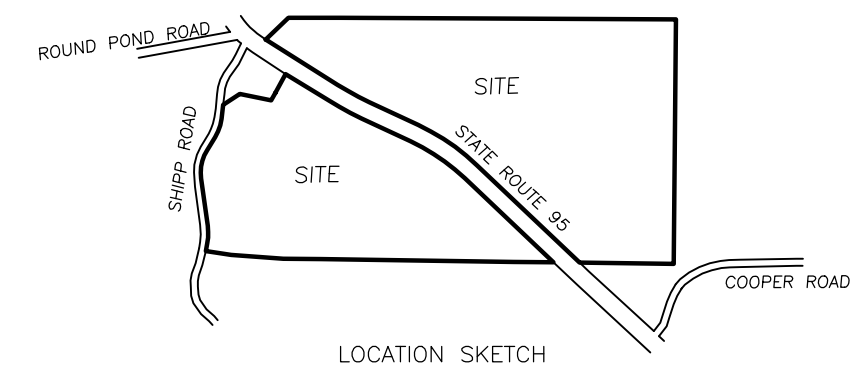


FINAL SUBDIVISION PLAT FOR
GAVIN VENTURES, LLC PROPERTY
 TRACTS 1 THROUGH 5
 BEING IN LAND LOT 254 27th DISTRICT
 3rd SECTION WALKER COUNTY GEORGIA

SCALE 1" = 200' PLAT DATE: FEBRUARY 27, 2023



- = MONUMENT FOUND 1/2" REBAR UNLESS OTHERWISE NOTED
- = 1/2" REBAR SET UNLESS OTHERWISE NOTED
- △ = CALCULATED POINT

GENERAL NOTES:

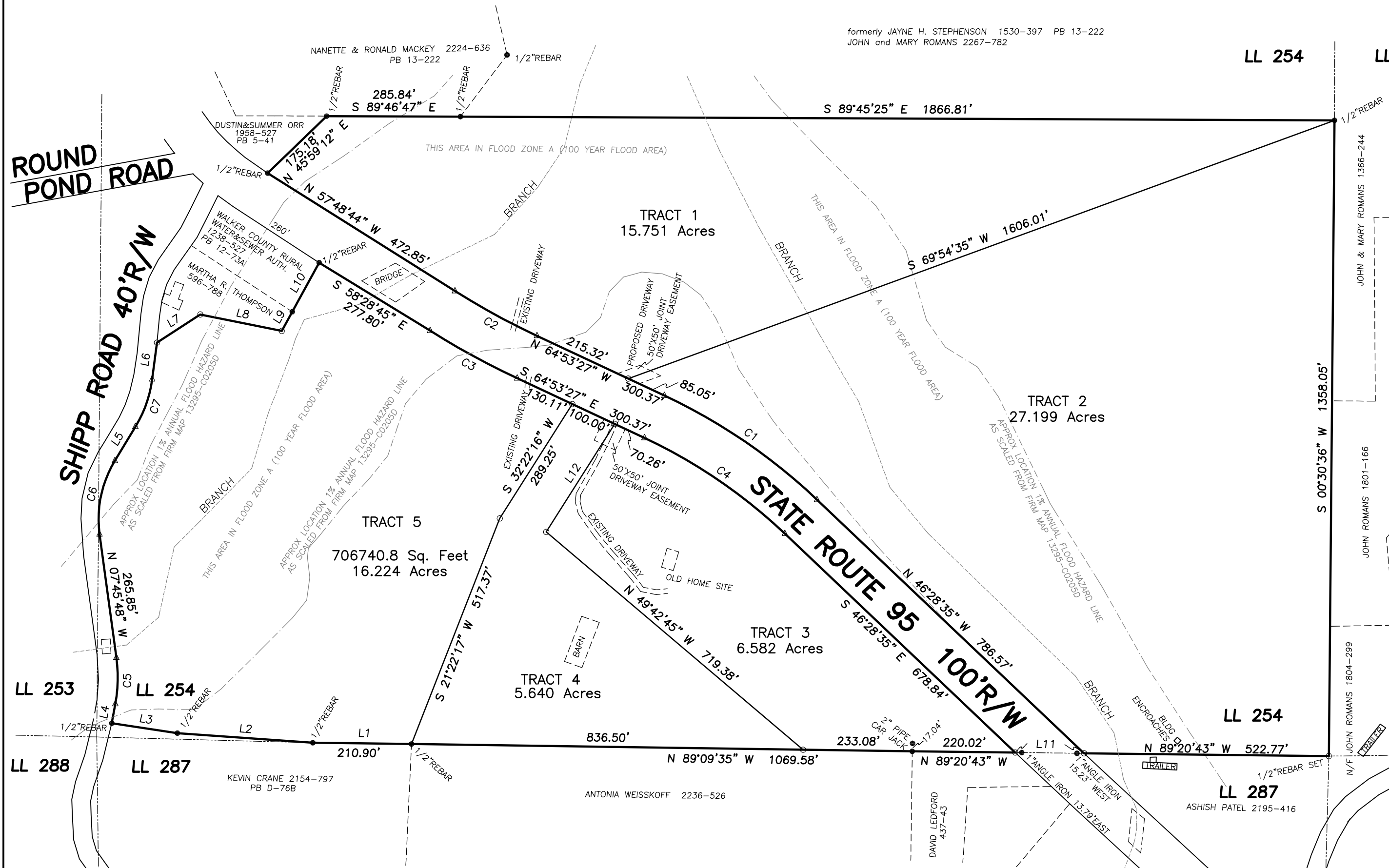
- 1- The propose of this plat is to subdivide the property recorded in Deed Book 2271 Pages 603-604, tax parcel 0353-020, 71.396 acres and create 5 tracts.
- 2- Current owner GAVIN VENTURES LLC
- 3- According to FEMA Flood Insurance Rate Map(FIRM) panels 13295C0205D & 13295C0210D effective date 09/06/2007, part of this property is subject to the 1% chance Special Flood Hazard Area (ZONE A). This plat shows all designated flood plain areas on the subject property according to maps published by F.E.M.A for the National Flood Insurance Program(N.F.I.P.) any tracts or lots lying within a portion of this area must comply completely with the N.F.I.P. and a Flood Certificate must be prepared before and after construction of any permanent structures on the subject lot and a copy must be filed with Walker County.
- 4- Current Zoning: A-1. Setback lines (unless noted otherwise) FRONT 60', SIDE 15', REAR 25'.
- 5- All corners are 1/2" iron rebar with plastic cap labeled Angel GRLS 1742 set unless otherwise noted.

NOTE:

This plat is subject to all easements, matters of title, rights-of-way and local government approval.
 The field data upon which this plat is based was collected by GPS observations using a Carlson BRx7 dual frequency receiver/rover running Carlson SurveyCE software. Relative positional accuracy: < 0.04' (95% confidence level)
 This plat has been calculated for closure and is found to be accurate within one foot in 278,038 feet.

42.950 Acres North of Hwy 95
 28.446 Acres South of Hwy 95
 71.396 Acres Total Divided into 5 tracts
 +- 30 Acres in flood zone A

DATE OF FIELD WORK: JANUARY 2023 & FEBRUARY 2023
 THIS SURVEY AUTHORIZED BY: GAVIN VENTURES LLC
 CURRENT TAX RECORDS SHOW OWNER AS: JANE HARRIS STEPHENSON
 CURRENT DEED RECORDS SHOW OWNER AS: GAVIN VENTURES LLC
 TAX PARCEL 0353-020
 REF DEED BOOK 2271 PAGE 603



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 heron. 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. The approval signatures above were not in place when this survey was issued, and are to be properly obtained prior to recording.



ELBERT H. ANGEL
 GEORGIA REG. LAND SURVEYOR - 1742
 958 ADAMS ROAD
 CEDARTOWN, GA. 30125
 (770) 748-0419
 angelsurveying@msn.com

LINE	BEARING	DISTANCE
L1	N 89°16'24" W	210.90'
L2	N 85°56'58" W	289.81'
L3	N 81°26'38" W	141.79'
L4	N 10°24'19" E	42.27'
L5	N 31°11'00" E	85.29'
L6	N 07°30'05" E	78.54'
L7	N 56°55'00" E	110.30'
L8	S 78°34'05" E	177.60'
L9	N 28°41'58" E	46.70'
L10	N 28°41'58" E	119.57'
L11	S 89°20'43" E	146.99'
L12	N 32°22'16" E	273.22'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	396.55'	1233.85'	18°24'52"	N 55°41'01" W	394.85'
C2	199.75'	1616.79'	7°04'43"	N 61°21'05" W	199.62'
C3	212.10'	1716.79'	7°04'43"	S 61°21'05" E	211.97'
C4	364.41'	1133.85'	18°24'52"	S 55°41'01" E	362.85'
C5	99.16'	312.71'	18°10'07"	N 01°19'15" E	98.75'
C6	163.40'	240.39'	38°56'48"	N 11°42'36" E	160.28'
C7	108.43'	262.33'	23°40'55"	N 19°20'32" E	107.66'

OWNER CERTIFICATE

"I hereby adopt this as my plan of subdivision and certify that the rights of way are dedicated to the public use forever. I also certify that there are no encumbrances on the property to be dedicated and that I am the owner of the property shown in fee simple."

OWNER: GAVIN VENTURES LLC
 OWNERS AGENT & DEVELOPER: LOU DEMPSEY
 2803 WILMAR LANE, DEMPSEY AUCTION CO
 ALBANY, GA 31707, 310 N 4th AVE SW
 ROME, GA 30165
 GAVINHSC@BELLSOUTH.NET, 706-546-2800