

E-Filed By:  
 Gilmer County Clerks Office  
 Clerk of Courts Amy E. Johnson  
 05/26/2026 11:52 AM  
 Plat Book: 00077  
 Page: 0271  
 \$10.00 RECORDING FEE  
 mh

**GEORGIA SURVEY DATA**

A. THE FIELD DATA UPON WHICH THIS PLAT IS BASED IS FROM A REAL TIME KINEMATIC GPS SURVEY USING CARLSON BRX7 MULTI-FREQUENCY RECEIVERS. THE RELATIVE POSITIONAL ACCURACY OF WHICH DOES NOT EXCEED 0.14" FOOT.  
 B. THE PERIMETER OF THIS SURVEY HAS A CLOSURE PRECISION OF ONE FOOT IN 228,206 FEET.  
 C. DATE(S) OF FIELD SURVEY: FEB-MARCH 2025, MAY 20, 2026  
 D. OWNER INFORMATION AT TIME OF SURVEY: OWNER: NEW LIBERTY AT 515 LLC. SOURCE OF TITLE: Z567, pg 82. TAX PARCELS: 2082 035F & 2082 035G.

**FLOOD STATEMENT:**  
 THIS PROPERTY IS DEPICTED AS PARTLY LOCATED IN A SPECIAL FLOOD HAZARD AREA BY GRAPHICAL INTERPRETATION OF FLOOD INSURANCE RATE MAP (F.I.R.M.) 131230c0165D DATED: 4/3/2012  
 THE LOCATION AND ELEVATIONS OF A FLOOD PLAIN SHOWN HEREON IS INCORPORATED FROM A FLOOD STUDY AS REFERENCED. CHASTAIN & ASSOCIATES, P.C. ASSUMES NO LIABILITY OR RESPONSIBILITY FOR THE ACCURACY OF THE STUDY. THE HORIZONTAL LOCATION SHOWN OF THE FLOOD PLAIN MAY BE AN APPROXIMATION. RELY ONLY UPON ACTUAL FIELD STAKED ELEVATION POINTS IF THE EXACT LOCATION IS IMPORTANT.

**SPECIAL NOTATIONS FOR ALTA/NSPS LAND TITLE SURVEYS:**  
 THIS SURVEY, AS CERTIFIED, COMPLIES WITH THE MINIMUM STANDARD DETAILS FOR ALTA/NSPS LAND TITLE SURVEYS EFFECTIVE FEBRUARY 23, 2026. CERTAIN REQUIREMENTS WITHIN THESE DETAILS BEAR ELABORATION OR EXPLANATION, AS FOLLOWS. THESE NOTATIONS DO NOT APPLY TO TABLE A ITEMS AND SHOULD NOT BE CONFUSED WITH TABLE A ITEMS.

3A-3D: THIS SURVEY MEETS THE STANDARDS OF PRACTICE FOR THE STATE OF JURISDICTION WHERE THE PROPERTY LIES. BOUNDARY LAW PRINCIPLES HAVE BEEN COMPLIED WITH REGARDING THE CALCULATION AND DEPICTION OF THE BOUNDARIES OF THE SUBJECT TRACT.

3E: ADEQUATE CONSIDERATION OF MEASUREMENT STANDARDS HAVE BEEN INCORPORATED INTO THIS SURVEY. THE PERSONNEL PERFORMING THE FIELD MEASUREMENTS ARE SPECIALLY TRAINED IN THE SPECIFIC EQUIPMENT AND TECHNIQUES EMPLOYED. THE RELATIVE POSITIONAL PRECISION MEETS OR EXCEEDS THE MEASUREMENTS STANDARDS REQUIRED.

4: THE BOUNDARY RESOLUTION PERFORMED AND DEPICTED HEREON INCORPORATES DOCUMENTS PROVIDED THROUGH THE TITLE COMMITMENT AND ALSO AS MAY HAVE BEEN ACQUIRED FROM PUBLIC RECORDS BY THE SURVEYOR. OTHER DOCUMENTS MAY EXIST WHICH MAY AFFECT THE SUBJECT PROPERTY.

5: THE FIELD WORK THAT WAS CONDUCTED ON THE SUBJECT PROPERTY INCORPORATES (AS SHOWN) ALL APPLICABLE MONUMENTS, VISIBLE OR REPORTED RIGHTS OF WAY AND ACCESSES, POSSESSION AND IMPROVEMENTS ALONG THE BOUNDARIES, ALL VISIBLE STRUCTURES, EVIDENT OR REPORTED EASEMENTS AND SERVITUDES, OBSERVED OR REPORTED CEMETERIES, AND APPLICABLE OR SUBSTANTIAL WATER FEATURES.

6B: REFER TO THE VESTING DOCUMENT(S) FOR RECORD DESCRIPTION OF THE SUBJECT TRACT. IF REQUESTED BY INSURER, A NEW DESCRIPTION IS SHOWN HEREON THAT IS CONSISTENT WITH THE SURVEY SHOWN HEREON AND SEALED BY THE UNDERSIGNED LAND SURVEYOR.

6BII: REFER TO THE VESTING DOCUMENT(S) FOR RECORD DISTANCES AND DIRECTIONS OF THE SURVEYED PROPERTY, THE BEARINGS AND DISTANCES SHOWN HEREON ARE THE RESULT OF A ALTA/NSPS LAND TITLE SURVEY AS SEALED BY THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR.

6V: ALTA/NSPS DETAILS REQUIRE THE FOLLOWING STATEMENT IN REGARDS TO WATER BOUNDARIES: "THE CAVEAT THAT THE BOUNDARY IS SUBJECT TO CHANGE DUE TO NATURAL CAUSES AND THAT IT MAY OR MAY NOT REPRESENT THE ACTUAL LOCATION OF THE LIMIT OF TITLE". THIS SURVEY IS SUBJECT TO THE APPLICABLE RIPARIAN RIGHTS AND LAWS OF THE STATE WHEREIN THE PROPERTY IS LOCATED.

NOTE: IN ACCORDANCE WITH 2026 ALTA/NSPS LAND TITLE SURVEY SPECIFICATIONS, RELATIONSHIP OF MONUMENTS TO GROUND SURFACE ARE REPORTED AS FOLLOWS:  
 A.G. = ABOVE GROUND  
 B.G. = BELOW GROUND  
 FLUSH = AT SURFACE

**ALTA/NSPS CERTIFICATION**

To: Bravo and Partners 515 Hwy LLC  
 Connecticut Attorneys Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2026 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 3, 4, 6, 13, 14, 15, 16, and 19 of Table A thereof. The field work was completed on May 20, 2026.

Mark E. Chastain, P.C.  
 May 22, 2026.

**Bravo and Partners  
 515 Hwy LLC**

LAND LOT 134  
 IN CITY OF EAST ELLIJAY  
 11th DISTRICT, 2nd SECTION  
 GILMER COUNTY, GEORGIA  
 DATE: MAY 21, 2026

REVISIONS:  
 DATE COMMENT

**GEORGIA SURVEYOR CERTIFICATION**  
 O.C.G.A. 15-6-67(c)(3)(A)(ii) (NO APPROVAL NEEDED)  
 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 as set forth in O.C.G.A. Section 15-6-67.

MARK E. CHASTAIN, RLS No. 2718 DATE: 03-28-2025



**LEGEND**

- IRON PIN FOUND
- UTILITY POLE (SFS)
- UTILITY POLE (NON-SFS)
- CONCRETE MONUMENT
- ROCK
- CONCRETE MONUMENT
- OPEN TOP PIPE
- CRIMP TOP PIPE
- POINT OF BEGINNING
- RIGHT OF WAY
- PROPERTY LINE
- CENTRAL LINE
- NOW OR FORMERLY
- DEED BOOK/PAGE
- PLAT BOOK/PAGE
- UTILITY POLE
- LAND LOT
- NEW/RECORDED CONCRETE PIPE
- CORROGATED METAL PIPE
- CORROGATED PLASTIC PIPE
- ASPHALT
- CONCRETE
- GRAVEL
- FIRE HYDRANT
- UTILITY POLE
- WATER METER
- WATER VALVE
- GAS METER
- GAS VALVE
- POWER BOX
- DRAIN INLET
- STORM INLET
- SEWER INLET
- SEWER LINE
- WATER LINE
- WIRE COMMUNICATIONS
- R/R TRACKS
- EXIST. CONTOUR
- PROP. CONTOUR
- PROP. INDEX CONTOUR

**CALL TABLE**

| Course | Bearing     | Distance |
|--------|-------------|----------|
| 1      | N04°40'18"E | 124.40'  |
| 2      | N65°47'57"W | 25.28'   |
| 3      | N89°49'00"W | 12.12'   |
| 4      | N00°20'29"W | 134.31'  |
| 5      | N01°14'45"E | 20.43'   |
| 6      | N00°35'40"E | 35.17'   |
| 7      | S63°33'39"E | 29.57'   |
| 8      | N08°32'11"E | 125.77'  |
| 9      | N08°32'11"E | 130.66'  |
| 10     | N59°47'02"W | 17.82'   |
| 11     | N27°12'01"W | 23.98'   |
| 12     | N29°57'52"W | 25.01'   |
| 13     | N45°24'42"W | 31.49'   |
| 14     | N00°35'40"E | 91.60'   |
| 15     | N19°58'38"E | 154.45'  |
| 16     | N24°49'33"E | 38.14'   |
| 17     | N24°47'30"E | 60.37'   |
| 18     | N24°50'29"E | 133.99'  |
| 19     | N22°30'26"E | 69.62'   |
| 20     | S05°11'40"E | 67.79'   |
| 21     | S09°04'17"W | 174.77'  |
| 22     | S10°39'35"E | 96.62'   |
| 23     | S04°15'03"W | 124.72'  |
| 24     | S43°57'15"W | 16.35'   |
| 25     | N15°59'28"W | 46.01'   |

**CURVE CALL TABLE**

| Curve | Radius  | Length  | Chord   | Chord Bear.  |
|-------|---------|---------|---------|--------------|
| C1    | 470.00' | 328.93' | 322.25' | S50°24'08" E |
| C2    | 150.00' | 88.53'  | 87.25'  | S13°26'41" E |
| C3    | 300.00' | 55.70'  | 55.62'  | S01°51'17" E |
| C4    | 300.00' | 46.15'  | 46.11'  | S11°34'51" E |
| C5    | 530.00' | 199.07' | 197.90' | N46°49'56" W |

Connecticut Attorneys Title Insurance Company ALTA commitment for Title Insurance No. NCSH 25-2243 with an effective date of May 12, 2026 contains the possible following survey matters in Schedule B, Part II (special exceptions):

11. Sewer easement with Parks in DB 2087, pg 349 lies along western boundary of subject property as shown hereon.

12. Right of way deed in DB 112, pg 263 establishes the western boundary of subject property as shown hereon.

19-21. Prior surveys in PB 75, pg 213; PB 53, pg 233, and PB 45, pg 79 were reviewed and incorporated into this survey as applicable.

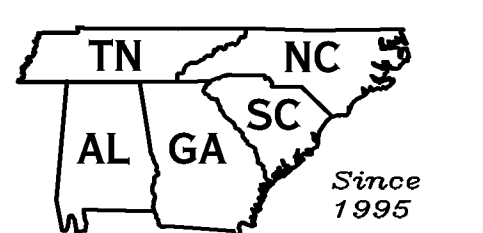
The property as surveyed and shown hereon is the same as described in the vesting deed and title commitment except that parcel 2082 035K (Tract 3 in commitment) was previously conveyed by Holt in DB 1679, pg 432 and subsequently conveyed to Bravo & Partners CBD LLC by DB 2673, pg 234 and thus is not included in this survey.

MONUMENT DIMENSIONS ARE OUTSIDE/OVERALL DIMENSIONS. ALL IPS ARE CAPED 1/4" REBAR UNLESS OTHERWISE NOTED.  
 \*Thou shalt not remove thy neighbor's landmark, which thy of old time have set."  
 Deuteronomy 19:14 KJV

**DISCLOSURE & NOTICE**  
 This drawing and any findings does not constitute a title or legal opinion by Chastain & Associates, P.C. Any provided certification is a statement based on facts and knowledge known to the registrant and is not a guarantee or warranty, either expressed or implied. Other documents or conditions may exist that would affect this property. As a unique professional and graphic professional work, this survey is subject to the Copyright laws of the United States. The latest date of field survey work is the date applicable to provisions of Statutes of Limitation. No certification or liability is extended to any party not named hereon. Subsurface matters not certified unless excavated.

IN GOD WE TRUST

PREPARED BY  
**CHASTAIN & ASSOCIATES, P.C.**  
 SURVEYING~PLANNING~CONSULTING



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 CHASTAINASSOCIATES.COM  
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 email: INFO@CHASTAINASSOCIATES.COM  
 288 N. Main St. Ellijay, GA 30540

GEORGIA CERTIFICATE OF AUTH. LSF000781  
 TENNESSEE PROFESSIONAL REG. NO. 1937  
 NORTH CAROLINA LAND SURVEYING FIRM C-3198  
 ALABAMA LAND SURVEYING FIRM CA-862-LS

50 0 100 200  
 GRAPHIC SCALE - 1" = 100'  
**SHEET 1 OF 1**  
 FILE: 225A18-C