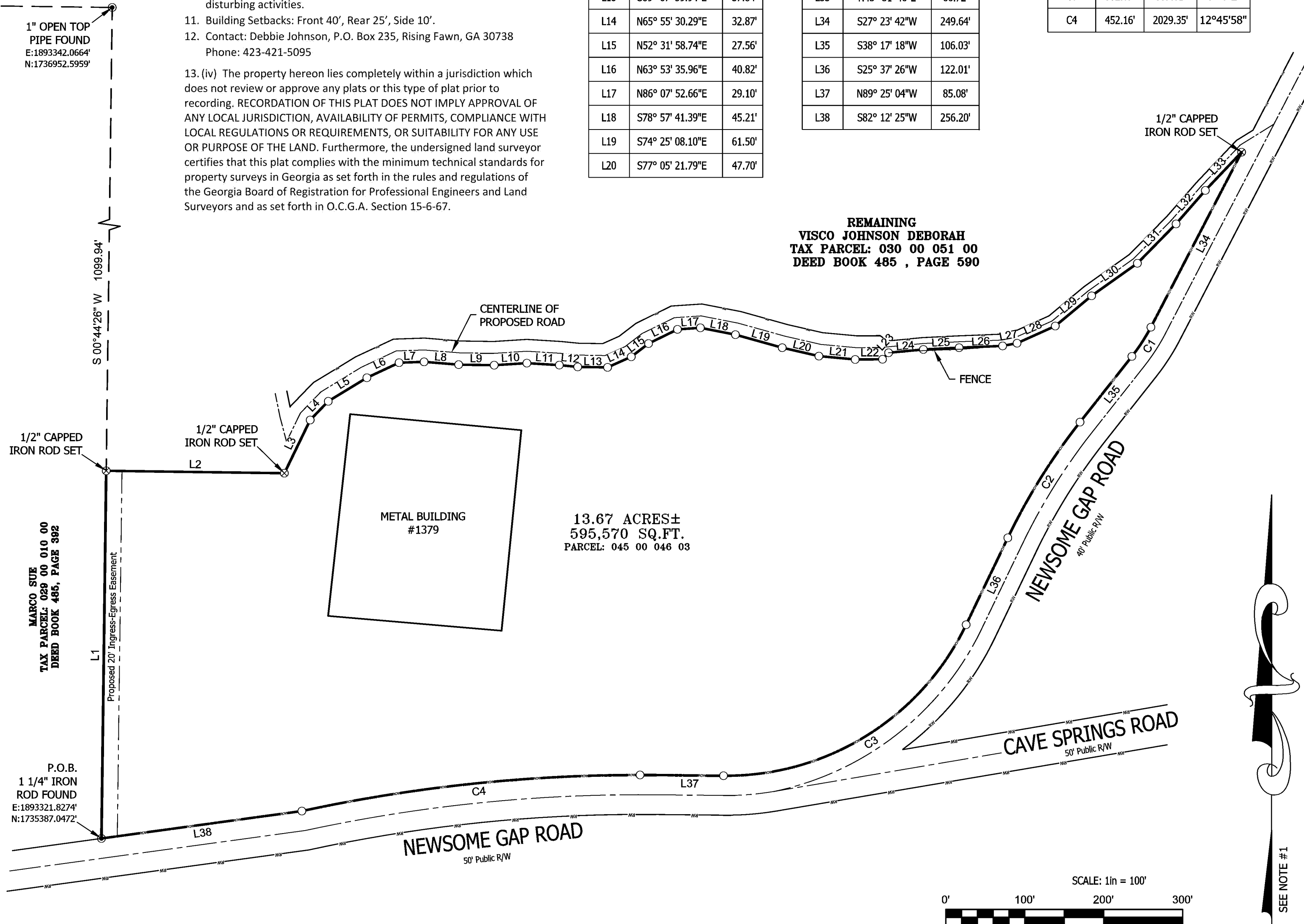
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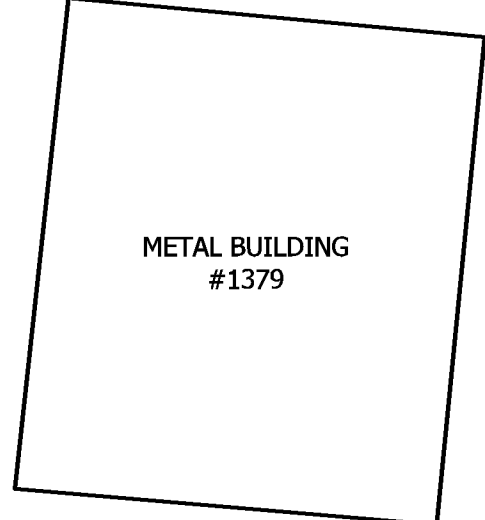
Surveyed by Thomas A. Dobson  
 Georgia RLS No. 2205  
 Georgia COA No. LSF001190

**CERTIFICATION NOTES:**

- The term "Certification" as used in Rule "180-6-.09(2) and (3)" and relating to professional engineering or land surveying services, as defined in O.C.G.A. 43-15-2(6) and (11), shall mean a signed statement based upon facts and knowledge known to the registrant and is not a guarantee or warranty, either expressed or implied.
- This survey complies with both the rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and the Official Code of Georgia Annotated (OCGA) 15-6-67, in that where a conflict exists between those two sets of specifications, the requirements of law prevail.



**REMAINING**  
**VISCO JOHNSON DEBORAH**  
**TAX PARCEL: 030 00 051 00**  
**DEED BOOK 485 , PAGE 590**



13.67 ACRES±  
 595,570 SQ.FT.  
 PARCEL: 045 00 046 03



SEE NOTE #1

**GEORGIA SUBDIVISION PLAT**

PREPARED FOR:  
**DEBORAH VISCO JOHNSON**

PROPERTY LOCATED IN LAND LOT 215, 11TH DISTRICT,  
 AND 4TH SECTION OF DADE COUNTY, GEORGIA  
 AND IS THE DEBORAH VISCO JOHNSON PROPERTY  
 OF RECORD IN DEED 353, PAGES 283-285 C.O.D.C.  
 AND DEED BK 485, PAGE 590  
 TAX PARCEL: 030 00 051 00  
 PROPERTY ADDRESS: 1379 NEWSOME GAP RD, RISING FAWN, GA 30738

**THE LAND CONSULTANTS LLC**  
 5449 Highway #41  
 Jasper, TN 37347  
 (423) 304-6722  
 Georgia C.O.A. No. LSF001190

DRAWING NO: 20417  
 FIELD WORK DATE: 03/24/2021  
 SURVEY MAP DATE: 04/06/2021  
 DRAWN BY: SANTY  
 CHECKED BY: TJS

APPROVED BY: TAD  
 SCALE: 1" = 100'