

Boardtown Rd and Ashe St. Apartments



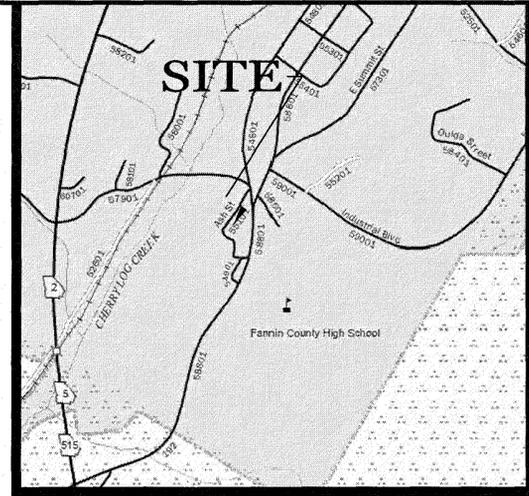
GENERAL NOTES

1. THIS SURVEY IS A RETRACEMENT SURVEY OF AN EXISTING PLATTED LOT. THE FIELDWORK FOR THIS SURVEY WAS COMPLETED ON 09/13/2019. REFERENCE FOR THIS SURVEY SHOULD BE MADE TO A PLAT BY J.P. BASKIN & ASSOCIATES DATED DECEMBER 9TH, 1953.
2. THE BEARING STRUCTURE FOR THIS SURVEY IS BASED ON MONUMENTS FOUND IN THE FIELD AT THE TIME OF THIS SURVEY AND TIED INTO THE NATIONAL GEODETIC SURVEY AND EGPS SOLUTIONS CONTINUALLY OPERATING REFERENCE SYSTEM BY USE OF TRIMBLE GPS EQUIPMENT.
3. THIS PROPERTY DOES NOT LIE WITHIN A FLOOD PRONE AREA BUT LIES WITHIN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE OF FLOOD) AS PER F.I.R.M. COMMUNITY PANEL NO. 13111C0177E, FANNIN COUNTY, GEORGIA, EFFECTIVE DATE 09/17/2010.
4. THE PUBLIC RECORDS SHOWN HEREON REFLECTS THOSE RECORDS NECESSARY TO ESTABLISH THE BOUNDARIES SHOWN HEREON AND REFERENCE TO THE SAME DOES NOT AND IS NOT INTENDED TO CONSTITUTE A TITLE SEARCH OR TITLE OPINION. THIS SURVEY REFLECTS ONLY THOSE MATTERS OF TITLE OF RECORD FURNISHED TO THE SURVEYOR AT THIS TIME.

5. PURSUANT TO RULE 180-6.09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, THE TERM "CERTIFY" OR "CERTIFICATION" RELATING TO LAND SURVEYING SERVICES 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.
6. THE FIRM OF HAYES, JAMES AND ASSOCIATES, INC. DOES NOT CERTIFY TO THE ACCURACY OR THE LOCATION OF ANY UNDERGROUND UTILITIES EITHER SHOWN OR NOT SHOWN HEREON. CONTACT THE UTILITIES PROTECTION CENTER AT 1-800-282-7411 PRIOR TO ANY CONSTRUCTION.
7. THIS PLAT WAS PREPARED AND CERTIFIED FOR THE INDIVIDUAL, INDIVIDUALS OR GROUP LISTED ON THIS DOCUMENT. THE CERTIFICATION DOES NOT EXTEND TO OTHER INDIVIDUALS OR GROUPS WITHOUT RECERTIFICATION BY THE SURVEYOR OF RECORD LISTING NEW OR ADDITIONAL INDIVIDUALS OR GROUPS.
8. CERTIFICATION DOES NOT EXTEND TO MATTERS OF TITLE, DEEDS AND PLATS REFERENCED HEREON WERE USED AS EVIDENCE OF PROPERTY LINE LOCATIONS. THESE REFERENCED INSTRUMENTS DO NOT CONSTITUTE A TITLE SEARCH OR TITLE OPINION.
9. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 146,522 FEET.
10. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS AN UNADJUSTED CLOSURE OF ONE FOOT IN 11,528 FEET. THE UNADJUSTED ANGULAR ERROR OF 12 SECONDS. THIS SURVEY WAS ADJUSTED USING A LEAST SQUARES ADJUSTMENT.

LEGEND

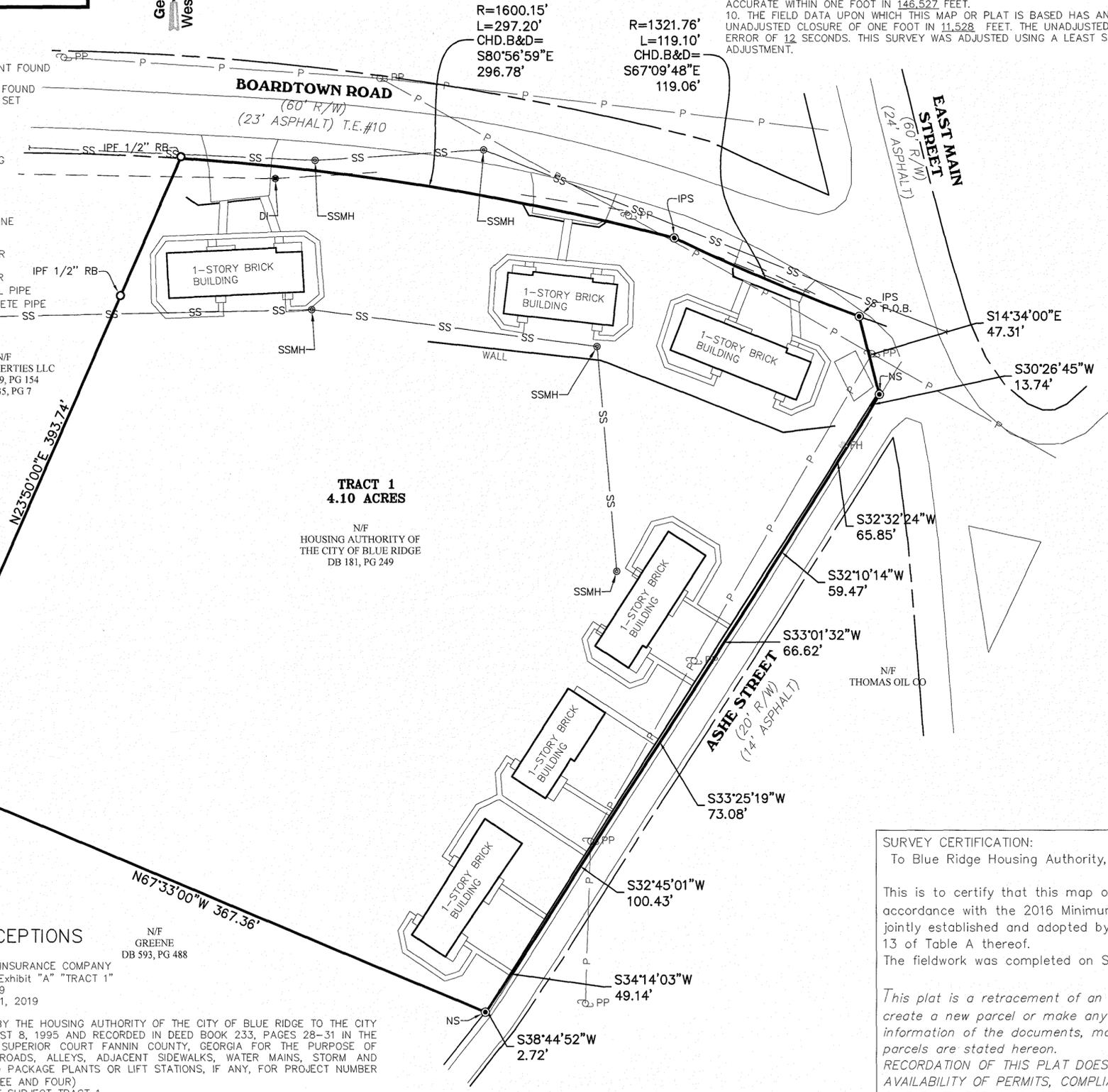
- IPF = IRON PIN FOUND
- IPS = IRON PIN SET
- CMF = CONCRETE MONUMENT FOUND
- RB = REBAR
- = PROPERTY CORNER FOUND
- = PROPERTY CORNER SET
- R/W = RIGHT OF WAY
- PB = PLAT BOOK
- DB = DEED BOOK
- PG = PAGE
- P.O.B. = POINT OF BEGINNING
- N/F = NOW OR FORMERLY
- PP = POWER POLE
- = POLE
- P- = POWER LINE
- SS- = SANITARY SEWER LINE
- DI = DROP INLET
- JB = JUNCTION BOX
- BK = BACK FROM CORNER
- T.C.# = TITLE COMMITMENT EXCEPTION NUMBER
- CMP = CORRUGATED METAL PIPE
- RCP = REINFORCED CONCRETE PIPE
- SS =



LOCATION MAP
NOT TO SCALE
AS-SURVEYED LEGAL DESCRIPTION: OVER ALL
DESCRIPTION OF

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 315 OF THE 8TH DISTRICT, 2ND SECTION, CITY OF BLUE RIDGE, FANNIN COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET ON THE INTERSECTION OF THE SOUTHERN RIGHT OF WAY OF BOARDTOWN ROAD (60' RIGHT OF WAY) AND WESTERN RIGHT OF WAY OF EAST MAIN STREET (60' RIGHT OF WAY), THENCE ALONG THE WESTERN RIGHT OF WAY OF EAST MAIN STREET SOUTH 14 DEGREES 34 MINUTES 00 SECONDS EAST A DISTANCE OF 47.31 FEET TO A NAIL SET ON THE INTERSECTION OF THE WESTERN RIGHT OF WAY OF EAST MAIN STREET AND THE WESTERN RIGHT OF WAY OF ASHE STREET (20' RIGHT OF WAY); THENCE ALONG THE WESTERN RIGHT OF WAY ASHE THE FOLLOWING CALLS: SOUTH 30 DEGREES 26 MINUTES 45 SECONDS WEST A DISTANCE OF 13.74 FEET TO A POINT; THENCE SOUTH 32 DEGREES 32 MINUTES 24 SECONDS WEST A DISTANCE OF 65.85 FEET TO A POINT; THENCE SOUTH 33 DEGREES 01 MINUTES 32 SECONDS WEST A DISTANCE OF 66.62 FEET TO A POINT; THENCE SOUTH 33 DEGREES 25 MINUTES 19 SECONDS WEST A DISTANCE OF 73.08 FEET TO A POINT; THENCE SOUTH 34 DEGREES 14 MINUTES 03 SECONDS WEST A DISTANCE OF 49.14 FEET TO A POINT; THENCE SOUTH 38 DEGREES 44 MINUTES 52 SECONDS WEST A DISTANCE OF 2.72 FEET TO A NAIL SET; THENCE AFOREMENTIONED RIGHT OF WAY ALONG THE PROPERTY NOW AND FORMERLY OWNED BY GREENE (DB 593, PAGE 488) NORTH 67 DEGREES 33 MINUTES 00 SECONDS WEST A DISTANCE OF 367.36 FEET TO A CONCRETE MONUMENT FOUND; THENCE ALONG THE PROPERTY NOW AND FORMERLY OWNED BY WLP PROPERTIES LLC (DB 1089, PAGE 154) NORTH 23 DEGREES 50 MINUTES 00 SECONDS EAST A DISTANCE OF 393.74 FEET TO A HALF INCH REBAR ON THE SOUTHERN RIGHT OF WAY OF BOARDTOWN ROAD; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 1600.15 FEET AND AN ARC LENGTH OF 297.20 FEET, SAID CURVE HAVING A CHORD BEARING OF SOUTH 80 DEGREES 56 MINUTES 59 SECONDS EAST AND A CHORD DISTANCE OF 296.78 FEET TO AN IRON PIN SET; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 1321.76 FEET AND AN ARC LENGTH OF 119.10 FEET, SAID CURVE HAVING A CHORD BEARING OF SOUTH 67 DEGREES 09 MINUTES 48 SECONDS EAST AND A CHORD DISTANCE OF 119.06 FEET TO AN IRON PIN SET, SAID IRON PIN BEING THE TRUE POINT OF BEGINNING.



TRACT 1
4.10 ACRES
N/F HOUSING AUTHORITY OF THE CITY OF BLUE RIDGE
DB 181, PG 249

TITLE EXCEPTIONS

8. DEED OF DEDICATION BY THE HOUSING AUTHORITY OF THE CITY OF BLUE RIDGE TO THE CITY OF BLUE RIDGE DATED AUGUST 8, 1995 AND RECORDED IN DEED BOOK 233, PAGES 28-31 IN THE OFFICE OF THE CLERK OF SUPERIOR COURT FANNIN COUNTY, GEORGIA FOR THE PURPOSE OF DEDICATING THE STREETS, ROADS, ALLEYS, ADJACENT SIDEWALKS, WATER MAINS, STORM AND SANITARY SEWER MAINS AND PACKAGE PLANTS OR LIFT STATIONS, IF ANY, FOR PROJECT NUMBER GA-20-2002. (TRACTS THREE AND FOUR)
COMMENT: DOES NOT AFFECT SUBJECT TRACT 1.
9. ELECTRIC LINE RIGHT OF WAY EASEMENT FROM HOUSING AUTHORITY OF THE CITY OF BLUE RIDGE TO TRI-STATE ELECTRIC MEMB. CORP., DATED NOVEMBER 19, 1982 AND RECORDED IN DEED BOOK 80, PAGE 159 IN THE OFFICE OF THE CLERK OF SUPERIOR COURT FANNIN COUNTY, GEORGIA.
COMMENT: DOES NOT AFFECT SUBJECT TRACT 1.
10. RIGHT OF WAY DATED FEBRUARY 17, 1965 AND RECORDED IN DEED BOOK 32, PAGE 528 IN THE OFFICE OF THE CLERK OF SUPERIOR COURT FANNIN COUNTY, GEORGIA. (LOCATION UNKNOWN)
COMMENT: DOES AFFECT SUBJECT TRACT 1, APPEARS TO BE RIGHT OF WAY OF BOARDTOWN ROAD. SURVEYOR UNABLE TO DETERMINE EXACT AFFECT, DUE TO MAP OR PLAT REFERRED TO IN RECORD NOT FOUND OR PROVIDED.

SURVEY CERTIFICATION:

To Blue Ridge Housing Authority, & Commonwealth Land Title Insurance Company :

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and included Items 1, 2, 3, 4, 6, 8-11a, and 13 of Table A thereof.
The fieldwork was completed on September 13, 2019.

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon.
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.

PRELIMINARY
Georgia Land Surveyor No. 2951



Hayes James
ENGINEERS, PLANNERS & SURVEYORS
3830 EAST FIRST STREET
SUITE 1
BLUE RIDGE, GEORGIA 30513
TEL: (706) 632-4981
FAX: (706) 632-4982
CERTIFICATE OF AUTHORIZATION:
NO. LSF000255

ALTA/NSPS LAND TITLE SURVEY
FOR
BLUE RIDGE HOUSING
AUTHORITY
&
COMMONWEALTH LAND
TITLE INSURANCE

PROJECT LOCATION
Land Lot(s): 315
District: 8th
Section: 2nd
County: Fannin
State: Georgia



Project No. 19-601-B5
Drawn By: BWH
Checked By: BWH
Date: 11/07/2019
Scale: 1"= 50'

REVISIONS	DATE	BY	APPR.	DESCRIPTION

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