

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

THE CLOSURE PRECISION OF THE FIELD SURVEY IS ONE FOOT IN 69,306 FEET, ANGULAR ERROR IS 1" PER POINT AND WAS ADJUSTED USING THE COMPASS RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 269,186 FEET.

EQUIPMENT USED:
LEICA TOPCON FOR ANGULAR & LINEAR MEASUREMENTS.
LEICA GS 14 DUAL FREQUENCY RTK ROVER FOR HORIZONTAL REFERENCE POINTS USING THE LEICA SMARTNET RTK NETWORK.

ALL DEED REFERENCES SHOWN HEREON ARE RECORDED IN THE CLERK OF SUPERIOR COURT'S OFFICE OF HALL COUNTY, GEORGIA.

THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, RESERVATIONS, RIGHTS OF WAY, OR RESTRICTIONS WHICH ARE NOT RECORDED OR NOT DISCLOSED BY THE TITLE COMMITMENT OR OTHERWISE UNKNOWN TO THE SURVEYOR; THEREFORE EXCEPTION IS TAKEN TO ANY SUCH ITEMS.

REFERENCES:

1. CURRENT OWNER: BRAYDEN CARTER BROCK LLC
2630 OLD CORNELIA HIGHWAY, GAINESVILLE, GA 30507.
2. PROPERTY ADDRESS: 2630 AND 2634 OLD CORNELIA HIGHWAY, GAINESVILLE, GA 30507.
3. PB 877, PG. 238
4. PB 84, PG. 294
5. PB 3, PG. 129
6. DB 7982, PG. 167
7. DB 7959, PG. 167
8. DB 7808, PG. 369
9. DB 7207, PG. 333
10. DB 2604, PG. 41

THIS SURVEY IS FOR THE BENEFIT OF THE PARTIES IN THE TITLE BLOCK. ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK. FLOYD & ASSOCIATES, INC. WILL NOT ACCEPT ANY RESPONSIBILITY OF LIABILITY FOR THE USE OF THIS SURVEY BY ANYONE OTHER THAN THE PERSONS OR ENTITIES, NAMED IN THE TITLE BLOCK.

ANY STREAM OR STATE WATER LOCATED ON THIS PROPERTY MAY BE SUBJECT TO A 50 FEET UNDISTURBED NATURAL VEGETATIVE BUFFER AND A 75 FEET IMPERVIOUS SURFACE SETBACK MEASURED FROM THE POINT OF WRESTED VEGETATION (HALL COUNTY CODE § 8.170.070).

IF PROPERTY IS LOCATED IN THE NORTH OCONEE WATERSHED DISTRICT, THEN ADDITIONAL STREAM BUFFERS AND IMPERVIOUS SETBACKS MAY BE REQUIRED FOR COMPLIANCE. (HALL COUNTY CODE § 17.225.040)

ALL LAND DISTURBANCES OVER ONE ACRE SHALL REQUIRE AN EROSION SEDIMENTATION POLLUTION CONTROL PLAN.

THIS PROPERTY OR A PORTION THEREOF IS NOT LOCATED IN A FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAP #13139C0185H, HALL COUNTY GEORGIA, DATED 12/1/2022.

THIS PROPERTY OR A PORTION THEREOF IS NOT LOCATED IN THE HALL COUNTY STUDIED FLOOD ZONE PER HALL COUNTY GIS.

IF RESIDENTIAL PROPERTY IS SUBDIVIDED INTO SEVEN LOTS OR MORE WITH ALL LOTS ACCESSING EXISTING HALL COUNTY, GEORGIA ROADS, THEN STORMWATER MANAGEMENT IS REQUIRED FOR COMPLIANCE. (HALL COUNTY CODE § 8.180.160)

ALL DRIVEWAYS MUST MEET HALL COUNTY DRIVEWAY REGULATIONS PER CODE § 12.40.

GEORGIA GRID NORTH
NAD1983 - WEST ZONE

FLOYD
& ASSOCIATES, INC.

2060 BUFORD HWY., SUITE 105
BUFORD, GEORGIA 30518
PHONE (770) 531-0900 FAX (770) 531-0995
LAND SURVEYING FIRM #1155

LEGEND	
AIF	ANGLE IRON FOUND
AMF	ALUM. MONUMENT FOUND
BC	BACK OF CURB
BSL	BUILDING SETBACK LINE
CB	CATCH BASIN
CB	CABLE BOX
C/L	CENTERLINE
CMF	CONC. MONUMENT FOUND
CN	CLEANOUT
CONC.	CONCRETE
CTF	CRIMPED TOP FOUND
DB	DEED BOOK
DE	DRAINAGE EASEMENT
DI	DROP INLET
EP	EDGE OF PAVEMENT
ESMT	EASEMENT
FI	FIRE HYDRANT
GM	GAS METER
GMD	GEORGIA MILITIA DISTRICT
H	HEADWALL
IPS	1/2" REBAR SET
J	JUNCTION BOX
LL	LAND LOT
LLL	LAND LOT LINE
L	LIGHT POLE
M	MANHOLE
MNS	MAG NAIL SET
N/F	NOW OR FORMERLY
OHP	OVERHEAD POWER
OTF	OPEN TOP FOUND
PB	PLAT BOOK
PB	POWER BOX
P/L	PROPERTY LINE
P/B	POINT OF BEGINNING
P	POWER POLE
PS	PLAT SLIDE
RBF	REBAR FOUND
R/W	RIGHT OF WAY
S/D	SUBDIVISION
S	SERVICE POLE
U	UTILITY MANHOLE
W	WATER METER
WV	WATER VALVE
Y	YARD INLET



SURVEYORS CERTIFICATE

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.

W. SHANE FLOYD
GA RLS #2801

2/20/2025
DATE

Course	Bearing	Distance
(1)	N 43°38'14" E	165.52'
(2)	S 26°02'39" E	154.30'
(3)	N 62°09'24" E	58.20'
(4)	S 27°25'26" E	122.02'
(5)	S 61°56'37" W	61.15'
(6)	S 61°08'42" W	160.91'
(7)	N 24°39'30" W	227.08'

P/L TIE:
C/L INTERSECTION OF
OLD CORNELIA HIGHWAY
& SHADY VALLEY ROAD
N 53°36'09" E
484.17'

N/F
BRAYDEN CARTER BROCK LLC
DB 7982, PG. 615
PB 877, PG. 238

N/F
BRAYDEN CARTER BROCK LLC
DB 7982, PG. 615
PB 877, PG. 238

N/F
WILLIAM EDWARD MARCHBANKS
LORENE THOMAS
DB 2604, PG. 41

N/F
DEBRIS BROWN
DB 7959, PG. 167
PB 84, PG. 294

TRACT CONTAINS
1.08 ACRES

RETRACEMENT SURVEY FOR:
PHILLIP GILLESPIE
G.M.D. 411 - GAINESVILLE DISTRICT
HALL COUNTY, GEORGIA

JOB NUMBER: JN2025-4
DATE: 2/20/2025
FIELD DATE: 1/13/2025
SCALE: 1"=40FT
DRAWN BY: GLP
CHECKED BY:
REVISIONS

SHEET
1 OF 1



08.18.2025 - Item 5