THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

N

BASIS OF HORIZONTAL DATUM GEORGIA STATE PLANE – WEST ZONE (NAD83)

Map or Plat Closure Statement & Notes

1. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 232,408 FEET.
2. ALL DISTANCES SHOWN HEREIN ARE HORIZONTAL, GROUND DISTANCES.
3. 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 SURVEYORS REGISTRATION / LICENSE NUMBER.
4. 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.
5. THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED HAS A VERTICAL DATUM OF (NAVD88, FROM GPS OBSERVATIONS AND/OR GPS ESTABLISHED BENCHMARK). VERTICAL RELIEF SHOWN HEREIN BY (2-FOOT CONTOUR INTERVAL).
6. 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 SURVEYORS CERTIFICATION. SURVEYOR MAKES NO WARRANTIES, EITHER EXPRESSED OR IMPLIED, WITH RESPECT TO THE INFORMATION SHOWN HEREIN, EXTENDED BEYOND THOSE NAMED DIRECTLY.
7. 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

1. THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED IS CLASSIFIED AS A "BOUNDARY, TOPOGRAPHIC & TREE SURVEY" AND WAS COMPLETED ON "06-11-26" UTILIZING A TOPCON GT-503 ROBOTIC TOTAL STATION AND/OR A TOPCON HIPER V GPS NETWORK RTK (REAL TIME KINEMETIC) ROVER, CORRECTED IN REAL-TIME VIA THE eGPS GPS NETWORK.
2. 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/NSPS STANDARDS, SPECIFICATION AND REQUIREMENTS OF 0.07+50 PPM.
3. THE COMMON LINES OF OWNERSHIP ARE ONE IN THE SAME NO GAPS, GORES, OR OVERLAPS EXIST BETWEEN ADJOINING PROPERTIES.
4. AT THE TIME OF THE SURVEY NO VISIBLE OR DISCLOSED EVIDENCE OF CEMETERIES, GRAVE SITES AND BURIAL GROUNDS WERE OBSERVED ON SUBJECT PROPERTY.
5. 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

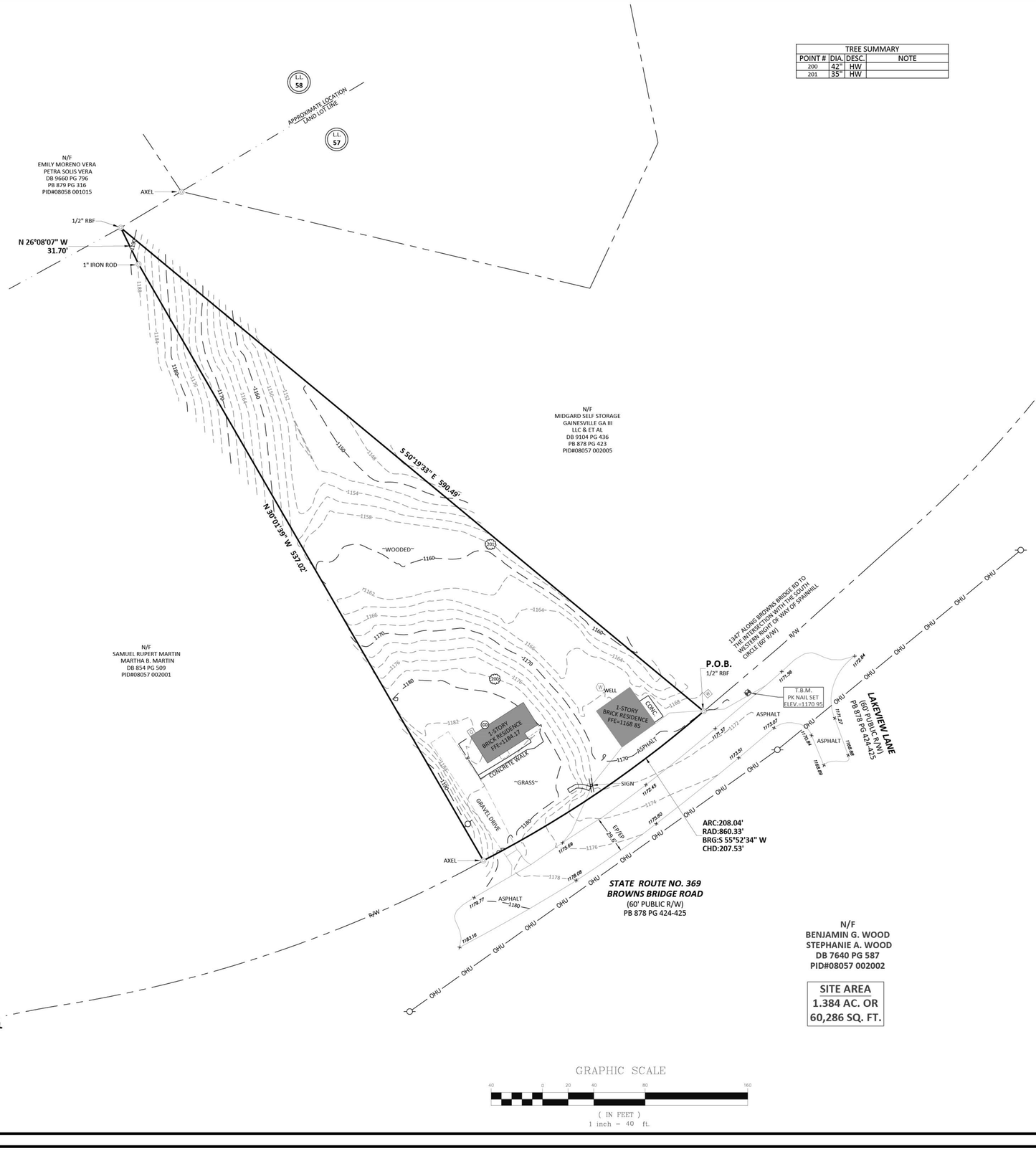
This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION 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 19TH DAY OF JUNE IN THE YEAR OF 2026 .

MICHAEL R. SHEPHERD, GA RLS No. 3349

GEORGIA REGISTERED No. 3349 LAND SURVEYOR MICHAEL R. SHEPHERD



GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

TREE SUMMARY			
POINT #	DIA.	DESC.	NOTE
200	42"	HW	
201	35"	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	ELECTRIC BOX	MONITORING WELL	
P.O.B. POINT OF BEGINNING	WATER MANHOLE	HANDICAPPED PARKING SPACE	
IPS IRON PIN SET	WATER VALVE	SIGN	
RBF REBAR FOUND	WATER METER	BOLLARD	
CMF CONC. MONUMENT FOUND	FIRE HYDRANT	EXCEPTIONS	
CTP CRIMP TOP PIPE	BACK FLOW PREVENTOR	TREE	
OTP OPEN TOP PIPE	GAS VALVE	HW HARDWOOD	
(R) RECORD DATA	GAS METER	EV EVERGREEN	
(M) MEASURED DATA	GAS MANHOLE	US UNDERSTORY	
N/F NOW OR FORMERLY	UNKNOWN MANHOLE	FENCE LINE	
R/W RIGHT-OF-WAY	COMM. BOX	OHU OVERHEAD UTILITY	
BSL BLDG SETBACK LINE	COMM. MANHOLE	UGE UNDERGROUND ELECTRIC	
RCP REINFORCED CONC PIPE	CABLE TV RISER	GAS GAS LINE	
CMP CORRUGATED METAL PIPE	TRAFFIC MANHOLE	UGT UNDERGROUND COMM. LINE	
PVC PLASTIC PIPE	TRAFFIC SIGNAL BOX	W WATER LINE	
DIP DUCTILE IRON PIPE	AIR CONDITIONER	SS SANITARY SEWER PIPING	
LS LANDSCAPING	MAIL BOX	SD STORM DRAIN PIPING	
BC BACK OF CURB			
EP EDGE OF PAVEMENT			
DE DRAINAGE EASEMENT			
SSE SANITARY SEWER ESMT			

Utility Notes

1. THE UTILITIES SHOWN HEREIN ARE BASED ON VISIBLE OBSERVATIONS.
2. 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.
3. ANY 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, TELEVISING 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 APPURTENANCES, PROVIDED DESIGN PLANS AND FLAGS/PAINT MARKINGS AND A REPORT PROVIDED BY A UNDERGROUND UTILITY INVESTIGATOR (IF CONTRACTED). 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

A - 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. 13139C0170G, WHICH BEARS AN EFFECTIVE DATE OF 4/4/2018, AND **IS NOT** IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. ZONE "X" DENOTES AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

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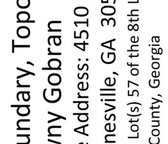

DATE OF PRINT/PDF:

No. #	DATE / BY	DESCRIPTION

Boundary, Topographic & Tree Survey For:
Awny Gobran
Site Address: 4510 Brown Bridge
Gainesville, GA 30504
Land Lot(s) 57 of the 8th Land District
Hall County, Georgia

GEORGIA811 Utilities Protection Center, Inc. 1-800-282-7411 Know what's below. Call before you dig.

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

GSA Project No.
26-05-230

Drawn By / Field Crew
JS
AU
06-11-26

Sheet No. 01 OF 01

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