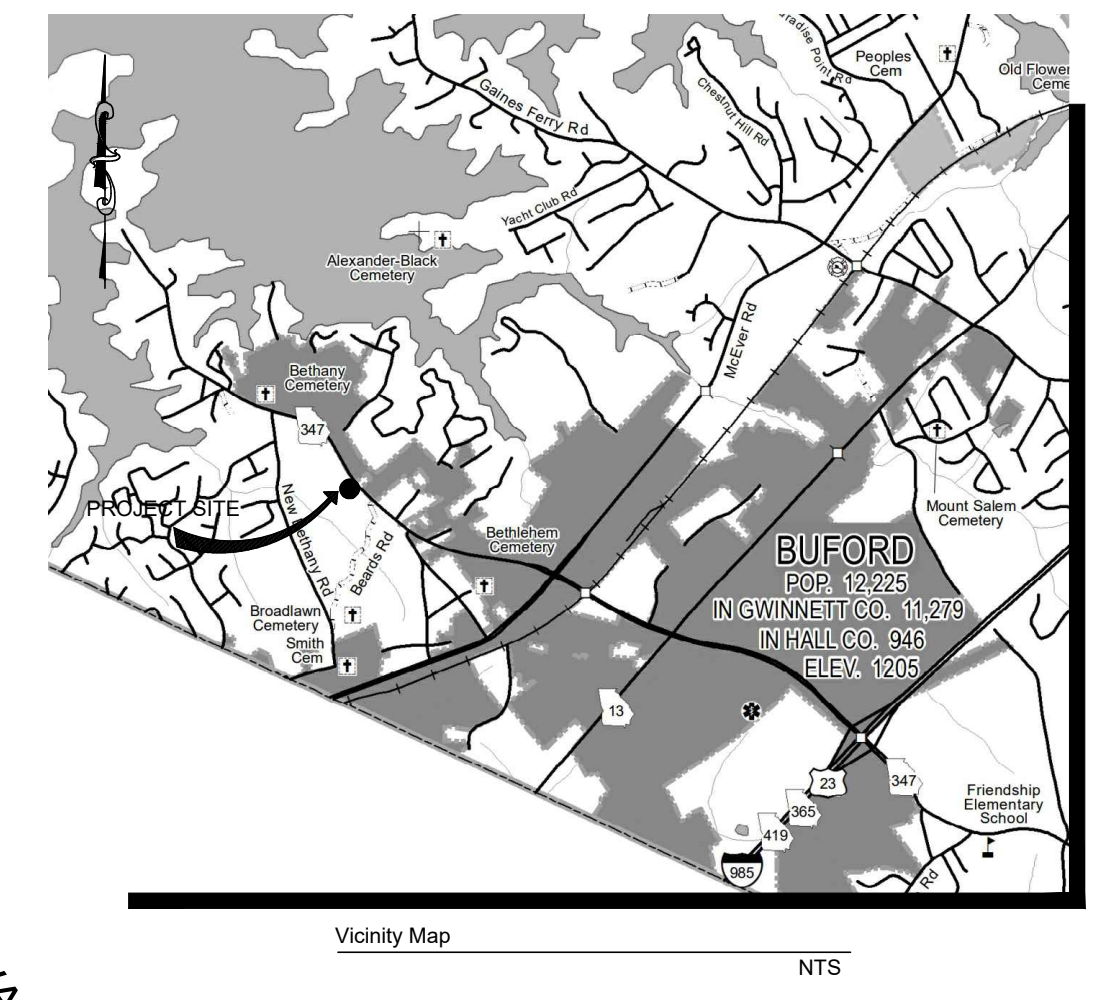


RESERVED FOR RECORDING INFORMATION



SURVEY NOTES

1. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 69,054 FEET AND AN ANGULAR ERROR OF 02" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE.
2. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 293,654 FEET.
3. EQUIPMENT USED: TOPCON GPT 3002W 2" FOR ANGULAR AND LINEAR MEASUREMENTS.
4. THIS SURVEY WAS PREPARED WITHOUT THE AID OF A TITLE SEARCH AND IS SUBJECT TO ANY AND ALL DISCLOSURES THAT A TITLE SEARCH MAY PRODUCE.
5. IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.
6. BY GRAPHICALLY SCALING, THIS PROPERTY IS NOT LOCATED IN 100 YEAR FLOOD ZONE. REFERENCE MAP: FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER: 13139C0288G, DATED 04/04/2018.



TOTAL AREA
9.465 ACRES
 TAX MAP PARCEL 07330 001004
 6016 LANIER ISLANDS PKWY
 N/F
 HOLIDAY LAND DEVELOPMENT, LLC
 D.B. 6271 - PG. 502
 ZONED: H-B

TAX MAP PARCEL 07330 001005
 N/F
 6109 LANIER, LLC
 D.B. 8100 - PG. 800
 ZONED: AR-III

TAX MAP PARCEL 07330 001001
 N/F
 THOMAS MICHAEL PRINCE
 D.B. 5066 - PG. 567
 ZONED: MUNI

TAX MAP PARCEL 07330 001003
 N/F
 RUBY G. LEE
 D.B. 7474 - PG. 751
 ZONED: AR-III

TAX MAP PARCEL 07331 001171
 N/F
 HENRY PATRICK STOEHR &
 CAROL ANN STOEHR
 D.B. 8787 - PG. 404
 P.B. 872 - PG. 145
 ZONED: AR-III

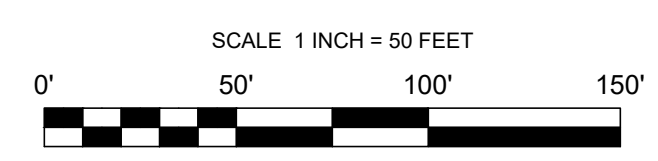
TAX MAP PARCEL 07331 001173
 N/F
 HENRY PATRICK STOEHR &
 CAROL ANN STOEHR
 D.B. 8647 - PG. 94
 P.B. 872 - PG. 145
 ZONED: AR-III

TAX MAP PARCEL 07331 001051
 N/F
 DALE JONES &
 HANNA JONES
 D.B. 8767 - PG. 239
 ZONED: PCD

TAX MAP PARCEL 07328 003002
 N/F
 CHATTAHOOCHEE PROPERTIES, INC.
 DALE BROWN
 D.B. 8434 - PG. 24
 P.B. 867 - PG. 197
 ZONED: AR-III

NOTE:
 -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 § 8.170.070)
 -IF PROPERTY IS LOCATED IN THE NORTH OCOONE 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 A FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAP #13139C0288G, HALL COUNTY GEORGIA, DATED 04/04/2018.
 -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)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
CT	1467.00'	303.51'	302.97'	S 36°55'57" E	11°51'15"



SURVEYOR CERTIFICATIONS

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 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 as set forth in O.C.G.A. Section 15-6-67.

Douglas R. Sherrill

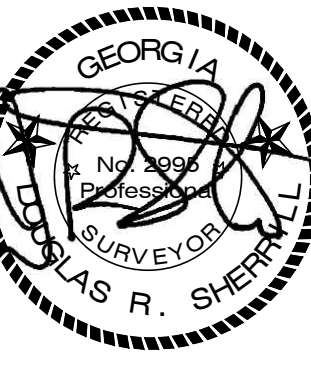
LEGEND

- AIF.....ANGLE IRON FOUND
- DB.PG.....DEED BOOK, PAGE
- IPF.....IRON PIN FOUND
- IPS.....IRON PIN SET (1/2" REBAR)
- LL.....LAND LOT
- LLL.....LAND LOT LINE
- N/F.....NOW OR FORMERLY
- OTP.....OPEN TOP PIPE
- P.....POWER LINE
- P/C.....PROPERTY CORNER
- PL.....PROPERTY LINE
- PB.PG.....PLAT BOOK, PAGE
- POB.....POINT OF BEGINNING
- PP.....POWER POLE
- RCP.....REINFORCED CONCRETE PIPE
- R/W.....RIGHT-OF-WAY

LAND SURVEYING AND PLANNING
 GA #2995
 131 Prominence Court
 Dawsonville, GA 30534
 Office: 706-300-7178
 www.lpdga.com
 georgia@lpdga.com
 LSP001182

Oct. 13, 2022
 FIELD CREW: LDP
 DRAWN BY: DRS
 Job Number:
 5104.001
 DRWG FILE: Schwob
 FIELD DATE:
 Oct 12, 2022
 Checked By: LDP

Revision No.	Date:	Description:



BOUNDARY SITE PLAN
Jan Schwob
 Located In: 1st Section
 Land Lot 331 - 1st Section
 Hall County, Georgia

Sheet No.
1 of 1