DRAFT

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

GEORGIA SURVEY DATA

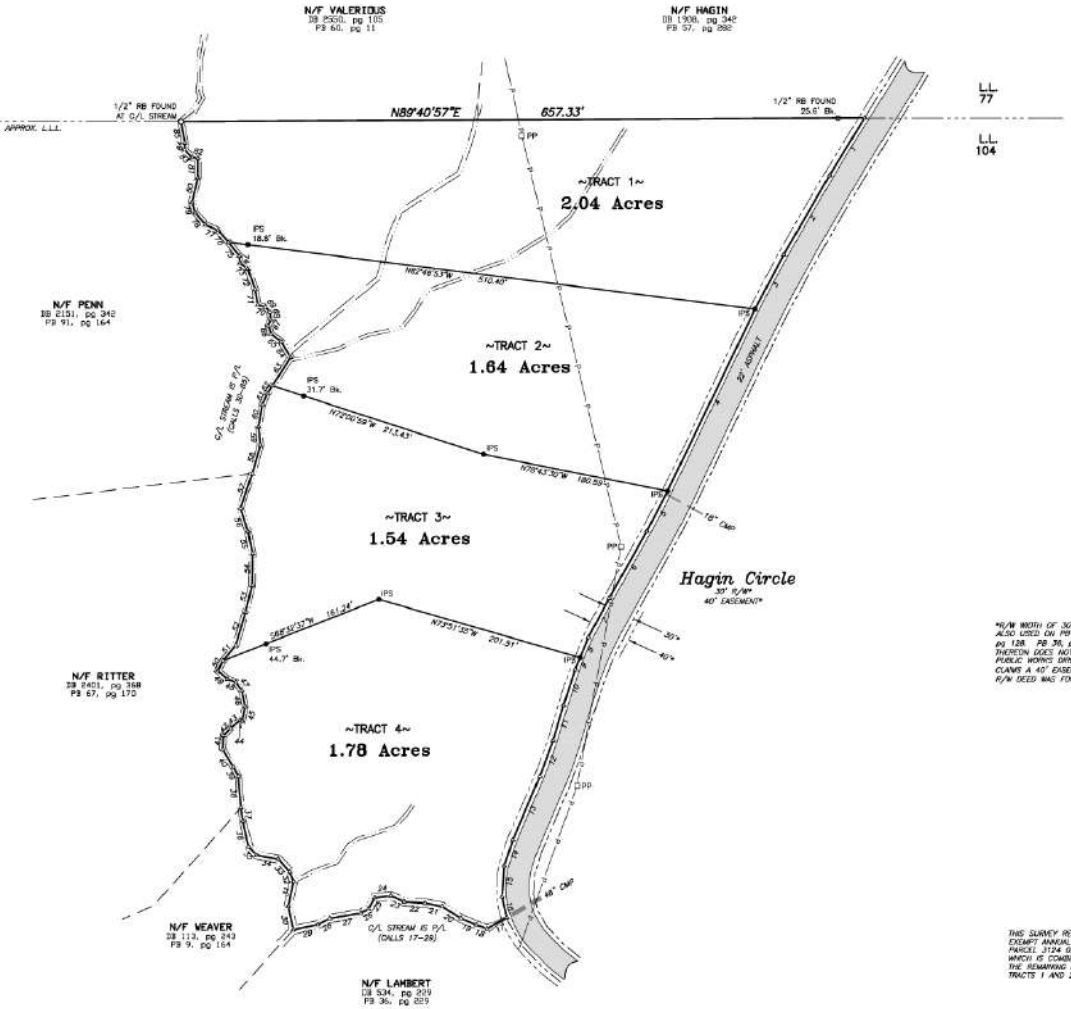
A. THE FIELD DATA UPON WHICH THIS PLAT IS BASED IS FROM A REAL TIME KINEMATIC GPS SURVEY USING CARLSON BRx7 MULTI-FREQUENCY RECEIVERS. THE RELATIVE POSITIONAL ACCURACY OF WHICH DOES NOT EXCEED 0.10' FOOT.
B. THE PERIMETER OF THIS SURVEY HAS A CLOSURE PRECISION OF ONE FOOT IN 119,849 FEET.
C. DATE(S) OF FIELD SURVEY: MAY 15- JUNE 3, 2025.
D. OWNER INFORMATION AT TIME OF SURVEY:
OWNER: RBBJC, REAL ESTATE, LLC
SOURCE OF TITLE: DB 2171, pg 212
TAX PARCEL(S): 312K 030D, 312G 030D.

APPROVAL TABLE

DEPARTMENT/OFFICE	DEPARTMENT REPRESENTATIVE	DATE APPROVED
GILMER COUNTY P & Z	KAREN HENSON	DRAFT

CURRENT ZONING: R-1

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)



*R/W WIDTH OF 30' IS BASED ON PRE-1973 STATUTORY MINIMUM AND WAS ALSO USED ON PB 34, pg 130, PB 57, pg 282, PB 60, pg 11, AND PB 34, pg 128. PB 36, pg 229 CALLS FOR A 60' R/W BUT THE ALIGNMENT THEREON DOES NOT COMPUTE AT 30' FROM CENTERLINE. GILMER COUNTY PUBLIC WORKS DIRECTOR ADVISED ON JUNE 2, 2025 THAT GILMER COUNTY CLAIMS A 40' EASEMENT (FOR MAINTENANCE) WHICH IS SHOWN HEREON. NO R/W DEED WAS FOUND.

THIS SURVEY REPRESENTS A RECONFIGURATION AND DIVISION BY EXEMPT ANNUAL SPLITS OF PARCELS 3124 030D AND 3124 030D. PARCEL 3124 030D IS ENLARGED BY TAKING FROM 3124 030D WHICH IS COMBINED INTO 3124 030D, FORMING TRACTS 3 AND 4. THE REMAINING PORTION OF PARCEL 3124 030D IS DIVIDED INTO TRACTS 1 AND 2.

GRID NORTH
NAD83 GA WEST ZONE

CALL TABLE

Course	Bearing	Distance
1	S37°26'06"W	64.81'
2	S30°02'01"W	88.30'
3	S27°46'35"W	58.78'
4	S28°41'40"W	134.03'
5	S27°30'17"W	43.21'
6	S28°15'29"W	74.15'
7	S27°50'21"W	43.29'
8	S22°32'09"W	21.21'
9	S22°43'32"W	12.71'
10	S17°57'51"W	36.39'
11	S16°41'49"W	35.17'
12	S20°17'53"W	38.74'
13	S23°05'36"W	68.43'
14	S17°51'09"W	26.09'
15	S04°08'08"W	29.87'
16	S12°50'55"E	20.44'
17	S50°11'23"W	22.19'
18	N60°13'38"W	10.74'
19	N67°21'29"W	18.13'
20	N58°53'04"W	21.38'
21	N79°12'12"W	17.15'
22	N86°27'50"W	20.66'
23	N60°38'16"W	13.81'
24	S80°53'26"W	13.60'
25	S29°05'00"W	12.31'
26	S87°17'24"W	6.13'
27	S39°53'37"W	30.11'
28	S63°11'09"W	13.26'
29	S78°14'23"W	24.05'
30	N12°23'11"W	23.07'
31	N13°25'59"E	24.58'
32	N22°34'27"W	9.63'
33	N41°55'53"W	16.88'
34	N79°22'16"W	21.11'
35	N42°48'50"W	11.42'
36	N12°30'25"W	25.15'
37	N08°00'40"W	12.79'
38	N04°53'53"W	30.23'
39	N09°25'58"W	9.56'
40	N32°14'17"W	19.06'
41	N03°18'20"E	13.33'
42	N45°30'16"E	10.00'
43	N50°28'23"E	12.15'
44	S58°24'29"E	2.06'
45	N12°01'05"E	14.37'
46	N12°16'46"W	15.67'
47	N33°26'20"W	9.76'
48	N69°52'20"W	8.68'
49	N47°48'20"W	13.13'
50	N76°29'13"E	10.62'
51	N33°52'49"E	19.53'
52	N16°35'47"E	33.15'
53	N15°13'59"E	26.60'
54	N00°54'34"E	30.31'
55	N17°22'55"W	21.97'
56	N12°16'31"W	23.08'
57	N16°43'57"E	35.32'
58	N15°59'05"E	28.29'
59	N36°01'44"W	17.61'
60	N09°35'07"E	21.65'
61	N24°47'42"E	11.63'
62	N12°51'45"E	8.01'
63	N32°51'45"E	32.68'
64	N33°12'12"W	17.55'
65	N51°45'25"W	11.09'
66	N19°03'13"W	8.35'
67	N21°12'09"E	6.78'
68	N38°24'50"W	6.99'
69	N47°09'16"W	6.45'
70	N74°52'26"W	7.76'
71	N59°11'05"W	14.85'
72	N15°46'47"W	21.13'
73	N52°19'19"W	9.33'
74	N30°52'30"W	6.70'
75	N38°17'03"W	16.66'
76	N40°35'20"W	15.17'
77	N66°50'10"W	13.40'
78	N40°22'36"W	15.41'
79	N17°01'07"W	10.43'
80	N13°20'36"E	23.87'
81	N30°04'56"W	19.03'
82	N80°47'06"W	5.37'
83	N45°48'05"W	9.81'
84	N02°01'09"E	7.19'
85	N16°29'31"W	20.58'

THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN THE FOLLOWING DISTRICTS:

YES	NO	
	X	MOUNTAIN PROTECTION DISTRICT
	X	WETLANDS PROTECTION DISTRICT
	X	COOSAWATTEE RIVER CORRIDOR PROTECTION DISTRICT
	X	COOSAWATTEE RIVER WATER SUPPLY WATERSHED DISTRICT
X		CARTECAY RIVER WATER SUPPLY WATERSHED DISTRICT
	X	ELLIJAY RIVER WATER SUPPLY WATERSHED DISTRICT

DIVISION SURVEY
PREPARED FOR
RBBJC Real Estate, LLC

LAND LOT 104
6th DISTRICT, 2nd SECTION
GILMER COUNTY, GEORGIA

DATE: JULY 10, 2025

REVISIONS:
DATE COMMENT

GEORGIA SURVEYOR CERTIFICATION

O.C.G.A. 15-6-67(c)(2)(iii)(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 prior approval for recording this type of plat or are aware 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.

DRAFT 7-10-2025
Mark E. Chastain, PLS 2718

GEORGIA REGISTERED No. 2718 LAND SURVEYOR MARK E. CHASTAIN

LEGEND

1 IRON PIN FOUND	FIRE HYDRANT
IRON PIN SET (PLS)	UTILITY POLE
CAPPED IRON MONUMENT	WATER METER
NAIL	WATER VALVE
CONCRETE MONUMENT	GAS METER
RB — REBAR	GAS VALVE
OTP — OPEN TOP PIPE	PROPERTY LINE
CTP — CRIMP TOP PIPE	LAND LOT LINE
P.O.B. — POINT OF BEGINNING	RIGHT OF WAY
R/W — RIGHT OF WAY	O/H POWER
P/L — PROPERTY LINE	OVERHEAD WIRE
C/L — CENTERLINE	FENCE
N/F — NEW/FORMERLY	STREAM OR POND
D.B.(pg) — DEED BOOK/PAGE	UG GAS LINE
P.B.(pg) — PLAT BOOK/PAGE	UG POWER
PP — UTILITY POLE	SEWER LINE
L.L. — LAND LOT	WATER LINE
RCP — REINFORCED CONC. PIPE	COMMUNICATION
CMP — CORRUGATED METAL PIPE	STORM LINE
CPP — CORRUGATED PLASTIC PIPE	R/R TRACKS
ASPHALT	EXIST. CONTOUR
CONCRETE	EXIST. INDEX CONTOUR
GRAVEL	PROP. CONTOUR
	PROP. INDEX CONTOUR

MONUMENT DIMENSIONS ARE OUTSIDE DIMENSIONS
ALL PINS 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

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 nor named hereon. Subsurface matters not certified unless excavated.

IN GOD WE TRUST

PREPARED BY
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ALABAMA LAND SURVEYING FIRM CA-802-LS
SOUTH CAROLINA SURVEYING FIRM COA No. 5205

30 0 60 120
GRAPHIC SCALE - 1" = 60'

SHEET 1 OF 1
FILE: 225E11