

DOVER REALTY

LYCO BLDG. - PUBLIC SQUARE
P.O. BOX 731 • DAHLONEGA, GEORGIA 30533



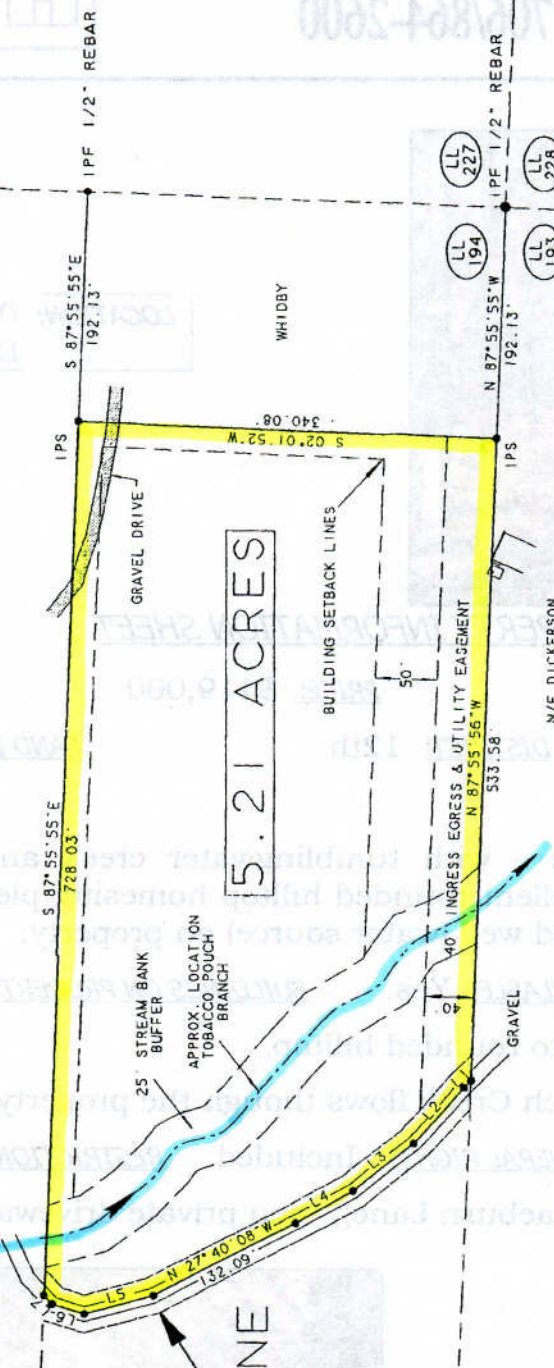
REAL PROPERTY

LINE	BEARING	DISTANCE
L 1	N 44° 40' 33" W	8.04'
L 2	N 49° 11' 04" W	61.88'
L 3	N 39° 39' 21" W	63.37'
L 4	N 29° 46' 23" W	54.18'
L 5	N 15° 49' 43" W	58.06'
L 6	N 16° 52' 56" E	26.88'
L 7	N 47° 34' 20" E	9.38'

REFERENCE PLAT: PLAT BY RICKY C. BUSBEE RLS#2497
DATED 8-4-98 REVISED 8-14-98 ENTITLED SURVEY FOR
FLORELLA CARRIE RAYNER MARGARET A. KING JEFFERY M. KING

IN MY OPINION THIS PROPERTY IS NOT
GEOGRAPHICALLY LOCATED IN A SPECIAL
FLOOD HAZARD AREA.
REFERENCE MAP FLOOD INSURANCE RATE
MAP COMMUNITY PANEL NUMBER
300554, DATED APRIL 2, 1991

N/F RAYNER-KING



BRAEBURN LANE (PRIVATE) INGRESS EGRESS EASEMENT

The division of land as indicated on this Plat has been reviewed and determined to be in compliance with the Regulations of Lumpkin County and is approved for recording.

Frances French 2-27-06
Planning Director Date

NOTE: SURVEYOR DOES NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 21,500 FEET, AND WAS ADJUSTED USING THE N/A RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000 FEET.

EQUIPMENT USED: TOPCON GTS 210

IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY

SCALE: 1" INCH = 100' FEET



- LL - LAND LOT LINE
- LLL - LAND LOT FOUND
- IPF - IRON PIN FOUND
- IPS - IRON PIN SET
- C/L - CENTERLINE
- N/F - NOW OR FORMERLY
- P/L - PROPERTY LINE
- R/W - RIGHT OF WAY



PLAT OF SURVEY FOR

JC WHIDBY L.L.C.

5.20 ACRES LAND LOT 194 12TH LAND DISTRICT 1ST SECTION LUMPKIN COUNTY, GEORGIA	FIELD WORK: 02-21-06 PLATTED: 02-21-06 REVISED: MICHAEL S. KELLEY G.A.R.L.S. #2313
"THE MEASURE OF EXCELLENCE" KELLEY SURVEYING 323 MARTIN BYERS ROAD DAHLONEGA, GA. 30533 (706) 864-8639 FAX (706) 864-5184 Email: kelleycountry@att.net	DRAWING #825-06 DRWG NAME: WHIDBY2 COGO NAME: KING FIELD BOOK #HP48SMI TERMINAL C DRAWN BY M.S.K.

DIRECTIONS: From downtown Dahlonega take Hwy. 52 West 6.2 miles turn left onto Frank Christian Road, go 0.4 miles turn right onto Sheep Wallow Road, go 0.2 miles turn right onto Braeburn Lane, go 0.2 miles to property on right at Dover Realty "For Sale" sign.