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JUSTIN W. BETHUNE &  
TONI LYNN BETHUNE  
D.B. 2025 PG. 326  
C.S.C.W.C.G.

LEGEND

IPF = IRON PIN FOUND  
IPS = IRON PIN SET (# 4 REBAR)  
PIPE(F) = PIPE FOUND  
A.I.(F) = ANGLE IRON FOUND  
AXL(F) = AXLE FOUND  
SPK(F) = RAILROAD SPIKE FOUND  
PP = POWER POLE  
MH = MANHOLE  
P.B. = PLAT BOOK  
D.B. = DEED BOOK  
PG. = PAGE  
C.S.C.W.C.G.= CLERK OF SUPERIOR COURT OF  
WALKER COUNTY, GEORGIA  
CENTERLINE ROAD =   
FENCE LINE =   
ADJOINING BOUNDARY LINES =   
SUBJECT BOUNDARY LINE =   
SANITARY SEWER =  SS  
EASEMENT LINES =   
OVERHEAD ELECTRIC =  E

GENERAL NOTES

- TOTAL ACREAGE = 29.97 ± (10.00 +/- THIS SHEET) PART OF TAX MAP & PARCEL # 0056 013  
CURRENT ZONING = R-22. STREET ADDRESS = NO ADDRESS
- THIS PROPERTY IS SUBJECT TO ALL EXISTING UTILITIES, ABOVE OR BELOW GROUND AND  
EXISTING EASEMENTS BOTH WRITTEN AND UNWRITTEN, THAT MAY AFFECT THIS LOCATION.
- ALL CORNERS ARE 1/2" REBAR WITH RED PLASTIC CAP LABELED "GA 3152 TN 2470" PLACED AT  
CORNER UNLESS OTHERWISE NOTED.
- PLAT CLOSURE = 1 IN 3665322
- THIS SURVEY WAS CONDUCTED USING A TOPCON HYPER SR GPS WITH A SINGLE FREQUENCY  
RECEIVER USING REAL-TIME KINEMATICS WITH A PUBLISHED POSITIONING ACCURACY OF H: 10 MM +  
0.8PPM V: 15 MM +1.0 PPM. RTK GPS POSITIONAL DATA WAS OBSERVED ON/BETWEEN THE DATES OF  
10-25-2021 AND 10-26-2021. THE FIXED STATION(S) SHOWN WERE DERIVED USING A TDOT GNSS VRS  
NETWORK OF CORS STATIONS REFERENCED TO NAD 83 (2011) (EPOCH 2010) GEOID: G2018U7
- IN THE ABSENCE OF PUBLIC SANITARY SEWER SYSTEM, THE USE OF INDIVIDUAL SEPTIC  
TANK SYSTEMS MUST BE APPROVED BY THE COUNTY ENVIRONMENTAL HEALTH DEPARTMENT  
SAID APPROVAL IS BASED ON EXISTING SOIL TYPES AND GEOGRAPHY OF THE POTENTIAL SITE.
- FOR NEW DRIVEWAYS ON A GEORGIA STATE HIGHWAY, CALL DRIVEWAY PERMIT ENGINEER  
AT 770-387-3636, IF APPLICABLE.
- ANY FURTHER DEVELOPMENT INVOLVING ANY LAND DISTURBANCE, INCLUDING BUT NOT  
LIMITED TO CLEARING, GRADING, GRUBBING, ETC. MAY REQUIRE A SOIL EROSION & SEDIMENTATION  
CONTROL PLAN AND STORM WATER MANAGEMENT PLAN BEFORE ANY PERMIT IS ISSUED.  
ALL DEVELOPMENT INVOLVING LAND DISTURBANCE, INCLUDING BUT NOT LIMITED TO CLEARING,  
GRUBBING, GRADING, ETC. IS REQUIRED BY STATE LAW AND LOCAL ORDINANCE TO USE BEST  
MANAGEMENT PRACTICES ( BMP'S ) TO ENSURE THAT NO SOIL LEAVES THEIR SITE OR ENTERS INTO  
ANY STATE WATERS.
- FOR UTILITY PROTECTION CALL 800-282-7411 BEFORE YOU DIG OR BLAST.
- THE PURPOSE OF THIS SURVEY IS TO LOCATE THE BOUNDARY.
- MINIMUM BUILDING SETBACK LINES: 40-FOOT ON MAJOR STREETS; 30-FOOT ON COLLECTOR AND  
MINOR STREETS; 10-FOOT ON THE SIDES AND 25' REAR. AS NOTED IN WALKER COUNTY U.D.C.
- 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.

SURVEYOR CERTIFICATION

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 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.

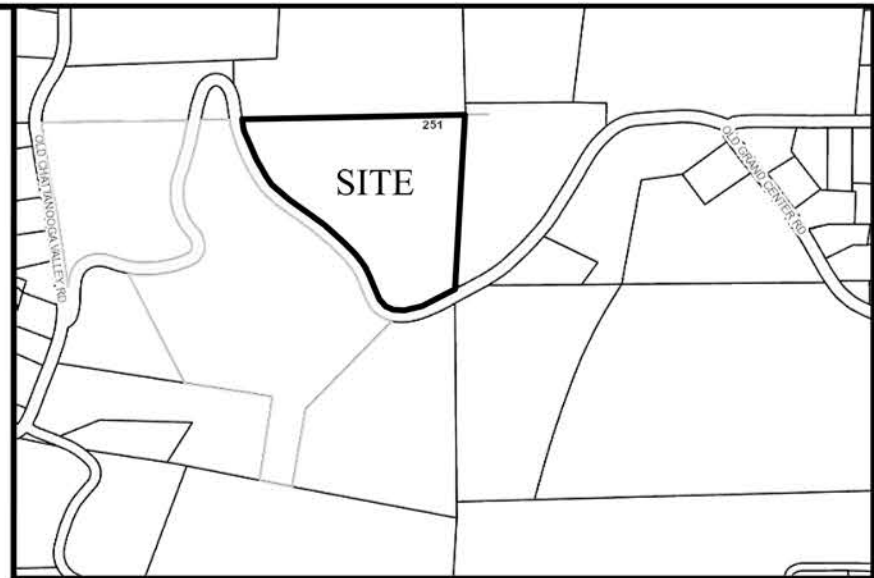
  
10-27-21



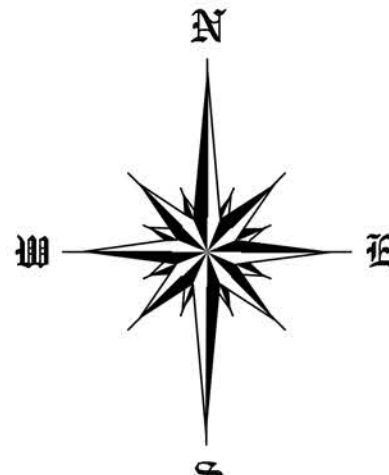
COMMENTS:  
BEST MANAGEMENT PRACTICES (BMP'S) O.C.G.A. 12-7-6 SUBSECTION (B)  
SECTION IV- MINIMUM REQUIREMENTS FOR EROSION AND SEDIMENT  
CONTROL SHALL BE FOLLOWED PRIOR TO AND DURING ANY  
CONSTRUCTION.

NO ON STREET PARKING.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THIS  
PROPERTY IS NOT SUBJECT TO FLOOD HAZARD IN THE 100 YEAR ZONE.  
ZONE: X FIRM # 13295C0038D DATED: SEPTEMBER 5, 2007



VICINITY MAP N.T.S.



BEARING BASIS  
GEORGIA WEST STATE PLANE  
COORDINATES  
(NAD 83)

RONALD W. BETHUNE &  
PAMELA P. BETHUNE  
D.B. 1827 PG. 665  
C.S.C.W.C.G.

LINE	BEARING	DISTANCE
L1	N 23°25'15" W	76.48'
L2	N 37°06'39" W	71.30'
L3	N 45°03'28" W	39.76'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	109.52'	177.59'	158.77'	N 74°54'58" W	92°54'21"
C2	309.08'	78.22'	78.01'	N 26°11'20" W	14°29'59"
C3	309.08'	83.07'	82.82'	N 41°08'18" W	15°23'59"
C4	374.97'	226.19'	222.78'	N 21°24'39" W	34°33'45"



**CAGLE LAND SURVEYING**  
3904 JUANDALE TRAIL  
CHATTANOOGA, TN 37406  
SURVEY@CATT.COM  
706-965-3955

BOUNDARY SURVEY  
LOTS 4 & 5 GRAND CENTER ESTATES  
LAND LOT 251, 9TH DIST., 4TH SEC.  
WALKER COUNTY, GEORGIA

DRAWN STEVEN PRICE	DATE 10-27-2021	SURVEY FOR: BRYAN JOHNSON
APPROVED ROBERT CAGLE II	DATE 10-27-2021	
SCALE 1" = 100'	REVISION DATE:	PROJECT NO. 102107