

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 127,201 FEET, AND AN ANGULAR ERROR OF 04" PER ANGLE POINT, AND WAS ADJUSTED USING THE WONG RULE. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,286,912 FEET

TO WHOM IT MAY CONCERN  
THIS PROPERTY IS NOT LOCATED  
IN A SPECIAL FLOOD HAZARD AREA  
AS PER FIRM MAP #13117C0100 E  
DATED SEPT/19/2007

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR UNDER MY SUPERVISION, THAT ALL MONUMENTS SHOWN ACTUALLY EXIST OR ARE MARKED AS 'FUTURE', AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE CORRECTLY SHOWN AND THAT ALL APPLICABLE REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF FORSYTH COUNTY, GEORGIA HAVE BEEN FULLY COMPLIED WITH

THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS, R/W'S, ETC., OF RECORD AND NOT OF RECORD, ABOVE OR BELOW GROUND

EQUIPMENT USED  
NIXON DTM-520/EDM

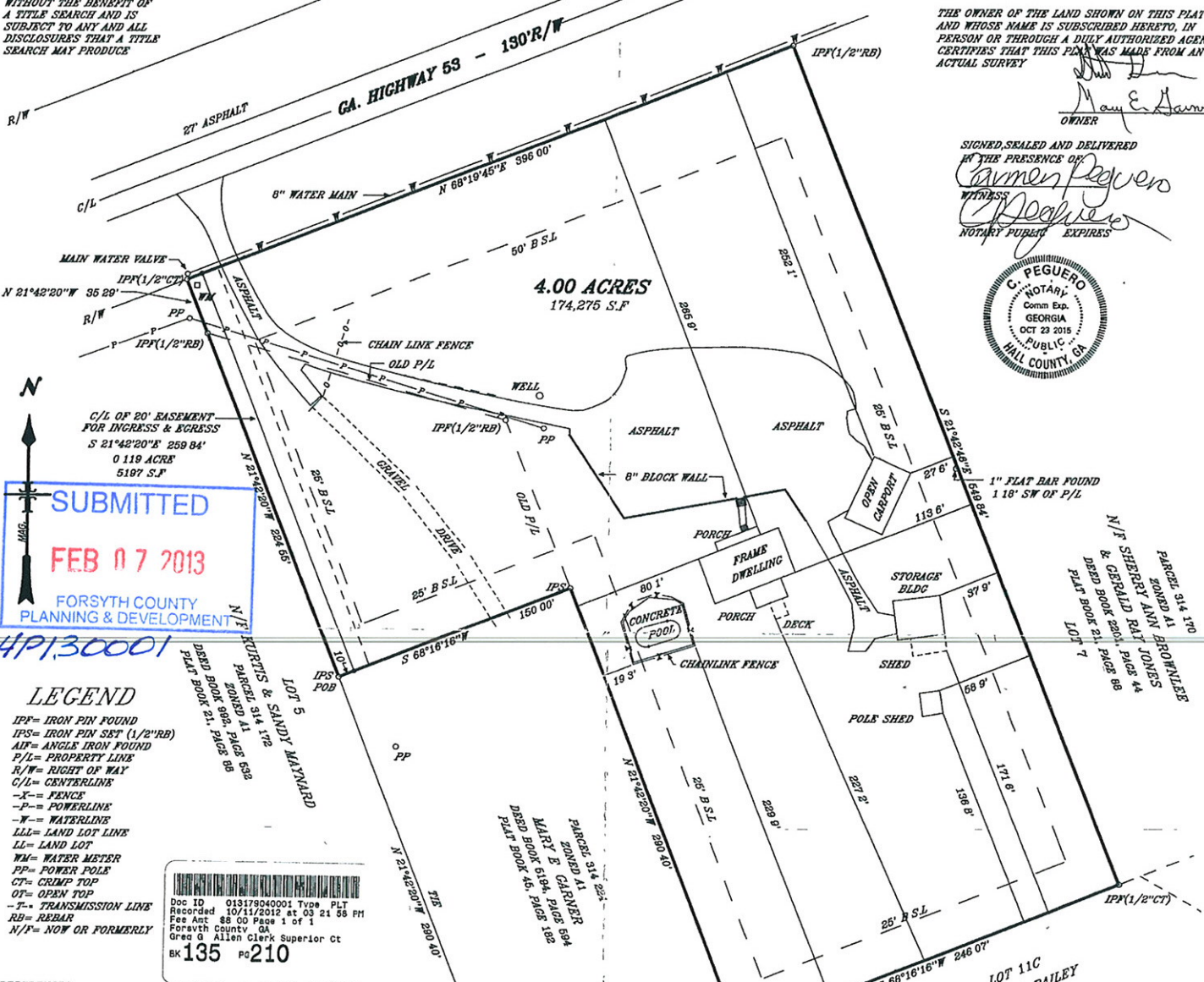
THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND IS SUBJECT TO ANY AND ALL DISCLOSURES THAT A TITLE SEARCH MAY PRODUCE

BY \_\_\_\_\_  
REGISTERED GEORGIA LAND SURVEYOR NO 2889

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, CERTIFIES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY

OWNER  
*Mary E. Garner*

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF  
*Carmen Peguero*  
WITNESS  
*Ben House*  
NOTARY PUBLIC EXPIRES



**SUBMITTED**  
**FEB 07 2013**  
FORSYTH COUNTY  
PLANNING & DEVELOPMENT  
HP#130001

**LEGEND**

- IPF - IRON PIN FOUND
- IFS - IRON PIN SET (1/2"RB)
- AIF - ANGLE IRON FOUND
- P/L - PROPERTY LINE
- R/W - RIGHT OF WAY
- C/L - CENTERLINE
- X- - FENCES
- P- - POWERLINES
- W- - WATERLINE
- LLL - LAND LOT LINE
- LL - LAND LOT
- WM - WATER METER
- PP - POWER POLE
- CT - CEMENT TOP
- OT - OPEN TOP
- T- - TRANSMISSION LINE
- RB - REBAR
- N/F - NOW OR FORMERLY

Doc ID 013179040001 Type PLT  
Recorded 10/11/2012 at 03 21 58 PM  
Fee Act: \$8.00 Page 1 of 1  
Forsyth County, GA  
Graig G Allen Clerk Superior Ct  
BK 135 Pg 210

**REFERENCES:**  
STUART W GARNER  
4545 DAWSONVILLE HIGHWAY  
GAINESVILLE, GA 30606  
DEED BOOK 6219, PAGE 86  
DEED BOOK 6012, PAGE 360  
DEED BOOK 6416, PAGE 695  
PLAT BOOK 21, PAGE 89  
PLAT BOOK 45, PAGE 102  
PARCEL 514 171  
ZONED A1

I, THE UNDERSIGNED OWNER HEREBY DEDICATE THIS ACCESS EASEMENT SHOWN ON THIS PLAT TO THE COMMON USE OF THE OWNER, OR OWNERS, OF THE LOT WITHIN THIS SUBDIVISION. IT IS FURTHER ACKNOWLEDGED THAT THE ACCESSWAY AND ANY IMPROVEMENTS WITHIN SUCH ACCESS EASEMENT SHALL NOT BE ACCEPTED BY FORSYTH COUNTY, GEORGIA, BUT SHALL REMAIN PRIVATELY OWNED AND MAINTAINED

APPROVED BY  
DEPARTMENT OF  
WATER SEWER  
OCT 11 2012  
*Ben House*  
Ben House, PE

LOT 11C  
SHEILA B BAILEY  
PARCEL 514 228  
ZONED A1  
DEED BOOK 5980, PAGE 203  
PLAT BOOK 21, PAGE 88  
APPROVED BY DEPARTMENT  
OF ENGINEERING  
OCT 11 2012  
*Renee P Hoge*  
RENEE P HOGE, PE



SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF  
*Carmen Peguero*  
WITNESS  
*Ben House*  
NOTARY PUBLIC EXPIRES



THIS PLAT IS NOT VALID UNLESS IT BEARS, IN A CONTRASTING COLOR INK, THE ORIGINAL SIGNATURE OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL

**NOTES**  
THIS PROPERTY CONTAINS NO STATE WATERS  
APPROVAL OF MONOR PLAT DOES NOT GUARANTEE THAT THE FORSYTH COUNTY HEALTH DEPARTMENT WILL ISSUE A SEPTIC SYSTEM PERMIT  
PROPERTY OWNER ACKNOWLEDGES THAT ANY EXISTING SEPTIC SYSTEMS CONFORM TO ALL SETBACK REQUIREMENTS



**STUART W. GARNER**  
**PART OF LOT 6 OF ARTHUR ILA HILLS SUBDV.**  
**LYING IN LAND LOT(S) 1279**  
**14th DISTRICT, 1st SECTION**  
**FORSYTH COUNTY, GEORGIA**  
**4.00 ACRE(S)**

DATE(S) SURVEYED SEP/07/2012  
DATE(S) DRAWN SEP/21/2012

FORSYTH COUNTY  
PLANNING AND DEVELOPMENT  
OCT 11 2012  
APPROVED BY  
SUSAN GREEN

MP# 120122

PREPARED BY  
BRUCE A CODINA - R.L.S #2889  
4115 MINI TRAIL  
CUMMING, GA 30041  
PHONE - (770) 540-7281