



APPROVAL TABLE

DEPARTMENT/OFFICE	DEPARTMENT REPRESENTATIVE	DATE APPROVED
GILMER COUNTY PLANNING & ZONING	DIRECTOR - KAREN HENSON	10-21-2025

LEGEND

○ IRON PIN FOUND	⊗ UTILITY POLE	⊠ POWER BOX
● IRON PIN SET (IPS)	⊗ UTILITY POLE	⊠ DRAIN INLET
△ COMPUTED POSITION (NO MONUMENT)	⊗ WATER METER	⊠ STORM MH
⊗ ROCK	⊗ WATER VALVE	⊠ SEWER MH
⊗ OR CONCRETE MONUMENT	⊗ GAS METER	⊠ LIGHT POLE
⊗ GAS VALVE	⊗ GAS VALVE	⊠ LIGHT POLE
RB --- REBAR	--- PROPERTY LINE	--- LAND LOT LINE
OTP --- OPEN TOP PIPE	--- CRIMP TOP PIPE	--- RIGHT OF WAY
CTP --- CRIMP TOP PIPE	--- P --- P	--- O/H POWER
P.O.B. --- POINT OF BEGINNING	--- T --- T	--- O/H TELEPHONE
R/W --- RIGHT OF WAY	--- X --- X	--- FENCE
P/L --- PROPERTY LINE	--- C --- C	--- STREAM OR POND
C/L --- CENTERLINE	--- G --- G	--- UG GAS LINE
N/F --- NOW OR FORMERLY	--- E --- E	--- UG POWER
DB/pg --- DEED BOOK/PAGE	--- SS --- SS	--- SEWER LINE
PB/pg --- PLAT BOOK/PAGE	--- W --- W	--- WATER LINE
PP --- UTILITY POLE	--- C --- C	--- UG COMMUNICATIONS
L.L. --- LAND LOT	⊠ --- ⊠	--- STORM LINE
RCP --- REINFORCED CONC. PIPE	⊠ --- ⊠	--- R/R TRACKS
CMP --- CORRUGATED METAL PIPE	⊠ --- ⊠	--- EXIST. CONTOUR
CPP --- CORRUGATED PLASTIC PIPE	⊠ --- ⊠	--- PROP. CONTOUR
---	---	--- EXIST. CONTOUR
---	---	--- PROP. CONTOUR

NOTE: THIS SURVEY CONSTITUTES AN ADJUSTMENT TO THE LINE BETWEEN PARCELS 3022 016B AND 3022 016F, AND THE EXEMPT ANNUAL SPLITS OF EACH OF THOSE PARCELS.

CURRENT ZONING: R-1

GRID NORTH
GA WEST ZONE (NAD 83)

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

~P.O.B.~
1/2" REBAR FOUND WITH N GA SURVEYING CAP NORTHWEST CORNER OF PB 55, pg 216 AND NORTHEAST CORNER OF PB 68, pg 324. LIES S56°51'59"E 612.66' FROM A NAIL SET IN THE CENTERLINE INTERSECTION OF BANKS ROAD AND KINGS WAY

LINE	BEARING	DISTANCE
1	S82°00'19"E	43.06'
2	N82°40'41"E	51.95'
3	N74°11'56"E	48.57'
4	N69°54'02"E	38.05'
5	N65°37'37"E	32.00'
6	N52°41'47"E	38.55'
7	N35°20'44"E	45.02'
8	N24°30'38"E	31.73'
9	N31°07'05"E	35.15'
10	N39°16'06"E	33.16'
11	N45°06'52"E	20.19'
12	S24°42'56"E	106.52'
13	S30°20'20"E	71.77'
14	S17°25'44"W	74.90'
15	S12°37'49"W	98.97'
16	S75°10'04"E	117.92'
17	S06°28'20"W	87.18'
18	S74°14'17"W	140.02'
19	N35°18'31"W	110.74'
20	N41°39'53"W	92.46'
21	N32°47'12"W	135.70'
22	N19°01'26"W	85.94'
23	N43°42'47"W	85.57'
24	N15°04'51"W	58.95'
25	N06°10'05"W	58.58'
26	N28°23'09"W	25.29'
27	N83°13'39"E	5.42'
28	N64°36'20"E	127.63'

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 prior 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.

Mark E. Chastain, PLS No. 2718 OCT. 20, 2025



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		ELLUJAY RIVER WATER SUPPLY WATERSHED DISTRICT

"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 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

DIVISION SURVEY
PREPARED FOR
RBBJC Real Estate LLC

LAND LOT 260
25th DISTRICT, 2nd SECTION
GILMER COUNTY, GEORGIA

DATE: OCTOBER 20, 2025

REVISIONS:

DATE	COMMENT

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 0.08 FOOT.
B. THE PERIMETER OF THIS SURVEY HAS A CLOSURE PRECISION OF ONE FOOT IN 220,768 FEET.
C. DATE(S) OF FIELD SURVEY: OCT. 16-20, 2025
D. OWNER INFORMATION AT TIME OF SURVEY:
OWNER: RBBJC REAL ESTATE, LLC
SOURCE OF TITLE: DB 2771, pg 400
TAX PARCELS: 3022 016B AND 3022 016F

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

Since 1995
"Covering Dixie Like The Dew"

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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: 225E10