

NOTE:
STATE PLANE COORDINATE BASED UPON GPS OBSERVATIONS
USING A CARLSON SURVEYOR + DUAL FREQUENCY RECEIVER
RUNNING CARLSON SURVEY SOFTWARE. RTK NETWORK UTILIZING
THE TRIMBLE VRS NOW NETWORK.

FLOOD NOTE:
THIS PROPERTY IS NOT IN A FLOOD HAZARD AREA
AS PER FEMA FLOOD INSURANCE RATE MAP OF
HALL COUNTY, GEORGIA

COMMUNITY PANEL NUMBER: 130466 0185/0195 G
EFFECTIVE DATE: APRIL 4, 2018
REVISION DATE: APRIL 4, 2018

A LEICA TS 06 PLUS TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 30,365 FEET AND AN ANGULAR ERROR OF 00" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE METHOD.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 289,017 FEET.

LEGEND:

AN ANGLE IRON
 AS ASPHALT
 BL BUILDING LINE
 BW BARB WIRE FENCE
 CL CENTERLINE
 CLF CHAIN LINK FENCE
 CM COMBATED MANTLE FOUND
 CP CRIMPED METAL PIPE
 CONC CONCRETE
 CTP CRIMPED TOP PIPE
 DI DROP IDLE
 E EDGE OF PAVEMENT
 FH FIRE HYDRANT
 GW GUY WIRE
 HWF 10G WIRE FENCE
 IR IRON PIN FOUND
 LSP LOT SET (1/2"REBAR)
 LL LOT AND LOT
 LL LL
 MR METAL ROD
 N/F NOW OR FORMERLY
 P PCEA TOP
 POB POINT OF BEGINNING
 POC POINT OF COMMENCEMENT
 PL PROPERTY LINE
 PP POWER POLE
 P/P POWER & TELEPHONE POLE
 RB REINFORCED
 RCP REINFORCED CONCRETE PIPE
 R/W RIGHT OF WAY
 S SERVICE POLE
 TB TELEPHONE BOX
 WM WATER METER
 WV WATER VALVE

TIE:(P.O.C.)
S58°39'09"W 278.27'
TO THE CL INTERSECTION OF
OLD CORNELIA HIGHWAY &
SHADY VALLEY ROAD.
(NAIL SET)

DEED REFERENCE:(CURRENT OWNER)
DEED FOR BRAYDEN CARTER BROCK, LLC
DATED OCTOBER 13, 2017
DEED BOOK 7982 PAGES 615-616.

PLAT REFERENCE:
SURVEY FOR GARY WOOD
PREPARED BY TRIDENT SURVEYING, LLC.
DATED JUNE 3, 2007.

GENERAL NOTES:

- 1) THIS PROPERTY DOES NOT LIE WITHIN HALL COUNTY FUTURE FLOOD ZONES AS DELINEATED BY HALL COUNTY GIS.
- 2) THIS SITE MAY CONTAIN STATE WATERS REQUIRING STATE AND/OR LOCAL BUFFERS.

SURVEYOR'S CERTIFICATE:

AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, AND STATUTES HEREON. SUCH RECORDING JURISDICTIONS SHOULD BE COMPLETED 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 COMPLETES 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 LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 45-6-67.

A. DARIN CAIN, RLS 2716

LONDON LAND SURVEYING
& ASSOCIATES, INC.
 167 EAST JARRARD STREET
 CLEVELAND, GEORGIA 30528
 (706) 865-0749
 LICENSE No. LSF 522

TOTAL AREA = 13.17 ACRES

Course	bearing	Distance
L1	N50°21'56"E	29.25'
L2	N48°24'57"E	46.45'
L3	N46°41'50"E	45.81'
L4	N45°33'09"E	48.84'
L5	N43°47'46"E	38.29'
L6	N81°52'49"E	61.15'
L7	N58°53'04"E	30.34'

RECORDING PERMIT

BY E. Simon 2/26/19
HALL COUNTY PLANNING COMMISSION

REVISD: FEBRUARY 14, 2019: ADDED TRACT AT ROAD PER COUNTY

COMBINATION SURVEY FOR
BRAYDEN CARTER BROCK, LLC
LOCATED IN
G.M.D. 411
HALL COUNTY, GEORGIA
SCALE: 1"= 60' DECEMBER 5, 2018

FIELD WORK DATES:
NOVEMBER 21/28, 2018

60 120 180 240
SCALE IN FEET JOB# 18103