

GAVIN VENTURES, LLC
BEING IN LAND LOTS 231, 232, 237, 238,
268 & 269 13th DISTRICT 4th SECTION
CHATTOOGA COUNTY GEORGIA

SCALE 1" = 600' PLAT DATE: JUNE 5, 2024



THE ESTATES ON LOOKOUT MOUNTAIN

668.147 ACRES DIVIDED INTO 19 TRACTS

DATE OF FIELD WORK: APRIL 2024 & MAY 2024
THIS SURVEY AUTHORIZED BY: DEMPSEY AUCTION CO.
CURRENT DEED RECORDS SHOW OWNER AS:
GAVIN VENTURES, LLC

This plat has been calculated for closure and
is found to be accurate within one foot in
100,000 feet.

The field data upon which this plat is based was collected by
GPS observations using a Carlson BRx7 dual frequency
receiver/rover running Carlson SurveCE software. Relative positional
accuracy: < 0.04" (95% confidence level)

NOTE:
This plat is subject to all easements, matters of
title, rights-of-way and local government approval.

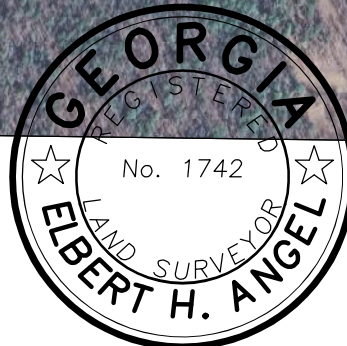
- = MONUMENT FOUND 1/2" REBAR UNLESS OTHERWISE NOTED
- = 1/2" REBAR SET
- △ = CALCULATED POINT

STEVE URITSKY 298-718

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 67°28'28" W	22.53'	L61	S 28°04'09" E	243.11'
L2	S 60°56'37" W	66.99'	L62	S 38°23'02" E	189.50'
L3	S 59°19'54" W	75.68'	L63	S 18°07'01" E	101.57'
L4	S 67°22'48" W	130.17'	L64	S 01°19'05" W	77.41'
L5	S 77°48'39" W	288.11'	L65	S 19°45'13" W	193.61'
L6	N 89°37'24" W	327.46'	L66	S 49°35'16" W	78.89'
L7	S 84°57'57" W	141.12'	L67	S 86°07'51" W	489.15'
L8	S 69°27'52" W	92.06'	L71	S 74°46'41" E	98.52'
L9	S 56°04'16" W	133.52'	L72	S 70°57'49" E	274.82'
L10	S 58°51'31" W	107.28'	L73	S 74°54'15" E	62.33'
L11	S 73°35'38" W	114.51'	L74	S 81°45'02" E	89.48'
L12	S 76°26'46" W	260.74'	L75	S 88°49'47" E	56.67'
L13	N 86°19'35" W	90.14'	L76	N 88°00'03" E	370.65'
L14	N 74°54'45" W	115.96'	L77	N 84°50'25" E	90.80'
L15	S 88°10'50" W	59.92'	L78	N 83°57'47" E	108.84'
L16	S 76°46'18" W	249.70'	L79	S 86°42'17" E	129.21'
L17	N 88°15'38" W	169.53'	L80	S 85°41'39" E	61.35'
L18	N 61°11'40" W	56.66'	L81	S 85°27'51" E	135.18'
L19	N 39°47'00" W	154.96'	L82	S 73°42'15" E	43.80'
L20	N 31°01'34" W	44.41'	L84	N 22°03'19" E	108.95'
L21	N 23°10'39" W	120.82'	L86	N 42°57'17" E	122.38'
L22	N 34°01'51" W	316.60'	L87	N 46°11'47" E	160.03'
L23	N 48°43'13" W	98.11'	L88	N 46°10'56" E	350.37'
L24	N 36°33'34" W	105.91'	L89	N 45°33'58" E	300.00'
L25	N 49°45'12" W	160.43'	L90	N 45°29'44" E	308.80'
L26	N 40°17'11" W	209.91'	L91	N 45°07'47" E	300.00'
L27	N 48°44'54" W	92.00'	L92	N 45°01'06" E	150.03'
L28	N 27°36'30" W	28.39'	L93	N 41°38'25" E	240.74'
L29	N 04°33'15" W	31.22'	L94	N 39°55'17" E	86.87'
L30	N 01°18'29" W	231.55'			
L31	N 11°23'48" W	72.90'	L95	N 75°54'07" W	95.90'
L32	N 28°15'13" W	68.39'	L96	N 55°06'44" W	547.86'
L33	N 47°08'25" W	117.71'	L97	N 61°09'52" W	119.75'
L34	N 27°20'01" W	60.83'	L98	N 42°46'19" W	106.77'
L35	N 07°54'33" W	481.27'	L99	N 57°42'11" W	164.07'
L36	N 17°44'51" W	204.13'	L100	N 68°32'22" W	154.60'
L37	N 28°47'17" W	166.84'	L101	N 75°05'54" W	260.13'
L38	N 23°49'52" W	130.77'	L103	N 38°52'44" E	55.54'
L39	N 38°59'41" W	83.36'	L104	N 31°52'31" E	71.79'
L40	N 33°37'41" W	105.61'	L105	N 24°38'41" E	215.09'
L41	N 22°23'23" W	102.14'	L106	N 75°05'54" E	203.57'
L42	N 36°38'55" W	158.51'	L107	S 68°32'22" E	162.21'
L43	N 32°06'03" W	102.58'	L108	S 57°42'11" E	175.36'
L44	N 49°36'11" W	185.92'	L109	S 42°46'19" E	105.23'
L45	N 78°24'37" W	55.67'	L110	S 61°09'52" E	114.30'
L46	S 68°45'50" W	40.53'	L111	S 55°06'44" E	339.23'
L47	S 59°18'09" W	435.86'	L112	S 75°44'17" E	111.98'
L48	S 63°43'23" W	259.27'	L113	N 23°27'10" E	299.62'
L49	S 51°04'31" W	176.37'	L114	N 23°06'40" E	300.11'
L50	S 47°11'09" W	246.92'	L115	N 21°53'10" E	300.29'
L51	S 51°37'57" W	206.98'	L116	N 16°46'04" E	187.19'
L52	S 42°55'52" W	191.12'	L117	S 80°35'14" E	1254.78'
L53	S 24°45'55" W	113.11'	L118	N 10°19'55" E	112.61'
L54	S 02°05'00" W	113.73'	L119	N 08°18'37" E	161.67'
L55	S 09°19'57" E	163.66'	L120	N 06°43'05" E	138.32'
L56	S 08°42'43" W	142.99'	L121	N 05°06'19" E	300.02'
L57	S 25°41'40" W	35.47'	L122	N 01°39'17" E	299.77'
L58	S 31°00'35" W	128.14'	L123	N 03°16'36" W	103.39'
L59	S 15°40'52" W	81.85'	L124	N 11°04'54" W	196.13'
L60	S 00°57'33" W	96.28'	L125	N 20°16'23" W	108.58'
			L126	N 35°03'25" W	96.58'
			L127	S 40°23'42" E	149.99'
			L128	N 36°46'38" W	105.06'
			L129	N 34°08'58" W	90.40'
			L130	N 18°48'45" W	50.22'
			L131	N 24°53'10" W	71.93'
			L132	N 33°56'36" W	86.67'
			L133	N 42°42'28" W	92.75'

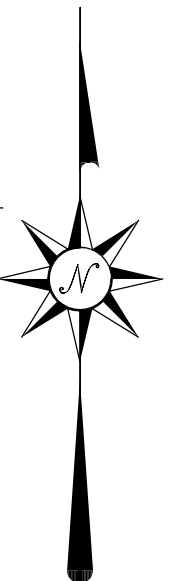
As required by subsection (a) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements herein. Such approvals or affirmations should be confirmed 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



LAND DIVISION SURVEY FOR
GAVIN VENTURES, LLC
 BEING IN LAND LOTS 231, 232, 237, 238,
 268 & 269 13th DISTRICT 4th SECTION
 CHATTOOGA COUNTY GEORGIA

SCALE 1" = 600' PLAT DATE: MAY 6, 2024

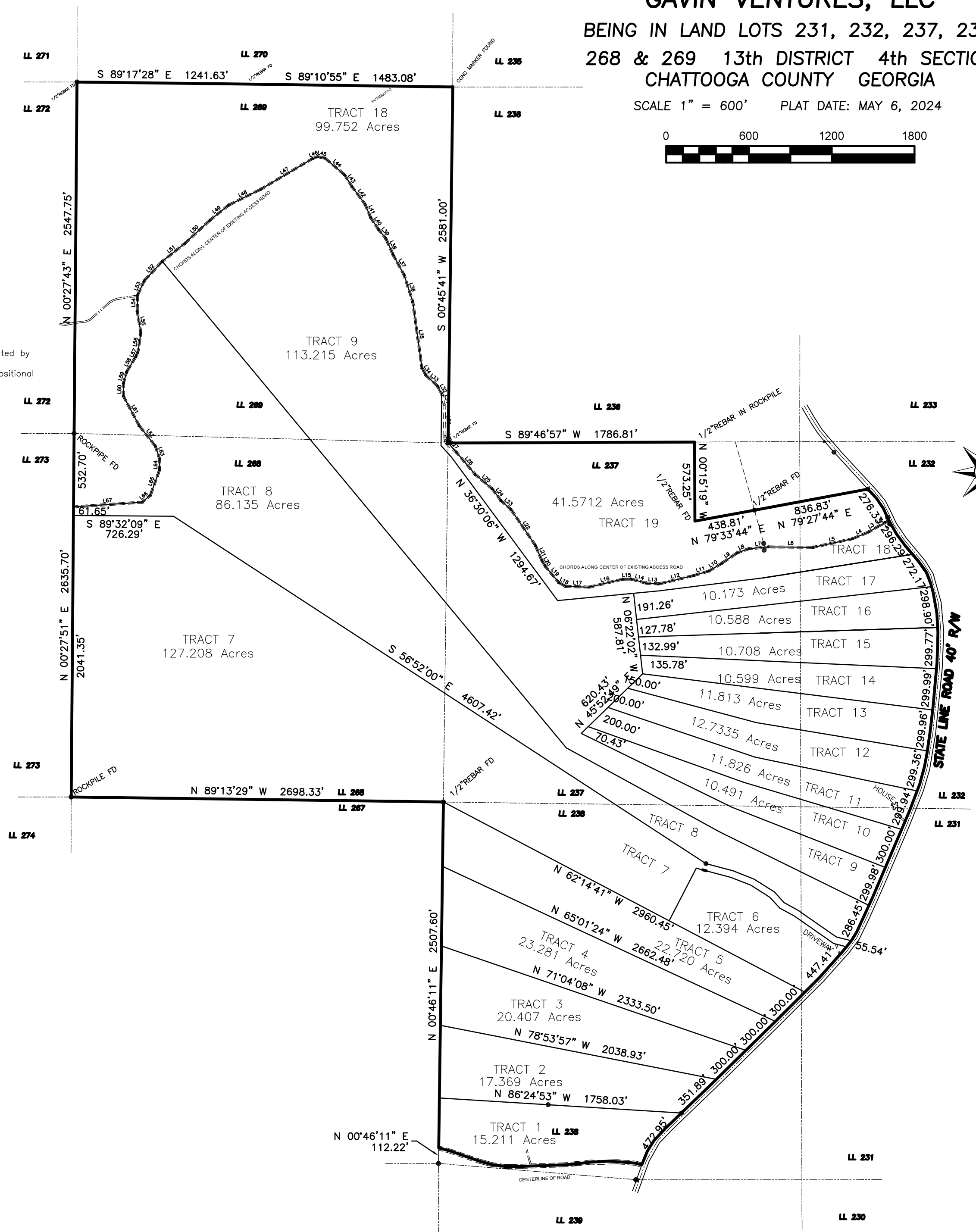


TOTAL ACRES
 668.1956 Acres
 DATE OF FIELD WORK: APRIL 2024 & MAY 2024
 THIS SURVEY AUTHORIZED BY: DEMPSEY AUCTION CO.
 CURRENT TAX RECORDS SHOW OWNER AS:

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CHORDS ALONG CENTER OF EXISTING ACCESS ROAD

L1	S 89°17'28" E	1241.63'
L2	S 89°10'55" E	1483.08'
L3	S 89°32'09" E	726.29'
L4	S 89°13'29" W	2698.33'
L5	S 89°17'28" E	1241.63'
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L99	S 89°32'09" E	726.29'
L100	S 89°13'29" W	2698.33'

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Elbert H. Angel Georgia RLS #1742 _____ DATE _____