

SPACE FOR CLERK OF SUPERIOR COURT

BK:2020 PG:338-338

P2020000309

FILED IN OFFICE
CLERK OF COURT
11/17/2020 02:29 PM
MELBA SCOGGINS, CLERK
SUPERIOR COURT
BARTOW COUNTY, GA

Melba Scoggins

2670507172
PARTICIPANT ID

PROPOSED 60' INGRESS-EGRESS EASEMENTS

NOTE: THE 60 FOOT INGRESS-EGRESS EASEMENTS CAN BE USED AS PUBLIC RIGHTS OF WAY IF THE OWNER OF ANY TRACT WANTS TO BUILD A ROAD TO BARTOW COUNTY STANDARDS FROM THE EXISTING STREET RIGHT OF WAY TO THEIR TRACT.

OLD IRON BELT RAILROAD

NOTE: THERE IS AN AFFIDAVIT OF OWNERSHIP FILED BY AUBREY CORPORATION IN DEED BOOK 1701, PAGE 480, CLAIMING OWNERSHIP OF A 60 FOOT WIDE STRIP (IRON BELT RAILROAD) THROUGH TRACTS 3 AND 4.

CALL TABLE

Course	Bearing	Distance
L1	N 88°05'33" E	67.88'
L2	N 48°38'29" E	169.81'
L3	N 67°43'41" E	158.65'
L4	N 54°23'05" E	136.84'
L5	N 43°25'31" E	368.62'
L6	N 48°52'31" E	141.01'
L7	N 57°52'21" E	101.74'
L8	N 69°48'05" E	301.88'
L9	N 39°09'38" W	217.66'
L10	N 37°12'07" W	95.53'
L11	N 27°35'22" W	47.19'
L12	N 20°11'07" W	77.31'
L13	N 10°26'29" W	81.77'
L14	N 01°23'23" E	57.62'
L15	N 05°18'00" E	36.07'

**SURVEY FOR
DAVID N VAUGHAN, JR. ESTATE
PROPERTY IN LAND LOTS 256, 257 & 285
22nd DISTRICT, 2nd SECTION
BARTOW COUNTY, GEORGIA**

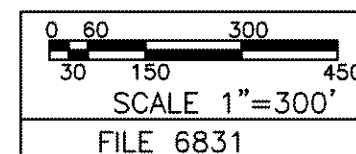
AREA ALL TRACTS = 359.477 ACRES
LESS CELL TOWER TRACT -0.230 ACRE
LESS RAILROAD IN TRACT 3 -1.597 ACRES
LESS RAILROAD IN TRACT 4 -2.637 ACRES
TOTAL NET AREA ALL TRACTS = 355.013 ACRES

SMITH & SMITH LAND SURVEYORS, P.C.
LAND SURVEYOR FIRM No. LSF1000133
2 SOUTH AVENUE, CARTERSVILLE, GA. 30120
PHONE 770-382-0457

REGISTERED LAND SURVEYOR No. 1803

R/W	RIGHT OF WAY	R	RADIUS	LP	LIGHT POLE
IPP	IRON PIN PLACED	-X-X-	FENCE		
IPF	IRON PIN FOUND				
CM	CONCRETE MARKER				
IPF-1	1 1/4" PIPE				
CH	CHORD				
L OR A	LENGTH OF CURVE				

OCTOBER 5, 2020
REVISED 10-14-2020



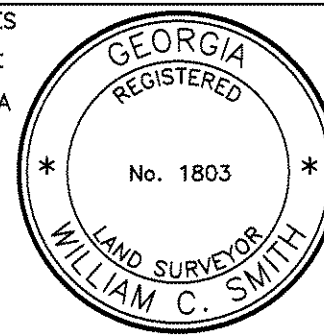
AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENT BODIES BY ANY PURCHASER OR USER APPROVAL IS OF THIS PLAT AS TO INTENDED USE OF THE PARCEL.

SPACE FOR GOVERNMENT BODY APPROVAL

Richard Osborne

Richard Osborne
Zoning Administrator
11/13/2020

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. SIGNATURES ABOVE WERE NOT IN PLACE WHEN THIS SURVEY WAS ISSUED, AND ARE TO BE OBTAINED PRIOR TO RECORDING.



WILLIAM C. SMITH: GEORGIA REGISTERED LAND SURVEYOR No. 1803
DATE OF LAST FIELD SURVEY WORK: 10-05-2020

