E-Filed By:
Gordon County Clerks Office
Clerk of Courts Grant Walraven
04/13/2026 01:56 PM
Plat Book: 00063
Page: 0061
$10.00 Base Filing Fee

FLOOD HAZARD NOTE:

ACCORDING TO THE FLOOD INSURANCE RATE MAP (F.I.R.M.) OF GORDON COUNTY, MAP NUMBER 13129C0115D, DATED 09/26/2008, A PORTION OF THIS PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA ZONE "A" AS SHOWN BELOW WITH LIMITS SCALED GRAPHICALLY FROM SAID F.I.R.M. PANEL.

A DIVISIONAL SURVEY FOR:
David Michael DeMoss

GORDON COUNTY, GEORGIA
LAND LOTS 216
24TH DISTRICT 2ND SECTION

AREA TOTALS

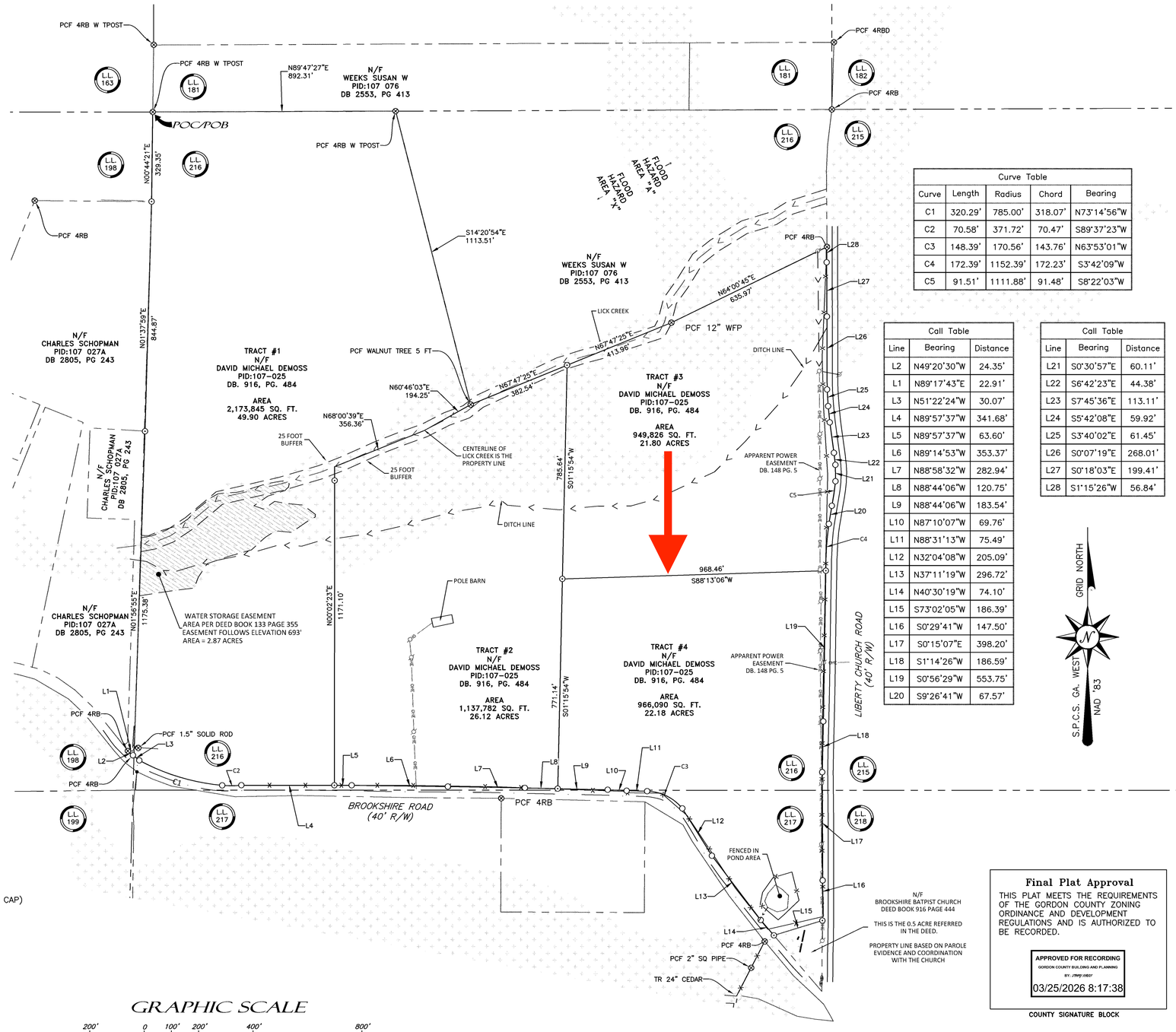
TRACT 1
2,173,845 Sq. Ft.
49.90 Acres

TRACT 2
1,137,782 Sq. Ft.
26.12 Acres

TRACT 3
949,826 Sq. Ft.
21.80 Acres

TRACT 4
966,090 Sq. Ft.
22.18 Acres

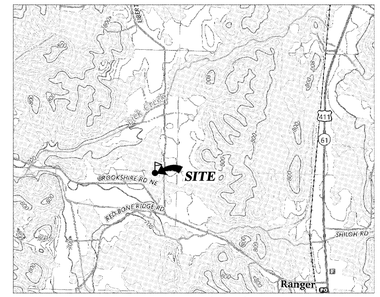
TOTAL AREA
5,227,601 Sq. Ft.
120.00 Acres



Curve Table				
Curve	Length	Radius	Chord	Bearing
C1	320.29'	785.00'	318.07'	N73°14'56"W
C2	70.58'	371.72'	70.47'	S89°37'23"W
C3	148.39'	170.56'	143.76'	N63°53'01"W
C4	172.39'	1152.39'	172.23'	S3°42'09"W
C5	91.51'	1111.88'	91.48'	S8°22'03"W

Call Table		
Line	Bearing	Distance
L2	N49°20'30"W	24.35'
L1	N89°17'43"E	22.91'
L3	N51°22'24"W	30.07'
L4	N89°57'37"W	341.68'
L5	N89°57'37"W	63.60'
L6	N89°14'53"W	353.37'
L7	N88°58'32"W	282.94'
L8	N88°44'06"W	120.75'
L9	N88°44'06"W	183.54'
L10	N87°10'07"W	69.76'
L11	N88°31'13"W	75.49'
L12	N32°04'08"W	205.09'
L13	N37°11'19"W	296.72'
L14	N40°30'19"W	74.10'
L15	S73°02'05"W	186.39'
L16	S0°29'41"W	147.50'
L17	S0°15'07"E	398.20'
L18	S1°14'26"W	186.59'
L19	S0°56'29"W	553.75'
L20	S9°26'41"W	67.57'

Call Table		
Line	Bearing	Distance
L21	S0°30'57"E	60.11'
L22	S6°42'23"E	44.38'
L23	S7°45'36"E	113.11'
L24	S5°42'08"E	59.92'
L25	S3°40'02"E	61.45'
L26	S0°07'19"E	268.01'
L27	S0°18'03"E	199.41'
L28	S1°15'26"W	56.84'



VICINITY MAP (N.T.S.)

GENERAL NOTES:

1. *FIELD DATA COLLECTED 01/19/2026. A JAVAD BASE/ROVER SETUP WAS UTILIZED TO COLLECT MEASUREMENTS ON THE GROUND AND PROCESSED THROUGH A COMBINATION OF CORS STATION BASELINES AND RTK SOLUTIONS.*

2. *THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE ACCURATE WITHIN ONE FOOT IN 603,294 FEET.*

3. *THE UTILITIES HAVE BEEN LOCATED FROM ABOVE GROUND EVIDENCE.*

4. *THERE WAS NO VISIBLE EVIDENCE ABOVE GROUND OF A BURIAL SITE OR GRAVEYARD. THE SURVEYOR DID NOT PERFORM EXTENSIVE RESEARCH ON THE MATTER AND HAD NO ARCHEOLOGIST PERFORM ANY SUCH RESEARCH. THEREFORE, THE SURVEYOR TAKES EXCEPTION TO ANY SUCH ITEMS.*

5. *THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, RIGHTS OF WAY OR RESTRICTIONS THAT ARE NOT OF RECORD OR THAT WOULD HAVE BEEN DISCOVERED BY AN ACCURATE AND CURRENT TITLE SEARCH. THEREFORE THE SURVEYOR TAKES EXCEPTION TO ANY SUCH ITEMS.*

6. *ALL RECORDS DEPICT A 40 FOOT RIGHT OF WAY FOR LIBERTY CHURCH ROAD AND BROOKSHIRE ROAD.*

7. *5. THE PURPOSE OF THIS SURVEY IS TO DIVIDE AND SEVER THE PROPERTY LISTED AS 00 BROOKSHIRE ROAD INTO 4 TRACTS AS SHOWN. ADDITIONALLY, THE SOUTHERN TIP OF TRACT #2 BELONGS TO LIBERTY BAPTIST CHURCH PER DEED BOOK 916 PAGE 444 OF THE CLERK OF COURTS OF GORDON COUNTY, GEORGIA.*

LEGEND

PCS	#4 REBAR W/ CAP SET
PCF	PROPERTY CORNER FOUND
D.E.	DRAINAGE EASEMENT
N/F	NOW OR FORMERLY
R/W	RIGHT OF WAY
BSL	BUILDING SETBACK LINE
L.L.L.	LAND LOT LINE
PL	PROPERTY LINE
CL	CENTERLINE
LSE	LANDSCAPE EASEMENT
FP	FENCE POST
4RB	1/2" REBAR
5RB	5/8" REBAR
OTP	OPEN TOP PIPE
CTP	CRIMPED TOP PIPE
C	CAPPED
D	DISTURBED

⊗ MONUMENTATION FOUND (PCF)

⊙ PROPERTY CORNER SET (#4 REBAR W/ CAP)

● POINT FOUND ON PROPERTY LINE

⊠ RIGHT OF WAY MONUMENT

POWER POLE

EB ELECTRIC BOX

ELECTRIC METER

AC AIR CONDITIONING UNIT

GRAPHIC SCALE

200' 0 100' 200' 400' 800'

(IN FEET)
1 inch = 200'ft.

Final Plat Approval

THIS PLAT MEETS THE REQUIREMENTS OF THE GORDON COUNTY ZONING ORDINANCE AND DEVELOPMENT REGULATIONS AND IS AUTHORIZED TO BE RECORDED.

APPROVED FOR RECORDING
GORDON COUNTY BUILDING AND PLANNING
BY: [illegible]
03/25/2026 8:17:38

COUNTY SIGNATURE BLOCK

Surveyor's Certification

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR UNDER MY SUPERVISION.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED UPON LINEAR MEASUREMENT TAKEN BY A JAVAD GPS, THE SITE COORDINATE SYSTEMS WAS BASED UPON GPS OBSERVATIONS, GEORGIA WEST ZONE, NAD 83 FOR HORIZONTAL PROJECTIONS AND NAVD 88 FOR VERTICAL PROJECTIONS.

THE TERM "CERTIFICATION" AS USED IN RULE 180-6-.09(2) AND (3) AND RELATING TO PROFESSIONAL ENGINEERING OR LAND SUREVEYING SERVICES, AS DEFINED IN O.C.G.A. 43-15-2(6) AND (11), SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67

(i)'As required by subsection (d) of O.C.G.A. Section 15-6-67,this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. 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.

GEORGIA
CLARK TOMPKINS
2057
PROFESSIONAL
LAND SURVEYOR

LSF001448

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THE LANDSURVEYING COMPANY
317 CASSVILLE ROAD,
CARTERSVILLE, GA 30120
PH: 706-379-6009
THELANDSURVEYINGCOMPANY.COM

DATE: 01/06/2026
JOB NO: 25-208
DRN BY: T. HOLT
CKD BY: C. TOMPKINS
DATUM: NAD '83/ NAVD '88
SCALE: 1"=200'
SHEET 1

Project 00 BROOKSHIRE ROAD, CALHOUN, GA 30701
Auth. By: David M. DeMoss
Drawing Title
A DIVISIONAL SURVEY FOR:
David Michael DeMoss

REVISION
DATE

GEORGIA
GORDON COUNTY
LAND LOTS 216
24TH DISTRICT 2ND SECTION

"L:\My Drive\2025 (SW)\25-208 David Demos Brookshire Dr (Rayburn)\4-DWG\25-208.dwg"