eFiled & eRecorded
DATE: 9/9/2019
TIME: 4:12 PM
PLAT BOOK: 02019
PAGE: 00208
RECORDING FEES: $8.00
PARTICIPANT ID: 4377056121
CLERK: Holly E Henry-Perry
Rabun County, GA
NOTE: REC# 159065

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°02'45"E	5.35
L2	S39°14'47"E	22.07
L3	S08°15'00"E	10.79
L4	S24°24'18"E	10.62
L5	S45°09'56"E	18.52
L6	S46°55'26"E	2.76
L7	S21°21'42"W	25.00
L8	S18°32'48"W	38.55
L9	S15°06'04"W	19.90
L10	S38°28'28"W	5.22
L11	S72°00'07"W	4.55
L12	N66°49'05"W	4.16
L13	N48°43'47"W	13.64

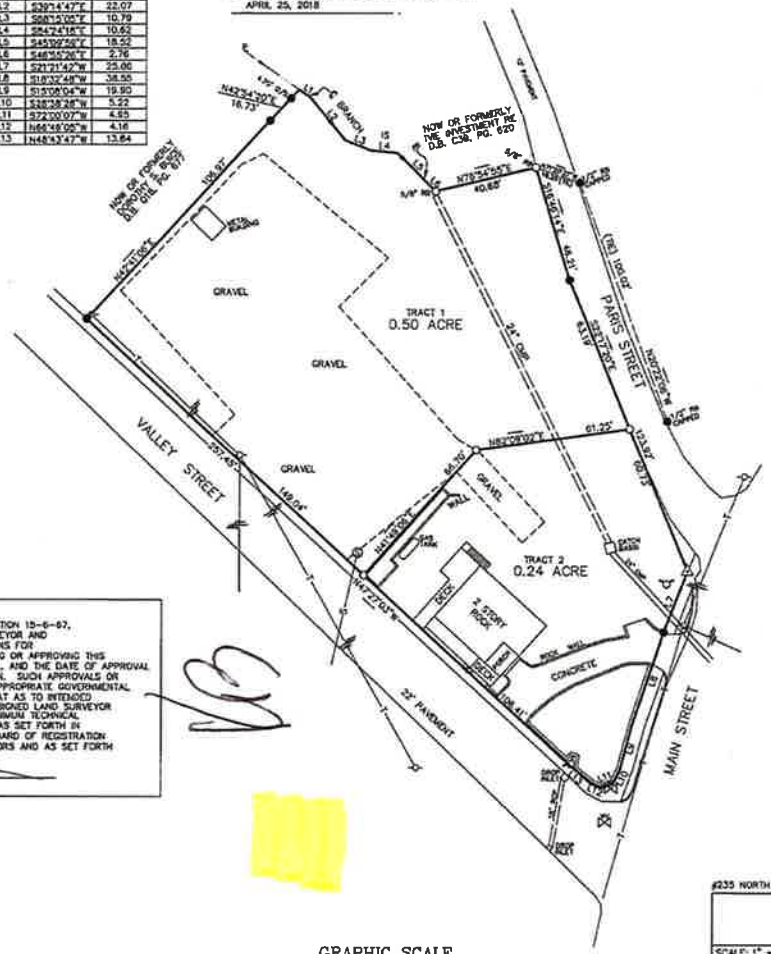
THIS PARCEL IS ZONED "CBD" ACCORDING TO THE OFFICIAL ZONING MAP OF RABUN COUNTY ON FILE IN THE OFFICE OF THE ADMINISTRATIVE OFFICER OF THE RABUN COUNTY ZONING AUTHORITY ON APRIL 25, 2018

LEGEND

POB	= POINT OF BEGINNING	O/S	= OFF SET
●	= IRON PIN FOUND (IPF)	D.B.	= DEED BOOK
O	= IRON PIN SET (IPS)	P.B.	= PLAT BOOK
℄	= PROPERTY LINE	PG	= PAGE
R/W	= RIGHT OF WAY	RB	= REBAR
—X—	= FENCE	OT	= OPEN TOP
	= UTILITY POLE	AI	= ANGLE IRON
—W—	= POWER LINE		= TELEPHONE PEDESTAL
—W/T—	= POWER & TELEPHONE		= UNDERGROUND GAS TANK
	= LAND LOT LINE	△	= PK NAIL SET
	= LAND LOT	□	= DROP INLET
■	= CONC MONUMENT FOUND	W	= WELL
⊠	= BUILDING LINE	WV	= WATER VALUE
℄	= CENTER LINE	△	= WATER METER
POC	= POINT OF COMMENCEMENT	Ⓢ	= SEWER MANHOLE
			= FIRE HYDRANT

PINS ARE 1/2" REBAR UNLESS OTHERWISE NOTED.

REFERENCE: DEED BOOK C38, PAGE 620
PLAT BOOK 55, PAGE 190
PLAT BOOK 31, PAGE 275
DEED BOOK P44, PAGE 588



GEORGIA REGISTERED No. 3231 PROFESSIONAL LAND SURVEYOR W. JONATHAN ROLADER

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. THE NAMES OF THE INDIVIDUALS SIGNING OR APPROVING THIS PLAT, THE AGENCY OR OFFICE OF THAT INDIVIDUAL, AND THE DATE OF APPROVAL IS LISTED IN THE APPROVAL TABLE SHOWN 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.

W. JONATHAN ROLADER RLS 3231

A LEICA TS 06 TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 18,881 FEET AND AN ANGULAR ERROR OF 03 PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES RULE METHOD.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 217,738 FEET.

GRAPHIC SCALE
20 0 10 20 40 100
(IN FEET)
1 inch = 30 ft.

#235 NORTH MAIN STREET — REVISED: JULY 25, 2019-DIVIDED PROPERTY

DIVISION OF A PARENT TRACT

DEVCO HOLDINGS, LLC

SCALE: 1" = 30'	0.74 ACRE-TOTAL	DRAWN: LGR 4/26/18
DATE: APR. 25, 2018	IN THE CITY OF CLAYTON	C.C. NUI

LOCATED IN LAND LOT 21, 2nd LAND DISTRICT
RABUN COUNTY, GEORGIA

APPALACHIAN SURVEYING COMPANY, INC. LSF000282
P.O.BOX 117
MOUNTAIN CITY, GEORGIA 30562 (706)746-2625

DRAWING NUMBER 18-043A