

# WHITLIND WOODS PHASE I

LL. 123

ATHENS COUNTRY CLUB 205-206 56.59 AC.

LL. 163

LL. 120

LL. 120

LL. 121

ROSSER L. BATEMAN  
44-850  
15.0 AC.

TOTAL ACREAGE IN SUBDIV. = 28.1735 AC.  
TOTAL ACREAGE IN LOTS = 25.4383 AC.  
TOTAL ACREAGE IN ROADS = 2.7352 AC.

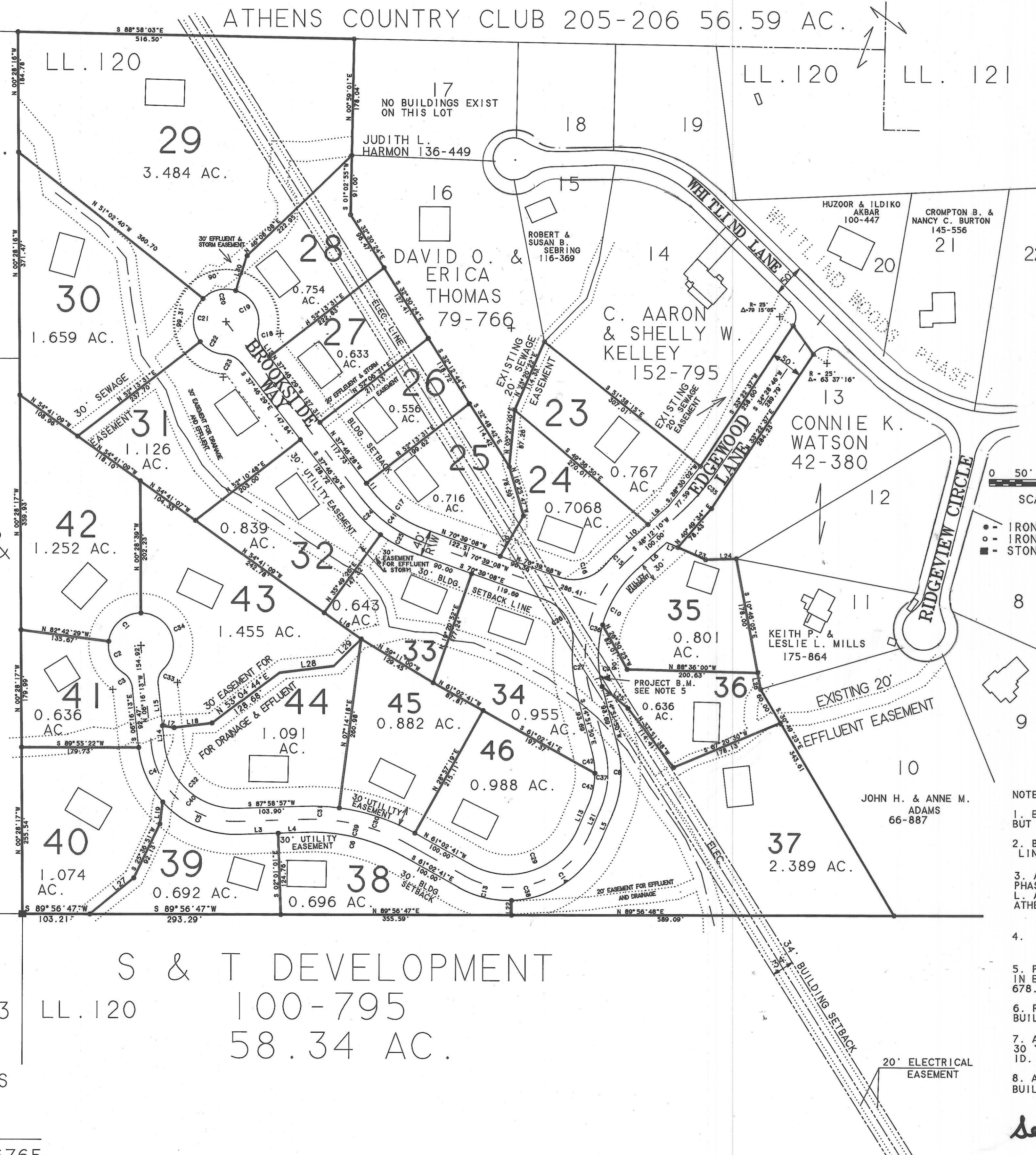
DONALD M. & MARY ANNE FLOURNOY  
369-369  
65.0 AC.

S & T DEVELOPMENT  
100-795  
58.34 AC.

PREPARED BY  
SOUTHEASTERN LAND SURVEYS

*Leonard F. Swoyer Jr.*

LEONARD F. SWOYER JR. P.S. 6765  
NOVEMBER 29, 1995



CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	82°31'23"	50.00'	72.01'	43.87'	63.95'	S 48°33'12"W
C 2	64°52'48"	50.00'	56.62'	31.78'	53.64'	S 25°08'53"E
C 3	51°19'03"	30.00'	26.87'	14.41'	25.98'	S 31°55'45"E
C 4	35°41'37"	149.25'	149.25'	92.98'	48.05'	S 24°07'11"E
C 5	50°03'13"	149.25'	149.25'	130.39'	69.08'	S 68°59'20"E
C 6	30°58'25"	285.98'	154.60'	79.24'	152.72'	S 76°31'52"E
C 7	95°26'45"	156.38'	260.50'	172.00'	231.41'	S 71°13'58"E
C 8	38°22'31"	163.68'	109.63'	56.96'	107.50'	N 04°19'27"E
C 9	30°54'54"	180.00'	97.12'	49.77'	95.95'	N 32°44'43"E
C 10	30°27'15"	180.00'	95.67'	49.00'	94.35'	N 00°27'17"E
C 11	30°53'23"	156.38'	84.31'	43.21'	63.29'	S 76°29'23"E
C 12	64°33'20"	156.38'	176.19'	98.77'	167.02'	N 53°47'16"E
C 13	30°53'23"	156.38'	84.31'	43.21'	63.29'	S 76°29'23"E
C 14	64°33'20"	156.38'	176.19'	98.77'	167.02'	N 53°47'16"E
C 15	08°23'51"	220.00'	32.19'	16.12'	32.16'	S 44°00'59"W
C 16	09°31'43"	65.00'	78.88'	45.12'	74.15'	S 74°53'00"W
C 17	32°52'39"	180.00'	103.29'	53.11'	101.88'	N 54°12'49"W
C 18	49°40'47"	35.00'	30.35'	16.20'	29.41'	N 12°56'06"W
C 19	84°29'30"	50.00'	73.73'	45.41'	67.23'	N 30°25'27"W
C 20	68°27'29"	50.00'	59.74'	34.02'	56.25'	S 73°11'03"W
C 21	76°43'48"	50.00'	66.96'	39.58'	65.07'	N 00°35'27"W
C 22	49°40'50"	50.00'	43.35'	23.15'	42.01'	S 62°36'54"E
C 23	49°40'49"	35.00'	30.35'	16.20'	29.41'	S 62°36'53"E
C 24	16°24'05"	220.00'	62.98'	31.71'	62.78'	S 43°58'33"E
C 25	16°28'32"	220.00'	63.26'	31.85'	63.04'	S 62°24'51"E
C 26	75°42'51"	65.00'	85.89'	50.52'	79.78'	S 32°47'35"E
C 27	19°55'35"	220.00'	76.51'	38.65'	76.13'	S 04°54'02"E
C 28	38°22'31"	123.68'	82.84'	43.04'	81.30'	S 04°19'26"W
C 29	95°26'44"	116.38'	193.87'	128.00'	172.22'	S 71°13'58"W
C 30	21°43'04"	325.98'	122.56'	62.53'	122.62'	S 71°54'12"W
C 31	05°15'20"	325.98'	52.66'	26.39'	52.60'	N 87°23'23"W
C 32	85°44'50"	109.25'	163.51'	101.43'	146.67'	N 49°08'38"W
C 33	51°19'03"	30.00'	26.87'	14.41'	25.98'	S 31°55'45"E
C 34	135°13'58"	50.00'	118.01'	121.41'	92.47'	N 22°54'07"W
C 35	137°43'23"	385.99'	82.23'	46.34'	92.01'	S 41°20'27"W
C 36	63°04'00"	200.00'	220.14'	122.72'	209.20'	S 18°03'20"E
C 37	38°22'31"	143.68'	96.23'	50.00'	94.44'	S 04°19'27"W
C 38	95°26'44"	116.38'	193.87'	128.00'	172.22'	S 71°13'58"W
C 39	30°58'25"	305.08'	165.41'	84.78'	163.40'	N 76°31'52"W
C 40	85°44'50"	109.25'	163.51'	101.43'	146.67'	N 49°08'38"W
C 41	32°52'39"	200.00'	114.76'	59.01'	113.20'	N 54°12'49"W
C 42	15°04'21"	123.68'	32.54'	16.36'	32.44'	S 07°19'39"E
C 43	23°18'10"	123.68'	50.30'	25.50'	49.96'	S 11°51'37"W

● IRON PIN SET  
○ IRON PIN FOUND  
■ STONE FOUND

- NOTES:
- ELECTRICAL EASEMENT WIDTH IS NOT RECORDED BUT 20 FOOT IS STANDARD USED IN SUCH CASE.
  - BUILDING SETBACKS NEAR EXISTING OVERHEAD POWER LINES ARE 12 FEET FROM OUTSIDE CONDUCTORS ON POLE ARMS
  - ALL PROPERTY LOCATED WITHIN THE PROPOSED PHASE 2 IS RECORDED UNDER THE NAME OF ROGER L. AND CONNIE K. WATSON VOL. 42 PAGE 380 OF THE ATHENS COUNTY OFFICIAL DEED RECORDS.
  - - PROPOSED BUILDING SITE
  - PROJECT BENCHMARK IS TOP OF RAILROAD SPIKE IN EXISTING POWER POLE ASSUMED ELEVATION OF 678.57
  - RECOMMENDED MINIMUM FIRST FLOOR ELEVATION FOR ALL BUILDINGS IS 683
  - ALL SET IRON PINS ARE 5/8" REINFORCING BAR 30" IN LENGTH AND CAPPED WITH A PLASTIC YELLOW ID. SCRIBED L.F. SWOYER, RLS. 6765
  - AREA BETWEEN THE RIGHT OF WAY AND THE 30 FOOT BUILDING SETBACK IS TO BE USED FOR UTILITY EASEMENTS

LINE	BEARING	DISTANCE
L 1	N 66°26'44"W	18.50'
L 2	S 48°12'10"W	66.55'
L 3	N 87°58'57"E	60.90'
L 4	N 87°58'57"E	43.00'
L 5	N 23°31'21"E	46.12'
L 6	N 48°12'10"E	66.55'
L 7	S 60°26'44"E	18.50'
L 8	S 48°12'11"W	43.00'
L 9	S 48°12'11"W	43.00'
L 10	S 48°12'08"W	57.00'
L 11	N 37°46'35"W	13.56'
L 12	N 37°46'28"W	17.97'
L 13	S 23°31'21"E	40.12'
L 14	N 05°16'13"W	28.15'
L 15	N 00°16'13"W	63.32'
L 16	N 54°41'04"W	70.01'
L 17	S 80°52'46"E	18.21'
L 18	N 82°45'48"E	56.67'
L 19	S 07°27'04"W	33.89'
L 20	N 29°58'30"E	71.10'
L 21	S 53°50'42"W	40.12'
L 22	S 00°00'39"W	22.42'
L 23	S 60°19'55"E	46.45'
L 24	N 88°07'21"E	47.40'
L 25	N 50°05'30"W	52.41'
L 26	S 10°46'05"E	25.63'
L 27	S 50°36'10"W	87.44'
L 28	N 82°40'15"E	84.22'
L 29	N 45°58'52"E	58.15'
L 30	N 17°24'44"E	56.00'

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See Restrictions in OR 219 Pg 899