

APPROVAL TABLE		
DEPARTMENT/OFFICE	DEPARTMENT REPRESENTATIVE	DATE APPROVED
GILMER COUNTY P & Z	KAREN HENSON	4-5-2024

CURVE CALL TABLE				
Curve	Radius	Length	Chord	Chord Bear.
C1	2000.00'	284.69'	284.45'	N06°00'26" W
C2	240.03'	140.45'	138.45'	S77°03'21" E
C3	1960.00'	251.15'	250.98'	N89°51'35" E
C4	385.00'	127.93'	127.34'	S76°53'29" E
C5	2040.00'	90.19'	90.18'	S87°27'21" W

AGRICULTURE NOTICE— GILMER COUNTY HAS AN ACTIVE AGRICULTURAL SECTOR. FARMING AND FORESTING ACTIVITIES MAY CAUSE NUISANCES AND INCONVENIENCES THAT ARE ASSOCIATED WITH SUCH LAWFUL ACTIVITIES. (O.C.G.A. 44-1-17)

NOTE: THE PURPOSE OF THIS SURVEY IS TO UPDATE THE BOUNDARY FROM PREVIOUSLY RECORDED PB 71, pg 26 AND TO BREAK OUT TRACT B AS A NEW PARCEL. TRACTS A-1 AND A-2 WILL REMAIN AS A SINGLE TAX PARCEL.

THE SPACE ABOVE IS RESERVED FOR THE CLERK OF SUPERIOR COURT FOR RECORDING DATA

GEORGIA SURVEY DATA
 A. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS CLOSURE PRECISION OF ONE FOOT IN 21,024 FEET, AND AN ANGULAR ERROR OF 3 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES.
 B. THE PERIMETER OF THIS SURVEY HAS A CLOSURE PRECISION OF ONE FOOT IN 185,189 FEET.
 C. ANGULAR AND LINEAR MEASUREMENTS OBTAINED BY USE OF A TOPCON GTS-225 TOTAL STATION.
 D. DATE(S) OF FIELD SURVEY: APR 1-4, 2024.
 E. OWNER INFORMATION AT TIME OF SURVEY: OWNER: ZORA SIMMONS ESTATE
 SOURCE OF TITLE: DB 344, pg 37
 TAX PARCEL: 3067 105G

NOTE: TRACTS (A-1 & A-2) HEREON ARE TO REMAIN AS A SINGLE TAX PARCEL.

GPS STATEMENT:
 THIS SURVEY INCORPORATED POINTS ESTABLISHED BY A NETWORK ADJUSTED REAL TIME KINEMATIC GPS SURVEY USING A CARLSON B7X7 DUAL FREQUENCY RECEIVER AND THE eGPS SOLUTIONS NETWORK. THE RELATIVE POSITIONAL ACCURACY OF THE GPS PORTION OF THIS SURVEY IS 0.07'.

GEORGIA SURVEYOR CERTIFICATION
 O.C.G.A. 15-6-67(c)(3)(A)(i) (APPROVAL TABLE NEEDED)
 As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor. This plat has been approved by all applicable local jurisdictions that require approval for recording this type of plat or one or more of the applicable local jurisdictions do not require approval of this type of plat. For any applicable local jurisdiction that requires approval of this type of plat, the names of the individuals signing or approving this plat, the agency or office of that individual, and the date of approval are listed in the approval table shown hereon. For any applicable local jurisdiction that does not require approval of this type of plat, the name of such local jurisdiction and the number of the applicable ordinance or resolution providing that no such approval is required are listed in the approval table shown hereon. Such approvals, affirmations, or ordinance or resolution numbers should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. 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.

TRACT A-2
 0.42 Acre

TRACT A-1
 28.32 Acres

TRACT B
 10.00 Acres

OLD HWY 5 SOUTH
 50' R/W
 CITY LIMITS

HOWARD SIMMONS ROAD
 80' R/W
 DB 1464, pg 500
 PB 51, pg 64

L & N RAILROAD
 100' R/W

N/F SIMMONS (Est)
 DB 334, pg 36

N/F WATKINS & WEST
 DB 1136, pg 382

N/F GILMER CO. (FIRE STATION No. 1)
 DB 1464, pg 497
 PB 51, pg 83

N/F JOHNSON
 DB 2472, pg 258
 PB 68, pg 224

N/F JELDF LLC
 DB 1852, pg 419

N/F COHUTTA HIGHLANDS LLC
 DB 1506, pg 310
 PB 51, pg 297

N/F LONG
 DB 1132, pg 325
 PB 11, pg 172

REVISIONS:
 DATE COMMENT

LEGEND

○ IRON PIN FOUND	□ POWER BOX	N/F	—	—	—	—	—	—	—
● COMPUTED POSITION (NO MONUMENT)	□ UTILITY POLE	DB/PB	—	—	—	—	—	—	—
○ ROCK	□ WATER METER	PP/PB	—	—	—	—	—	—	—
○ CONCRETE MONUMENT	□ DRAIN INLET	LL	—	—	—	—	—	—	—
— REBAR	□ GAS METER	LL	—	—	—	—	—	—	—
— OPEN TOP PIPE	□ GAS VALVE	LL	—	—	—	—	—	—	—
— CRIMP TOP PIPE	□ LIGHT POLE	LL	—	—	—	—	—	—	—
— P.O.B.	□ PROPERTY LINE	LL	—	—	—	—	—	—	—
— RIGHT OF WAY	— LAND LOT LINE	LL	—	—	—	—	—	—	—
— PROPERTY LINE	— RIGHT OF WAY	LL	—	—	—	—	—	—	—
— CENTERLINE	— RIGHT OF WAY	LL	—	—	—	—	—	—	—

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 pictorial 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 FOR
Bravo And Partners
 28 Acres, LLC

LAND LOT 153
 11th DISTRICT, 2nd SECTION
 GILMER COUNTY, GEORGIA

DATE: APRIL 3, 2024

CHASTAIN ASSOCIATES, P.C.
 SURVEYING-PLANNING-CONSULTING

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-852-LS
 SOUTH CAROLINA SURVEYING FIRM COA NO. 5205

50 0 100 200
 GRAPHIC SCALE - 1" = 100'

SHEET 1 OF 1
 FILE: 223F36

MONUMENT DIMENSIONS ARE OUTSIDE/OVERALL DIMENSIONS. ALL IPS ARE CAPPED 5/8" REBAR UNLESS OTHERWISE NOTED.

"Thou shalt not remove thy neighbor's landmark, which they of old time have set."
 Deuteronomy 19:14 KJV

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 FILE: 223F36

MARK E. CHASTAIN, RLS No. 2718 4-2-2024

GEORGIA SURVEYOR
 No. 2718

MARK E. CHASTAIN, RLS No. 2718 4-2-2024

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