

ALL TIES ARE MADE AT A NAIL POINT AT THE CENTER LINE INTERSECTION OF THE PARALLELS OF BOGGUS ROAD AND GAUGE PECK ROAD.

TIE "A"
S 04°20'06" W
412.68'

BOBBY GURNIZILE
N 67°31'29" E 753'
E 87°20'27" E 654.16'

TIE "B"
S 01°33'50" E
701.38'

ELECTRONIC TOTAL STATION USED FOR MEASUREMENT OF ANGLES AND DISTANCES. THIS PLAT HAS BEEN CORRECTED TO HAVE A CLOSURE IN DISTANCE OF 1/1000000. FEET PLUS THE AROUND ERROR IS 1/1000000. THEREFORE THE LESS NEW ANGLE POINTS THE FIELD DATA CLOSURE ERROR WHICH THIS PLAT IS BASED HAS A PRECISION OF 1 FOOT IN 2000000. ALSO

RIGHT OF WAY INFORMATION IS TAKEN FROM EVIDENCE SUCH AS AERIAL, PLATS OR SURVEYS IN THIS AREA. TO CLARIFY "CORNER" POSITIONAL CENTER OF ROAD IS USED AS CENTER OF RIGHT OF WAY IF OTHER EVIDENCE IS NOT APPARENT OR AVAILABLE WITHIN THE SCOPE OF THIS SURVEY. RIGHT OF WAY SHOWN IS THE VENUE OF THE SURVEYOR AS TO LOCATION.

OTHER RIGHTS MAY EXIST EAST AND WEST ALONG CENTER OF HIGHWAY. WHEN OPPOSITE SIDE OF HAY HAS BEEN DELETED, RIGHT OF WAY THAT WILL BE CLAIMED PAST THE DITCH-LINE ALONG BOGGUS ROAD.

- LEGEND**
- UNIMPROVED ROAD
 - IMPROVED ROAD
 - HIGHWAY
 - POWER POLE
 - INTERSECTION
 - CEMENT LINE
 - CONCRETE MAIL BOX
 - UNIMPROVED POINT
 - NAIL
 - NAIL OR IRON
 - NAIL TO BE PLACED

COURSES ALONG FENCE

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L17 | S 72°28'32" W | 44.50' |
| L18 | N 89°43'25" E | 676.50' |
| L19 | S 01°33'50" E | 701.38' |
| L20 | N 72°28'32" W | 44.50' |

COURSES ALONG FENCE

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L21 | S 72°28'32" W | 44.50' |
| L22 | N 89°43'25" E | 676.50' |
| L23 | S 01°33'50" E | 701.38' |
| L24 | N 72°28'32" W | 44.50' |
| L25 | S 72°28'32" W | 44.50' |
| L26 | N 89°43'25" E | 676.50' |
| L27 | S 01°33'50" E | 701.38' |
| L28 | N 72°28'32" W | 44.50' |

COURSES ALONG BRANCH

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L29 | S 72°28'32" W | 44.50' |
| L30 | N 89°43'25" E | 676.50' |
| L31 | S 01°33'50" E | 701.38' |
| L32 | N 72°28'32" W | 44.50' |
| L33 | S 72°28'32" W | 44.50' |
| L34 | N 89°43'25" E | 676.50' |
| L35 | S 01°33'50" E | 701.38' |
| L36 | N 72°28'32" W | 44.50' |

TRACT 3
19.63 ACRES

BOGGUS ROAD
50' R/W

TRACT 1
32.32 ACRES

TRACT 2
12.68 ACRES

WEST SIDE COURSES ALONG R/W

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L40 | S 89°20'33" W | 106.65' |
| L41 | S 71°14'11" W | 45.79' |
| L42 | S 31°14'11" W | 46.80' |
| L43 | S 28°28'24" W | 73.88' |
| L44 | S 28°28'24" W | 73.88' |
| L45 | S 14°00'01" W | 87.56' |
| L46 | S 14°00'01" W | 87.56' |
| L47 | S 20°30'24" W | 200.56' |
| L48 | S 20°30'24" W | 200.56' |
| L49 | S 20°30'24" W | 200.56' |
| L50 | S 20°30'24" W | 200.56' |
| L51 | S 20°30'24" W | 200.56' |
| L52 | S 20°30'24" W | 200.56' |
| L53 | S 20°30'24" W | 200.56' |
| L54 | S 20°30'24" W | 200.56' |
| L55 | S 20°30'24" W | 200.56' |
| L56 | S 20°30'24" W | 200.56' |
| L57 | S 20°30'24" W | 200.56' |
| L58 | S 20°30'24" W | 200.56' |
| L59 | S 20°30'24" W | 200.56' |
| L60 | S 20°30'24" W | 200.56' |

EAST SIDE COURSES ALONG R/W

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L61 | N 02°21'25" E | 38.74' |
| L62 | N 02°21'25" E | 38.74' |
| L63 | N 02°21'25" E | 38.74' |
| L64 | N 02°21'25" E | 38.74' |
| L65 | N 02°21'25" E | 38.74' |
| L66 | N 02°21'25" E | 38.74' |
| L67 | N 02°21'25" E | 38.74' |
| L68 | N 02°21'25" E | 38.74' |
| L69 | N 02°21'25" E | 38.74' |
| L70 | N 02°21'25" E | 38.74' |
| L71 | N 02°21'25" E | 38.74' |
| L72 | N 02°21'25" E | 38.74' |
| L73 | N 02°21'25" E | 38.74' |
| L74 | N 02°21'25" E | 38.74' |
| L75 | N 02°21'25" E | 38.74' |
| L76 | N 02°21'25" E | 38.74' |
| L77 | N 02°21'25" E | 38.74' |
| L78 | N 02°21'25" E | 38.74' |
| L79 | N 02°21'25" E | 38.74' |
| L80 | N 02°21'25" E | 38.74' |
| L81 | N 02°21'25" E | 38.74' |
| L82 | N 02°21'25" E | 38.74' |
| L83 | N 02°21'25" E | 38.74' |
| L84 | N 02°21'25" E | 38.74' |
| L85 | N 02°21'25" E | 38.74' |

COURSES ALONG BRANCH

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L86 | N 89°43'25" E | 676.50' |
| L87 | S 89°20'33" W | 44.50' |
| L88 | N 89°43'25" E | 676.50' |
| L89 | S 89°20'33" W | 44.50' |
| L90 | N 89°43'25" E | 676.50' |
| L91 | S 89°20'33" W | 44.50' |
| L92 | N 89°43'25" E | 676.50' |
| L93 | S 89°20'33" W | 44.50' |
| L94 | N 89°43'25" E | 676.50' |
| L95 | S 89°20'33" W | 44.50' |



This property meets the lot size as required by the Hall County Board of Health. This lot has not been approved for an on-site sewage management system. Suitable soils will be required prior to approval or issuance of an on-site sewage system permit.



NOTE
NEAR POINTS "A" AND "B" ON TRACT 3 IS AN 80' WIDE EASEMENT AS PER PLATS OF RECORD THERE IS ALSO AN 80' WIDE EASEMENT CLAIMED AT POINTS "X" AND "Y" ALONG THE CENTER OF AN OLD DRIVE AS PER MR. CHARLIE BOGGUS, THERE HAS NEVER BEEN AN EASEMENT GIVEN TO ANYONE IN THAT AREA. ONLY A TEMPORARY PERMISSIVE USE.

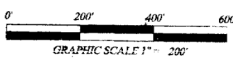
THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE SEARCH AND IS A REMEDY OF AN EXISTING SURVEY AS PROVIDED BY OWNER OF OTHERS. NEW LINES AND OR PARCELS ARE SHOWN AS TO BOUNDARY OR CONTAINMENT. OWNER HAS NOT CONTRACTED THROUGH TO RESEARCH. THESE EASEMENTS OR ZONING OR UNLAWFUL AS THEY PERTAIN TO THIS SURVEY.

NOTE: THIS PLAT OR SURVEY WAS MADE FOR THE STATE OF GEORGIA. THE SURVEY OR PLAT IS SUBJECT TO THE TITLE OF THE STATE OF GEORGIA. ANY THIRD PARTY USE OF THIS OR ANY PART OF THIS PLAT IS TO BE AT THEIR OWN RISK.

Hall County Georgia, Clerk Superior Court
Filed in office this 22nd day of April 2005
Book 02 Page 1023
Dylan S. Wood, Clerk



SAVAGE AND ASSOCIATES



FIELD WORK APRIL-JULY, 2003
PLATTED JULY 25, 2004
REVISED JULY 20, 2005
JOB NO. BOGGUS ESTATE-1

64.63 ACRES
SURVEY FOR
CHARLIE B. BOGGUS
LOCATED IN:
LAND LOT 51
12th LAND DISTRICT
HALL COUNTY, GEORGIA