

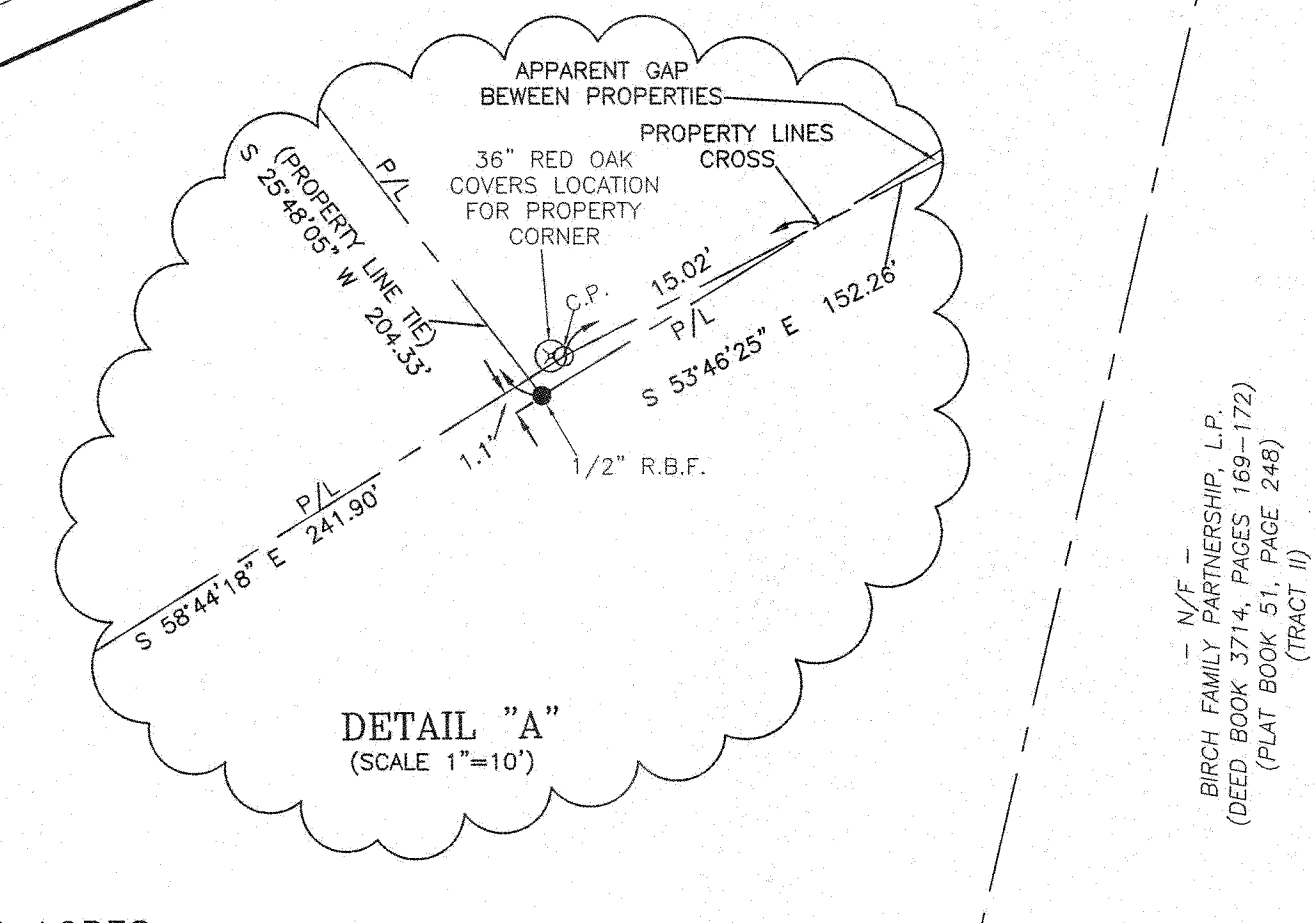
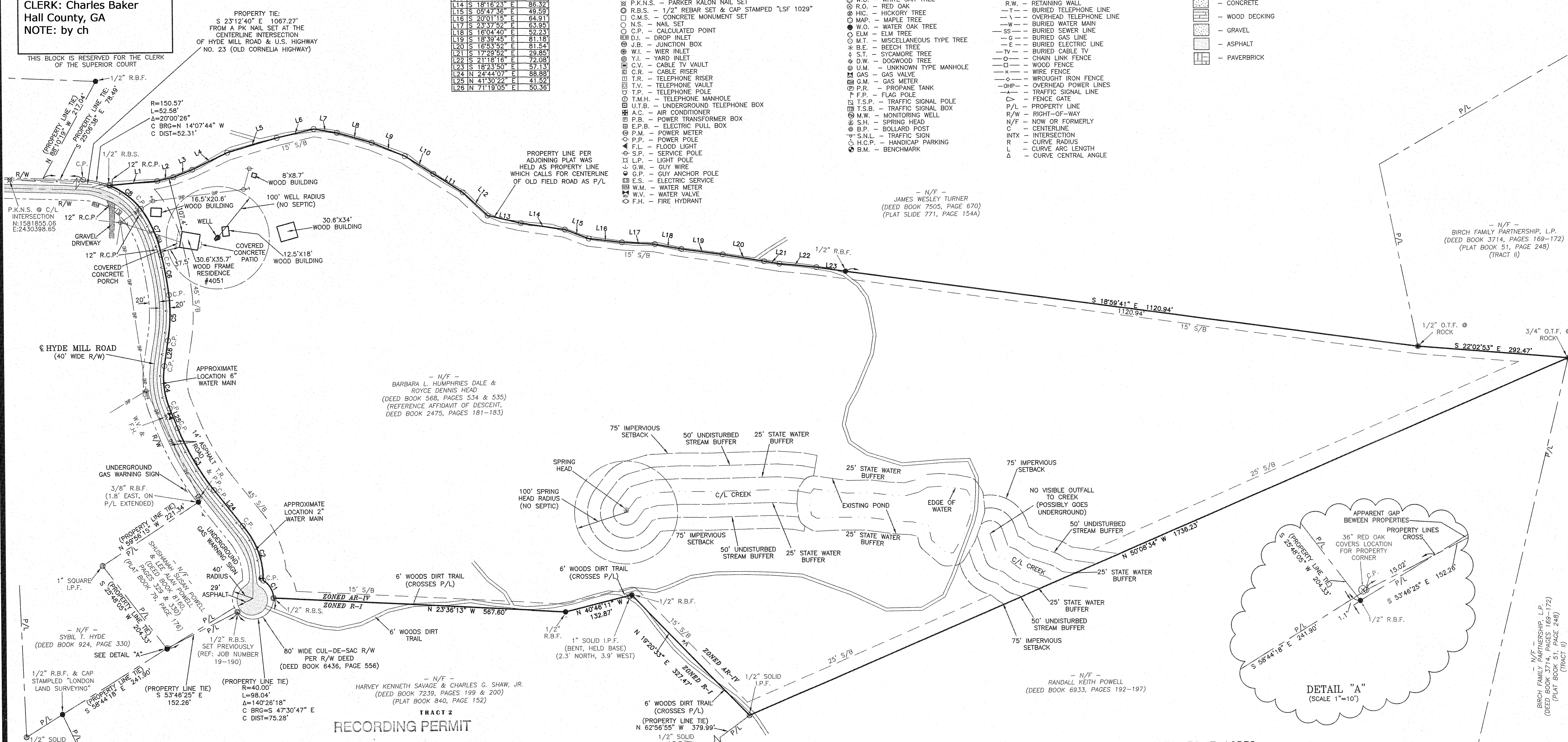
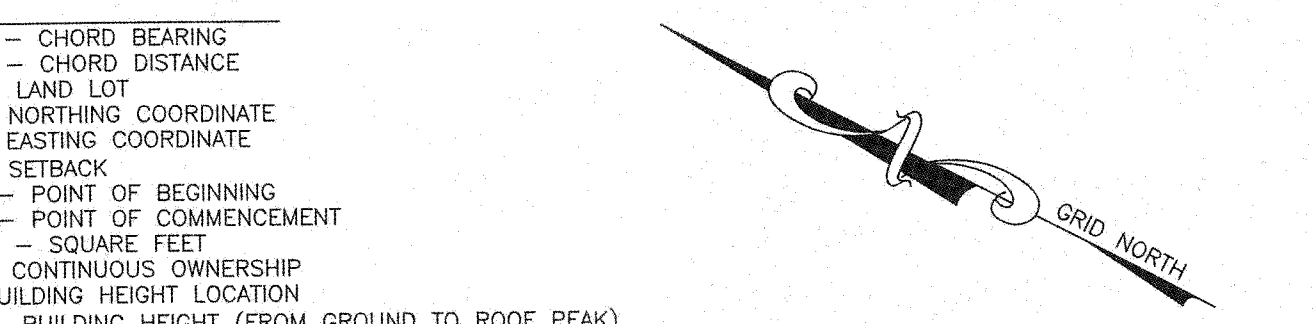
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 PARTICIPANT ID: 9576554662
 CLERK: Charles Baker
 Hall County, GA
 NOTE: by ch

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	40.00'	40.97'	39.20'	N 32°55'31" E	58°41'05"
C2	155.84'	115.75'	113.11'	N 43°01'57" E	42°31'57"
C3	494.81'	140.27'	139.80'	N 33°16'46" E	16°14'20"
C4	157.20'	84.53'	83.51'	N 56°36'30" E	30°48'30"
C5	317.26'	88.83'	88.54'	N 64°48'05" E	16°00'36"
C6	272.05'	79.31'	79.27'	N 52°59'05" E	17°17'35"
C7	228.97'	99.20'	98.43'	N 39°45'52" E	24°49'23"
C8	150.57'	77.27'	76.42'	N 10°34'33" E	29°24'08"

LINE	BEARING	DISTANCE
L1	S 31°36'15" E	93.26'
L2	S 40°03'07" E	30.69'
L3	S 48°16'36" E	39.32'
L4	S 52°24'28" E	75.70'
L5	S 43°31'16" E	100.59'
L6	S 40°08'49" E	73.61'
L7	S 16°51'51" E	45.92'
L8	S 10°24'20" E	70.39'
L9	S 04°41'51" E	69.34'
L10	S 05°38'29" W	66.84'
L11	S 05°54'30" W	67.30'
L12	S 16°52'59" W	66.15'
L13	S 13°19'20" W	66.18'
L14	S 18°16'23" E	86.32'
L15	S 05°47'36" E	49.59'
L16	S 20°01'15" E	64.91'
L17	S 23°37'52" E	63.95'
L18	S 16°04'40" E	52.23'
L19	S 15°39'45" E	81.18'
L20	S 16°53'52" E	81.54'
L21	S 17°29'52" E	29.85'
L22	S 21°18'18" E	72.06'
L23	S 18°23'50" E	97.13'
L24	N 24°44'07" E	88.89'
L25	N 41°30'22" E	41.52'
L26	N 71°19'05" E	50.36'

LEGEND:

- △ A.I.F. - ANGLE IRON FOUND
- ⊙ A.F. - AXLE FOUND
- C.M.F. - CONCRETE MONUMENT FOUND
- ⊙ A.M.F. - ALUMINUM MONUMENT FOUND
- ⊙ C.T.F. - CRIMP TOP PIN FOUND
- ⊙ R.B.F. - REBAR FOUND (SEE DRAWING FOR SIZE)
- ⊙ O.T.F. - OPEN TOP FOUND (SEE DRAWING FOR SIZE)
- ⊙ I.P.F. - IRON PIN FOUND
- ⊙ P.K.N.F. - PARKER KALON NAIL FOUND
- ⊙ F.X. - X-OUT FOUND
- ⊙ N.F. - NAIL FOUND
- ⊙ R.F. - ROCK FOUND
- ⊙ R.F.F. - RAILROAD SPIKE FOUND
- ⊙ T.F. - TACK FOUND
- ⊙ P.K.N.S. - PARKER KALON NAIL SET
- ⊙ R.B.S. - 1/2" REBAR SET & CAP STAMPED 'LSF 1029'
- ⊙ C.M.S. - CONCRETE MONUMENT SET
- ⊙ N.S. - NAIL SET
- ⊙ C.P. - CALCULATED POINT
- ⊙ D.I. - DROP INLET
- ⊙ J.B. - JUNCTION BOX
- ⊙ W.I. - WIER INLET
- ⊙ Y.I. - YARD INLET
- ⊙ C.V. - CABLE TV VAULT
- ⊙ C.R. - CABLE RISER
- ⊙ T.V. - TELEPHONE VAULT
- ⊙ T.P. - TELEPHONE POLE
- ⊙ T.M.H. - TELEPHONE MANHOLE
- ⊙ U.T.B. - UNDERGROUND TELEPHONE BOX
- ⊙ A.C. - AIR CONDITIONER
- ⊙ P.B. - POWER TRANSFORMER BOX
- ⊙ E.P.B. - ELECTRIC PULL BOX
- ⊙ P.M. - POWER METER
- ⊙ P.P. - POWER POLE
- ⊙ F.L. - FLOOD LIGHT
- ⊙ S.P. - SERVICE POLE
- ⊙ L.P. - LIGHT POLE
- ⊙ G.W. - GUY WIRE
- ⊙ G.P. - GUY ANCHOR POLE
- ⊙ E.S. - ELECTRIC SERVICE
- ⊙ W.M. - WATER METER
- ⊙ W.V. - WATER VALVE
- ⊙ F.H. - FIRE HYDRANT
- ⊙ F.D.C. - FIRE DEPARTMENT CONNECTION
- ⊙ I.C.V. - IRRIGATION CONTROL VALVE
- ⊙ W.P. - WELL POINT
- ⊙ S.P.G. - WATER SPIGOT
- ⊙ B.O. - WATER BLOW OFF
- ⊙ B.F.P. - WATER BACKFLOW PREVENTER
- ⊙ C.O. - SANITARY CLEANOUT
- ⊙ S.S.M.H. - SANITARY SEWER MANHOLE
- ⊙ G.V. - SANITARY GATE VALVE
- ⊙ G.T. - GREASE TRAP
- ⊙ OAK - OAK TREE
- ⊙ P.T. - PINE TREE
- ⊙ POP. - POPLAR TREE
- ⊙ W.O. - WHITE OAK TREE
- ⊙ HIC. - HICKORY TREE
- ⊙ M.P. - MAPLE TREE
- ⊙ W.O. - WATER OAK TREE
- ⊙ ELM - ELM TREE
- ⊙ M.T. - MISCELLANEOUS TYPE TREE
- ⊙ S.T. - SYCAMORE TREE
- ⊙ D.W. - DOGWOOD TREE
- ⊙ U.M. - UNKNOWN TYPE MANHOLE
- ⊙ G.M. - GAS METER
- ⊙ P.R. - PROPANE TANK
- ⊙ F.P. - FLAG POLE
- ⊙ T.S.P. - TRAFFIC SIGNAL POLE
- ⊙ T.S.B. - TRAFFIC SIGNAL BOX
- ⊙ M.W. - MONITORING WELL
- ⊙ S.H. - SPRING HEAD
- ⊙ B.P. - BOLLARD POST
- ⊙ T.S.M. - TRAFFIC SIGN
- ⊙ H.C.P. - HANDICAP PARKING
- ⊙ B.M. - BENCHMARK
- ⊙ H.C.R. - HANDICAP RAMP
- ⊙ A.H. - ACCESS HATCH
- ⊙ R.L. - ROOF LINE
- ⊙ E.P. - EDGE OF PAVEMENT
- ⊙ B.C. - BACK OF CURB
- ⊙ S.W.C.B. - SINGLE WING CATCH BASIN
- ⊙ D.W.C.B. - DOUBLE WING CATCH BASIN
- ⊙ I.E. - INVERT ELEVATION
- ⊙ EL - ELEVATION
- ⊙ C.M.P. - CORRUGATED METAL PIPE
- ⊙ R.C.P. - REINFORCED CONCRETE PIPE
- ⊙ B.C.C.M.P. - BITUMINOUS COATED CORRUGATED PIPE
- ⊙ H.D.P.E. - HIGH DENSITY POLYETHYLENE PIPE
- ⊙ P.V.C. - POLYVINYL CHLORIDE PIPE
- ⊙ D.I.P. - DUCTILE IRON PIPE
- ⊙ R.W. - RETAINING WALL
- ⊙ T. - BURIED TELEPHONE LINE
- ⊙ O.H.T. - OVERHEAD TELEPHONE LINE
- ⊙ W. - BURIED WATER MAIN
- ⊙ B.S. - BURIED SEWER LINE
- ⊙ G. - BURIED GAS LINE
- ⊙ E. - BURIED ELECTRIC LINE
- ⊙ T.V. - BURIED CABLE TV
- ⊙ C. - CHAIN LINK FENCE
- ⊙ W. - WOOD FENCE
- ⊙ I.R. - WROUGHT IRON FENCE
- ⊙ O.H.P. - OVERHEAD POWER LINES
- ⊙ T.S.L. - TRAFFIC SIGNAL LINE
- ⊙ F. - FENCE GATE
- ⊙ P/L - PROPERTY LINE
- ⊙ R/W - RIGHT-OF-WAY
- ⊙ N/F - NOW OR FORMERLY
- ⊙ C. - CENTERLINE
- ⊙ INTX - INTERSECTION
- ⊙ R. - CURVE RADIUS
- ⊙ L. - CURVE ARC LENGTH
- ⊙ Δ - CURVE CENTRAL ANGLE
- ⊙ C BRG - CHORD BEARING
- ⊙ C DIST - CHORD DISTANCE
- ⊙ LL - LAND LOT
- ⊙ N - NORTHING COORDINATE
- ⊙ E - EASTING COORDINATE
- ⊙ S/B - SETBACK
- ⊙ P.O.B. - POINT OF BEGINNING
- ⊙ P.O.C. - POINT OF COMMENCEMENT
- ⊙ SQ. FT. - SQUARE FEET
- ⊙ --- - CONTINUOUS OWNERSHIP
- ⊙ --- - BUILDING HEIGHT LOCATION
- ⊙ [25.5] - BUILDING HEIGHT (FROM GROUND TO ROOF PEAK)
- ⊙ [25.5] - SPOT ELEVATION
- ⊙ [] - CONCRETE
- ⊙ [] - WOOD DECKING
- ⊙ [] - GRAVEL
- ⊙ [] - ASPHALT
- ⊙ [] - PAVERBRICK



SURVEYOR'S NOTES:

- THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA AS PER FIRM FLOOD INSURANCE RATE MAP OF HALL COUNTY, GA. COMMUNITY PANEL NO. 130466 0225 F. EFFECTIVE DATE: SEPTEMBER 2006. 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 OR ELEVATIONS OF THE FLOOD HAZARD BOUNDARIES ARE NECESSARY, A MORE DETAILED STUDY MAY BE NEEDED. THIS FIRM ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE ACCURACY OF THE REFERENCED MAP OR PUBLIC DATA.
- THIS PROPERTY IS NOT AFFECTED BY THE HALL COUNTY FUTURE FLOOD AREA AS SHOWN ON HALL COUNTY GIS WEB SITE LOCATED AT: <http://gis.hallcounty.org/Public/WebPages/Map/FundyViewer.aspx>
- IF THIS PROPERTY CONTAINS FEMA AND/OR LOCAL FLOOD HAZARD AREAS, BOTH FEDERAL AND LOCAL RESTRICTIONS MAY APPLY.
- THIS SURVEY WAS PREPARED ON THE GEORGIA STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR PROJECTION, WEST ZONE, NORTH AMERICAN DATUM OF 1983/2007 ADJUSTMENT. THE SCALE FACTOR FOR THIS SITE IS: 0.999920499. (GRID DISTANCE/SCALE FACTOR=GROUND DISTANCE). ALL COORDINATES SHOWN HEREON ARE GRID COORDINATES UNLESS OTHERWISE STATED.
- THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGULATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (OCGA) 15-6-67 AS AMENDED BY HB76 (2017).
- CONVENTIONAL EQUIPMENT USED FOR MEASUREMENT WAS A TOPCON PS 103. GPS EQUIPMENT USED FOR MEASUREMENT WAS A CHAMPION T70 GNSS RECEIVER USING REALTIME KINEMATIC OBSERVATIONS PROCESSED THROUGH THE EGPS NETWORK.
- THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 19,009 FEET AND AN ANGULAR CLOSURE OF 00'00"03" PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES RULE. FIELD PARTY R.H. & J.H.
- THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 467,700 FEET.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF TITLE REVIEW AND IS SUBJECT TO ANY RESERVATIONS, RESTRICTIONS, RIGHTS-OF-WAY AND EASEMENTS OF RECORD.
- THIS PLAT OF SURVEY IS FOR THE EXCLUSIVE USE OF THE PARTIES LISTED UNDER THE CAPTION "SURVEY FOR" ANY THIRD PARTY USE TO BE AT THEIR OWN RISK.
- THIS PROPERTY DOES CONTAIN STATE WATERS REQUIRING AN UNDISTURBED NATURAL BUFFER. LOCAL ORDINANCES MAY ALSO REQUIRE ADDITIONAL BUFFERS FOR THESE AREAS.
- IF THE PROPERTY IS LOCATED IN THE NORTH OCOONEE WATERSHED DISTRICT, THEN ADDITIONAL STREAM BUFFERS AND IMPERVIOUS SETBACKS MAY BE REQUIRED FOR COMPLIANCE. (HALL COUNTY CODE § 17.225.040).
- THE FIELD SURVEY WAS CONDUCTED ON OCTOBER 30TH, 31ST, AND NOVEMBER 4TH, 6TH, 7TH AND 13TH, 2019.
- THE UNDERGROUND UTILITIES SHOWN HEREON WERE LOCATED BASED ON SURFACE EVIDENCE AND FROM INFORMATION TAKEN FROM G.I.S./UTILITY WEB SITES. THERE MAY BE OTHER SUBSURFACE UTILITIES THAT SERVE THE PROPERTY THAT ARE NOT SHOWN ON THIS SURVEY.
- THE SUBJECT PROPERTY DEED WAS VAGUE IN DESCRIBING THE BOUNDARIES OF THE PROPERTY. ADJACENT PLATS AND DEEDS WERE UTILIZED IN ESTABLISHING BOUNDARY LINES.

AREA: 36.47 ACRES

WATER SERVICE BY:
CITY OF GAINESVILLE

SEWER SERVICE BY:
FUTURE ON SITE SEPTIC MANAGEMENT SYSTEM

WETLANDS INFORMATION:

AS PER THE U.S. FISH AND WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY AS RESEARCHED ON THE FOLLOWING WEB SITE: <http://www.fws.gov/wetlands/data/mapper.html> THIS PROPERTY DOES CONTAIN WETLANDS. NO FORMAL WETLANDS STUDY HAS BEEN PERFORMED FOR THIS SITE UNLESS OTHERWISE NOTED.

REFERENCES:

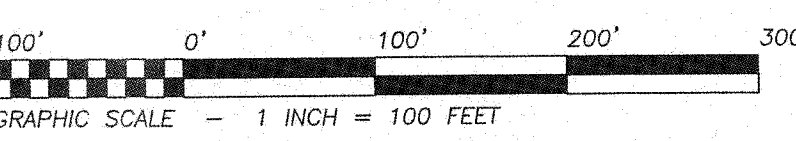
- DEED BOOK 568, PAGES 534 & 535
- DEED BOOK 7505, PAGE 670
- DEED BOOK 7239, PAGES 199 & 200
- DEED BOOK 8160, PAGES 329 & 330
- DEED BOOK 924, PAGE 330
- DEED BOOK 8160, PAGES 728 & 729
- DEED BOOK 7632, PAGES 161-163
- DEED BOOK 6933, PAGES 192-197
- DEED BOOK 2475, PAGE 181-183
- PLAT SLIDE 771, PAGE 154A
- PLAT BOOK 840, PAGE 152
- PLAT BOOK 79, PAGE 176
- RIGHT-OF-WAY DEED PER DEED BOOK 6436, PAGE 556.
- SURVEY PREPARED FOR BARBARA L. HUMPHRIES DALE & ROYCE DENNIS HEAD BY NORTH-CENTRAL LAND SURVEYING, JOB #9096-17, DATED JANUARY 1996.

STATE WATERS BUFFER:

AN UNDISTURBED VEGETATIVE BUFFER MEETING CITY OR COUNTY AND STATE REGULATIONS WILL BE PRESERVED ADJACENT TO ALL STREAMS AND LAKES. THERE SHALL BE A 50-FOOT UNDISTURBED BUFFER AS MEASURED HORIZONTALLY FROM POINT WHERE VEGETATION HAS BEEN WRESTED BY NORMAL STREAM FLOW OR WAVE ACTION. THERE SHALL BE A 75-FOOT IMPERVIOUS SET-BACK AS MEASURED HORIZONTALLY FROM POINT WHERE VEGETATION HAS BEEN WRESTED BY NORMAL STREAM FLOW OR WAVE ACTION. (HALL COUNTY CODE § 8.170.070)

SETBACKS (S/B):

INFORMATION PROVIDED BY HALL COUNTY G.I.S. WEB SITE LOCATED AT: <http://gis.hallcounty.org/Public/WebPages/Map/FundyViewer.aspx>
 CURRENT HALL COUNTY ZONING:
AR-IV - AGRICULTURAL RESIDENTIAL IV
 BUILDING SETBACKS:
FRONT: 40' FROM RIGHT-OF-WAY LINE OR 65' FROM CENTERLINE ROAD (WHICHEVER IS GREATER)
SIDE: 15' FROM PROPERTY LINE
REAR: 25' FROM PROPERTY LINE



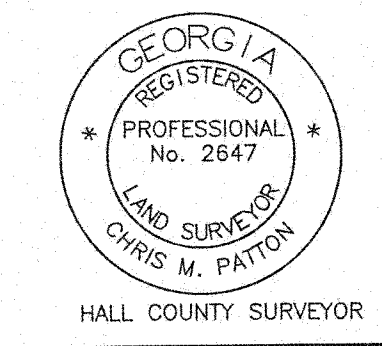
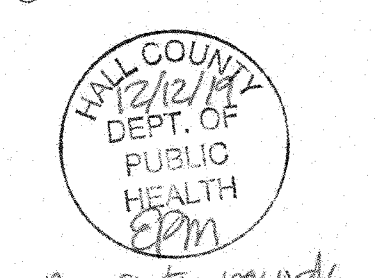
SURVEYOR'S CERTIFICATION:

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR. THIS PLAT IS NOT APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS THAT REQUIRE PRIOR APPROVAL FOR RECORDING THIS TYPE OF PLAT OR ONE OR MORE OF THE APPLICABLE LOCAL JURISDICTIONS DO NOT REQUIRE APPROVAL OF THIS TYPE OF PLAT. FOR ANY APPLICABLE LOCAL JURISDICTION THAT REQUIRES APPROVAL OF THIS TYPE OF PLAT, THE NAMES OF THE INDIVIDUALS SIGNING OR APPROVING THIS PLAT, THE AGENCY OR OFFICE OF THAT INDIVIDUAL, AND THE DATE OF APPROVAL ARE LISTED IN THE APPROVAL TABLE SHOWN HEREON. FOR ANY APPLICABLE LOCAL JURISDICTION THAT DOES NOT REQUIRE APPROVAL OF THIS TYPE OF PLAT, THE NAME OF SUCH LOCAL JURISDICTION AND THE NUMBER OF THE APPLICABLE ORDINANCE OR RESOLUTION PROVIDING THAT NO SUCH APPROVAL IS REQUIRED ARE LISTED IN THE APPROVAL TABLE SHOWN HEREON.

THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS MAP, PLAT OR PLAN FOR FILING:

BODY	DATE
HALL COUNTY DEPT. OF PUBLIC HEALTH	12/12/19
HALL COUNTY PLANNING COMMISSION	12/12/19
HALL COUNTY ENGINEERING	12/12/19
HALL COUNTY SURVEYOR	11/19/2019

CHRIS M. PATTON, G.A. R.L.S. #2647



REGISTERED PROFESSIONAL LAND SURVEYORS

CHRIS M. PATTON
 LAND SURVEYING, LLC

P.O. BOX 256
 GAINESVILLE, GA 30503
 PHONE: (770) 532-6492
 FAX: (770) 532-1995
 www.pattonsurveying.com

COMPUTATIONS BY: C.H.K.
 SURVEYED BY: R.H. & J.H.
 DRAFTED BY: C.H.K.
 CHECKED BY: C.M.P.

COMBINATION SURVEY FOR:

3805 317, LLC

LOCATED IN -
 GLADES G.M.D. 403
 HALL COUNTY, GEORGIA

REVISIONS

NO.	DATE	DESCRIPTION
1	11/21/2019	REVISED SURVEY TO BE A COMBINATION

SHEET NUMBER:
1 of 1

SCALE: 1" = 100'

SURVEY DATE: 11/13/2019

PLAT DATE: 11/19/2019

19-191.dwg
 JN. 19-191