

# DAWSON COUNTY VARIANCE APPLICATION

**\*\*This portion to be completed by Zoning Administrator\*\***

VR 16-30 Tax Map & Parcel # (TMP): 118-040-011, 118-040-001, 118-040-007, 118-118, 118-041  
Current Zoning: \_\_\_\_\_ Commission District #: \_\_\_\_\_  
Submittal Date: 9-9-16 Time: 10:00 am/pm Received by: W (staff initials)  
Fees Assessed: 300.00 Paid: CK # 1107  
Planning Commission Meeting Date: 10-18-16

## APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Donald W. Moss Estate  
Address: P.O. Box 1492  
Dawsonville, GA. 30534  
Phone:  Listed  Unlisted Email:  Business  Personal  
Status:  Owner  Lessee  Option to purchase

**Notice: If applicant is other than owner, enclosed Property Owner Authorization form must be completed.**

I have  /have not  participated in a Pre-application meeting with Planning Staff.  
If not, I agree  /disagree  to schedule a meeting the week following the submittal deadline.  
Meeting Date: \_\_\_\_\_ Applicant Signature: \_\_\_\_\_

## PROPERTY INFORMATION

Street Address of Property: See Attached  
Land Lot(s): \_\_\_\_\_ District: \_\_\_\_\_ Section: \_\_\_\_\_  
Subdivision/Lot: \_\_\_\_\_ Building Permit #: \_\_\_\_\_ (if applicable)  
Directions to the Property: \_\_\_\_\_

**REQUESTED ACTION**

A Variance is requested from the requirements of Article # \_\_\_\_\_ Section # \_\_\_\_\_ of the Land Use Resolution/Sign Ordinance/Subdivision Regulations/Other (circle one).

If other, please describe: \_\_\_\_\_  
\_\_\_\_\_

Type of Variance requested:

- Front Yard  Side Yard  Rear Yard variance of \_\_\_\_\_ feet to allow the structure to:
- be constructed;  remain a distance of \_\_\_\_\_ feet from the: \_\_\_\_\_
- property line,  road right of way, or  other (explain below):

\_\_\_\_\_ instead of the required distance of \_\_\_\_\_ required by the regulations.

Lot Size Request for a reduction in the minimum lot size from \_\_\_\_\_ to \_\_\_\_\_

Sign Variance for: \_\_\_\_\_

Home Occupation Variance to operate: \_\_\_\_\_ business

Other (explain request): \_\_\_\_\_

If there are other variance requests for this site in past, please list case # and nature of variance: \_\_\_\_\_  
\_\_\_\_\_

Variances to standards and requirements of the Regulations, with respect to open area, setbacks, yard area, lot coverage, height, and other quantitative requirements may be granted if, on the basis of the application, investigation, and other evidence submitted by the applicant, all four (4) expressly written findings below are made:

1. Describe why a strict and literal enforcement of the standards would result in a practical difficulty or unnecessary hardship:

*lot size has been on tax books for many years, yet the lots are too small for zoning. If a variance is granted lots can be sold and plats recorded.*

## Attachment to Variance Request for Donald W. Moss Estate

THE FLOWING PROPERTIES ARE INCLUDED IN THIS VARIANCE REQUEST:

<u>MAILING ADDRESS</u>	<u>MAP NUMBER</u>
70 Plantation Drive	118 040 011
128 Plantation Drive	118 040 010
179 Plantation Drive	118 040 012
163 Plantation Drive	118 040 004
166 Plantation Drive	118 040 008
167 Plantation Drive	118 040 005
177 Plantation Drive	118 040 006
39 Roper Lane	118 040 001
42 Roper Lane	118 040 007
LL 25 LD 13-S	118 118
260 Moss Road	118 041

✓ 118-040-005 (Plantation Drive) – LUR Article III, Section 121-67-3-a

• 118-040-001 (39 Roper Lane) – LUR Article III, Section 121-67-3-a; LUR Article III, Section 121-67-3-b-1 – front setback reduction of 7' to allow existing structure to remain 33' from the front property line

✓ 118-040-007 (42 Roper Lane) -- LUR Article III, Section 121-67-3-a; LUR Article III, Section 121-67-3-b-1 – side setback reduction of 1' to allow existing structure to remain 19' from the side property line; LUR Article III, Section 121-67-3-b-1 – rear setback reduction of 5' to allow existing structure to remain 30' from the rear property line

✓ 118-040-004 (157 Plantation Drive) – LUR Article III, Section 121-67-3-a

✓ 118-040-006 (169 Plantation Drive) – LUR Article III, Section 121-67-3-a; LUR Article III, Section 121-67-3-b-1 – side setback reduction of 7' to allow existing structure to remain 13' from the side property line

✓ 118-040-008 (166 Plantation Drive) – LUR Article III, Section 121-67-3-a; LUR Article III, Section 121-67-3-b-1 – side setback reduction of 3' to allow existing structure to remain 17' from the side property line

✓ 118-118 (Moss Road)-- LUR Article III, Section 121-67-3-a

✓ 118-041 (260 Moss Road) -- LUR Article III, Section 121-63-3.a

✓ 118-040-012 (100 Plantation Drive) – LUR Article III, Section 121-67-3-a

✓ 118-040-011 (70 Plantation Drive) – LUR Article III, Section 121-67-3-a

✓ 118-040-010 (91 Plantation Drive) – LUR Article III, Section 121-67-3-a; LUR Article III, Section 121-67-3-b-1 – side setback reduction of 2' to allow existing structure to remain 18' from the side property line

2. Describe the exceptional and extraordinary conditions applicable to this property which do not apply to other properties in the same district: Properties were Approved and built in RA Zoning on small lots and no changes made.

3. Describe why granting a variance would not be detrimental to the public health, safety, morals or welfare and not be materially injurious to properties in the near vicinity: Houses have been there many, many years with no injury to public health nor welfare. Other properties in the area are similar and do not injury each other.

4. Describe why granting this variance would support the general objectives within this Resolution:

Granting the variance would allow the properties to be sold, remodeled and improve the entire area.

**Submit clear explanation of all four questions above. You may add sheets if necessary.**

(Variances should not be granted if the need arises as a result of action by the applicant or previous owner.)

**PROPERTY OWNER AUTHORIZATION**

I / we Beryl Ewonne Head hereby swear that I / we own the property located at (fill in address and / or tax map & parcel #):

parcel # 118-040-005 161 Plantation Dr.  
Dawsonville, GA. 30534

as shown in the tax maps and / or deed records of Dawson County, Georgia, and which parcel will be affected by this request.

I hereby authorize the person named below to act as the applicant or agent in pursuit of the variance requested on this property. I understand that any variance granted, and / or conditions placed on the property will be binding upon the property regardless of ownership. The under signer below is authorized to make this application. The under signer is aware that no application or reapplication affecting the same land shall be acted upon within 6 months from the date of the last action by the Board of Commissioners.

Printed name of applicant or agent: James Swafford

Signature of applicant or agent: James Swafford Date: 9-9-16

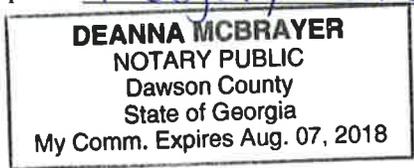
Printed Name of Owner(s): Beryl Ewonne Head

Signature of Owner(s): Beryl Ewonne Head Date 9-8-16

Sworn and subscribed before me this 8 day of September, 2016.

Deanna McBryer  
Notary Public

My Commission Expires: Aug. 7, 2018



(Seal)

(The complete names of all owners must be listed, if the owner is a partnership, the names of all partners must be listed, if a joint venture, the names of all members must be listed. If a separate sheet is needed to list all names, please identify as applicant or owner and have the additional sheet notarized also.)

**PROPERTY OWNER AUTHORIZATION**

I / we Donald W. Moss Estate, James Swofford, et al hereby swear that I / we own the property located at (fill in address and / or tax map & parcel #):

\_\_\_\_\_  
\_\_\_\_\_

as shown in the tax maps and / or deed records of Dawson County, Georgia, and which parcel will be affected by this request.

I hereby authorize the person named below to act as the applicant or agent in pursuit of the variance requested on this property. I understand that any variance granted, and / or conditions placed on the property will be binding upon the property regardless of ownership. The under signer below is authorized to make this application. The under signer is aware that no application or reapplication affecting the same land shall be acted upon within 6 months from the date of the last action by the Board of Commissioners.

Printed name of applicant or agent: James Swofford

Signature of applicant or agent: James Swofford Date: 9-9-16

Printed Name of Owner(s): Donald W. Moss Estate

Signature of Owner(s): \_\_\_\_\_ Date \_\_\_\_\_

Sworn and subscribed before me this 9th day of Sept., 20 16.

M. M. McCann  
\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_



(Seal)

(The complete names of all owners must be listed, if the owner is a partnership, the names of all partners must be listed, if a joint venture, the names of all members must be listed. If a separate sheet is needed to list all names, please identify as applicant or owner and have the additional sheet notarized also.)

VR# \_\_\_\_\_

TMP# \_\_\_\_\_

### List of Adjacent Property Owners

It is the responsibility of the Applicant to provide a list of adjacent property owners. This list must include the name and address of anyone who has property touching your property or who has property directly across the street from your property.

**\*\*Please note this information should be obtained using the Tax Map and Parcel Number listing any parcel(s) adjoining or adjacent to parcel where variance or rezone is being requested.**

Name

Address

TMP _____	1.	<u>See attached</u>	_____
TMP _____	2.		_____
TMP _____	3.		_____
TMP _____	4.		_____
TMP _____	5.		_____
TMP _____	6.		_____
TMP _____	7.		_____
TMP _____	8.		_____
TMP _____	9.		_____
TMP _____	10.		_____
TMP _____	11.		_____
TMP _____	12.		_____
TMP _____	13.		_____
TMP _____	14.		_____
TMP _____	15.		_____

Use additional sheets if necessary.

**APPLICANT CERTIFICATION**

I hereby request the action contained within this application relative to the property shown on the attached plats and site plan and further request that this item be placed on both the Planning Commission and Board of Commissioners agenda(s) for a public hearing.

I understand that the Planning & Development staff may either accept or reject my request upon review. My request will be rejected if all the necessary data is not presented.

I understand that I have the obligation to present all data necessary and required by statute to enable the Planning Commission and Board of Commissioners to make an informed determination on my request. I will seek the advice of an attorney if I am not familiar with the zoning and land use requirements.

I understand that my request will be acted upon at the Planning Commission and Board of Commissioner hearings and that I am required to be present or to be represented by someone able to present all facts. I understand that failure to appear at a public hearing may result in the postponement or denial of my special use or rezoning application. I further understand that it is my responsibility to be aware of relevant public hearing dates and times regardless of notification from Dawson County.

I hereby certify that I have read the above and that the above information as well as the attached information is true and correct.

Signature of Applicant or Agent: James Sheffield Date: 9-8-16  
Signature of Witness: Mark W. McCasland Date: 9-8-16

\*\*\*\*\*

**WITHDRAWAL**

*Notice: This section only to be completed if application is being withdrawn.*

I hereby withdraw application #: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**Withdrawal of Application:**

Withdrawals of any application may be accommodated within the Planning & Development office if requested before the Planning Commission agenda is set. Therefore, withdrawals may not be made after ten (10) days prior to the scheduled Planning Commission meeting hearing, unless accompanied by written request stating specific reasons for withdrawal. This withdrawal request is to be published in the legal organ prior to the meeting. Following that written request and publication the Commission will vote to remove the item from the agenda at the scheduled hearing. Please note that should the withdrawal be denied, the item will receive deliberation and public hearing with a decision by the Commission. Further the applicant is encouraged to be present at the hearing to substantiate reasons for withdrawal. Please note that no refund of application fee may be made unless directed by the Board of Commissioners.

TMP	First	Last	Address	City/State/Zip	Case#
114-041-001	Chick-Fil-A Inc.		5200 Buffington Road	Atlanta, GA 30349-2998	VR 16-23
114-006-001	HD Development of Maryland, Inc.	c/o Home Depot USA Inc.	P.O. Box 105842	Atlanta, GA 30348-5842	VR 16-23
114-006	Wal-Mart Real Estate Business Trust	c/o RE Property Tax Dept.	P.O. Box 8050; MS 0555	Bentonville, AR 72712-8050	VR 16-23
114-004	Chelsea GCA Realty	CPG Partners LP	P.O. Box 6120	Indianapolis, IN 46206	VR 16-23
069-032	Stephen	Lynch	659 Nugggett Ridge Road	Dawsonville, GA 30534	VR 16-25
069-087	Shane & Diana	Haygood	881 Nugggett Ridge Road	Dawsonville, GA 30534	VR 16-25
069-059	Clint Troy	Goode	785 Nugggett Ridge Road	Dawsonville, GA 30534	VR 16-25
055-023-003	Mitchell Ray	Park	768 Nugggett Ridge Road	Dawsonville, GA 30534	VR 16-25
055-023-002	Judith & Richard	Fox	732 Nugggett Ridge Road	Dawsonville, GA 30534	VR 16-25
055-018-001	Louise	Cruse	5760 Namon Wallace Road	Cumming, GA 30028	VR 16-25
106-336	Violet	Byrd	702 Lumpkin Campground Road	Dawsonville, GA 30534	VR 16-26
106-371	Jorge & Rosa Maria	Estrada	99 Valley Brook Circle East	Dawsonville, GA 30534	VR 16-26
106-372	Wesley & Melany	Stallings	85 Valley Brook Circle East	Dawsonville, GA 30534	VR 16-26
106-373	John	Phillip, II	71 Valley Brook Circle East	Dawsonville, GA 30534	VR 16-26
106-374	Thomas	Kauke	57 Valley Brook Circle East	Dawsonville, GA 30534	VR 16-26
106-375	Dana & Angela	Garrison	41 Valley Brook Circle East	Dawsonville, GA 30534	VR 16-26
105-049-006; 105-049	Edmond & Robert	Wallace	2841 Grizzle Road	Dawsonville, GA 30534	VR 16-26
106-070-004; 106-070-007	John	Mackno	2502 West 7th Street	Austin, TX 78703	VR 16-26
106-040-007; 106-040-066; 118-040-011; 118-040-012; 118-040-009; 118-040-008; 118-043; 118-040; 118-040-010; 118-040-004; 118-040-005; 118-040-006; 118-040-007; 118-041; 118-118; 118-040-001; 118-063	D.W. Moss Estate		P.O. Box 1492	Dawsonville, GA 30534	VR 16-27; VR 16-28; VR 16-30
106-040-008	Tammy	Underwood	115 Silver Fox Drive	Dawsonville, GA 30534	VR 16-27
106-040-019	Ryan & Teresa	Shoemaker	4425 Longmont Drive	Dawsonville, GA 30534	VR 16-27
106-040-020	Timothy & Shirley	Purcell	86 Silver Fox Drive	Dawsonville, GA 30534	VR 16-27
118-085	Grady	Jones	110 Mountainside Drive	Dawsonville, GA 30534	VR 16-28
118-089	Lillie Mae	Wilkins	119 Hickory Ridge	Cumming, GA 30040-2052	VR 16-28
118-089-001	Judy	Rogers	7601 S.W. 169 Street	Miami, FL 33157	VR 16-28
118-039-002	Margaret & Bennett Abbott	Co-Trustees for Jeffery Abbott	118 Emmett Moss Road	Dawsonville, GA 30534	VR 16-28
118-112; 118-039-006	Jeffrey & Margaret	Abbott	187 Emmett Moss Road	Dawsonville, GA 30534	VR 16-28
118-025	Jackie	Helton	342 Henry Grady Hwy.	Dawsonville, GA 30534	VR 16-28
118-015	Michael	Honn	49 Valley Drive	Dawsonville, GA 30534	VR 16-28
118-051	Jon Kevin	Marshall	P.O. Box 1072	Dawsonville, GA 30534	VR 16-28
118-050	Richard	Durham	121 Cavender Castle Drive	Dahlonega, GA 30533	VR 16-28
118-049	Prada Bertha Antonia	Martinez	434 Henry Grady Hwy.	Dawsonville, GA 30534	VR 16-28
118-047	Barton & Brettina	Brown	62 Magnolia Way	Dawsonville, GA 30534	VR 16-28
118-046	Ben & Brandy	Poppahan	65 Magnolia Way	Dawsonville, GA 30534	VR 16-28 & VR 16-30
118-040-002	Judy	Johnson	56 Pirates Point	Dawsonville, GA 30534	VR 16-28; VR 16-30
118-055	Steven & Heather	Sylvester	71 Moss Road	Dawsonville, GA 30534	VR 16-28
118-045	Anna	Finch	132 Moss Road	Dawsonville, GA 30534	VR 16-30
118-044	Walter	Lamond	606 Mauldin Road	Sautee Nacoochee, GA 30571	VR 16-30
118-040-003	Carolyn	Reidenbach	504 Young Loop	Fairmount, GA 30139	VR 16-30
118-042	Kenneth & Sharron	Robinson	226 Moss Road	Dawsonville, GA 30534	VR 16-30
118-087	Dawn	Denmon	2540 Cambridge Hills Road	Cumming, GA 30041	VR 16-30
118-086	Ronald	Marshall	98 Mountaint Side Drive	Dawsonville, GA 30534	VR 16-30
118-088	Aurelia & David	Colosseo	329 Deans Drive	Dawsonville, GA 30534	VR 16-30
118-054	Danny	Fraser	261 Moss Road	Dawsonville, GA 30534	VR 16-30
118-065	Norman & Kathy	Bialock	66 Katydid Lane	Dawsonville, GA 30534	VR 16-30

# 2015 Property Tax Statement

Linda Townley  
 Dawson County Tax Commissioner  
 25 Justice Way  
 Suite 1222  
 Dawsonville, GA 30534

MAKE CHECK OR MONEY ORDER PAYABLE TO:  
 Dawson County Tax Commissioner

MOSS D W  
 P O BOX 1492  
 DAWSONVILLE, GA 30534

**RETURN THIS PORTION WITH PAYMENT**

(Interest will be added per month if not paid by due date)

Bill No.	Due Date	TOTAL DUE
2015-9230		.00

Map : 118 040 011

Last payment made on: 10/28/2015

Printed: 09/08/2016

Location: 70 PLANTATION DR

**Payment deadline for 2016 taxes is December 1, 2016, for property you owned in Dawson County on January 1st 2016. If you sold the property during the year, you are still responsible by state law to insure this bill is paid by forwarding the bill to the NEW OWNER and bringing a copy of your closing statement to our office within 90 days of the due date.**

**Thank you for the privilege to serve as your Tax Commissioner.**



Linda Townley  
 Dawson County Tax Commissioner  
 25 Justice Way  
 Suite 1222  
 Dawsonville, GA 30534

**Tax Payer:** MOSS D W  
**Map Code:** 118 040 011 REAL  
**Description:** LL 25 LD 13-S  
**Location:** 70 PLANTATION DR  
**Bill No:** 2015-9230  
**District:** 001 DAWSON COUNTY UNINCORPORATE

Phone: (706) 344-3520 Fax: (706) 531-2753

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good Through	Exemptions	
31,031	18,400	.8200	49,431					
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
STATE TAX	49,431.00	19,772.00		19,772.00	.050	.99		.99
COUNTY M&O	49,431.00	19,772.00		19,772.00	13.009	257.21		160.90
SALES TAX ROLLBACK				19,772.00	-4.871		-96.31	
SCHOOL M&O	49,431.00	19,772.00		19,772.00	16.496	326.16		326.16
<b>TOTALS</b>					<b>24.684</b>	<b>584.36</b>	<b>-96.31</b>	<b>488.05</b>

This gradual reduction and elimination of the state property tax millage rate is the result of property tax relief passed by the Governor and the House of Representatives and the Georgia State Senate.



You can pay your bill by mail or on our website at [www.dawsoncountytax.com](http://www.dawsoncountytax.com).  
 If postmarked after December 1, 2016, interest at rate prescribed by law will be added the day after the due date. Every 120 days a penalty as prescribed by law will be added.  
 If bill is marked appealed-temporary the bill is 85% of total bill pending settlement of appeal.  
**NO PAYMENT CONTRACTS WILL BE ALLOWED.**  
 For your convenience a drop box is located at end of handicapped parking.

Current Due	488.05
Penalty	0.00
Interest	0.00
Other Fees	0.00
Previous Payments	488.05
Back taxes	0.00
<b>TOTAL DUE</b>	<b>.00</b>

Printed: 09/08/2016

# 2015 Property Tax Statement

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 Dawson County Tax Commissioner  
 25 Justice Way  
 Suite 1222  
 Dawsonville, GA 30534

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 Dawson County Tax Commissioner

MOSS D W  
 P O BOX 1492  
 DAWSONVILLE, GA 30534

**RETURN THIS PORTION WITH PAYMENT**

(Interest will be added per month if not paid by due date)



Linda Townley  
 Dawson County Tax Commissioner  
 25 Justice Way  
 Suite 1222  
 Dawsonville, GA 30534

Bill No.	Due Date	TOTAL DUE
2015-9229		.00

Map : 118 040 010

Last payment made on: 10/28/2015

Printed: 09/08/2016

Location: 91 PLANTATION DR

**Payment deadline for 2016 taxes is December 1, 2016, for property you owned in Dawson County on January 1st 2016. If you sold the property during the year, you are still responsible by state law to insure this bill is paid by forwarding the bill to the NEW OWNER and bringing a copy of your closing statement to our office within 90 days of the due date.**

**Thank you for the privilege to serve as your Tax Commissioner.**

**Tax Payer:** MOSS D W  
**Map Code:** 118 040 010 REAL  
**Description:** LL 25 LD 13-N  
**Location:** 91 PLANTATION DR  
**Bill No:** 2015-9229  
**District:** 001 DAWSON COUNTY UNINCORPORATE

Phone: (706) 344-3520 Fax: (706) 531-2753

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good Through	Exemptions	
30,753	18,400	1.0000	49,153					
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
STATE TAX	49,153.00	19,661.00		19,661.00	.050	.98		.98
COUNTY M&O	49,153.00	19,661.00		19,661.00	13.009	255.77		160.00
SALES TAX ROLLBACK				19,661.00	-4.871		-95.77	
SCHOOL M&O	49,153.00	19,661.00		19,661.00	16.496	324.33		324.33
<b>TOTALS</b>					<b>24.684</b>	<b>581.08</b>	<b>-95.77</b>	<b>485.31</b>

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 If postmarked after December 1, 2016, interest at rate prescribed by law will be added the day after the due date. Every 120 days a penalty as prescribed by law will be added.  
 If bill is marked appealed-temporary the bill is 85% of total bill pending settlement of appeal.  
**NO PAYMENT CONTRACTS WILL BE ALLOWED.**  
 For your convenience a drop box is located at end of handicapped parking.

Current Due	485.31
Penalty	0.00
Interest	0.00
Other Fees	0.00
Previous Payments	485.31
Back taxes	0.00
<b>TOTAL DUE</b>	<b>.00</b>

Printed: 09/08/2016

# 2015 Property Tax Statement

Linda Townley  
 Dawson County Tax Commissioner  
 25 Justice Way  
 Suite 1222  
 Dawsonville, GA 30534

MAKE CHECK OR MONEY ORDER PAYABLE TO:  
 Dawson County Tax Commissioner

MOSS D W  
 P O BOX 1492  
 DAWSONVILLE, GA 30534

**RETURN THIS PORTION WITH PAYMENT**

(Interest will be added per month if not paid by due date)



Linda Townley  
 Dawson County Tax Commissioner  
 25 Justice Way  
 Suite 1222  
 Dawsonville, GA 30534

**Tax Payer:** MOSS D W  
**Map Code:** 118 040 012 REAL  
**Description:** LL 25 LD 13-S  
**Location:** 100 PLANTATION DR  
**Bill No:** 2015-9231  
**District:** 001 DAWSON COUNTY UNINCORPORATE

Phone: (706) 344-3520 Fax: (706) 531-2753

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good Through	Exemptions	
38,698	18,400	1.0200	57,098					
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
STATE TAX	57,098.00	22,839.00		22,839.00	.050	1.14		1.14
COUNTY M&O	57,098.00	22,839.00		22,839.00	13.009	297.11		185.86
SALES TAX ROLLBACK				22,839.00	-4.871		-111.25	
SCHOOL M&O	57,098.00	22,839.00		22,839.00	16.496	376.75		376.75
<b>TOTALS</b>					<b>24.684</b>	<b>675.00</b>	<b>-111.25</b>	<b>563.75</b>

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 If postmarked after December 1, 2016, interest at rate prescribed by law will be added the day after the due date. Every 120 days a penalty as prescribed by law will be added. If bill is marked appealed-temporary the bill is 85% of total bill pending settlement of appeal.  
**NO PAYMENT CONTRACTS WILL BE ALLOWED.**  
 For your convenience a drop box is located at end of handicapped parking.

Current Due	563.75
Penalty	0.00
Interest	0.00
Other Fees	0.00
Previous Payments	563.75
Back taxes	0.00
<b>TOTAL DUE</b>	<b>.00</b>

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 Dawson County Tax Commissioner

MOSS D W  
 P O BOX 1492  
 DAWSONVILLE, GA 30534

**RETURN THIS PORTION WITH PAYMENT**

(Interest will be added per month if not paid by due date)

Bill No.	Due Date	TOTAL DUE
2015-9223		.00

Map : 118 040 004

Last payment made on: 10/28/2015

Printed: 09/08/2016

Location: 157 PLANTATION DR

**Payment deadline for 2016 taxes is December 1, 2016, for property you owned in Dawson County on January 1st 2016. If you sold the property during the year, you are still responsible by state law to insure this bill is paid by forwarding the bill to the NEW OWNER and bringing a copy of your closing statement to our office within 90 days of the due date.**

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 Dawson County Tax Commissioner  
 25 Justice Way  
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 Dawsonville, GA 30534

**Tax Payer:** MOSS D W  
**Map Code:** 118 040 004 REAL  
**Description:** LL 25 LD 13S  
**Location:** 157 PLANTATION DR  
**Bill No:** 2015-9223  
**District:** 001 DAWSON COUNTY UNINCORPORATE

Phone: (706) 344-3520 Fax: (706) 531-2753

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good Through	Exemptions	
26,807	18,400	.7500	45,207					
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
STATE TAX	45,207.00	18,083.00		18,083.00	.050	.90		.90
COUNTY M&O	45,207.00	18,083.00		18,083.00	13.009	235.24		147.16
SALES TAX ROLLBACK				18,083.00	-4.871		-88.08	
SCHOOL M&O	45,207.00	18,083.00		18,083.00	16.496	298.30		298.30
<b>TOTALS</b>					<b>24.684</b>	<b>534.44</b>	<b>-88.08</b>	<b>446.36</b>

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You can pay your bill by mail or on our website at [www.dawsoncountytax.com](http://www.dawsoncountytax.com).  
 If postmarked after December 1, 2016, interest at rate prescribed by law will be added the day after the due date. Every 120 days a penalty as prescribed by law will be added. If bill is marked appealed-temporary the bill is 85% of total bill pending settlement of appeal.  
**NO PAYMENT CONTRACTS WILL BE ALLOWED.**  
 For your convenience a drop box is located at end of handicapped parking.

Current Due	446.36
Penalty	0.00
Interest	0.00
Other Fees	0.00
Previous Payments	446.36
Back taxes	0.00
<b>TOTAL DUE</b>	<b>.00</b>

Printed: 09/08/2016

# 2015 Property Tax Statement

Linda Townley  
 Dawson County Tax Commissioner  
 25 Justice Way  
 Suite 1222  
 Dawsonville, GA 30534

MAKE CHECK OR MONEY ORDER PAYABLE TO:  
 Dawson County Tax Commissioner

MOSS D W  
 P O BOX 1492  
 DAWSONVILLE, GA 30534

**RETURN THIS PORTION WITH PAYMENT**

(Interest will be added per month if not paid by due date)



Linda Townley  
 Dawson County Tax Commissioner  
 25 Justice Way  
 Suite 1222  
 Dawsonville, GA 30534

**Tax Payer:** MOSS D W  
**Map Code:** 118 040 008 REAL  
**Description:** LL 25 LD 13-N  
**Location:** 160 PLANTATION DR  
**Bill No:** 2015-9227  
**District:** 001 DAWSON COUNTY UNINCORPORATE

Phone: (706) 344-3520 Fax: (706) 531-2753

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good Through	Exemptions	
36,375	18,400	.6800	54,775					
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
STATE TAX	54,775.00	21,910.00		21,910.00	.050	1.10		1.10
COUNTY M&O	54,775.00	21,910.00		21,910.00	13.009	285.03		178.31
SALES TAX ROLLBACK				21,910.00	-4.871		-106.72	
SCHOOL M&O	54,775.00	21,910.00		21,910.00	16.496	361.43		361.43
<b>TOTALS</b>					<b>24.684</b>	<b>647.56</b>	<b>-106.72</b>	<b>540.84</b>

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**NO PAYMENT CONTRACTS WILL BE ALLOWED.**  
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Current Due	540.84
Penalty	0.00
Interest	0.00
Other Fees	0.00
Previous Payments	540.84
Back taxes	0.00
<b>TOTAL DUE</b>	<b>.00</b>

# 2015 Property Tax Statement

Linda Townley  
 Dawson County Tax Commissioner  
 25 Justice Way  
 Suite 1222  
 Dawsonville, GA 30534

MAKE CHECK OR MONEY ORDER PAYABLE TO:  
 Dawson County Tax Commissioner

MOSS D W  
 P O BOX 1492  
 DAWSONVILLE, GA 30534

**RETURN THIS PORTION WITH PAYMENT**

(Interest will be added per month if not paid by due date)



Linda Townley  
 Dawson County Tax Commissioner  
 25 Justice Way  
 Suite 1222  
 Dawsonville, GA 30534

Bill No.	Due Date	TOTAL DUE
2015-9224		.00

Map : 118 040 005

Last payment made on: 10/28/2015

Printed: 09/08/2016

Location: 161 PLANTATION DR

**Payment deadline for 2016 taxes is December 1, 2016, for property you owned in Dawson County on January 1st 2016. If you sold the property during the year, you are still responsible by state law to insure this bill is paid by forwarding the bill to the NEW OWNER and bringing a copy of your closing statement to our office within 90 days of the due date.**

**Thank you for the privilege to serve as your Tax Commissioner.**

**Tax Payer:** MOSS D W  
**Map Code:** 118 040 005 REAL  
**Description:** LL 25 LD 13S  
**Location:** 161 PLANTATION DR  
**Bill No:** 2015-9224  
**District:** 001 DAWSON COUNTY UNINCORPORATE

Phone: (706) 344-3520 Fax: (706) 531-2753

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good Through	Exemptions	
27,638	18,400	.7500	46,038					
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
STATE TAX	46,038.00	18,415.00		18,415.00	.050	.92		.92
COUNTY M&O	46,038.00	18,415.00		18,415.00	13.009	239.56		149.86
SALES TAX ROLLBACK				18,415.00	-4.871		-89.70	
SCHOOL M&O	46,038.00	18,415.00		18,415.00	16.496	303.77		303.77
<b>TOTALS</b>					<b>24.684</b>	<b>544.25</b>	<b>-89.70</b>	<b>454.55</b>

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**NO PAYMENT CONTRACTS WILL BE ALLOWED.**  
 For your convenience a drop box is located at end of handicapped parking.

Current Due	454.55
Penalty	0.00
Interest	0.00
Other Fees	0.00
Previous Payments	454.55
Back taxes	0.00
<b>TOTAL DUE</b>	<b>.00</b>

Printed: 09/08/2016

# 2015 Property Tax Statement

Linda Townley  
 Dawson County Tax Commissioner  
 25 Justice Way  
 Suite 1222  
 Dawsonville, GA 30534

MAKE CHECK OR MONEY ORDER PAYABLE TO:  
 Dawson County Tax Commissioner

MOSS D W  
 P O BOX 1492  
 DAWSONVILLE, GA 30534

**RETURN THIS PORTION WITH PAYMENT**

(Interest will be added per month if not paid by due date)



Linda Townley  
 Dawson County Tax Commissioner  
 25 Justice Way  
 Suite 1222  
 Dawsonville, GA 30534

**Tax Payer:** MOSS D W  
**Map Code:** 118 040 006 REAL  
**Description:** LL 25 LD 13S  
**Location:** 169 PLANTATION DR  
**Bill No:** 2015-9225  
**District:** 001 DAWSON COUNTY UNINCORPORATE

Phone: (706) 344-3520 Fax: (706) 531-2753

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good Through	Exemptions	
26,759	18,400	.7500	45,159					
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
STATE TAX	45,159.00	18,064.00		18,064.00	.050	.90		.90
COUNTY M&O	45,159.00	18,064.00		18,064.00	13.009	234.99		147.00
SALES TAX ROLLBACK				18,064.00	-4.871		-87.99	
SCHOOL M&O	45,159.00	18,064.00		18,064.00	16.496	297.98		297.98
<b>TOTALS</b>					<b>24.684</b>	<b>533.87</b>	<b>-87.99</b>	<b>445.88</b>

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**NO PAYMENT CONTRACTS WILL BE ALLOWED.**  
 For your convenience a drop box is located at end of handicapped parking.

Current Due	445.88
Penalty	0.00
Interest	0.00
Other Fees	0.00
Previous Payments	445.88
Back taxes	0.00
<b>TOTAL DUE</b>	<b>.00</b>

# 2015 Property Tax Statement

Linda Townley  
 Dawson County Tax Commissioner  
 25 Justice Way  
 Suite 1222  
 Dawsonville, GA 30534

MAKE CHECK OR MONEY ORDER PAYABLE TO:  
 Dawson County Tax Commissioner

MOSS D W  
 P O BOX 1492  
 DAWSONVILLE, GA 30534

**RETURN THIS PORTION WITH PAYMENT**

(Interest will be added per month if not paid by due date)



Linda Townley  
 Dawson County Tax Commissioner  
 25 Justice Way  
 Suite 1222  
 Dawsonville, GA 30534

**Tax Payer:** MOSS D W  
**Map Code:** 118 040 001 REAL  
**Description:** LL 25 LD 13 S  
**Location:** 39 ROPER LN  
**Bill No:** 2015-9221  
**District:** 001 DAWSON COUNTY UNINCORPORATE

Phone: (706) 344-3520 Fax: (706) 531-2753

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good Through	Exemptions	
26,759	18,400	.7500	45,159					
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
STATE TAX	45,159.00	18,064.00		18,064.00	.050	.90		.90
COUNTY M&O	45,159.00	18,064.00		18,064.00	13.009	234.99		147.00
SALES TAX ROLLBACK				18,064.00	-4.871		-87.99	
SCHOOL M&O	45,159.00	18,064.00		18,064.00	16.496	297.98		297.98
<b>TOTALS</b>					<b>24.684</b>	<b>533.87</b>	<b>-87.99</b>	<b>445.88</b>

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**NO PAYMENT CONTRACTS WILL BE ALLOWED.**  
 For your convenience a drop box is located at end of handicapped parking.

Current Due	445.88
Penalty	0.00
Interest	0.00
Other Fees	0.00
Previous Payments	445.88
Back taxes	0.00
<b>TOTAL DUE</b>	<b>.00</b>

# 2015 Property Tax Statement

Linda Townley  
 Dawson County Tax Commissioner  
 25 Justice Way  
 Suite 1222  
 Dawsonville, GA 30534

MAKE CHECK OR MONEY ORDER PAYABLE TO:  
 Dawson County Tax Commissioner

MOSS D W  
 P O BOX 1492  
 DAWSONVILLE, GA 30534

**RETURN THIS PORTION WITH PAYMENT**

(Interest will be added per month if not paid by due date)



Linda Townley  
 Dawson County Tax Commissioner  
 25 Justice Way  
 Suite 1222  
 Dawsonville, GA 30534

**Tax Payer:** MOSS D W  
**Map Code:** 118 040 007 REAL  
**Description:** LL 25 LD 13-N  
**Location:** 42 ROPER LN  
**Bill No:** 2015-9226  
**District:** 001 DAWSON COUNTY UNINCORPORATE

Phone: (706) 344-3520 Fax: (706) 531-2753

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good Through	Exemptions	
0	18,400	1.0200	18,400					
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
STATE TAX	18,400.00	7,360.00		7,360.00	.050	.37		.37
COUNTY M&O	18,400.00	7,360.00		7,360.00	13.009	95.75		59.90
SALES TAX ROLLBACK				7,360.00	-4.871		-35.85	
SCHOOL M&O	18,400.00	7,360.00		7,360.00	16.496	121.41		121.41
<b>TOTALS</b>					<b>24.684</b>	<b>217.53</b>	<b>-35.85</b>	<b>181.68</b>

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**NO PAYMENT CONTRACTS WILL BE ALLOWED.**  
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Current Due	181.68
Penalty	0.00
Interest	0.00
Other Fees	0.00
Previous Payments	181.68
Back taxes	0.00
<b>TOTAL DUE</b>	<b>.00</b>

Printed: 9/8/2016 12:03:06 PM

Phone: (706) 344-3520

Fax: (706) 344-3522

**Official Tax Receipt**  
**Dawson County**  
**25 Justice Way, Suite 1222**  
**Dawsonville, GA 30534**  
**--Online Receipt--**

Trans No	Property ID / District Description	Original Due	Interest & Penalty	Prev Paid	Amount Due	Amount Paid	Transaction Balance
2015 - 4032	118 118 / 001 LL 25 LD 13-S  FMV: \$45,727.00	\$451.49	\$0.00 Fees: \$0.00 \$0.00		\$451.49	\$451.49	\$0.00 Current Due: \$0.00
	<b>Totals:</b>	\$451.49	\$0.00		\$451.49	\$451.49	\$0.00

Paid Date: 10/28/2015

Charge Amt: \$451.49

DWM INC  
P O BOX 1492

DAWSONVILLE, GA 30534



# 2015 Property Tax Statement

Linda Townley  
 Dawson County Tax Commissioner  
 25 Justice Way  
 Suite 1222  
 Dawsonville, GA 30534

MAKE CHECK OR MONEY ORDER PAYABLE TO:  
 Dawson County Tax Commissioner

MOSS DONALD  
 P O BOX 1492  
 DAWSONVILLE, GA 30534

**RETURN THIS PORTION WITH PAYMENT**

(Interest will be added per month if not paid by due date)



Linda Townley  
 Dawson County Tax Commissioner  
 25 Justice Way  
 Suite 1222  
 Dawsonville, GA 30534

Bill No.	Due Date	TOTAL DUE
2015-9241		.00

Map : 118 041

Last payment made on: 10/28/2015

Printed: 09/08/2016

Location: 260 MOSS RD

**Payment deadline for 2016 taxes is December 1, 2016, for property you owned in Dawson County on January 1st 2016. If you sold the property during the year, you are still responsible by state law to insure this bill is paid by forwarding the bill to the NEW OWNER and bringing a copy of your closing statement to our office within 90 days of the due date.**

**Thank you for the privilege to serve as your Tax Commissioner.**

**Tax Payer:** MOSS DONALD  
**Map Code:** 118 041 REAL  
**Description:** LL 25 LOT 19 MOSS EST.  
**Location:** 260 MOSS RD  
**Bill No:** 2015-9241  
**District:** 001 DAWSON COUNTY UNINCORPORATE

Phone: (706) 344-3520 Fax: (706) 531-2753

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good Through	Exemptions	
29,120	18,400	.3800	47,520					
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
STATE TAX	47,520.00	19,008.00		19,008.00	.050	.95		.95
COUNTY M&O	47,520.00	19,008.00		19,008.00	13.009	247.28		154.69
SALES TAX ROLLBACK				19,008.00	-4.871		-92.59	
SCHOOL M&O	47,520.00	19,008.00		19,008.00	16.496	313.56		313.56
<b>TOTALS</b>					<b>24.684</b>	<b>561.79</b>	<b>-92.59</b>	<b>469.20</b>

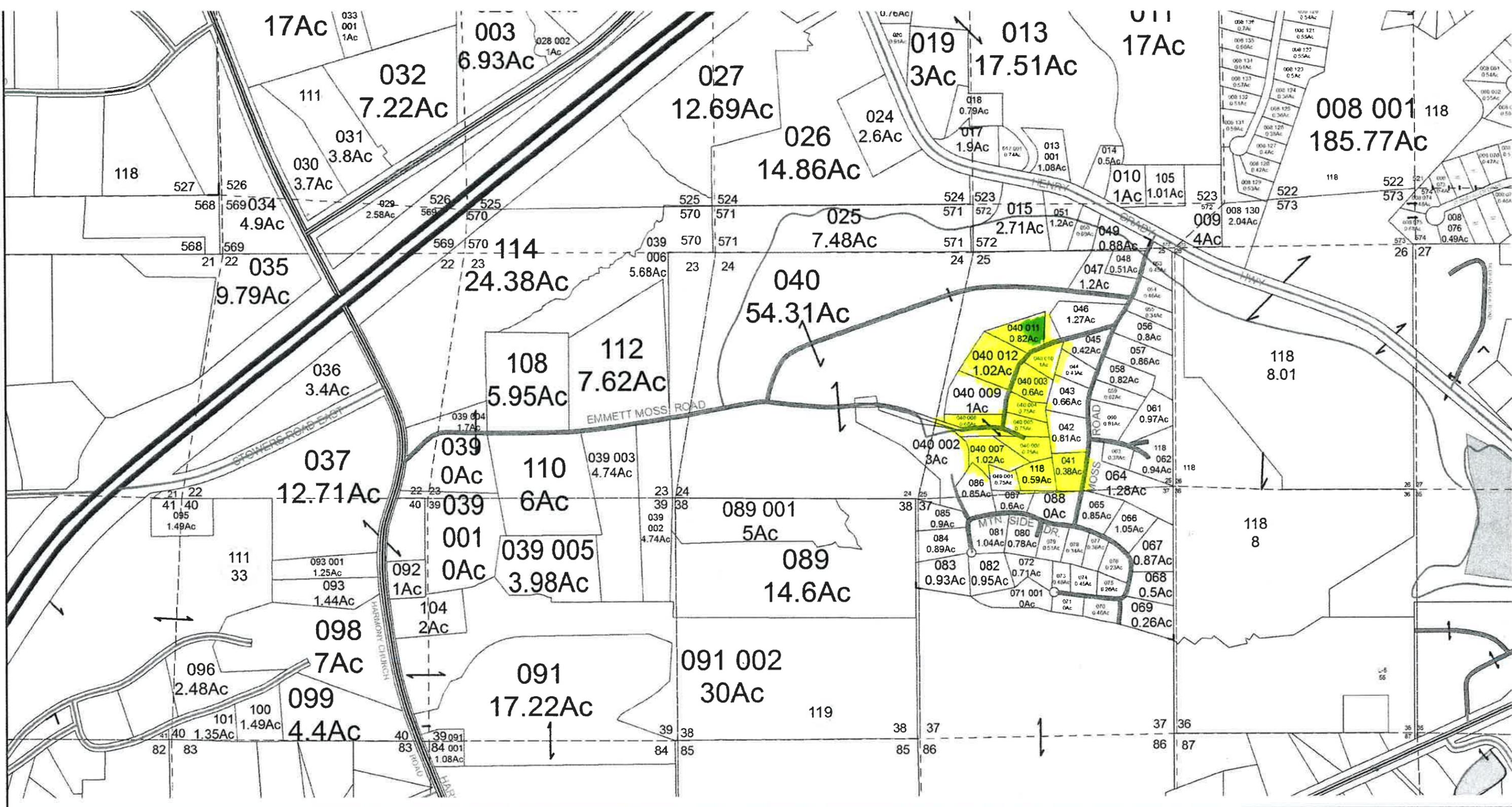
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**NO PAYMENT CONTRACTS WILL BE ALLOWED.**  
 For your convenience a drop box is located at end of handicapped parking.

Current Due	469.20
Penalty	0.00
Interest	0.00
Other Fees	0.00
Previous Payments	469.20
Back taxes	0.00
<b>TOTAL DUE</b>	<b>.00</b>

Printed: 09/08/2016



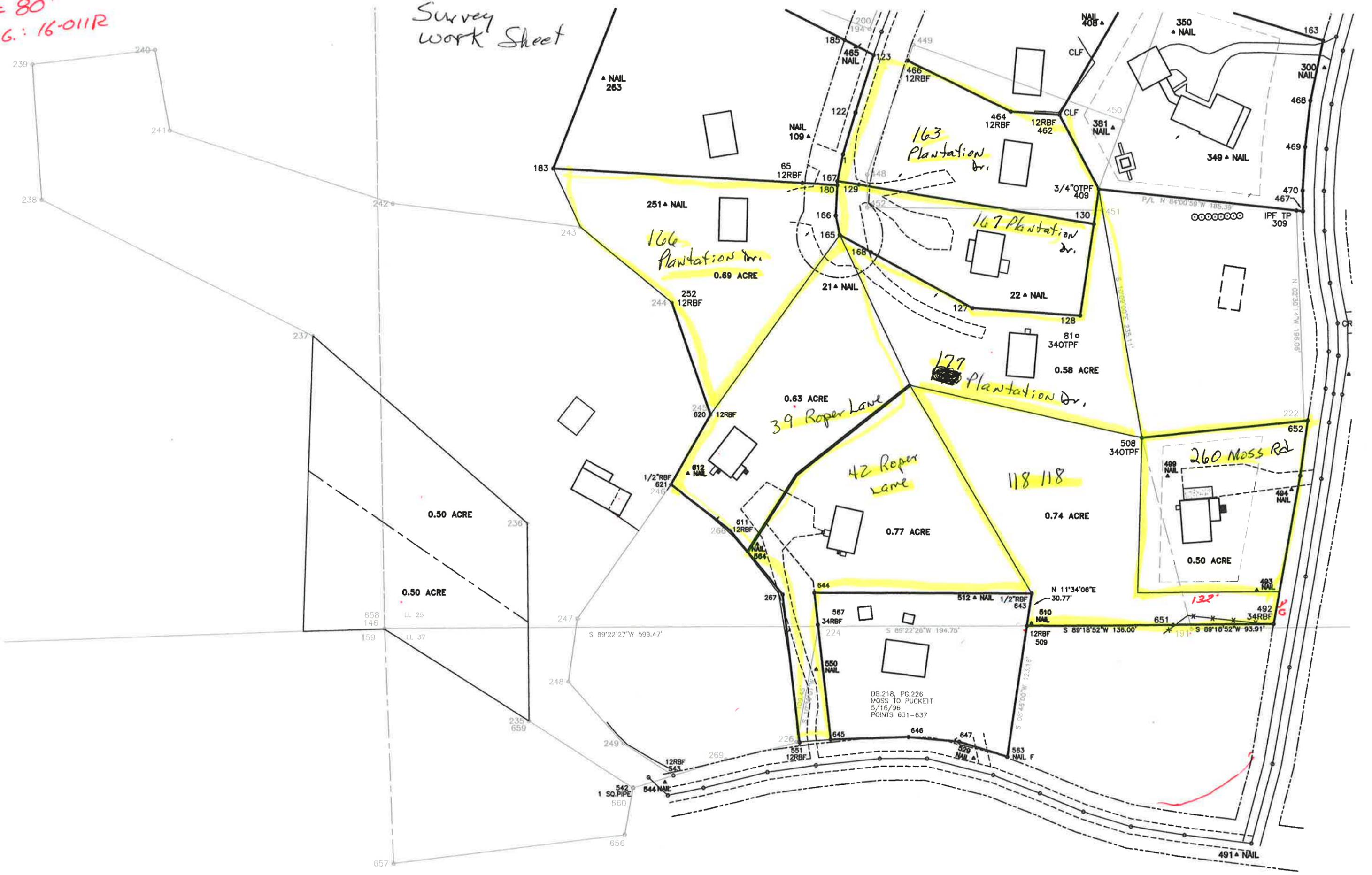
**Legend**

- |           |                |                  |          |          |
|-----------|----------------|------------------|----------|----------|
| County RD | Private Trails | Landhook         | Access   | Land Lot |
| Hydro     | State Hwy      | Subdivision Tics | Electric | Lot Line |
| Other     | US Hwy         | water            | Gas      |          |

*Dawson County does not guarantee the accuracy of this map. Each user is responsible for determining it's suitability for the intended use or purpose. County staff corrects errors in features on this map as they are identified. Dawson County shall have no liability for the data or lack thereof. This map is for tax purposes only and should not be used for conveyance purposes.*

1" = 80'  
DWG.: 16-011R

# Survey work Sheet



**LEGEND:**

- RBS - REBAR SET
- RBF - REBAR FOUND
- PP - POWER POLE
- P/L - PROPERTY LINE
- R/W - RIGHT OF WAY
- N/F - NOW OR FORMERLY
- B/S - BUILDING SETBACK
- C/L - CENTER LINE
- LL - LAND LOT
- LLL - LAND LOT LINE
- DB.- DEED BOOK
- PB.- PLAT BOOK
- PG. - PAGE

**NOTES:**

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 91,094 FEET.

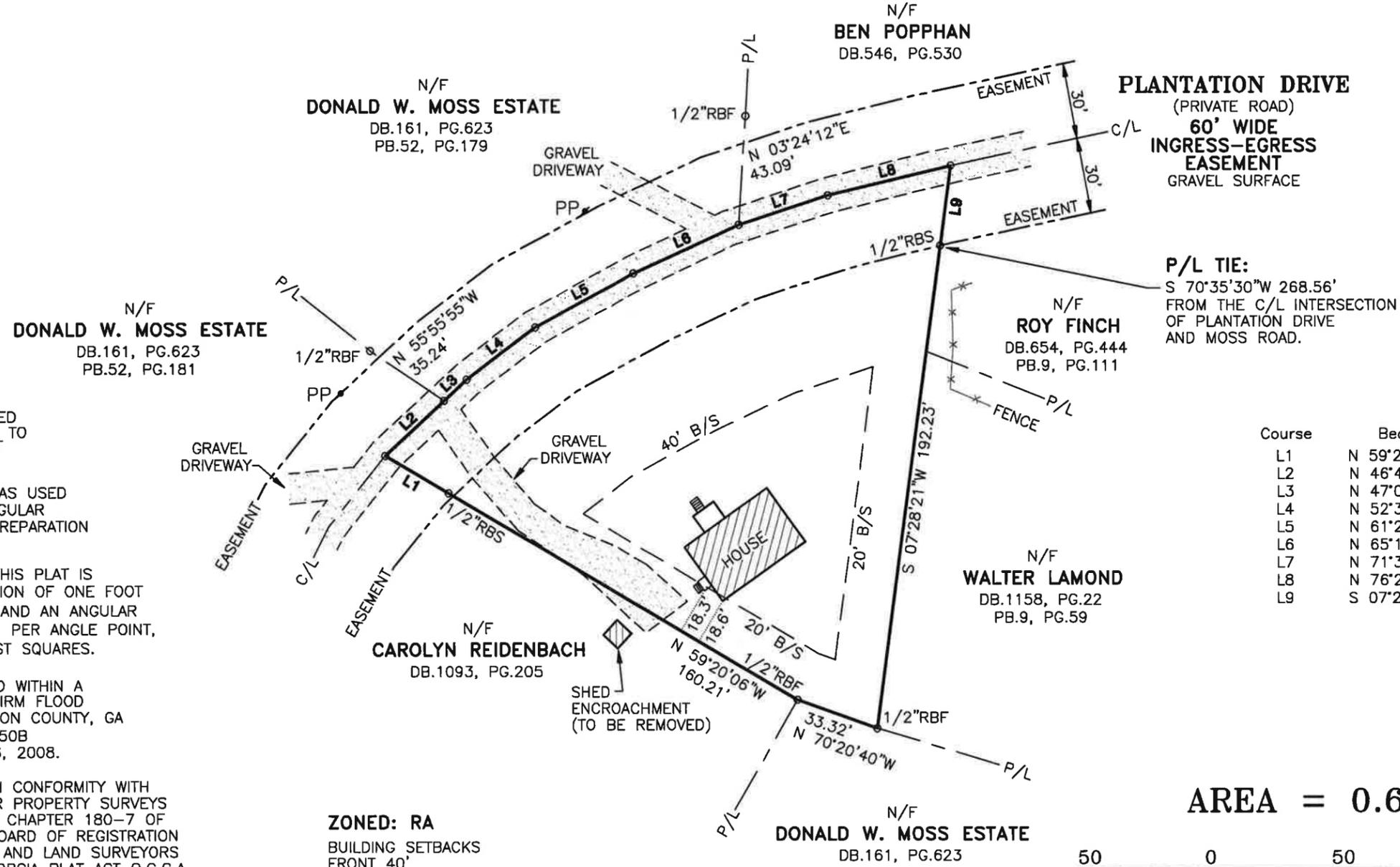
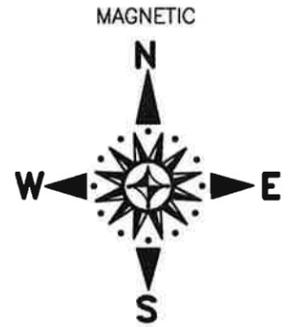
A LEICA TS12 TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 24,852 FEET AND AN ANGULAR ERROR OF 00°00'05" PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES.

THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA AS PER FIRM FLOOD INSURANCE RATE MAP OF DAWSON COUNTY, GA FLOOD MAP NUMBER 13085C0150B EFFECTIVE DATE: SEPTEMBER 26, 2008.

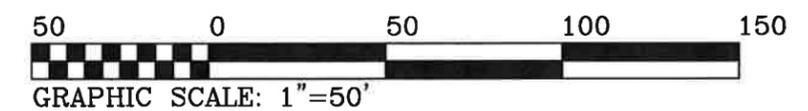
THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67. AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

**ZONED: RA**  
 BUILDING SETBACKS  
 FRONT 40'  
 SIDE 20'  
 REAR 35'



Course	Bearing	Distance
L1	N 59°20'07" W	28.85'
L2	N 46°45'50" E	31.70'
L3	N 47°04'07" E	12.36'
L4	N 52°30'10" E	33.87'
L5	N 61°21'43" E	44.44'
L6	N 65°17'55" E	45.92'
L7	N 71°33'19" E	36.83'
L8	N 76°20'04" E	49.89'
L9	S 07°28'22" W	31.98'

**AREA = 0.62 ACRE**



PREPARED BY:  
**BENCHMARK**  
**LAND SURVEYING, P.C.**  
 4012 DARRYL LANE  
 GAINESVILLE GEORGIA 30506  
 PHONE: 770 532 7203  
 EMAIL: benchmark.inc@mindspring.com

PLAT OF BOUNDARY SURVEY FOR:  
**DONALD W. MOSS ESTATE**  
 BEING A PORTION OF THE PROPERTY REFERNCED IN DB.161, PG.623  
 ALSO KNOWN AS TAX PARCEL 118 040 010  
 #91 PLANTATION DRIVE

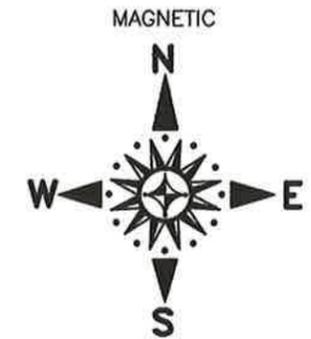
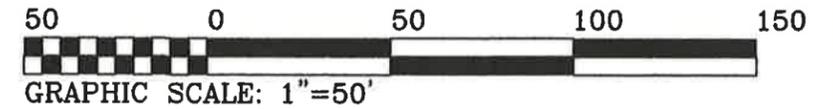
LOCATED IN:  
**LAND LOT - 25**  
**SOUTH HALF 13TH DISTRICT**  
**FIRST SECTION**  
**DAWSON COUNTY**  
**GEORGIA**

JOB #: 16-0110  
 SCALE: 1" = 50'  
 DATES:  
 FIELD SURVEY:  
 9-20-2016  
 PLAT PREPARATION:  
 9-22-216

**LEGEND:**

- IPF - IRON PIN FOUND
- RBS - REBAR SET
- RBF - REBAR FOUND
- OTPF - OPEN TOP PIPE FOUND
- PP - POWER POLE (P)
- FH - FIRE HYDRANT (H)
- WM - WATER METER (M)
- P/L - PROPERTY LINE
- R/W - RIGHT OF WAY
- N/F - NOW OR FORMERLY
- B/S - BUILDING SETBACK
- C/L - CENTER LINE
- LL - LAND LOT
- LLL - LAND LOT LINE
- DB.- DEED BOOK
- PB.- PLAT BOOK
- PG. - PAGE

Course	Bearing	Distance
L1	N 25°17'36" W	40.00'
L2	S 61°31'19" E	33.09'



**ZONED: RA**  
 BUILDING SETBACKS  
 FRONT 40'  
 SIDE 20'  
 REAR 35'

**NOTES:**

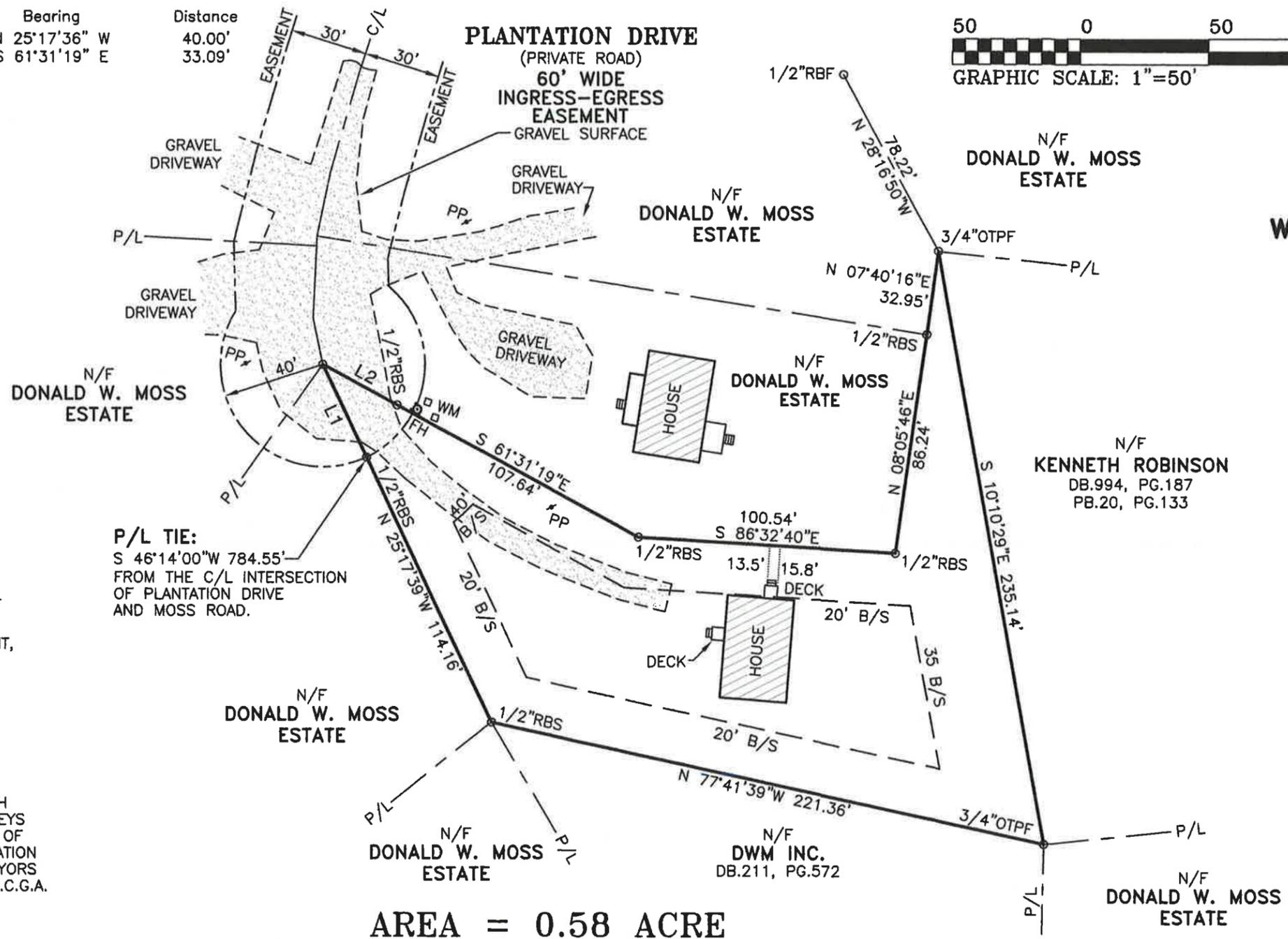
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 88,803 FEET.

A LEICA TS12 TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

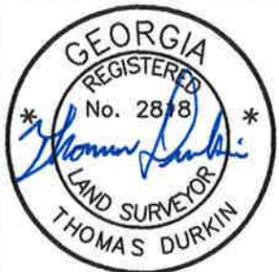
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 24,548 FEET AND AN ANGULAR ERROR OF 00°00'05" PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES.

THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA AS PER FIRM FLOOD INSURANCE RATE MAP OF DAWSON COUNTY, GA FLOOD MAP NUMBER 13085C0150B EFFECTIVE DATE: SEPTEMBER 26, 2008.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67. AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.



**AREA = 0.58 ACRE**



PREPARED BY:  
**BENCHMARK**  
**LAND SURVEYING, P.C.**  
 4012 DARRYL LANE  
 GAINESVILLE GEORGIA 30506  
 PHONE: 770 532 7203  
 EMAIL: benchmark.inc@mindspring.com

PLAT OF BOUNDARY SURVEY FOR:  
**DONALD W. MOSS ESTATE**

BEING A PORTION OF THE DONALD W. MOSS ESTATE  
 KNOWN AS TAX PARCEL 118 040 006  
 #169 PLANTATION DRIVE

LOCATED IN:  
**LAND LOT - 25**  
**SOUTH HALF 13TH DISTRICT**  
**FIRST SECTION**  
**DAWSON COUNTY**  
**GEORGIA**

JOB #: 16-011K  
 SCALE: 1" = 50'  
 DATES:  
 FIELD SURVEY:  
 9-9-2016  
 PLAT PREPARATION:  
 9-14-2016

**LEGEND:**

- IPF - IRON PIN FOUND
- RBS - REBAR SET
- RBF - REBAR FOUND
- OTPF - OPEN TOP PIPE FOUND
- PP - POWER POLE (x)
- FH - FIRE HYDRANT (⊗)
- WM - WATER METER (□)
- P/L - PROPERTY LINE
- R/W - RIGHT OF WAY
- N/F - NOW OR FORMERLY
- B/S - BUILDING SETBACK
- C/L - CENTER LINE
- LL - LAND LOT
- LLL - LAND LOT LINE
- DB - DEED BOOK
- PB - PLAT BOOK
- PG - PAGE
- P.O.B. - POINT OF BEGINNING

**NOTES:**

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 259,267 FEET.

A LEICA TS12 TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

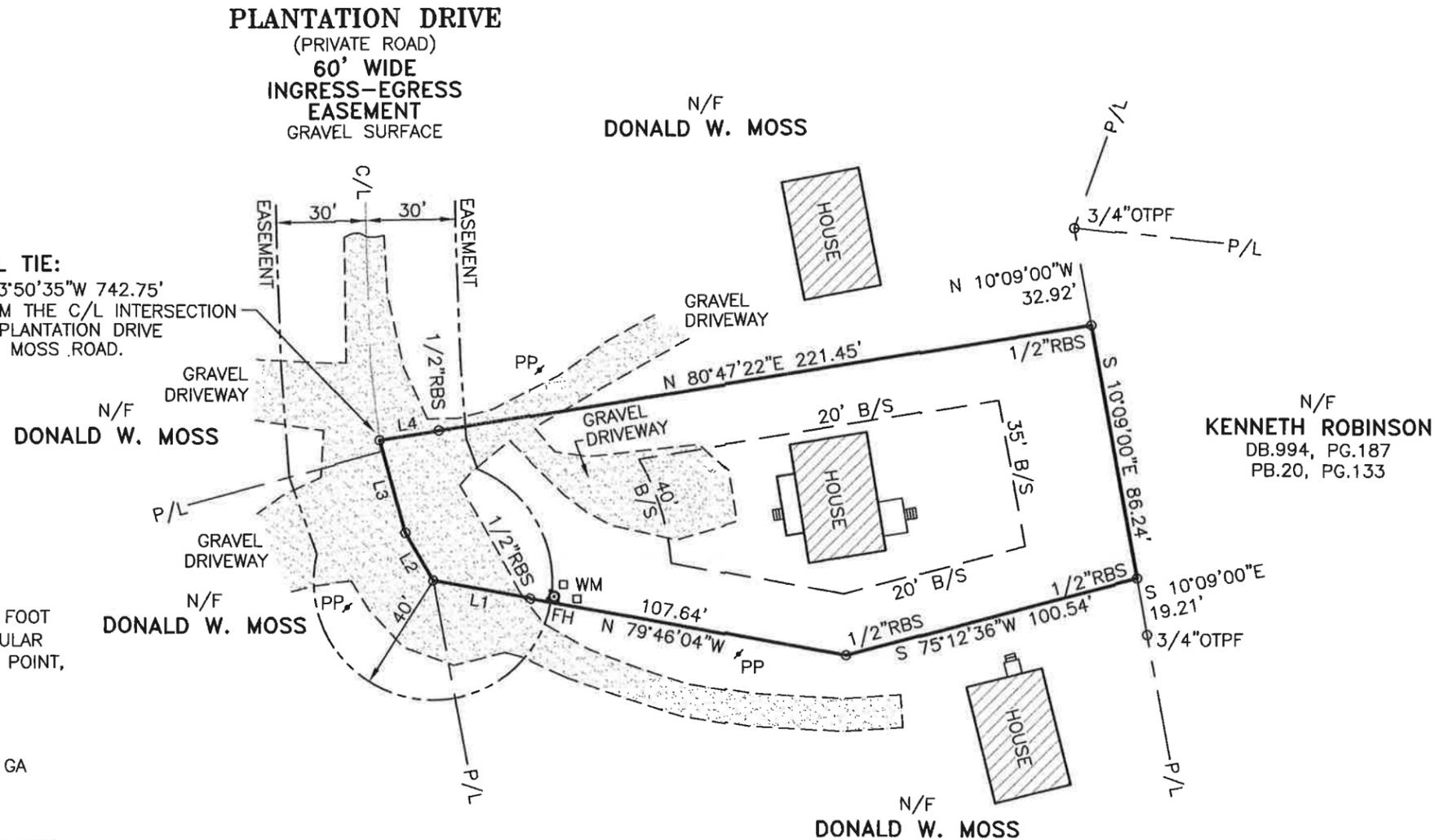
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 24,548 FEET AND AN ANGULAR ERROR OF 00°00'05" PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES.

THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA AS PER FIRM FLOOD INSURANCE RATE MAP OF DAWSON COUNTY, GA COMMUNITY PANEL NO. 130304 0150 B EFFECTIVE DATE: SEPTEMBER 26, 2008.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67. AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

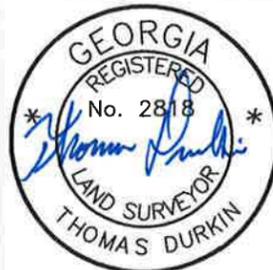
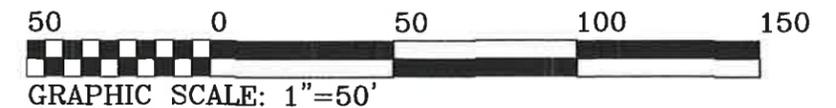
**P/L TIE:**

S 33°50'35"W 742.75'  
FROM THE C/L INTERSECTION  
OF PLANTATION DRIVE  
AND MOSS ROAD.



Course	Bearing	Distance
L1	N 79°46'04" W	33.09'
L2	N 30°10'56" W	18.46'
L3	N 15°36'18" W	32.12'
L4	N 80°47'22" E	20.09'

**AREA = 0.44 ACRE**



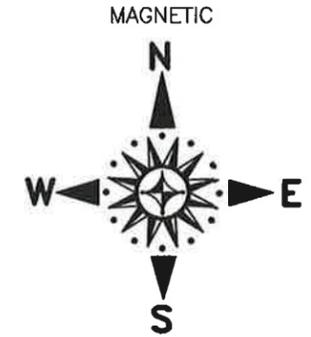
PREPARED BY:  
**BENCHMARK  
LAND SURVEYING, P.C.**  
4012 DARRYL LANE  
GAINESVILLE GEORGIA 30506  
PHONE: 770 532 7203  
EMAIL: benchmark.inc@mindspring.com

PLAT OF BOUNDARY SURVEY FOR:  
**DONALD W. MOSS ESTATE**

BEING THE PROPERTY REFERENCED AS TAX PARCEL 118-040-005

LOCATED IN:  
**LAND LOT - 25  
SOUTH HALF 13TH DISTRICT  
FIRST SECTION  
DAWSON COUNTY  
GEORGIA**

JOB #: 16-011  
SCALE: 1" = 50'  
DATES:  
FIELD SURVEY:  
6-15-2016  
PLAT PREPARATION:  
6-17-2016



**LEGEND:**

IPF - IRON PIN FOUND  
 RBS - REBAR SET  
 RBF - REBAR FOUND  
 OTPF - OPEN TOP PIPE FOUND  
 PP - POWER POLE (P)  
 FH - FIRE HYDRANT (H)  
 P/L - PROPERTY LINE  
 R/W - RIGHT OF WAY  
 N/F - NOW OR FORMERLY  
 B/S - BUILDING SETBACK  
 C/L - CENTER LINE  
 LL - LAND LOT  
 LLL - LAND LOT LINE  
 DB.- DEED BOOK  
 PB.- PLAT BOOK  
 PG. - PAGE

**NOTES:**

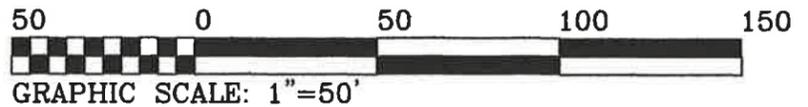
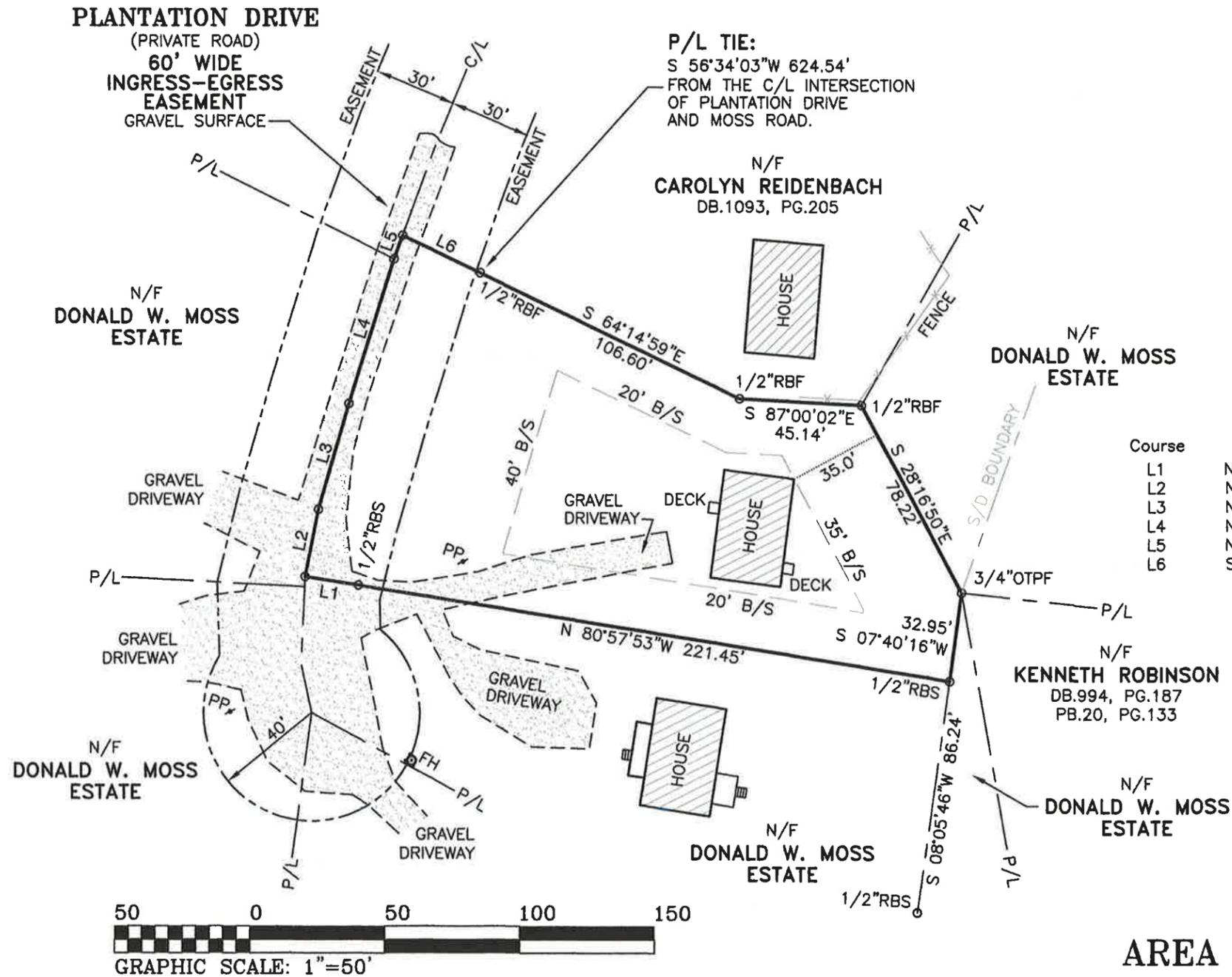
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 51,146 FEET.

A LEICA TS12 TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 24,548 FEET AND AN ANGULAR ERROR OF 00°00'05" PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES.

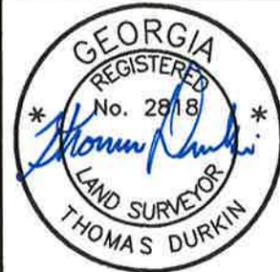
THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA AS PER FIRM FLOOD INSURANCE RATE MAP OF DAWSON COUNTY, GA FLOOD MAP NUMBER 13085C0150B EFFECTIVE DATE: SEPTEMBER 26, 2008.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67. AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.



**AREA = 0.53 ACRE**

**ZONED: RA**  
 BUILDING SETBACKS  
 FRONT 40'  
 SIDE 20'  
 REAR 35'



PREPARED BY:  
**BENCHMARK**  
**LAND SURVEYING, P.C.**  
 4012 DARRYL LANE  
 GAINESVILLE GEORGIA 30506  
 PHONE: 770 532 7203  
 EMAIL: benchmark.inc@mindspring.com

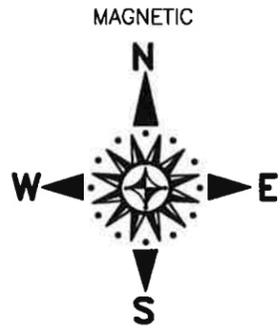
PLAT OF BOUNDARY SURVEY FOR:  
**DONALD W. MOSS ESTATE**  
 BEING A PORTION OF THE DONALD W. MOSS ESTATE  
 KNOWN AS TAX PARCEL 118 040 004  
 #157 PLANTATION DRIVE

LOCATED IN:  
**LAND LOT - 25**  
**SOUTH HALF 13TH DISTRICT**  
**FIRST SECTION**  
**DAWSON COUNTY**  
**GEORGIA**

JOB #: 16-011L  
 SCALE: 1" = 50'  
 DATES:  
 FIELD SURVEY:  
 9-9-2016  
 PLAT PREPARATION:  
 9-14-2016

**LEGEND:**

- RBS - REBAR SET
- RBF - REBAR FOUND
- PP - POWER POLE
- P/L - PROPERTY LINE
- R/W - RIGHT OF WAY
- N/F - NOW OR FORMERLY
- B/S - BUILDING SETBACK
- C/L - CENTER LINE
- LL - LAND LOT
- LLL - LAND LOT LINE
- DB.- DEED BOOK
- PB.- PLAT BOOK
- PG. - PAGE



Course	Bearing	Distance
L1	S 55°55'55" E	35.24'
L2	S 46°45'50" W	31.70'
L3	S 38°43'19" W	35.55'
L4	S 27°16'23" W	34.52'
L5	S 22°27'14" W	69.92'
L6	S 19°56'29" W	37.30'
L7	S 19°56'35" W	9.28'
L8	N 63°22'47" W	30.20'

**NOTES:**

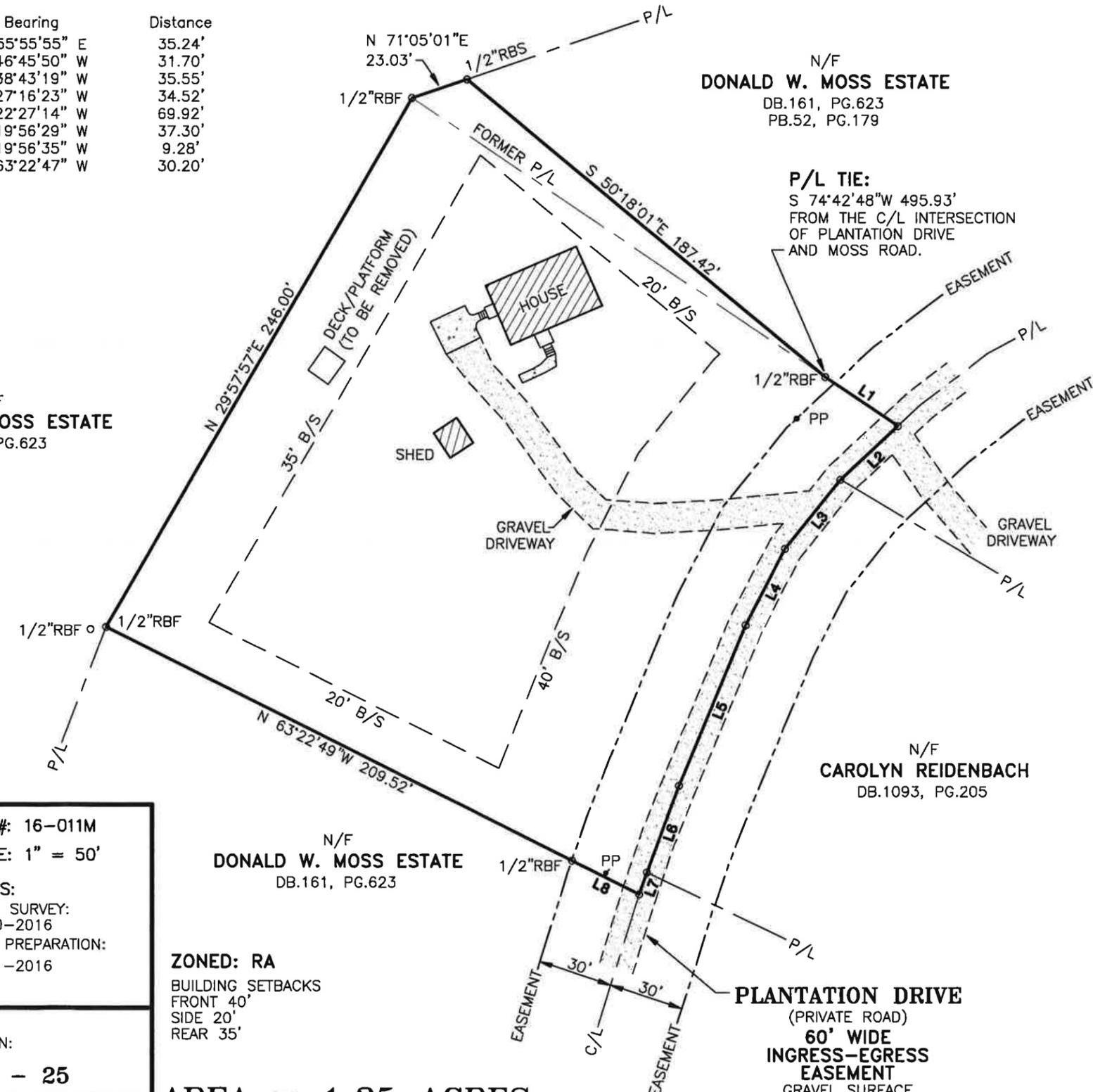
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 206,920 FEET.

A LEICA TS12 TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 24,852 FEET AND AN ANGULAR ERROR OF 00°00'05" PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES.

THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA AS PER FIRM FLOOD INSURANCE RATE MAP OF DAWSON COUNTY, GA FLOOD MAP NUMBER 13085C0150B EFFECTIVE DATE: SEPTEMBER 26, 2008.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67. AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.



PLAT OF BOUNDARY SURVEY FOR:  
**DONALD W. MOSS ESTATE**  
 BEING A PORTION OF THE PROPERTY REFERENCED IN DB.161, PG.623 & PB.52, PG.181  
 ALSO KNOWN AS TAX PARCEL 118 040 012  
 #100 PLANTATION DRIVE

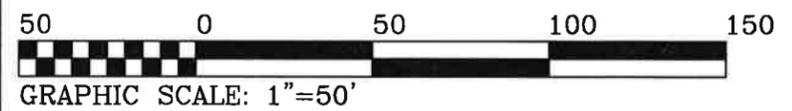
JOB #: 16-011M  
 SCALE: 1" = 50'  
 DATES:  
 FIELD SURVEY:  
 9-20-2016  
 PLAT PREPARATION:  
 9-21-2016

N/F  
**DONALD W. MOSS ESTATE**  
 DB.161, PG.623

**ZONED: RA**  
 BUILDING SETBACKS  
 FRONT 40'  
 SIDE 20'  
 REAR 35'

**PLANTATION DRIVE**  
 (PRIVATE ROAD)  
**60' WIDE**  
**INGRESS-EGRESS**  
**EASEMENT**  
 GRAVEL SURFACE

**AREA = 1.25 ACRES**



PREPARED BY:  
**BENCHMARK**  
**LAND SURVEYING, P.C.**  
 4012 DARRYL LANE  
 GAINESVILLE GEORGIA 30506  
 PHONE: 770 532 7203  
 EMAIL: benchmark.inc@mindspring.com

LOCATED IN:  
**LAND LOTS - 25**  
**SOUTH HALF 13TH DISTRICT**  
**FIRST SECTION**  
**DAWSON COUNTY**  
**GEORGIA**

**LEGEND:**

RBS - REBAR SET  
 RBF - REBAR FOUND  
 PP - POWER POLE  
 P/L - PROPERTY LINE  
 R/W - RIGHT OF WAY  
 N/F - NOW OR FORMERLY  
 B/S - BUILDING SETBACK  
 C/L - CENTER LINE  
 LL - LAND LOT  
 LLL - LAND LOT LINE  
 DB.- DEED BOOK  
 PB.- PLAT BOOK  
 PG. - PAGE

**ZONED: RA**

BUILDING SETBACKS  
 FRONT 40'  
 SIDE 20'  
 REAR 35'

Course	Bearing	Distance
L1	S 03°24'12" W	43.09'
L2	S 65°17'55" W	45.92'
L3	S 61°21'43" W	44.44'
L4	S 52°30'10" W	33.87'
L5	S 47°04'07" W	12.36'
L6	N 55°55'55" W	35.24'

**NOTES:**

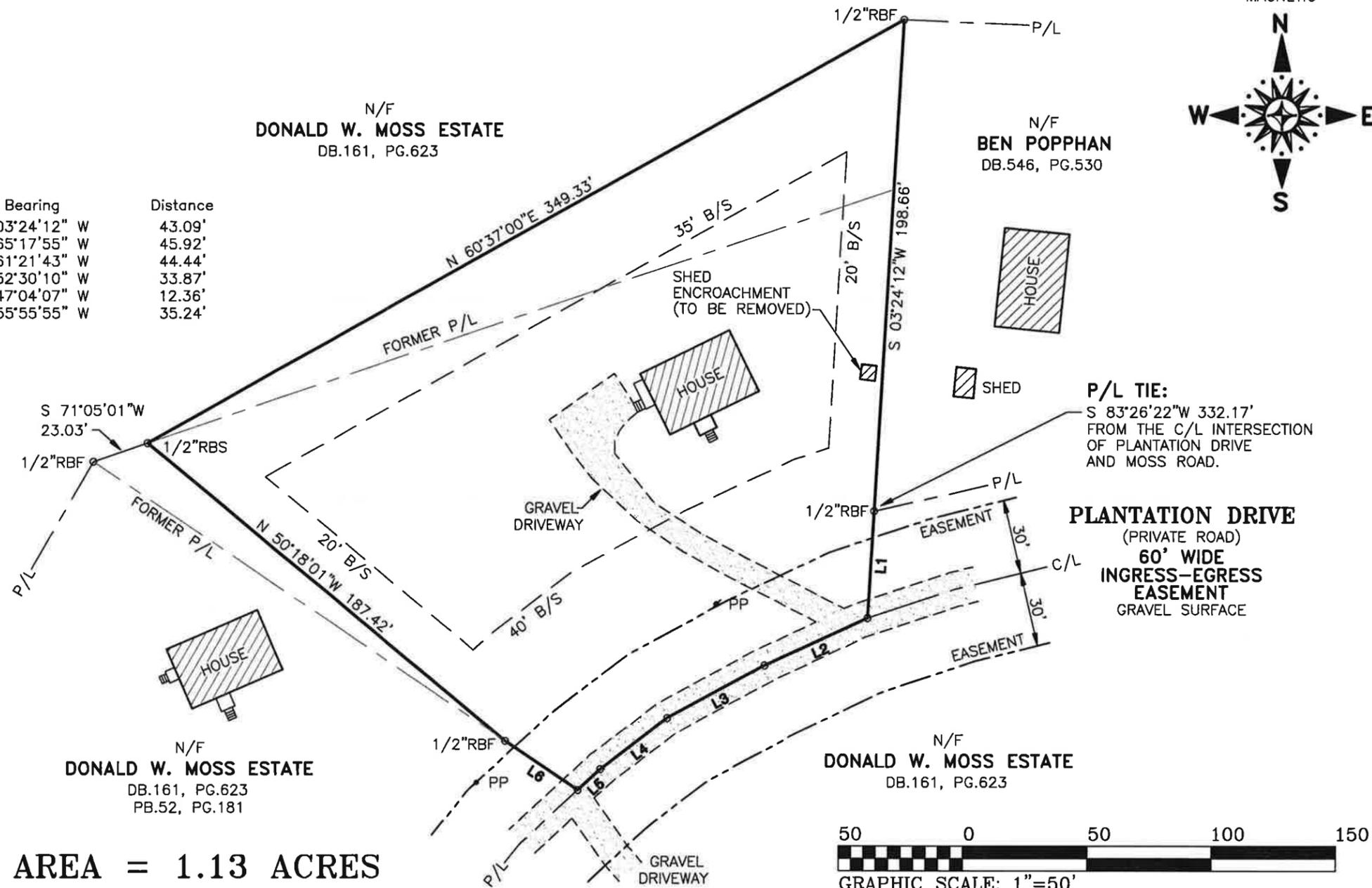
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 104,936 FEET.

A LEICA TS12 TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 24,852 FEET AND AN ANGULAR ERROR OF 00°00'05" PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES.

THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA AS PER FIRM FLOOD INSURANCE RATE MAP OF DAWSON COUNTY, GA FLOOD MAP NUMBER 13085C0150B EFFECTIVE DATE: SEPTEMBER 26, 2008.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67, AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.



**AREA = 1.13 ACRES**



PREPARED BY:  
**BENCHMARK  
 LAND SURVEYING, P.C.**  
 4012 DARRYL LANE  
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 PHONE: 770 532 7203  
 EMAIL: benchmark.inc@mindspring.com

PLAT OF BOUNDARY SURVEY FOR:  
**DONALD W. MOSS ESTATE**  
 BEING A PORTION OF THE PROPERTY REFERENCED IN DB.161, PG.623 & PB.52, PG.179  
 ALSO KNOWN AS TAX PARCEL 118 040 011  
 #70 PLANTATION DRIVE

LOCATED IN:  
**LAND LOT - 25  
 SOUTH HALF 13TH DISTRICT  
 FIRST SECTION  
 DAWSON COUNTY  
 GEORGIA**

JOB #: 16-011N  
 SCALE: 1" = 50'  
 DATES:  
 FIELD SURVEY:  
 9-20-2016  
 PLAT PREPARATION:  
 9-21-2016

**LEGEND:**

- IPF - IRON PIN FOUND
- RBS - REBAR SET
- RBF - REBAR FOUND
- OTPF - OPEN TOP PIPE FOUND
- PP - POWER POLE (P)
- FH - FIRE HYDRANT (H)
- P/L - PROPERTY LINE
- R/W - RIGHT OF WAY
- N/F - NOW OR FORMERLY
- B/S - BUILDING SETBACK
- C/L - CENTER LINE
- LL - LAND LOT
- LLL - LAND LOT LINE
- DB.- DEED BOOK
- PB.- PLAT BOOK
- PG. - PAGE

**NOTES:**

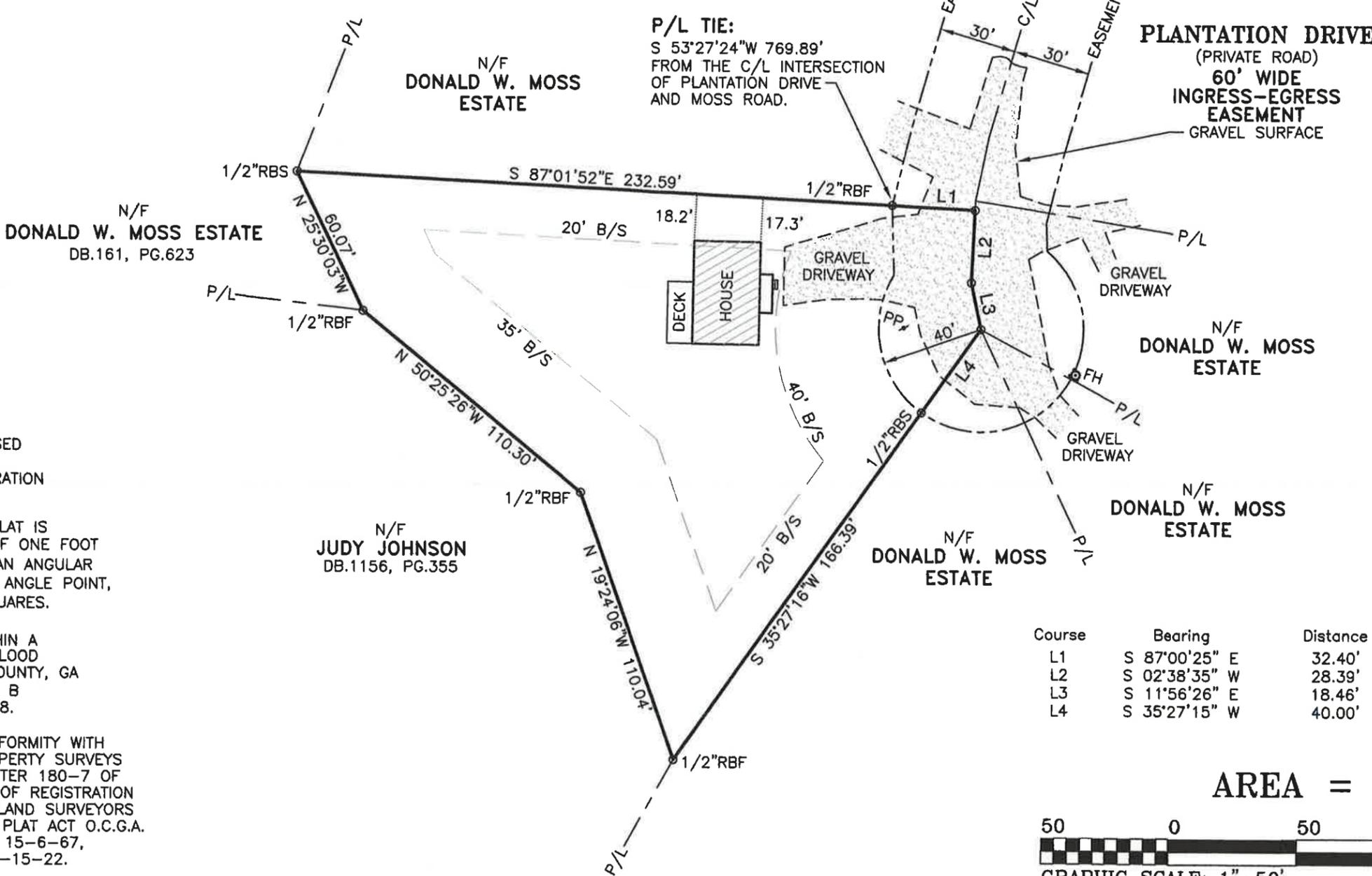
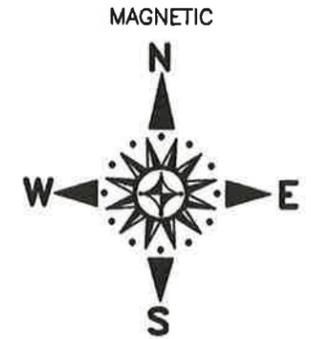
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 121,432 FEET.

A LEICA TS12 TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

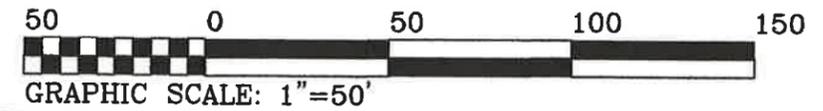
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 24,548 FEET AND AN ANGULAR ERROR OF 00'00'05" PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES.

THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA AS PER FIRM FLOOD INSURANCE RATE MAP OF DAWSON COUNTY, GA COMMUNITY PANEL NO. 130304 0150 B EFFECTIVE DATE: SEPTEMBER 26, 2008.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67, AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.



**AREA = 0.69 ACRE**



PREPARED BY:  
**BENCHMARK  
 LAND SURVEYING, P.C.**  
 4012 DARRYL LANE  
 GAINESVILLE GEORGIA 30506  
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 EMAIL: benchmark.inc@mindspring.com

PLAT OF BOUNDARY SURVEY FOR:  
**DONALD W. MOSS ESTATE**  
 BEING A PORTION OF THE DONALD W. MOSS ESTATE  
 KNOWN AS TAX PARCEL 118 040 008  
 #166 PLANTATION DRIVE

LOCATED IN:  
**LAND LOT - 25  
 SOUTH HALF 13TH DISTRICT  
 FIRST SECTION  
 DAWSON COUNTY  
 GEORGIA**

JOB #: 16-011J  
 SCALE: 1" = 50'  
 DATES:  
 FIELD SURVEY:  
 9-9-2016  
 PLAT PREPARATION:  
 9-13-2016

**NOTES:**

A LEICA TS12 TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

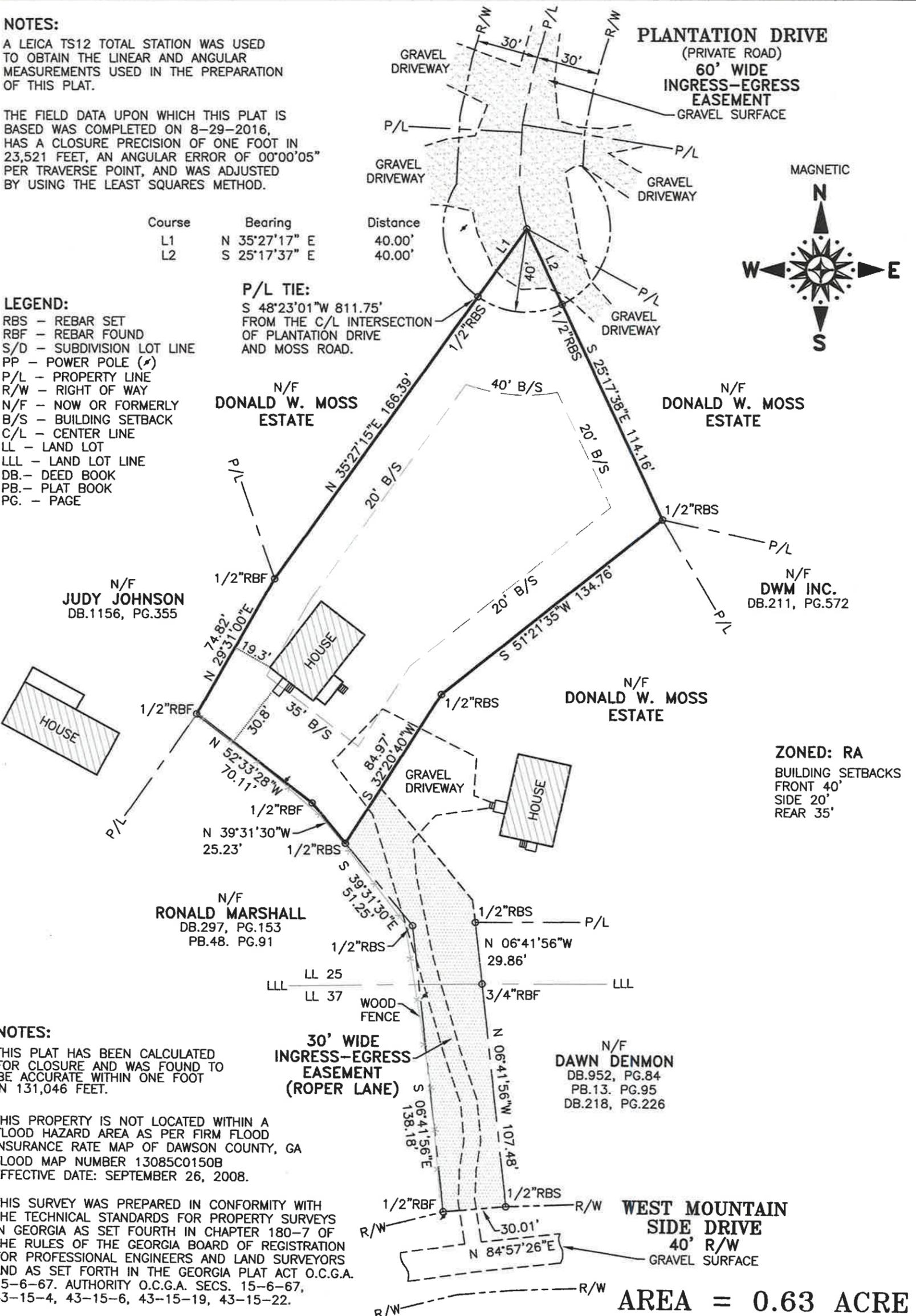
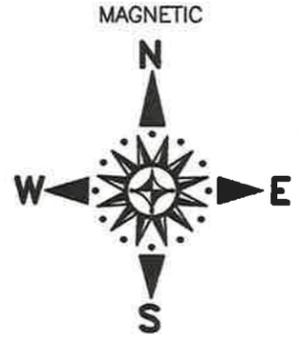
THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS COMPLETED ON 8-29-2016, HAS A CLOSURE PRECISION OF ONE FOOT IN 23,521 FEET, AN ANGULAR ERROR OF 00°00'05" PER TRAVERSE POINT, AND WAS ADJUSTED BY USING THE LEAST SQUARES METHOD.

Course	Bearing	Distance
L1	N 35°27'17" E	40.00'
L2	S 25°17'37" E	40.00'

**LEGEND:**

- RBS - REBAR SET
- RBF - REBAR FOUND
- S/D - SUBDIVISION LOT LINE
- PP - POWER POLE (P)
- P/L - PROPERTY LINE
- R/W - RIGHT OF WAY
- N/F - NOW OR FORMERLY
- B/S - BUILDING SETBACK
- C/L - CENTER LINE
- LL - LAND LOT
- LLL - LAND LOT LINE
- DB - DEED BOOK
- PB - PLAT BOOK
- PG - PAGE

**P/L TIE:**  
S 48°23'01"W 811.75'  
FROM THE C/L INTERSECTION OF PLANTATION DRIVE AND MOSS ROAD.

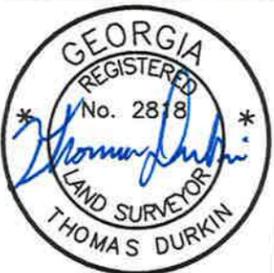
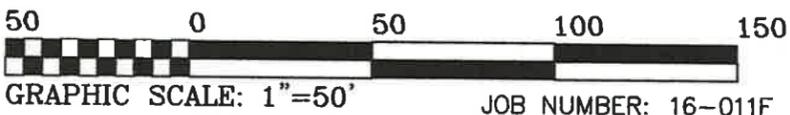


**NOTES:**

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 131,046 FEET.

THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA AS PER FIRM FLOOD INSURANCE RATE MAP OF DAWSON COUNTY, GA FLOOD MAP NUMBER 13085C0150B EFFECTIVE DATE: SEPTEMBER 26, 2008.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67. AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.



PREPARED BY:  
**BENCHMARK  
LAND SURVEYING, P.C.**  
4012 DARRYL LANE  
GAINESVILLE GEORGIA 30506  
PHONE: 770 532 7203  
EMAIL: benchmark.inc@mindspring.com

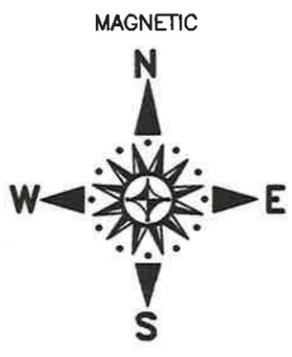
PLAT OF BOUNDARY SURVEY FOR:  
**DONALD W. MOSS ESTATE**

BEING A PORTION OF THE DONALD W. MOSS ESTATE  
TAX PARCEL 118 040 007  
#42 ROPER LANE

LOCATED IN:  
**LAND LOT - 25  
SOUTH HALF 13TH DISTRICT  
FIRST SECTION  
DAWSON COUNTY  
GEORGIA**

SCALE: 1" = 50'

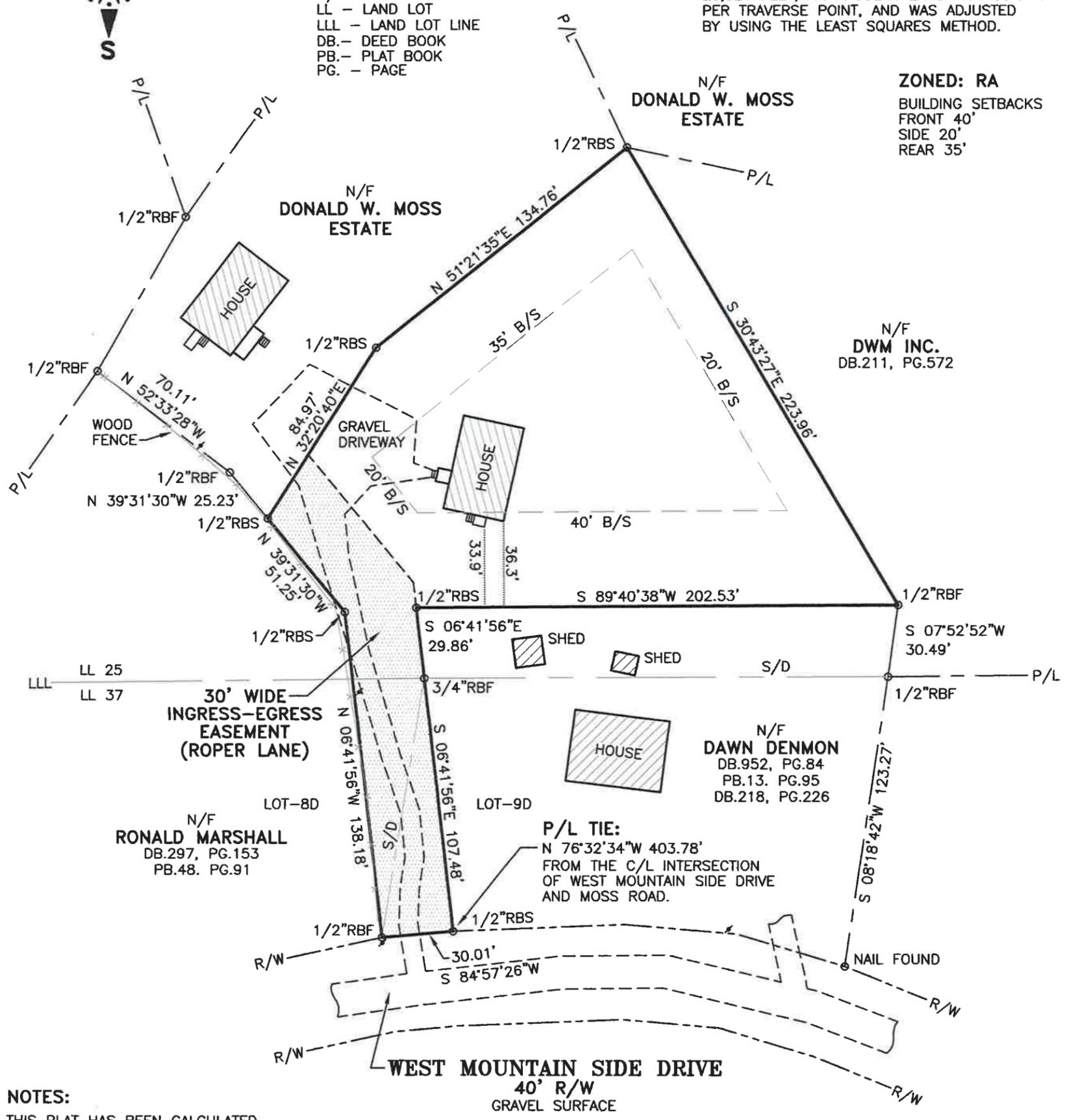
DATE: 9-5-2016



**LEGEND:**  
 RBS - REBAR SET  
 RBF - REBAR FOUND  
 S/D - SUBDIVISION LOT LINE  
 PP - POWER POLE (P)  
 P/L - PROPERTY LINE  
 R/W - RIGHT OF WAY  
 N/F - NOW OR FORMERLY  
 B/S - BUILDING SETBACK  
 C/L - CENTER LINE  
 LL - LAND LOT  
 LLL - LAND LOT LINE  
 DB.- DEED BOOK  
 PB.- PLAT BOOK  
 PG. - PAGE

**NOTES:**  
 A LEICA TS12 TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.  
  
 THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS COMPLETED ON 8-29-2016, HAS A CLOSURE PRECISION OF ONE FOOT IN 23,521 FEET, AN ANGULAR ERROR OF 00°00'05" PER TRAVERSE POINT, AND WAS ADJUSTED BY USING THE LEAST SQUARES METHOD.

**ZONED: RA**  
 BUILDING SETBACKS  
 FRONT 40'  
 SIDE 20'  
 REAR 35'

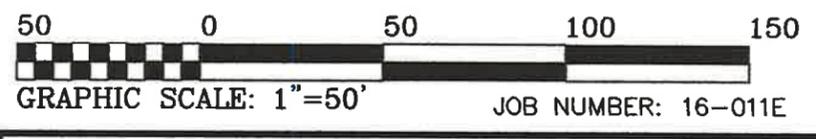


**NOTES:**  
 THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 159,620 FEET.

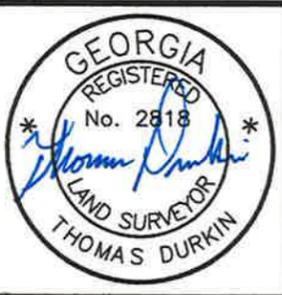
THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA AS PER FIRM FLOOD INSURANCE RATE MAP OF DAWSON COUNTY, GA FLOOD MAP NUMBER 13085C0150B EFFECTIVE DATE: SEPTEMBER 26, 2008.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67. AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

**AREA = 0.78 ACRE**



PLAT OF BOUNDARY SURVEY FOR:  
**DONALD W. MOSS ESTATE**  
 BEING A PORTION OF LOTS 8D & 9D OF MOSS ESTATES SUBDIVISION AND OTHER LANDS OF THE DONALD W. MOSS ESTATE TO THE NORTH  
 TAX PARCEL 118 040 001  
 #39 ROPER LANE  
 LOCATED IN:  
**LAND LOT - 25 & 37**  
**SOUTH HALF 13TH DISTRICT**  
**FIRST SECTION**  
**DAWSON COUNTY**  
**GEORGIA**



PREPARED BY:  
**BENCHMARK**  
**LAND SURVEYING, P.C.**  
 4012 DARRYL LANE  
 GAINESVILLE GEORGIA 30506  
 PHONE: 770 532 7203  
 EMAIL: benchmark.inc@mindspring.com

SCALE: 1" = 50'

DATE: 9-5-2016

**LEGEND:**

IPF - IRON PIN FOUND  
 RBS - REBAR SET  
 RBF - REBAR FOUND  
 OTPF - OPEN TOP PIPE FOUND  
 PP - POWER POLE  
 S/D - SUBDIVISION  
 WM - WATER METER  
 P/L - PROPERTY LINE  
 R/W - RIGHT OF WAY  
 N/F - NOW OR FORMERLY  
 B/S - BUILDING SETBACK  
 C/L - CENTER LINE  
 LL - LAND LOT  
 LLL - LAND LOT LINE  
 DB.- DEED BOOK  
 PB.- PLAT BOOK  
 PG. - PAGE

**ZONED: RSRMM**

BUILDING SETBACKS  
 FRONT 40'  
 SIDE 10'  
 REAR 20'

**NOTES:**

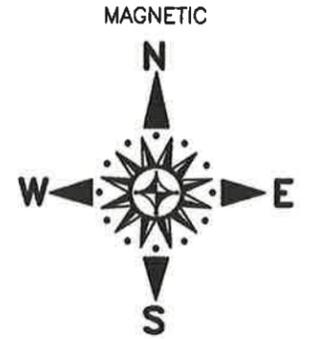
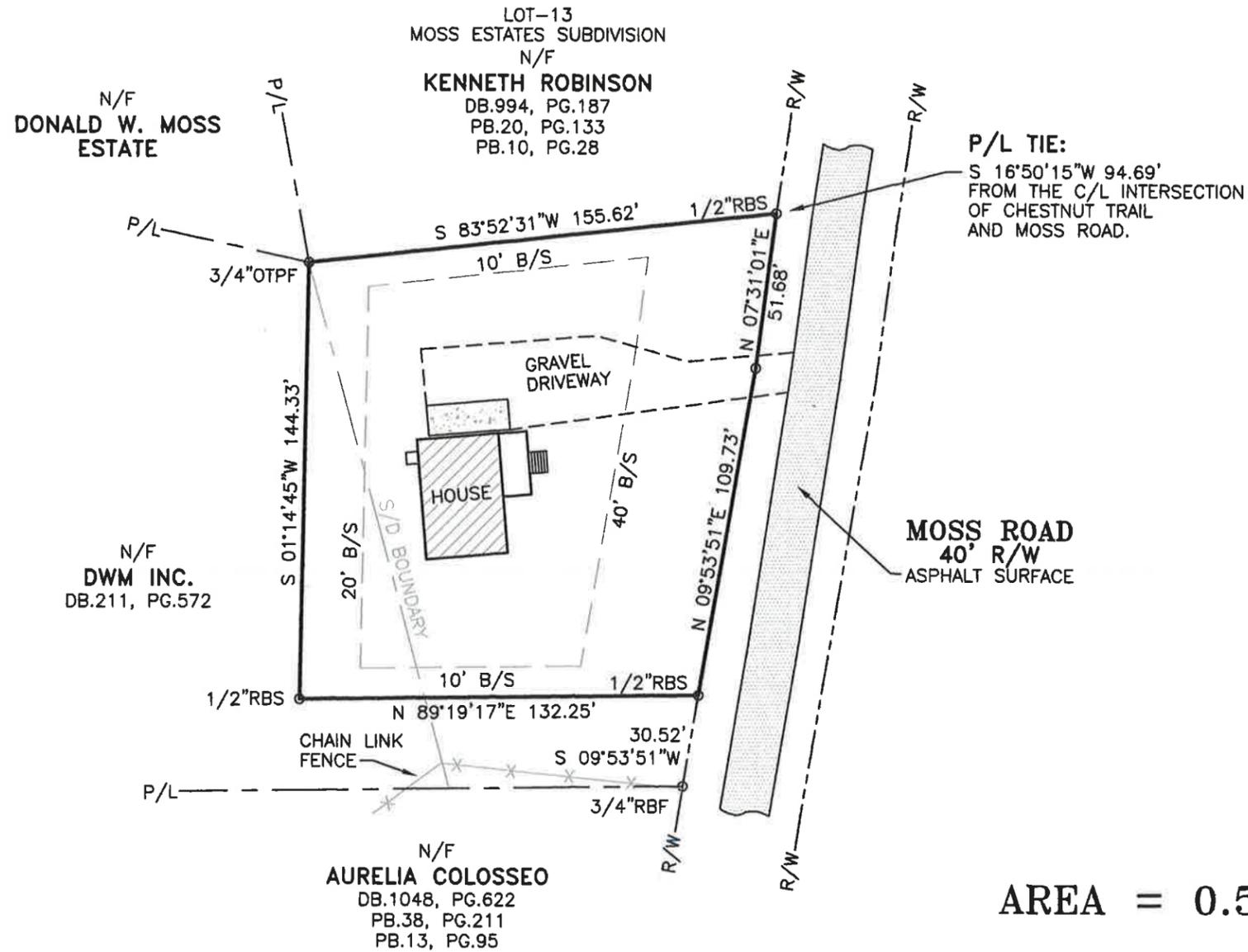
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 81,917 FEET.

A LEICA TS12 TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

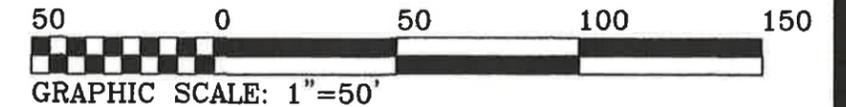
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 22,632 FEET AND AN ANGULAR ERROR OF 00°00'05" PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES.

THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA AS PER FIRM FLOOD INSURANCE RATE MAP OF DAWSON COUNTY, GA FLOOD MAP NUMBER 13085C0150B EFFECTIVE DATE: SEPTEMBER 26, 2008.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67. AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.



**AREA = 0.50 ACRE**



PREPARED BY:  
**BENCHMARK**  
**LAND SURVEYING, P.C.**  
 4012 DARRYL LANE  
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 EMAIL: benchmark.inc@mindspring.com

PLAT OF BOUNDARY SURVEY FOR:  
**DONALD W. MOSS ESTATE**

BEING A PORTION OF THE MOSS ESTATE SUBDIVISION (PB.10, PG.28)  
 AND OTHER LANDS OF DWM INC. TO THE WEST

TAX PARCEL 118 041  
 #260 MOSS ROAD

LOCATED IN:  
**LAND LOT - 25**  
**SOUTH HALF 13TH DISTRICT**  
**FIRST SECTION**  
**DAWSON COUNTY**  
**GEORGIA**

JOB #: 16-011D  
 SCALE: 1" = 50'  
 DATES:  
 FIELD SURVEY:  
 8-29-2016  
 PLAT PREPARATION:  
 9-4-2016

**LEGEND:**

- IPF - IRON PIN FOUND
- RBS - REBAR SET
- RBF - REBAR FOUND
- OTPF - OPEN TOP PIPE FOUND
- PP - POWER POLE
- S/D - SUBDIVISION
- WM - WATER METER
- P/L - PROPERTY LINE
- R/W - RIGHT OF WAY
- N/F - NOW OR FORMERLY
- B/S - BUILDING SETBACK
- C/L - CENTER LINE
- LL - LAND LOT
- LLL - LAND LOT LINE
- DB.- DEED BOOK
- PB.- PLAT BOOK
- PG. - PAGE

**NOTES:**

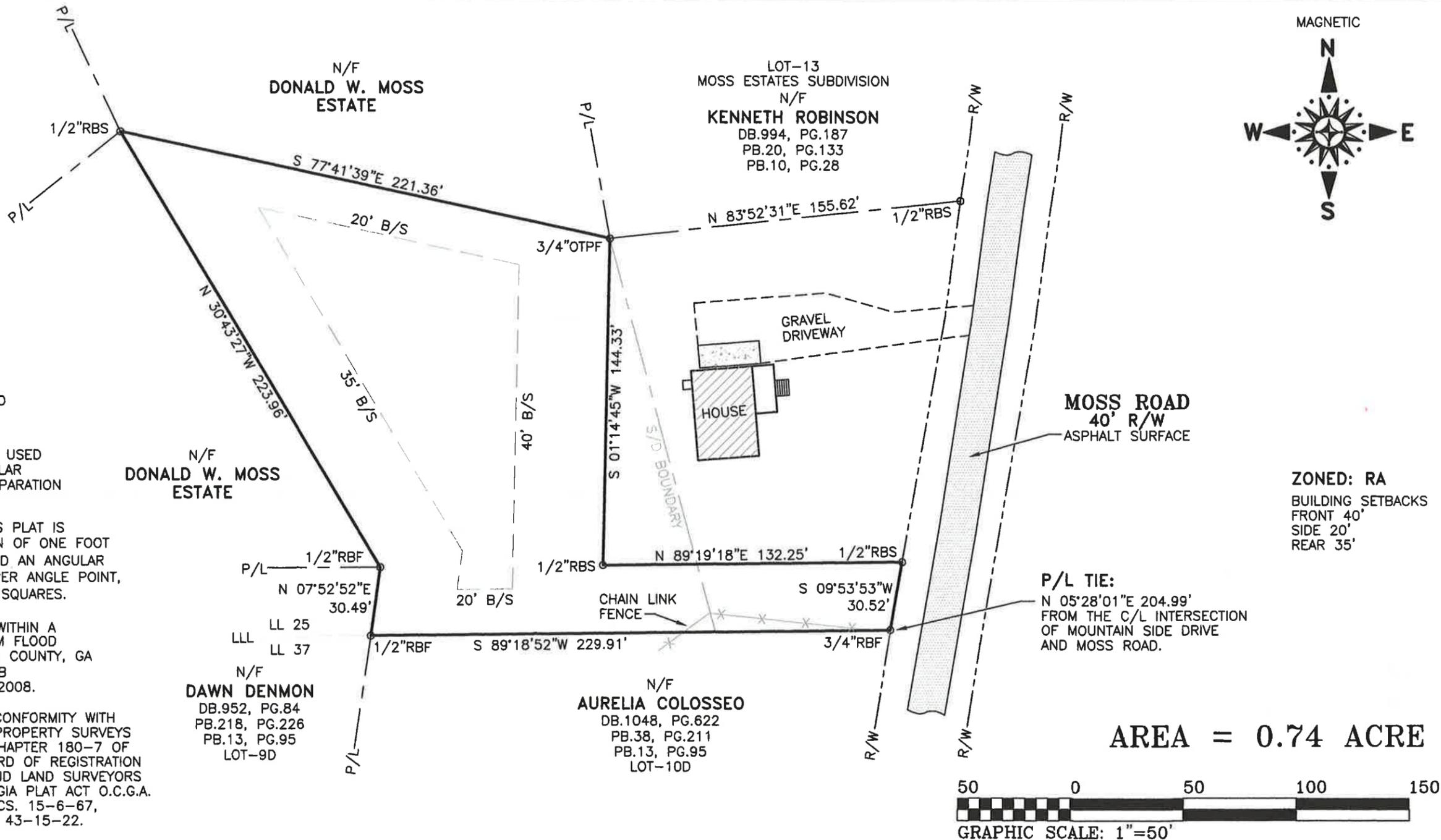
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 206,171 FEET.

A LEICA TS12 TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 22,632 FEET AND AN ANGULAR ERROR OF 00°00'05" PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES.

THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA AS PER FIRM FLOOD INSURANCE RATE MAP OF DAWSON COUNTY, GA FLOOD MAP NUMBER 13085C0150B EFFECTIVE DATE: SEPTEMBER 26, 2008.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67, AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.



PREPARED BY:  
**BENCHMARK  
 LAND SURVEYING, P.C.**  
 4012 DARRYL LANE  
 GAINESVILLE GEORGIA 30506  
 PHONE: 770 532 7203  
 EMAIL: benchmark.inc@mindspring.com

PLAT OF BOUNDARY SURVEY FOR:  
**DWM INC.**  
 BEING A PORTION OF THE MOSS ESTATE SUBDIVISION (PB.10, PG.28)  
 AND OTHER LANDS OF DWM INC. (DB.211, PG.572)  
 TAX PARCEL 118 118

LOCATED IN:  
**LAND LOT - 25  
 SOUTH HALF 13TH DISTRICT  
 FIRST SECTION  
 DAWSON COUNTY  
 GEORGIA**

JOB #: 16-011  
 SCALE: 1" = 50'  
 DATES:  
 FIELD SURVEY:  
 8-29-2016  
 PLAT PREPARATION:  
 9-13-2016