

LINE	BEARING	DISTANCE
L1	S15°29'45"E	38.19
L2	S84°19'07"E	36.95
L3	N07°48'54"E	63.43
L4	N16°28'21"W	29.58

N/F
P.L.N.: 08156 002024
JOSEPH ATKINS
D.B. 3519, PG. 510
P.B. 770, PG. 101A
ZONING: AR-1

GENERAL/SITE NOTES:

- 1) OWNER OF RECORD: CLOUDLAND VINEYARDS & WINERY LLC 3814 NORTH BOGAN ROAD BUFORD, GA 30519
- 2) 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.
- 3) SITE ELEVATIONS BASED ON NAVD 88 BY OBTAINED BY MEANS OF LOCAL GPS NETWORK.
- 4) RD= RECORD DISTANCE.
- 5) LAND DEVELOPMENT SURVEYORS, INC., IS NOT RESPONSIBLE FOR AND DOES NOT WARRANT THE ZONING INFORMATION AND INTERPRETATION AS PROVIDED HEREIN. THIS INFORMATION IS OBTAINED USING ON-LINE SOURCES, ETC. AND CANNOT GUARANTEE ITS ACCURACY. IT IS RECOMMENDED THAT THE CLIENT OR USER OF THIS DATA VERIFY THIS INFORMATION WITH THE ISSUING AUTHORITY.

LEGEND

NLF	NAIL FOUND
- x - x -	FENCE
- - -	POWER
- - -	PROPERTY LINE
○	POWER POLE
+	SERVICE POLE
+	GUY WIRE
□	CONCRETE MONUMENT FOUND
CTP	CRIMP TOP PIPE
DB/PG	DEED BOOK, PAGE NUMBER
E.O.P.	EDGE OF PAVEMENT
N.T.S.	NOT TO SCALE
N/F	NOW OR FORMERLY
OTP	OPEN TOP PIPE
P.O.B.	POINT OF BEGINNING
PB/PG	PLAT BOOK, PAGE NUMBER
P.I.N.	PARCEL IDENTIFICATION NUMBER
R/W	RIGHT-OF-WAY
RB	REBAR FOUND
RD	RECORD DISTANCE
W	WATER VALVE
⊕	FIRE HYDRANT
⊕	UNDERGROUND TELEPHONE POLE
⊕	CABLE TV BOX

LOT 3: 0.804 ACRES
LOT 4: 0.805 ACRES
LOT 5: 1.063 ACRES
TOTAL: 2.672 ACRES

NOTE:

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS USING CARLSON GNSS ROVER EQUIPMENT AND TRIMBLE, INC. 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 TRIMBLE, 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 5/5/25.

FLOOD HAZARD NOTE

BY GRAPHICAL PLOTTING ONLY, NO PORTION OF THE SURVEYED AREA LIES WITHIN A 100 YEAR FLOOD HAZARD AREA, PER FIRM PANEL 13139C0289G, DATED APRIL 4, 2018.

THIS OPINION IS NOT A CERTIFICATION OF FLOOD HAZARD STATUS, BUT IS AN 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.

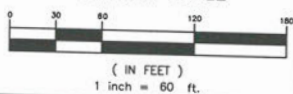
PLAT CLOSURE STATEMENT:

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE & IS ACCURATE WITHIN ONE FOOT IN 217,992 FEET, AND CONTAINS A TOTAL OF 2.672 ACRES IN HALL COUNTY.

REFERENCES:

1. PLAT BOOK 435, PAGE 1828
2. PLAT BOOK 435, PAGE 183A
3. PLAT BOOK 770, PAGE 101A
4. PLAT BOOK 880, PAGE 106
5. DEED BOOK 6882, PAGE 180 (RIGHT-OF-WAY DEED)
6. DEED BOOK 6614, PAGE 655 (RIGHT-OF-WAY DEED)
7. DEED BOOK 6659, PAGE 682 (RIGHT-OF-WAY DEED)
8. DEED BOOK 9070, PAGE 601
9. DEED BOOK 9211, PAGE 708
10. DEED BOOK 9103, PAGE 507

GRAPHIC SCALE



HUDSON HOLDINGS

PARENT PARCEL 08156 002004
3728 JONES DRIVE
PORTION OF BEING LOCATED IN THE CITY OF BUFORD



LAND DEVELOPMENT
SURVEYORS, INC.

DACULA, GA 30019
(770) 682-8206
LDSURVEYORS2003@GMAIL.COM
COA LSF#000832

Date: 6/5/26 Land Lot: 156 District: BTH

County: HALL COUNTY, GA Scale: 1"=60'

Field By: T.J.K. Drawn By: TJ Checked By: LJJ

Job Number: 25158 File Number: 25158.dwg

Sheet No.
1 of 1

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S15°59'45"E	38.19'
L2	S84°19'01"E	36.95'
L3	N07°48'34"E	63.43'
L4	N16°28'21"W	29.58'

N/F
P.I.N.: 08156 002024
JOSEPH ATKINS
D.B. 3519, PG. 510
P.B. 770, PG. 101A
ZONING: AR-1

GENERAL/SITE NOTES:

- 1) OWNER OF RECORD: CLOUDLAND VINEYARDS & WINERY LLC, 3814 NORTH BOGAN ROAD, BUFORD, GA 30519
- 2) 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.
- 3) SITE ELEVATIONS BASED ON NAVD 88 BY OBTAINED BY MEANS OF LOCAL GPS NETWORK.
- 4) RD= RECORD DISTANCE.
- 5) LAND DEVELOPMENT SURVEYORS, INC., IS NOT RESPONSIBLE FOR AND DOES NOT WARRANT THE ZONING INFORMATION AND INTERPRETATION AS PROVIDED HEREIN. THIS INFORMATION IS OBTAINED USING ON-LINE SOURCES, ETC. AND CANNOT GUARANTEE ITS ACCURACY. IT IS RECOMMENDED THAT THE CLIENT OR USER OF THIS DATA VERIFY THIS INFORMATION WITH THE ISSUING AUTHORITY.

LEGEND

NLF	NAIL FOUND
- x - x -	FENCE
- - -	POWER
- - -	PROPERTY LINE
○	POWER POLE
○	SERVICE POLE
+	GUY WIRE
□	CONCRETE MONUMENT FOUND
CTP	CRIMP TOP PIPE
DB/PG	DEED BOOK, PAGE NUMBER
E.O.P.	EDGE OF PAVEMENT
N.T.S.	NOT TO SCALE
N/F	NOW OR FORMERLY
OTF	OPEN TOP PIPE
P.O.B.	POINT OF BEGINNING
PB/PG	PLAT BOOK, PAGE NUMBER
P.I.N.	PARCEL IDENTIFICATION NUMBER
R/W	RIGHT-OF-WAY
RBF	REBAR FOUND
RD	RECORD DISTANCE
W	WATER VALVE
⊕	FIRE HYDRANT
⊕	UNDERGROUND TELEPHONE POLE
⊕	CABLE TV BOX

LOT 3: 0.804 ACRES
LOT 4: 0.805 ACRES
LOT 5: 1.063 ACRES
TOTAL: 2.672 ACRES

NOTE:

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS USING CARLSON GNSS ROVER EQUIPMENT AND TRIMBLE, INC. 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 TRIMBLE, 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 5/5/25.

FLOOD HAZARD NOTE

BY GRAPHICAL PLOTTING ONLY, NO PORTION OF THE SURVEYED AREA LIES WITHIN A 100 YEAR FLOOD HAZARD AREA, PER FIRM PANEL 13139C0289G, DATED APRIL 4, 2018.

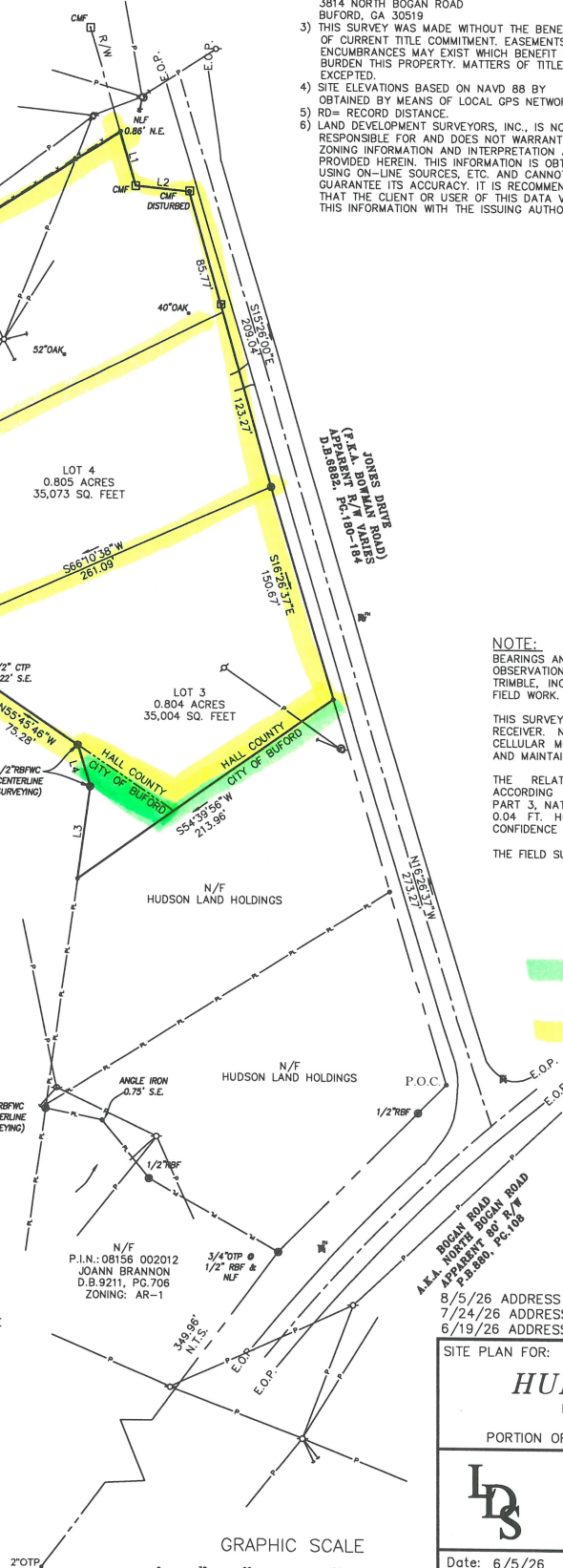
THIS OPINION IS NOT A CERTIFICATION OF FLOOD HAZARD STATUS, BUT IS A INTERPRETATION OF THE REFERENCED MAP AND PUBLIC DATA. IF THE EXACT LOCATION OF ELEVATION(S) OF FLOOD HAZARD BOUNDARIES ARE NECESSARY, A MORE DETAILED STUDY MAY BE NEEDED. THIS FIRM ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE ACCURACY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

PLAT CLOSURE STATEMENT:

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE & IS ACCURATE WITHIN ONE FOOT IN 217,992 FEET, AND CONTAINS A TOTAL OF 2.672 ACRES IN HALL COUNTY.

REFERENCES:

1. PLAT BOOK 435, PAGE 182B
2. PLAT BOOK 435, PAGE 183A
3. PLAT BOOK 770, PAGE 101A
4. PLAT BOOK 880, PAGE 106
5. DEED BOOK 6882, PAGE 180 (RIGHT-OF-WAY DEED)
6. DEED BOOK 6614, PAGE 655 (RIGHT-OF-WAY DEED)
7. DEED BOOK 6659, PAGE 682 (RIGHT-OF-WAY DEED)
8. DEED BOOK 9070, PAGE 601
9. DEED BOOK 9211, PAGE 708
10. DEED BOOK 9103, PAGE 507



8/5/26 ADDRESS COMMENTS
7/24/26 ADDRESS COMMENTS
6/19/26 ADDRESS COMMENTS

SITE PLAN FOR:

HUDSON HOLDINGS

PARENT PARCEL 08156 002004
3728 JONES DRIVE
PORTION OF BEING LOCATED IN THE CITY OF BUFORD



LAND DEVELOPMENT SURVEYORS, INC.

P.O. BOX 2050
Dacula, GA 30019
(770) 682-8206
LDSURVEYORS2003@GMAIL.COM
COA LSF#000832

Date: 6/5/26	Land Lot: 156	District: 8TH
County: HALL COUNTY, GA	Scale: 1"=60'	Sheet No.
Field By: T,J,K	Drawn By: TJ	Checked By: LJJ
Job Number: 25158	File Number: 25158.dwg	1 of 1