

CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	61.66'	35.00'	N 70°02'01" E	53.99'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 42°07'49" E	101.47'
L2	S 40°53'19" E	99.99'
L3	S 39°04'50" E	2.10'
L4	N 43°38'41" W	165.77'
L5	N 40°54'33" E	64.37'
L6	N 44°54'03" E	80.26'
L7	N 47°58'55" E	140.38'
L8	S 39°04'50" E	23.78'
L9	S 38°19'11" E	70.11'
L10	S 35°41'19" E	116.94'
L11	S 58°30'15" E	311.15'
L12	N 42°58'13" W	199.01'

TREE SUMMARY			
POINT #	DIA.	DESC.	NOTE
200	27"	HW	
201	24"	HW	

Legend

○ IRON PIN FOUND	⊗ POWERPOLE	⊙ SEWER MANHOLE
○ IRON PIN SET	⊗ GUY WIRE	⊙ CLEANOUT
△ CONC. R/W MARKER	⊗ LIGHT POLE	⊙ STORM DRAIN MANHOLE
⊙ INTERSECTION POINT	⊗ ELEC. TRANSFORMER	⊙ CURB INLET
⊙ TEMPORARY BENCH MARK	⊗ ELEC. MANHOLE	⊙ DROP INLET
P.O.C. POINT OF COMMENCEMENT	⊗ ELEC. BOX	⊙ MONITORING WELL
P.O.B. POINT OF BEGINNING	⊗ WATER MANHOLE	⊙ HANDICAPPED PARKING SPACE
IPS IRON PIN SET	⊗ WATER VALVE	⊙ SIGN
REBAR FOUND	⊗ WATER METER	⊙ BOLLARD
CMF CONC. MONUMENT FOUND	⊗ FIRE HYDRANT	⊙ EXCEPTIONS
CTP CRIMP TOP PIPE	⊗ BACK FLOW PREVENTOR	⊙ TREE
OTF OPEN TOP PIPE	⊗ GAS VALVE	⊙ EVERGREEN
(R) RECORD DATA	⊗ GAS METER	⊙ UNDERSTORY
(M) MEASURED DATA	⊗ GAS MANHOLE	⊙ FENCE LINE
N/F NOW OR FORMERLY	⊗ COMM. BOX	⊙ OVERHEAD ELECTRIC
R/W RIGHT-OF-WAY	⊗ COMM. MANHOLE	⊙ UNDERGROUND ELECTRIC
BSL BLDG SETBACK LINE	⊗ CABLE TV RISER	⊙ GAS LINE
RCP REINFORCED CONC PIPE	⊗ TRAFFIC MANHOLE	⊙ UGT - UNDERGROUND COMM. LINE
CMP CORRUGATED METAL PIPE	⊗ TRAFFIC SIGNAL BOX	⊙ W - WATER LINE
PVC PLASTIC PIPE	⊗ AIR CONDITIONER	⊙ SS - SANITARY SEWER PIPING
DIP DUCTILE IRON PIPE	⊗ MAIL BOX	⊙ SD - STORM DRAIN PIPING
LS LANDSCAPING		
BC BACK OF CURB		
EP EDGE OF PAVEMENT		
DE DRAINAGE EASEMENT		
SSE SANITARY SEWER ESMT		

Map or Plat Closure Statement & Notes

- THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 657,319 FEET.
- ALL DISTANCES SHOWN HEREIN ARE HORIZONTAL, GROUND DISTANCES.
- UNLESS OTHERWISE NOTED ON THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED, ALL PROPERTY CORNERS IDENTIFIED AS SET, ARE SET WITH A 1/2" REBAR (#4-REBAR) BEARING A PLASTIC CAP STAMPED WITH THE SURVEYOR'S REGISTRATION / LICENSE NUMBER.
- THE BEARING BASIS OF THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED HAS A HORIZONTAL DATUM OF GEORGIA STATE PLANE, WEST ZONE NAD83.
- THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED HAS A VERTICAL DATUM OF (NAVD83, FROM GPS OBSERVATIONS AND/OR GPS ESTABLISHED BENCHMARK), VERTICAL RELIEF SHOWN HEREIN BY (2-FOOT CONTOUR INTERVAL).
- THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSON(S) OR ENTITY NAMED WITHIN TITLE BLOCK AND/OR SURVEYOR'S CERTIFICATION. SURVEYOR MAKES NO WARRANTIES, EITHER EXPRESSED OR IMPLIED, WITH RESPECT TO THE INFORMATION SHOWN HEREIN, EXTENDED BEYOND THOSE NAMED DIRECTLY.
- THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED HAS BEEN PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. ITEMS PERTAINING TO TITLE SUCH AS EASEMENTS, ZONING, ZONING CONDITIONS AND OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD HOWEVER MAY NOT BE SHOWN OR DEPICTED HEREIN.

Field Observation Notes

- THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED IS CLASSIFIED AS A "BOUNDARY, TOPOGRAPHY & TREE SURVEY" AND WAS COMPLETED ON "01-14-26" UTILIZING A TOPCON GT-503 ROBOTIC TOTAL STATION AND/OR A TOPCON HIPER V GPS NETWORK RTK (REAL TIME KINEMATIC) ROVER, CORRECTED IN REAL-TIME VIA THE HGPS GPS NETWORK.
- THE FIELD DATA UPON WHICH THIS SURVEY, MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED EXCEEDS THE 95% CONFIDENCE LEVEL AND EXCEEDS THE MAXIMUM ALLOWABLE RELATIVE POSITIONAL ACCURACY, AS SET FORTH BY THE ALTA/NPS STANDARDS, SPECIFICATION AND REQUIREMENTS OF 0.07+50 PPM.
- THE COMMON LINES OF OWNERSHIP ARE ONE IN THE SAME NO GAPS, GORES, OR OVERLAPS EXIST BETWEEN ADJOINING PROPERTIES.
- AT THE TIME OF THE SURVEY NO VISIBLE OR DISCLOSED EVIDENCE OF CEMETERIES, GRAVE SITES AND BURIAL GROUNDS WERE OBSERVED ON SUBJECT PROPERTY.
- AT THE TIME OF THE SURVEY NO VISIBLE OR DISCLOSED EVIDENCE OF CREEKS AND/OR WETLANDS WERE OBSERVED ON SUBJECT PROPERTY.

Map or Plat Certification

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 surveyor certifies that: IN MY OPINION, THIS DRAWING WAS PREPARED IN CONFORMITY 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. 15-6-67.

PRESENTED BEFORE ME THIS 22ND DAY OF JANUARY IN THE YEAR OF 2026.

Michael R. Shepherd
MICHAEL R. SHEPHERD, GA RLS No. 3349

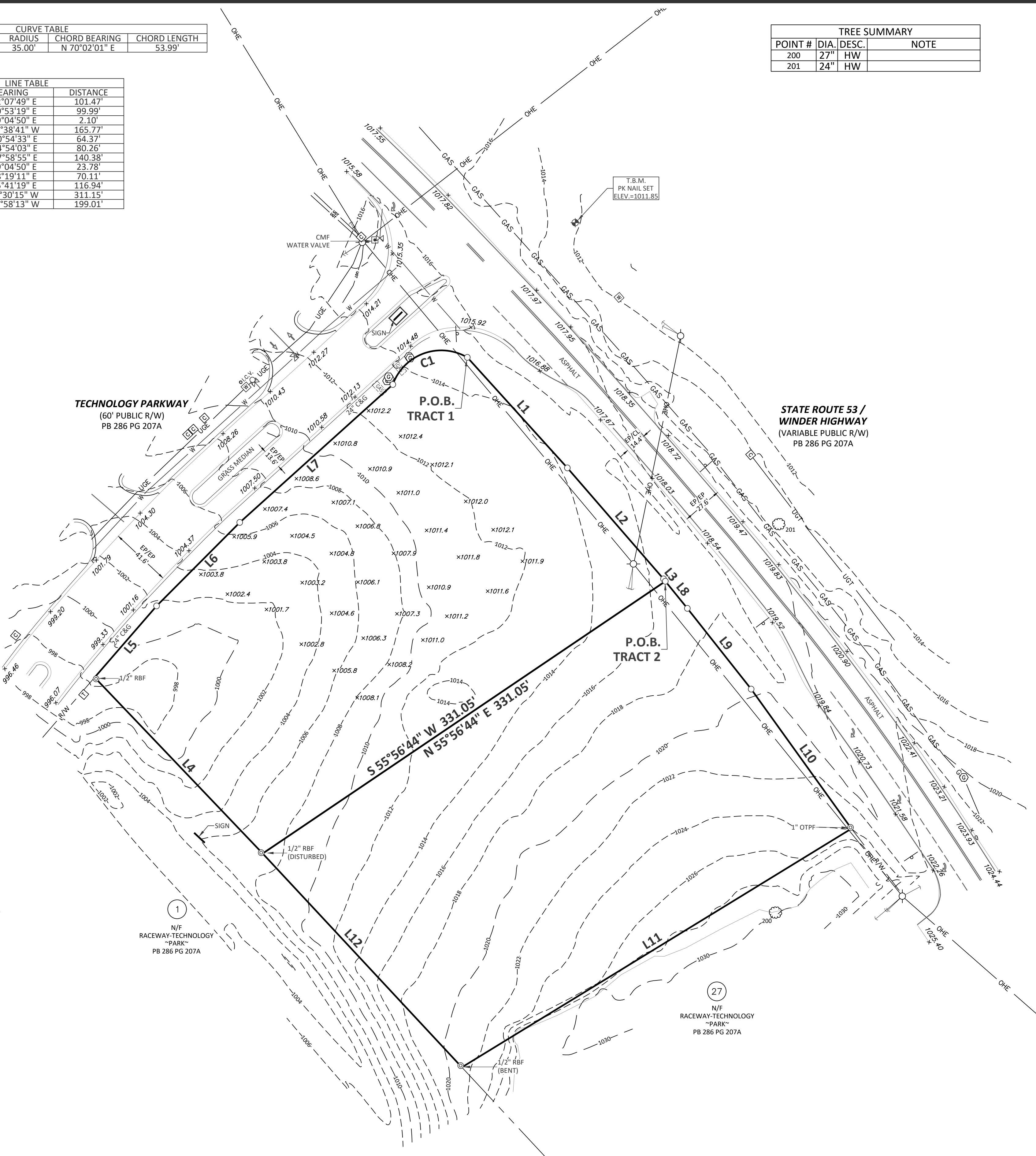
Michael R. Shepherd
MICHAEL R. SHEPHERD, GA RLS No. 3349

N/F TRACT 1
YEON HO JUNG
DB 9291 PG 91
PID#15028F00025
LOT 25
RACEWAY-TECHNOLOGY
~PARK~
PB 286 PG 207A
**SITE AREA
1.513 AC. OR
65,923 SQ. FT.**

N/F TRACT 2
YEON HO JUNG
DB 9291 PG 91
PID#15028F00026
LOT 26
RACEWAY-TECHNOLOGY
~PARK~
PB 286 PG 207A
**SITE AREA
1.503 AC. OR
65,466 SQ. FT.**

DATE OF PRINT/PDF:

No. #	DATE / BY	DESCRIPTION



Utility Notes

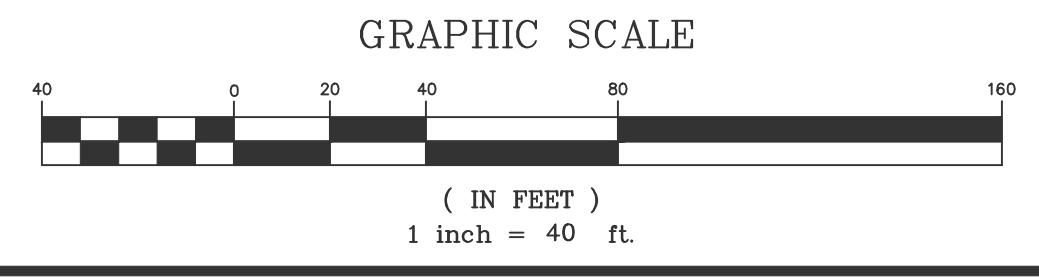
- THE UTILITIES SHOWN HEREIN ARE BASED ON VISIBLE OBSERVATIONS.
- AT VARIOUS SANITARY OR STORM SEWER STRUCTURES SHOWN HEREIN, THERE MAY BE ADDITIONAL LINES (PUBLIC OR PRIVATE) ENTERING OR EXISTING THE STRUCTURE THAT MAY NOT BE IDENTIFIED.
- THE SANITARY & STORM SEWER PIPE LOCATIONS, SIZES, AND MATERIALS SHOWN WERE OBTAINED BY STANDARD SURVEYING PROCEDURES FROM OUTSIDE OF THE MANHOLES OR FROM RECORD INFORMATION PROVIDED. NO CONFINED SPACE ENTRY, TELEVISION OF LINES, OR ANY OTHER INVESTIGATION METHODS WERE USED. MORE DETAILED INVESTIGATION MAY BE NECESSARY FOR DESIGN PURPOSES. OTHER UNDERGROUND UTILITY LOCATIONS, SIZES, AND MATERIALS SHOWN ARE BASED ON VISIBLE APPEARANCES, PROVIDED DESIGN PLANS AND FLAGS/PAINT MARKINGS AND A REPORT PROVIDED BY AN UNDERGROUND UTILITY INVESTIGATOR (IF CONTRACTED). FLAGS/PAINT MARKINGS WERE ONLY PLACED UTILIZING RADIO FREQUENCY TECHNIQUES OVER CERTAIN METALLIC UTILITIES OR UTILITIES WITH TRACER WIRES. NO POT-HOLING OR OTHER INVESTIGATION METHODS WERE USED AND THE ACTUAL LINES WERE NOT VISIBLE AT THE TIME OF THE FIELD SURVEY. TRAFFIC CONTROL WIRES OR OTHER NON-METALLIC UTILITIES, SUCH AS UNDERGROUND STORAGE TANKS, IRRIGATION SYSTEMS, OR NON-METALLIC PIPING, WERE NOT MARKED. UNDERGROUND UTILITIES MAY EXIST WITHIN THE SUBJECT AREA THAT ARE NOT SHOWN. THE SURVEYOR SHOWS UNDERGROUND UTILITY LOCATIONS SOLELY AS AN ACCOMMODATION AND THOSE LOCATIONS SHOULD NOT BE USED FOR EXCAVATION OR DESIGN. NO CERTIFICATION IS MADE REGARDING THE ACCURACY, THOROUGHNESS OR PRESENCE OF UNDERGROUND UTILITY STRUCTURES. THE GEORGIA ONE CALL SYSTEM SHOULD BE CONTACTED PRIOR TO THE COMMENCEMENT OF ANY EARTH DISTURBING ACTIVITIES.

Significant Observations

⊙ - NONE OBSERVED

FEMA Flood Notes

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X", AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 13339C0318G, WHICH BEARS AN EFFECTIVE DATE OF 12/1/2022, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. "X" DENOTES AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.



PROVIDING CLIENT NEEDS SINCE 1990
ACROSS THE SOUTHEAST IN THE
AREAS OF:
Construction Layout • GPS Modeling
Land Surveying • Site Development Consulting

Boundary, Topography & Tree Survey For:
James Yeon
Site Address: 5407 Technology Parkway
5472 Winder Highway
Braselton, GA 30517
392nd GMD
Hall County, Georgia



Sheet / Drawing Scale
1" = 40'
Unless Otherwise Noted

GSA Project No.
25-12-290

Drawn By / Field Crew
RDT
AU 01-14-26

Sheet No. 01 OF 01