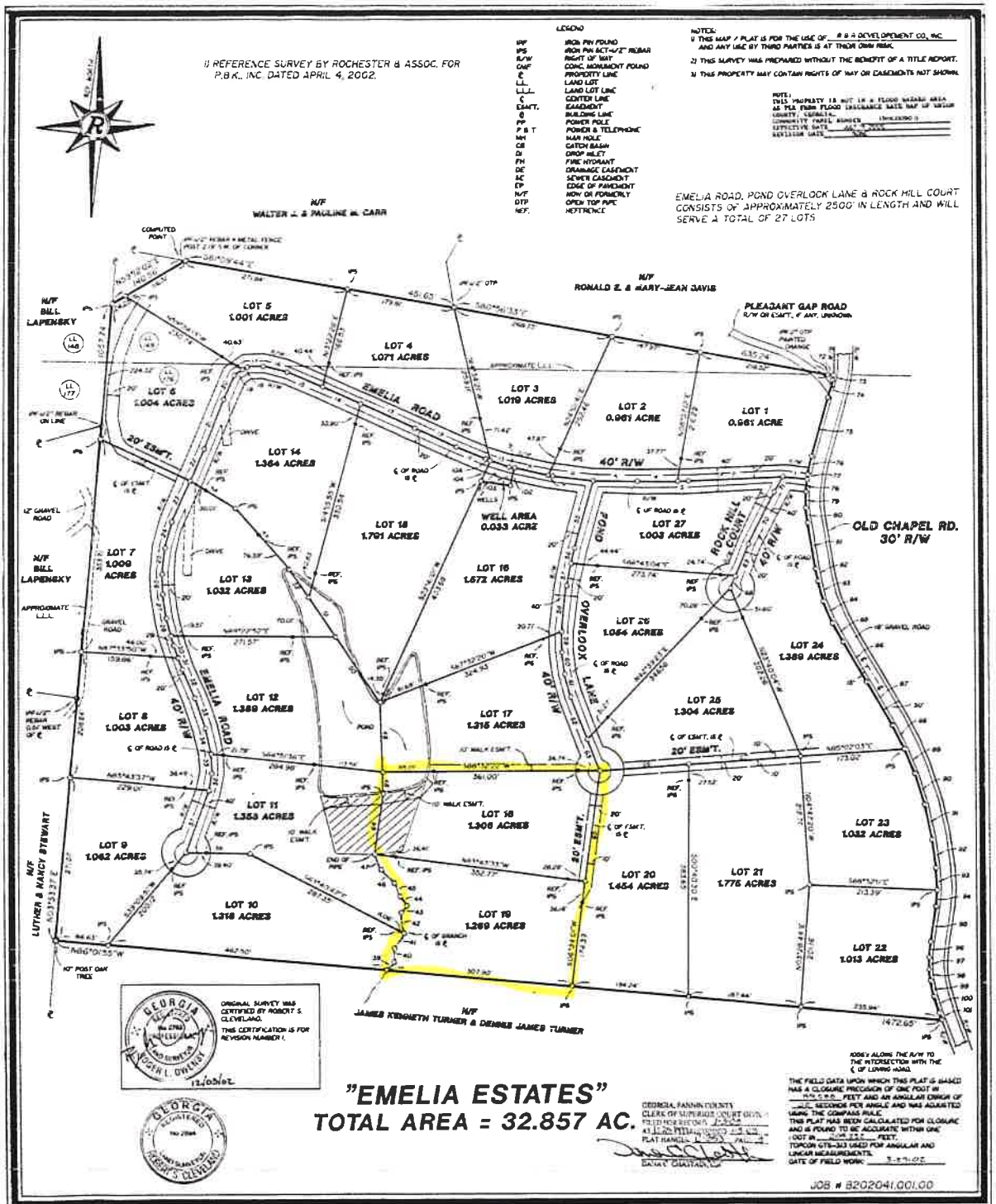

1) REFERENCE SURVEY BY ROCHESTER & ASSOC. FOR P.B.K., INC. DATED APRIL 4, 2002.
LEGEND
IPF IRON PIN FOUND
IPS IRON PIN SET-1/2" REBAR
R/W RIGHT OF WAY
CMF CONC. MONUMENT FOUND
℄ PROPERTY LINE
LL LAND LOT
LLL LAND LOT LINE
℄ CENTER LINE
ESMT. EASEMENT
BL BUILDING LINE
PP POWER POLE
P & T POWER & TELEPHONE
MH MAN HOLE
CB CATCH BASIN
DI DROP INLET
FH FIRE HYDRANT
DE DRAINAGE EASEMENT
SE SEWER EASEMENT
EP EDGE OF PAVEMENT
N/F NOW OR FORMERLY
OTP OPEN TOP PIPE
REF. REFERENCE
NOTES:
1) THIS MAP / PLAT IS FOR THE USE OF R & R DEVELOPEMENT CO., INC. AND ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.
2) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
3) THIS PROPERTY MAY CONTAIN RIGHTS OF WAY OR EASEMENTS NOT SHOWN.
EMELIA ROAD, POND OVERLOOK LANE & ROCK HILL COURT CONSISTS OF APPROXIMATELY 2500' IN LENGTH AND WILL SERVE A TOTAL OF 27 LOTS
N/F WALTER J. & PAULINE M. CARR
N/F RONALD E. & MARY-JEAN DAVIS
PLEASANT GAP ROAD
N/F BILL LAPENSKY
LOT 5 1.001 ACRES
LOT 4 1.071 ACRES
LOT 3 1.019 ACRES
LOT 2 0.961 ACRE
LOT 1 0.961 ACRE
LOT 6 1.004 ACRES
EMELIA ROAD
40' R/W
20' ESMT.
LOT 14 1.364 ACRES
LOT 18 1.791 ACRES
WELL AREA 0.033 ACRE
LOT 27 1.003 ACRES
ROCK HILL COURT
OLD CHAPEL RD. 30' R/W
LOT 7 1.009 ACRES
LOT 13 1.032 ACRES
LOT 16 1.572 ACRES
POND OVERLOOK LANE
LOT 26 1.054 ACRES
LOT 24 1.389 ACRES
LOT 12 1.389 ACRES
LOT 8 1.003 ACRES
LOT 17 1.315 ACRES
LOT 25 1.304 ACRES
LOT 11 1.353 ACRES
LOT 18 1.306 ACRES
LOT 23 1.032 ACRES
LOT 9 1.062 ACRES
LOT 20 1.454 ACRES
LOT 21 1.775 ACRES
LOT 10 1.318 ACRES
LOT 19 1.269 ACRES
LOT 22 1.013 ACRES
N/F LUTHER & NANCY STEWART
N/F JAMES KENNETH TURNER & DENNIS JAMES TURNER
ORIGINAL SURVEY WAS CERTIFIED BY ROBERT S. CLEVELAND. THIS CERTIFICATION IS FOR REVISION NUMBER 1.
12/03/02
"EMELIA ESTATES"
TOTAL AREA = 32.857 AC.
GEORGIA, PANNIN COUNTY
CLERK OF SUPERIOR COURT
JOB # 8202041.001.00
THIS PLAT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE IN INK OF THE REGISTRANT ACROSS THE REGISTRANTS SEAL.
FINAL S/D PLAT FOR
R & R DEVELOPMENT CO., INC.
LOCATED IN
LAND LOTS 149-176 6TH DISTRICT 1ST SECTION
PANNIN COUNTY, GEORGIA
rochester
rochester & associates, inc.

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