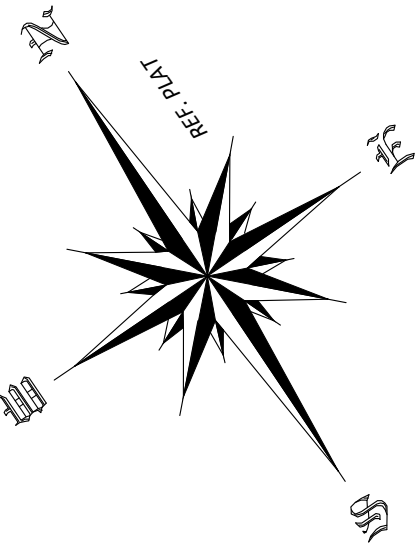


THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT



- HORIZONTAL DATUM IS GEORGIA STATE WEST ZONE COORDINATE SYSTEM NORTH AMERICAN DATUM OF 1983 (NAD83), UNLESS OTHERWISE NOTED ON THE NORTH ARROW
- VERTICAL DATUM IS NORTH AMERICAN VERTICAL OF 1988 (NAVD88)
- ALL DEED BOOK REFERENCES SHOWN HEREON ARE RECORDED IN THE CLERK OF SUPERIOR COURT'S OFFICE OF HALL COUNTY, GEORGIA.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. SUBJECT AND ADJACENT PROPERTY OWNERS' DEED REFERENCES WERE PROVIDED BY MICHAEL S. KELLEY RLS #2313 AND ARE NOT GUARANTEED AS TO THE ACCURACY OR COMPLETENESS.
- STRUCTURES VISIBLE ON THE DATE OF SURVEY ARE SHOWN HEREON.
- LOCATIONS ARE ACCURATE ONLY WHERE DIMENSIONED.
- THIS PROPERTY MAY CONTAIN WETLANDS. ALL WETLANDS ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS AND/OR THE STATE OF GEORGIA DEPARTMENT OF NATURAL RESOURCES. LOT OWNERS ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE PROTECTED AREAS WITHOUT THE PROPER PERMIT APPLICATION AND APPROVAL.
- THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NO. 13138C0070C, effective on 04/04/2018.
- THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OF GUARANTEE.
- THIS SURVEY COMPLETES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICE CODE OF GEORGIA ANNOTATED (O.C.G.A.) 15-6-67 AS AMENDED BY HB1004 (2016), IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.

SURVEY DATA

NOTE: THIS SURVEYOR DOES NOT GUARANTEE THAT ALL EASEMENTS THAT MAY AFFECT THIS PROPERTY ARE SHOWN.

TOTAL AREA = 51.60 ACRES
 E.O.C. PLAT = 1 IN <100000
 E.O.C. FIELD = 1 IN 19650
 ANGLE ERROR = 2" PER ANGLE POINT
 ADJUSTED BY: COMPASS RULE
 EQUIPMENT USED: TOPCON GPT 1003 TOTAL STATION
 FIELD WORK COMPLETED ON: 06-27-2021

REFERENCES:

PLAT BOOK 856 PAGE 11
 DEED BOOK 6124 PAGE 66

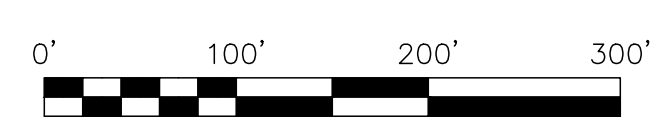
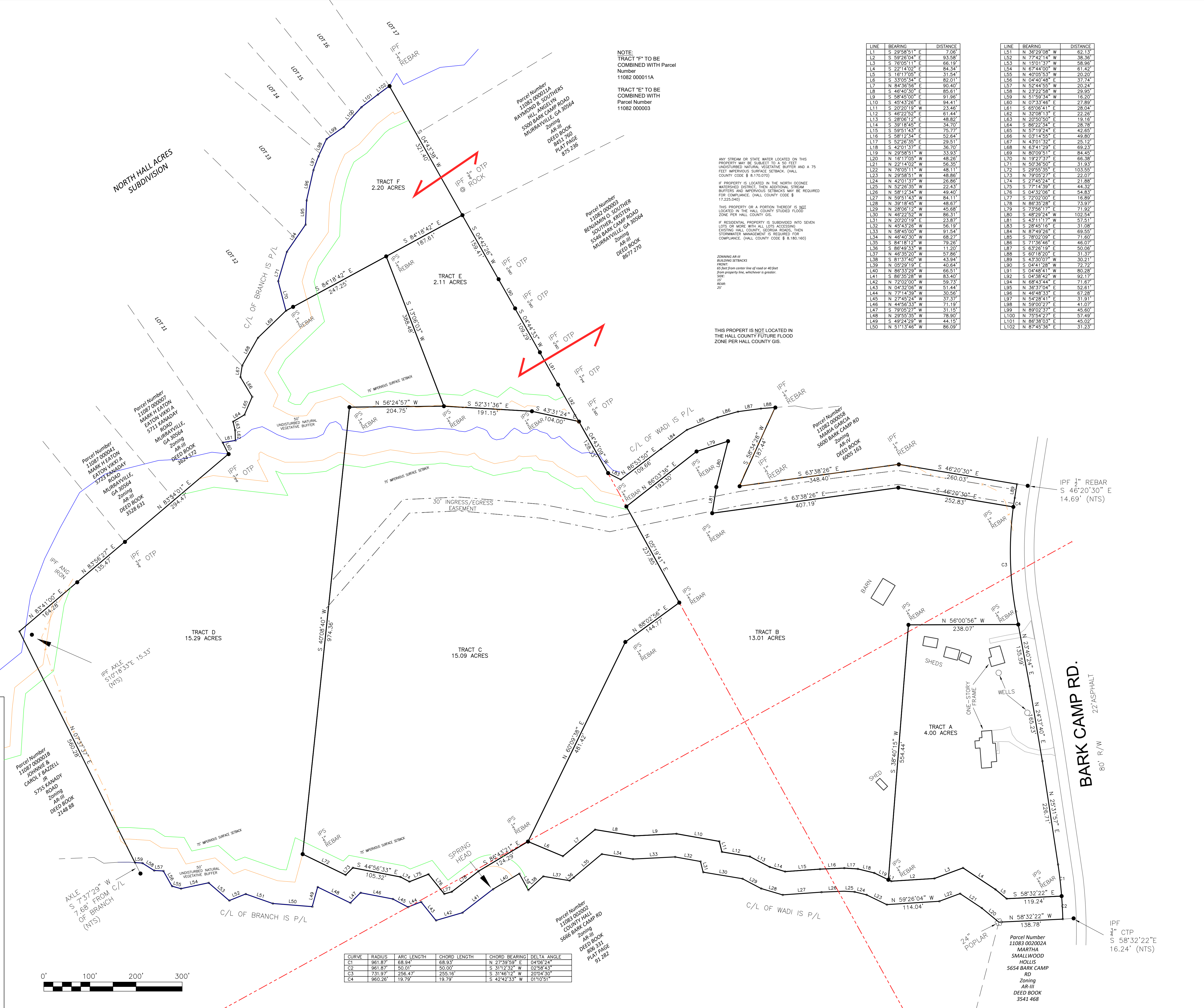
LEGEND:

LL/L = LAND LOT LINE
 IPS = IRON PIN SET #4 REBAR
 IPF = IRON PIN FOUND
 C/L = CENTER LINE
 N/F = NOW OR FORMERLY
 R/W = RIGHT OF WAY
 P/L = PROPERTY LINE

SURVEYORS CERTIFICATION

"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 COMPLETES 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."

MICHAEL STEWART KELLEY GA RLS #2313 10/21/2021



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	BETA ANGLE
C1	981.87'	68.94'	68.93'	N 27°59'59" E	04°08'24"
C2	981.87'	50.01'	50.00'	S 31°42'32" W	02°58'43"
C3	731.97'	256.47'	256.16'	S 31°46'12" W	20°04'30"
C4	960.28'	19.79'	19.79'	S 42°42'33" W	01°10'51"

NOTE:
 TRACT "F" TO BE COMBINED WITH Parcel Number 11082 000011A

TRACT "E" TO BE COMBINED WITH Parcel Number 11082 000003

ANY STREAM OR STATE WATER LOCATED ON THIS PROPERTY MAY BE SUBJECT TO A 50 FEET UNDISTURBED NATURAL VEGETATIVE BUFFER AND A 75 FEET IMPERVIOUS SURFACE SETBACK. (HALL COUNTY CODE § 8.180.070)

IF PROPERTY IS LOCATED IN THE NORTH OGDEN WATERSHED DISTRICT, THEN ADDITIONAL STREAM BUFFERS AND IMPERVIOUS SETBACKS MAY BE REQUIRED FOR COMPLIANCE. (HALL COUNTY CODE § 17.225.040)

THIS PROPERTY OR A PORTION THEREOF IS NOT LOCATED IN THE HALL COUNTY STUDIED FLOOD ZONE PER HALL COUNTY GIS.

IF RESIDENTIAL PROPERTY IS SUBDIVIDED INTO SEVEN LOTS OR MORE WITH ALL LOTS ACCESSING EXISTING HALL COUNTY GEORGIA ROADS, THEN STORMWATER MANAGEMENT IS REQUIRED FOR COMPLIANCE. (HALL COUNTY CODE § 8.180.160)

ZONING AS PER BUILDING SETBACKS FROM: 60 feet from center line of road or 40 feet from property line, whichever is greater.
 USE: RES.
 REAR: 5'

THIS PROPERTY IS NOT LOCATED IN THE HALL COUNTY FUTURE FLOOD ZONE PER HALL COUNTY GIS.

LINE	BEARING	DISTANCE
L1	S 29°58'51" E	7.90'
L2	S 59°28'04" E	93.58'
L3	S 76°05'11" E	46.19'
L4	S 22°14'02" E	84.34'
L5	S 16°17'05" E	31.54'
L6	S 33°05'34" E	82.01'
L7	N 84°36'56" E	90.40'
L8	S 46°40'30" E	85.61'
L9	S 58°45'00" E	91.80'
L10	S 45°43'26" E	94.41'
L11	S 20°20'19" W	23.46'
L12	S 46°22'02" E	61.44'
L13	S 28°06'12" E	48.82'
L14	S 39°18'45" E	34.70'
L15	S 59°51'43" E	75.77'
L16	S 58°12'34" E	52.64'
L17	S 52°26'55" E	29.51'
L18	S 42°01'37" E	36.70'
L19	N 29°58'51" W	33.93'
L20	N 16°17'05" W	46.20'
L21	N 22°14'02" W	56.35'
L22	N 76°05'11" W	48.11'
L23	N 29°58'51" W	48.86'
L24	N 42°01'37" W	26.66'
L25	N 52°26'55" W	22.43'
L26	N 58°12'34" W	49.40'
L27	N 59°51'43" W	84.11'
L28	N 39°18'45" W	48.67'
L29	N 28°06'12" W	45.68'
L30	N 46°22'02" W	86.31'
L31	N 20°20'19" E	23.87'
L32	N 45°43'26" W	56.19'
L33	N 58°45'00" W	91.54'
L34	N 46°40'30" W	68.27'
L35	N 84°18'12" W	79.26'
L36	N 86°49'33" W	11.20'
L37	N 46°35'00" W	37.86'
L38	N 81°37'40" W	43.94'
L39	N 05°29'19" E	40.64'
L40	N 66°33'29" W	69.81'
L41	N 86°35'28" W	83.40'
L42	N 72°02'00" W	59.73'
L43	N 04°32'06" W	51.44'
L44	N 77°14'39" W	30.56'
L45	N 27°45'24" W	37.37'
L46	N 44°56'33" W	71.19'
L47	S 79°05'27" W	31.15'
L48	N 29°55'35" W	78.50'
L49	S 49°24'09" W	44.13'
L50	N 51°13'46" W	86.09'

LINE	BEARING	DISTANCE
L51	N 36°29'08" W	62.13'
L52	N 77°42'14" W	38.36'
L53	N 15°01'37" W	58.86'
L54	N 67°44'00" W	61.42'
L55	N 40°05'53" W	20.20'
L56	N 00°40'48" E	37.74'
L57	N 52°44'55" W	20.24'
L58	N 23°22'58" W	29.95'
L59	N 51°50'54" W	16.20'
L60	N 07°33'46" E	27.89'
L61	S 65°06'41" E	28.04'
L62	N 37°08'13" E	22.26'
L63	N 20°50'50" E	19.16'
L64	S 86°22'34" E	28.78'
L65	N 57°19'24" E	42.60'
L66	N 03°14'50" E	49.80'
L67	N 43°01'32" E	25.12'
L68	N 63°41'29" E	69.23'
L69	N 80°09'51" E	84.45'
L70	N 19°23'37" E	66.36'
L71	N 50°36'50" E	31.93'
L72	S 29°55'35" E	103.55'
L73	N 70°05'27" E	22.07'
L74	S 27°45'24" E	21.88'
L75	S 77°14'39" E	44.32'
L76	S 00°32'06" E	54.83'
L77	S 72°02'00" E	16.89'
L78	N 86°35'28" E	73.97'
L79	S 77°56'17" E	71.92'
L80	S 48°29'24" W	102.54'
L81	S 43°11'17" W	57.51'
L82	S 28°45'18" W	31.08'
L83	N 87°49'26" E	69.55'
L84	S 78°02'09" E	71.60'
L85	S 71°59'46" E	46.07'
L86	S 63°26'19" E	50.06'
L87	S 60°18'20" E	31.37'
L88	S 45°30'07" W	30.21'
L89	S 04°41'28" W	72.72'
L90	S 04°48'41" W	80.28'
L91	S 04°38'42" W	92.17'
L92	S 04°38'42" W	92.17'
L93	N 68°43'44" E	71.67'
L94	N 60°37'04" E	52.61'
L95	N 46°48'33" E	67.28'
L96	N 54°28'41" E	31.91'
L97	N 60°02'27" E	41.07'
L98	N 89°02'37" E	45.60'
L99	N 79°54'27" E	37.49'
L100	N 60°38'03" E	45.02'
L101	N 87°45'36" E	31.23'

PLAT OF SURVEY FOR

BEN SOUTHER
 51.60 ACRES
 L.L.# 82, 83, 86, & 87
 11th DISTRICT, 1st SECTION
 HALL COUNTY, GEORGIA

MICHAEL S. KELLEY
 R.L.S.#2313
 323 MARTIN BYERS ROAD
 DAHLONEGA, GA. 30533 (706) 864-8639
 kelleysurveying@gmail.com

DRAWING #C1021-22
 DRWG NAME: SOUTHER
 COGO NAME: SOUTHER
 FIELD BOOK: EXPLORER
 DRAWN BY: RPK

SHEET 1 OF 1