

Note: This Survey is a retracement of the plat
Recorded is plat book 46 page 206 in Gordon County
for C.J. Dodd dated September 11, 2003 approved on
September 15, 2003.

RETRACEMENT SURVEY FOR

CHINOOK FARMS

BEING IN LAND LOTS 147 & 148 15TH DISTRICT

3rd SECTION GORDON COUNTY GEORGIA

SCALE 1" = 300'

PLAT DATE OCTOBER 29, 2025



DATE OF FIELD WORK: OCTOBER 2025
THIS SURVEY AUTHORIZED BY: DEMPSEY AUCTION CO.
CURRENT TAX RECORDS SHOW OWNER AS:

NOTES:

- = 1/2" REBAR SET
- = MONUMENT FOUND OR AS NOTED HEREON
- △ = POINT ON LINE
- ⋈ = UTILITY POLE
- ⊠ = RIGHT OF WAY MARKER

- MONUMENT FOUND DENOTES 1/2" REBAR FOUND.
- POINT ON LINE DENOTES BREAK POINT IN LINE.
- THIS PROPERTY IS SHOWN ON THE GORDON COUNTY GEOGRAPHIC INFORMATION SYSTEM (GIS) AS TAX PARCEL 047-010A
- AS OF THE DATE OF THIS SURVEY, THE CURRENT PROPERTY OWNER IS SCOTT CHRISTOPHER PARMITER PER WARRANTY DEED RECORDED IN DEED BOOK 1498, PAGE 507.
- THIS PROPERTY IS CURRENTLY ZONED A-1 (AGRICULTURAL RESIDENTIAL).
- 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.
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- LOTS SHOWN HEREON ON ARE RETRACEMENTS PER PLAT FOR C.J. DODD RECORDED IN PLAT BOOK 42-103 DATED SEPTEMBER 11, 2003 BY FREEMAN & LAMBERT SURVEYORS.
- REF DEEDS: 1498-507 REF PLATS: 42-103, 209.

FLOOD SHOW HEREON IS BASED OF FEMA MAPS
13129C0154D DATED 9/26/2008 OF GORDAN
COUNTY UNICORPERATED 130094 ZONE-A

LINE	BEARING	DISTANCE
L1	N 37°35'06" W	51.33
L2	N 41°19'03" W	95.98
L3	N 44°50'27" W	85.95
L4	N 50°41'25" W	55.09
L5	N 53°33'28" W	47.59
L6	N 58°23'57" W	108.21
L7	N 59°28'42" W	79.32
L8	N 59°28'42" W	114.47
L9	N 59°23'47" W	121.17
L10	N 59°23'47" W	52.89
L11	N 75°22'56" W	91.64
L12	N 74°59'12" W	60.55
L13	N 74°59'12" W	129.14
L14	N 74°52'31" W	177.51
L15	N 74°47'34" W	183.20
L16	N 73°16'37" W	107.13
L17	N 73°59'39" W	63.91
L18	N 83°15'33" W	140.86
L19	N 58°53'14" W	27.53
L20	N 58°04'22" W	59.33
L21	N 00°01'05" E	161.31
L22	N 01°46'20" E	120.00
L23	N 04°30'24" E	195.74
L24	N 15°42'36" E	185.75

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. 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 is set forth in O.C.G.A. Section 15-6-67

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

The field data upon which this plat is based has a closure precision of more than one foot in 10,000 feet and an angular error of less than 10" per angle point and was adjusted using the Compass Rule.

NOTE:
This plat is subject to all easements, matters of title, rights-of-way and local government approval.
NOTE: This plat of survey is made for the sole use and benefit of the person(s) or entities named hereon. This firm assumes no liability to persons or entities not named hereon, and any use by unnamed parties is done at their own risk.

Elbert H. Angel Georgia RLS #1742 DATE

JOB No. 25-065 / 047-010A / Plat# P-25-000

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CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	478.56'	165.19'	164.37'	N 27°46'33" W	19°46'40"
C2	903.23'	157.52'	157.32'	N 65°31'42" W	9°59'32"
C3	1389.42'	88.32'	88.31'	N 73°13'28" W	3°38'32"
C4	1529.65'	195.73'	195.60'	N 78°29'22" W	7°19'54"
C5	351.77'	142.84'	141.86'	N 72°04'26" W	23°15'56"

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