THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

GENERAL/SITE NOTES:

1) THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT OR BURDEN THIS PROPERTY. MATTERS OF TITLE ARE EXCEPTED.
2) SITE ELEVATIONS BASED ON NAVD 88 BY OBTAINED BY MEANS OF LOCAL GPS NETWORK.
3) RD: = RECORD DISTANCE.
4) ALL INTERIOR IMPROVEMENTS NOT SHOWN.

REFERENCES

1) DEED BOOK 8691, PAGE 67.
2) DEED BOOK 7932, PG.714
3) PLAT BOOK 126, PAGE 121.

OTHER'S AS DENOTED ON PLAT.

FLOOD HAZARD NOTE

BY GRAPHICAL PLOTTING ONLY, NO PORTION OF THE SURVEYED AREA LIES WITHIN A 100 YEAR FLOOD HAZARD AREA PER FIRM PANEL 13139C0312G, DATED DECEMBER 1, 2022.

THIS OPINION IS NOT A CERTIFICATION OF FLOOD HAZARD STATUS, BUT IS A INTERPRETATION OF THE REFERENCED MAP AND PUBLIC DATA. IF THE EXACT LOCATION OF ELEVATION(S) OF FLOOD HAZARD BOUNDARIES ARE NECESSARY, A MORE DETAILED STUDY MAY BE NEEDED. THIS FIRM ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE ACCURACY OF THE ABOVE REFERENCED MAP OR PUBLIC DATA.

LAND DESCRIPTION
TRACT 1

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN GEORGIA MILITIA DISTRICT #392, CLINCHEM DISTRICT, HALL COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE TRUE POINT OF BEGINNING, BEGIN AT A POINT AT THE CENTERLINE INTERSECTION OF DAY LILY DRIVE AND GEORGIA HIGHWAY NO.211; THENCE FROM SAID POINT, SOUTH 01 DEGREES 19 MINUTES 48 SECONDS WEST FOR A DISTANCE OF 1,442.95 FEET TO A 1/2" REBAR FOUND ALONG THE EASTERLY RIGHT-OF-WAY OF GEORGIA HIGHWAY NO.211 (APPARENT 80' RIGHT-OF-WAY), SAID POINT BEING THE TRUE POINT OF BEGINNING.

THENCE FROM SAID POINT AS THUS ESTABLISHED AND LEAVING SAID RIGHT-OF-WAY, NORTH 83 DEGREES 43 MINUTES 38 SECONDS EAST FOR A DISTANCE OF 1452.51 FEET TO A 3/8" REBAR FOUND; THENCE SOUTH 40 DEGREES 47 MINUTES 02 SECONDS EAST FOR A DISTANCE OF 578.04 FEET TO A 3/8" REBAR FOUND; THENCE SOUTH 80 DEGREES 59 MINUTES 38 SECONDS WEST FOR A DISTANCE OF 1873.51 FEET TO A 1/2" REBAR FOUND ALONG THE EASTERLY RIGHT-OF-WAY OF GEORGIA HIGHWAY NO.211 (APPARENT 80' RIGHT-OF-WAY) ; THENCE FOLLOWING ALONG SAID RIGHT-OF-WAY FOR THE NEXT TWO (2) CALLS AND DISTANCES, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 2372.33 FEET AND AN ARC LENGTH OF 85.42 FEET, BEING SUBTENDED BY A CHORD OF NORTH 02 DEGREES 39 MINUTES 53 SECONDS EAST FOR A DISTANCE OF 85.41 FEET TO A POINT; THENCE NORTH 02 DEGREES 56 MINUTES 42 SECONDS EAST FOR A DISTANCE OF 487.57 FEET TO A 1/2" REBAR FOUND, SAID POINT BEING THE POINT OF BEGINNING.

SAID PROPERTY CONTAINS 20.000 ACRES.
INCLUDING EASEMENTS WITHIN

LAND DESCRIPTION
TRACT 2

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN GEORGIA MILITIA DISTRICT #392, CLINCHEM DISTRICT, HALL COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE TRUE POINT OF BEGINNING, BEGIN AT A POINT AT THE CENTERLINE INTERSECTION OF DAY LILY DRIVE AND GEORGIA HIGHWAY NO.211; THENCE SOUTH 15 DEGREES 25 MINUTES 39 SECONDS EAST FOR A DISTANCE OF 1,992.69 FEET TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING.

THENCE NORTH 80 DEGREES 59 MINUTES 38 SECONDS EAST FOR A DISTANCE OF 1273.51 FEET TO A 3/5" REBAR FOUND; THENCE SOUTH 40 DEGREES 47 MINUTES 49 SECONDS EAST FOR A DISTANCE OF 323.46 FEET TO A 36" MARKED OAK TREE; THENCE SOUTH 76 DEGREES 45 MINUTES 45 SECONDS WEST FOR A DISTANCE OF 1472.64 FEET TO AN IRON PIN SET; THENCE NORTH 05 DEGREES 19 MINUTES 14 SECONDS WEST FOR A DISTANCE OF 384.39 FEET TO AN IRON PIN SET, SAID POINT BEING THE TRUE POINT OF BEGINNING.

SAID PROPERTY CONTAINS 10.454 ACRES
INCLUDES EASEMENTS WITHIN

LAND DESCRIPTION
TRACT 3

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN GEORGIA MILITIA DISTRICT #392, CLINCHEM DISTRICT, HALL COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

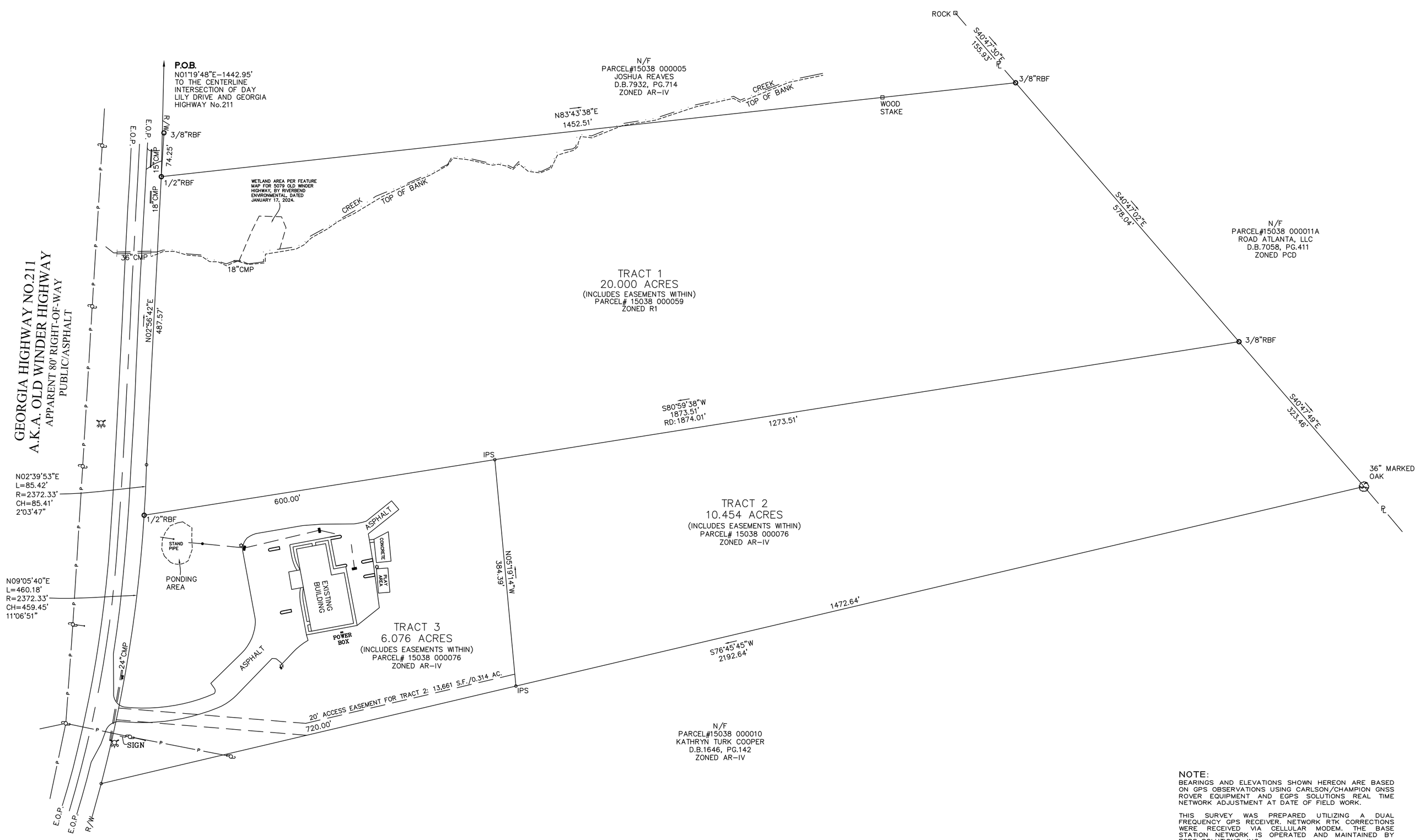
TO FIND THE TRUE POINT OF BEGINNING, BEGIN AT A POINT AT THE CENTERLINE INTERSECTION OF DAY LILY DRIVE AND GEORGIA HIGHWAY NO.211; THENCE SOUTH 01 DEGREES 46 MINUTES 38 SECONDS EAST FOR A DISTANCE OF 2,015.78 FEET TO A 1/2" REBAR FOUND ALONG THE EASTERLY RIGHT-OF-WAY OF GEORGIA HIGHWAY NO.211 (APPARENT 80' RIGHT-OF-WAY), SAID POINT BEING THE TRUE POINT OF BEGINNING.

THENCE LEAVING SAID RIGHT-OF-WAY, NORTH 80 DEGREES 59 MINUTES 38 SECONDS EAST FOR A DISTANCE OF 600.00 FEET TO AN IRON PIN SET; THENCE SOUTH 05 DEGREES 19 MINUTES 14 SECONDS EAST FOR A DISTANCE OF 384.39 FEET TO AN IRON PIN SET; THENCE SOUTH 76 DEGREES 45 MINUTES 45 SECONDS WEST FOR A DISTANCE OF 720.00 FEET TO A POINT ALONG THE EASTERLY RIGHT-OF-WAY OF GEORGIA HIGHWAY NO.211 (APPARENT 80' RIGHT-OF-WAY); THENCE FOLLOWING ALONG THE ALONG THE EASTERLY RIGHT-OF-WAY OF GEORGIA HIGHWAY NO.211 (APPARENT 80' RIGHT-OF-WAY), A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 460.18 FEET, WITH A RADIUS OF 2372.33 FEET, WITH A CHORD BEARING OF NORTH 09 DEGREES 05 MINUTES 40 SECONDS EAST, WITH A CHORD LENGTH OF 459.45 FEET TO A 1/2" REBAR FOUND, SAID POINT BEING THE TRUE POINT OF BEGINNING;

SAID PROPERTY CONTAINS 6.076 ACRES
INCLUDES EASEMENTS WITHIN

LEGEND

OL	ON LINE
NL	NAIL FOUND
IPS	IRON PIN SET (1/2" REBAR)
IPF	IRON PIN FOUND
CMF	CONCRETE MONUMENT FOUND
OTP	OPEN TOP PIPE
BM	BENCH MARK
TBM	TEMPORARY BENCHMARK
CTP	CRIMP TOP PIPE
MT	MARKED TREE
DH	DRILL HOLE
LLL	LAND LOT LINE
LL	LAND LOT
PL	PROPERTY LINE
℄	CENTERLINE
BL	BUILDING LINE
R/W	RIGHT-OF-WAY
S.S.E.	SANITARY SEWER EASEMENT
D.E.	DRAINAGE EASEMENT
C&G	CURB & GUTTER
BOC	BACK OF CURB
TOC	TOP OF CURB
GMD	GEORGIA MILITIA DISTRICT
PB/PG	PLAT BOOK / PAGE
DB/PG	DEED BOOK / PAGE
POB	POINT OF BEGINNING
TPOB	TRUE POINT OF BEGINNING
ELEV	ELEVATION
FL	INVERT ELEVATION
FFE	FINISHED FLOOR ELEVATION
PVT	PRIVATE PAVEMENT
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
DIP	DUCTILE IRON PIPE
PVC	POLYVINYLCHLORIDE PIPE
VCP	VITRIFIED CLAY PIPE
LP	LIGHT POLE
PP	POWER POLE OR UTILITY POLE
MH	MANHOLE
CB	CATCH BASIN
JB	JUNCTION BOX
DW	DROP WALL
D/GI	DROP INLET/GRATE INLET
GI	GRATE INLET
FH	FIRE HYDRANT
WV	WATER VALVE
WM	WATER METER
GV	GAS VALVE
241.2	EXISTING GROUND ELEVATION
241.2	PROPOSED GROUND ELEVATION
810	EXISTING CONTOUR ELEVATION
810	PROPOSED CONTOUR ELEVATION
P	POWER
UP	UNDERGROUND POWER
T	TELEPHONE LINE
UT	UNDERGROUND TELEPHONE LINE
G	GAS LINE
CTV	CABLE T.V. LINE
UCTV	UNDERGROUND CABLE T.V. LINE
S	SANITARY SEWER LINE
	STORM SEWER PIPE
W	WATER LINE / PIPE
	FENCE LINE
	BRANCH / CREEK / STREAM CENTERLINE
	DRAINAGE / DRAIN CENTERLINE
	FLOOD HAZARD ZONE LIMITS
	TREE
	LIMITED ACCESS
STA	STATION
N/F	NOW OR FORMERLY
BM	BENCH MARK
	CONTROL POINT



NOTE:
BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS USING CARLSON/CHAMPION GNSS ROVER EQUIPMENT AND EGPS SOLUTIONS REAL TIME NETWORK ADJUSTMENT AT DATE OF FIELD WORK.

THIS SURVEY WAS PREPARED UTILIZING A DUAL FREQUENCY GPS RECEIVER. NETWORK RTK CORRECTIONS WERE RECEIVED VIA CELLULAR MODEM. THE BASE STATION NETWORK IS OPERATED AND MAINTAINED BY EGPS SOLUTIONS, INC.

THE RELATIVE POSITIONAL ACCURACY AS CALCULATED ACCORDING TO THE FEDERAL GEOGRAPHIC DATA COMMITTEE PART 3, NATIONAL STANDARD FOR SPATIAL DATA ACCURACY IS 0.04 FT. HORIZONTAL AND 0.07 FT. VERTICAL AT A 95% CONFIDENCE LEVEL.

THE FIELD SURVEY WAS COMPLETED ON 9/3/24.

PLAT CLOSURE STATEMENT:
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE & IS ACCURATE WITHIN ONE FOOT IN 598,692 FEET, AND CONTAINS A TOTAL OF 36.530 ACRES.

SURVEYORS CERTIFICATION
RETRACEMENT SURVEY

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.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.

GRAPHIC SCALE
0 50 100 200 300
(IN FEET)
1 inch = 100 ft.

1 of 1	2/3/24 DATE	DATE	NO	DESCRIPTION	ALTA / NSPS RETRACEMENT SURVEY FOR:
	24117 JOB NUMBER	9/3/24	1	revise to add parcel 15035000076	SHEET TITLE
		7/29/25	2	revise to add access esmt	FIELD: T,J,S. / DRAWN: MSF / CHECKED: LJJ

ATLAS LAND DEVELOPMENT, PEOPLES BANK & TRUST, AND CHICAGO TITLE INSURANCE COMPANY; CHURCH OF CHRIST AT CHESTNUT MOUNTIAN ADC 5 ATLANTA, LLC

LOCATED IN GEORGIA MILITIA DISTRICT #392, CLINCHEM DISTRICT, HALL COUNTY, GEORGIA SCALE 1"=100'

Land Development Surveyors, Inc.
P.O. BOX 2050
DACULA, GA 30019
(770) 682-8206
LDSURVEY@BELLSOUTH.NET
COA LSF# 000832

GEORGIA REGISTERED NO. 2486 EXP. 12/31/24 LAND SURVEYOR LEE JAY JOHNSON