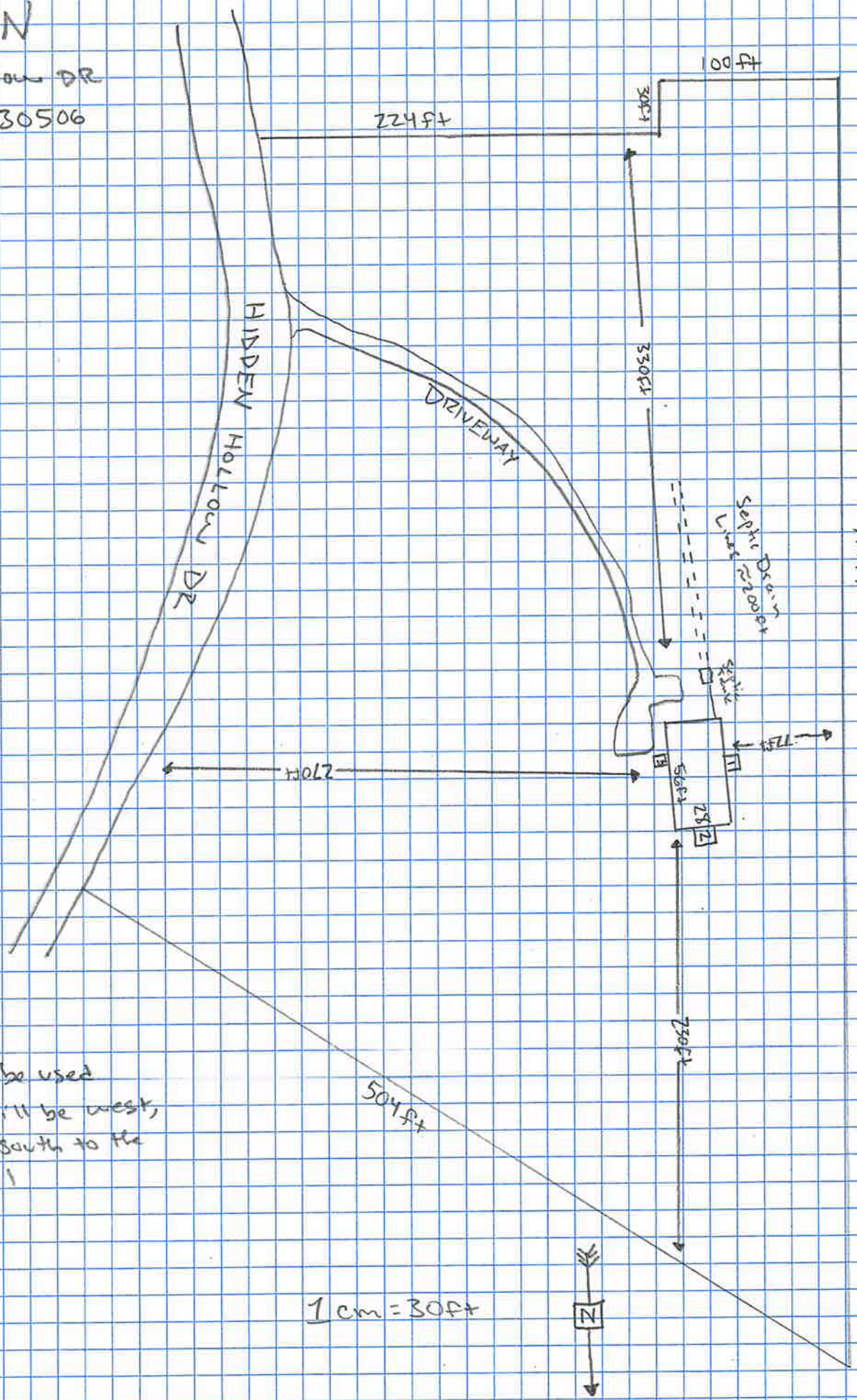
SITE PLAN

4033 HIDDEN HOLLOW DR
Gainesville, GA 30506

Deck 1: 8x8
Deck 2: 10x10
Deck 3: 4x4

Setbacks:

Front: 270ft
Back: 72ft
Side: 230ft
Side: 330ft



- Public water to be used
- Septic repair will be west, up the hill or south to the other usable soil

671 — 431

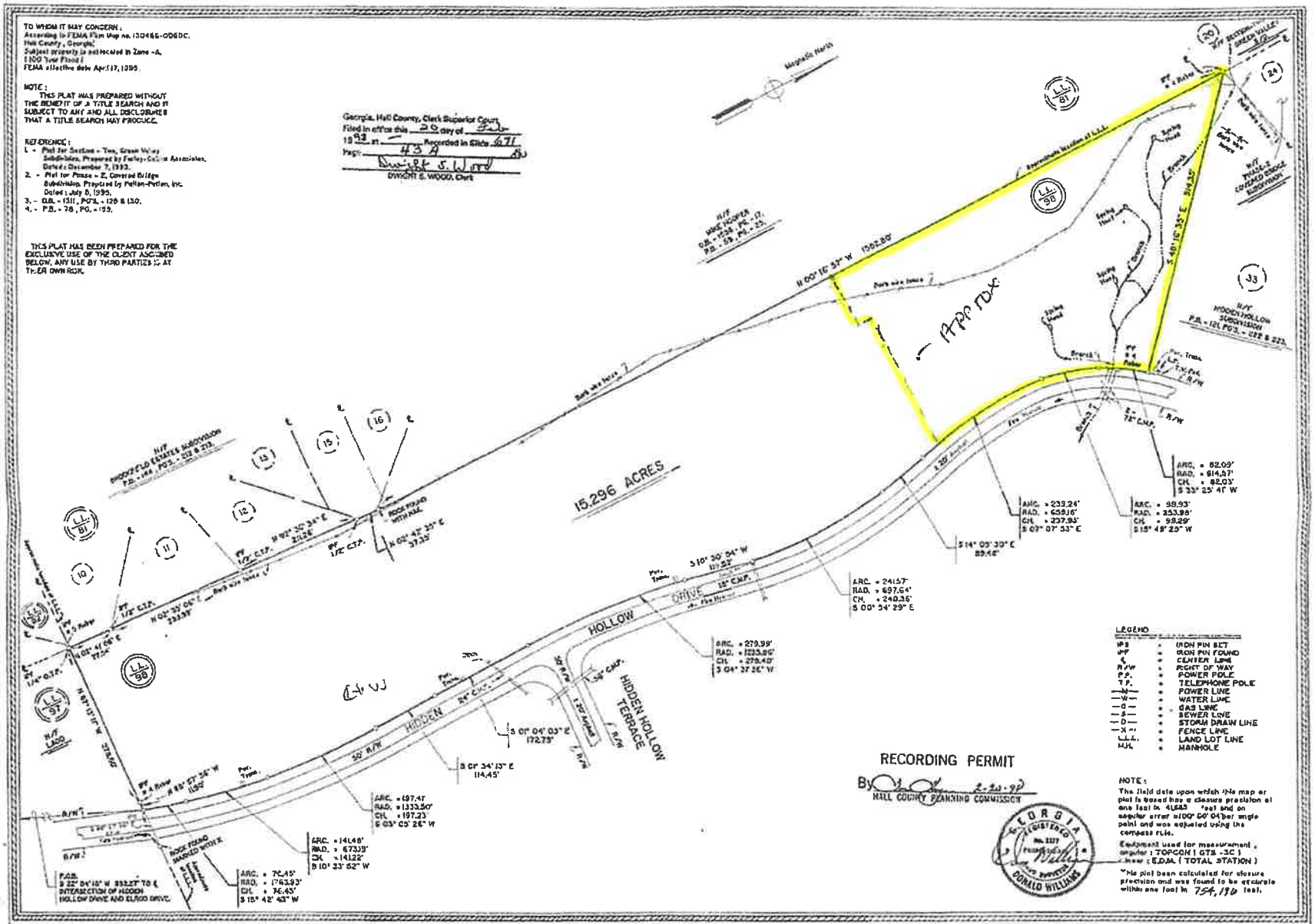
TO WHOM IT MAY CONCERN:
According to FEMA Flood Map no. 130485-0060C,
Hall County, Georgia,
Subject property is delineated in Zone -A,
100 Year Flood
FEMA effective date Apr. 17, 1995.

NOTE:
THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND IS SUBJECT TO ANY AND ALL DISCLOSURES THAT A TITLE SEARCH MAY PRODUCE.

REFERENCE:
1. - Plat for Sections - Two, Green Valley Subdivision, Prepared by Farley-Collins Associates, Dated: December 7, 1992.
2. - Plat for Phase - 2, Covered Bridge Subdivision, Prepared by Patton-Patton, Inc. Dated: July 8, 1995.
3. - D.B. - 1311, PG'S. - 128 & 130.
4. - P.B. - 78, PG. - 193.

THIS PLAT HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE CLIENT ASCRIBED BELOW, ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.

Georgia, Hall County, Clerk Superior Court
Filed in office this 20 day of Feb
19 93 at — Recorded in Slide 671
Page 43 A
Dwight S. Wood
DWIGHT S. WOOD, Clerk



RECORDING PERMIT
By 2-23-93
HALL COUNTY PLANNING COMMISSION

GEORGIA REGISTERED No. 2377 LAND SURVEYOR DONALD WILLIAMS

NOTE:
The field data upon which this map or plat is based has a closure precision of one foot in 41643 feet and an angular error of 00° 00' 04" per angle point and was adjusted using the compass rule.
Equipment used for measurement, angular: TOPCON I GTS - 3C ; linear: E.D.M. (TOTAL STATION)
This plat been calculated for closure precision and was found to be accurate within one foot in 754,196 feet.

DON WILLIAMS & ASSOCIATES
LAND SURVEYORS, INC.
3323 MUNDY MILL ROAD, SUITE 101
OAKWOOD, GEORGIA 30566
(404) 536-0316

FOR
BILL PEARCE

L. L. - 98, 10th DISTRICT, HALL COUNTY, GEORGIA

BOUNDARY SURVEY
0' 100' 200' 400'
GRAPHIC SCALE: 1" = 100'
DATE: JANUARY 23, 1996 FILE NO.: 97262

SURVEYED BY: W. BEE
DRAWN BY: K. WHITE
CHKD. BY: D. WILLIAMS

DocuSign Envelope ID: 3F017293-E33C-4DD0-A834-7DF94641EBE1

Plat Exhibit " E "

LEGEND

IPF - IRON PIN FOUND
IPS - IRON PIN SET (1/2" REBAR)
AIF - ANGLE IRON FOUND
P/L - PROPERTY LINE
R/W - RIGHT OF WAY
C/L - CENTER LINE
-x- FENCE
-P- POWER LINE
-W- WATER LINE
LLL - LAND LOT LINE
LL - LAND LOT
WM - WATER METER
PP - POWER POLE
CT - CATV TOP
OT - OPEN TOP
RB - REBAR
-T- - TELEPHONE LINE

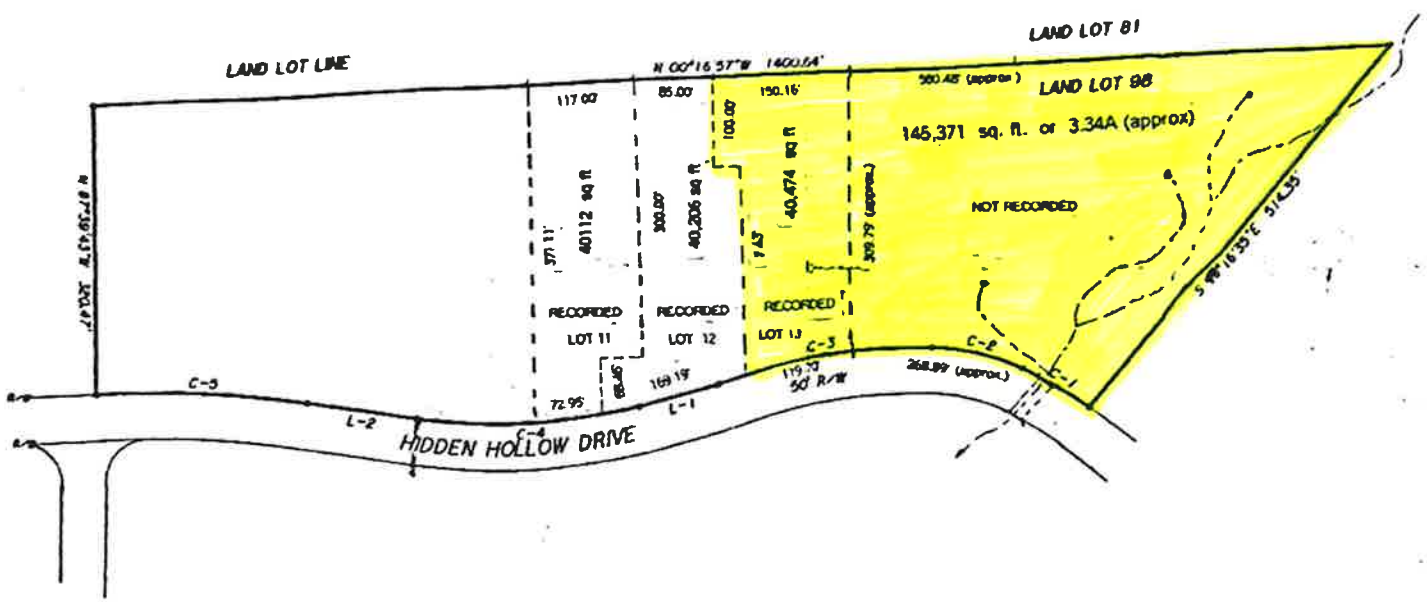
COURSE	BEARING	DISTANCE
L-1	S 14°09'30"E	88.48'
L-2	S 10°30'54"W	118.38'

CURVE	RADIUS	LENGTH	CHORD	CH.BEARING
C-1	814.2'	82.09'	82.03'	S 33°25'41"W
C-2	253.26'	98.93'	98.29'	S 19°49'29"W
C-3	858.17'	238.84'	237.93'	S 07°07'33"E
C-4	897.14'	241.56'	240.30'	S 00°54'20"E
C-5	1230.16'	227.73'	227.40'	S 04°31'30"W

CTE1
S00°00'16"E 948.17'
TO THE NW CORNER
LL 98

N/F MIKE HOOPER

9.79 ACRES



PLAT FOR

E. R. E. INC.

LAND LOT 98 DISTRICT 12

HALL COUNTY, GEORGIA

GEORGIA REGISTERED LAND SURVEYOR

SURVEYOR:
HENRY G. JARRARD 61182
322 OAK ST. NW, SUITE 3
GAINESVILLE, GA. 30501
PHONE - (770) 534-3481

100 0 100 200 300
GRAPHIC SCALE - FEET SCALE: 1" = 100'

PS 811-1933

LEGEND

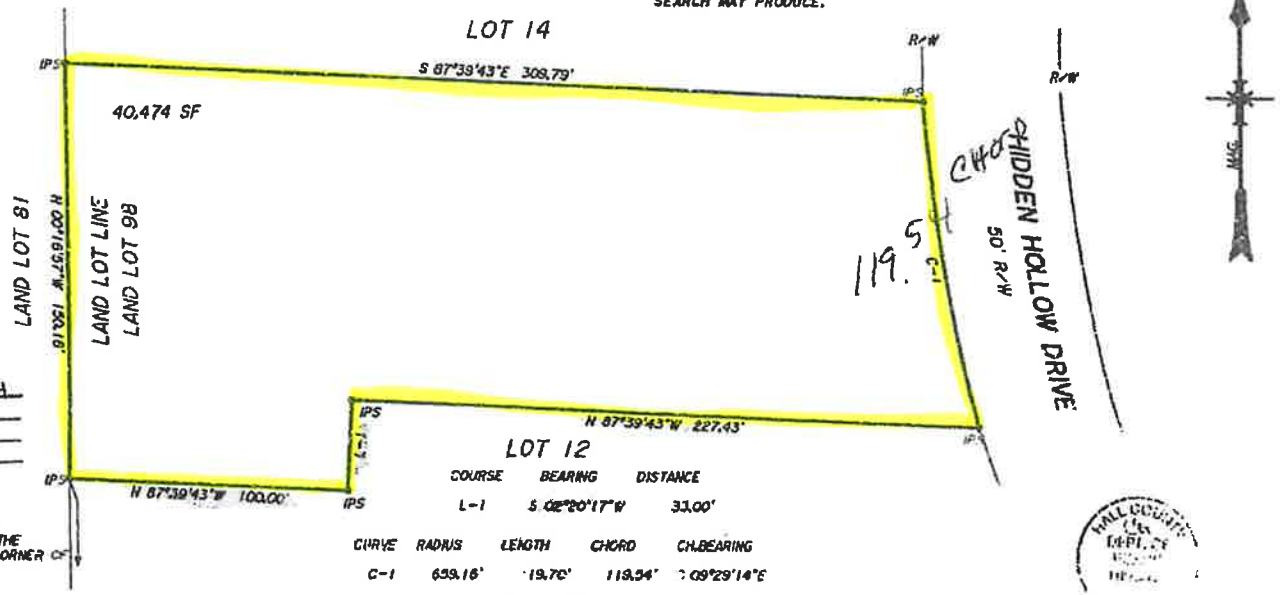
CMF= CONCRETE MON. FND.
IPS= IRON PIN SET(1/2"REBAR)
AIF= ANGLE IRON FOUND
P/L= PROPERTY LINE
R/W= RIGHT OF WAY
C/L= CENTERLINE
-X-= FENCE
-P-= POWER LINE
-W-= WATER LINE
LLL= LAND LOT LINE
LL= LAND LOT
WM= WATER METER
PP= POWER POLE
CTF= CRIMP TOP FND.
OTF= OPEN TOP FND.
RBF= REBAR FND.
-T-= TELEPHONE LINE

EQUIPMENT USED:
NIKON DTM-420/EDM

THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS, R/W'S, ETC., OF RECORD AND NOT OF RECORD, ABOVE OR BELOW GROUND.

THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND IS SUBJECT TO ANY AND ALL DISCLOSURES THAT A TITLE SEARCH MAY PRODUCE.

TO WHOM IT MAY CONCERN:
THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA.



COURSE	BEARING	DISTANCE
L-1	S 02°20'17"W	33.00'

CURVE	RADIUS	LENGTH	CHORD	CH.BEARING
C-1	659.16'	119.70'	119.54'	S 09°29'14"E

Georgia, Hall County, Clerk Superior Court
Filed in office this 26 day of February
2002 Recorded in slide 811
Page 1938
Dwight B. Wood
DWIGHT B. WOOD, Clerk

GEORGIA REGISTERED LAND SURVEYOR 1182 HENRY GRADY JARRARD

RECORDING PERMIT
9-16-02
PLANNING COMMISSION

HALL COUNTY GA. DEPT. OF
2-16-02

PLAT FOR
PCB LEASING, INC.
LOT 13 SECTION 2 HIDDEN HOLLOW SUBDIVISION LAND LOT 98 DISTRICT 10 HALL COUNTY, GEORGIA

40 0 40 80 120
GRAPHIC SCALE - FEET SCALE: 1" = 40'

LINEAR ERROR OF CLOSURE AS COMPUTED FROM FIELD DATA IS 1 FOOT IN 18000 FEET.

ANGULAR ERROR OF CLOSURE IS .05' PER ANGLE POINT BEFORE ADJUSTMENT.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO within 1 foot in [illegible] feet.

PSB [illegible]

SURVEYOR:
HENRY G. JARRARD #1182
322 OAK ST. NW, SUITE 3
GAINESVILLE, GA. 30501
PHONE - (770) 534-3421

DATE(S) SURVEYED: MAY/15/2001
DATE(S) DRAWN: MAY/15/2001

SURVEYORS CERTIFICATIONS

This plat is a retracement of an existing parcel or parcels of land and does not subdivision assets a component 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. ANY LIABILITY 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 and as set forth in O.C.G.A. Section 15-6-67.

DRAFT

04.12.23

Surveyor: P. Manley, GA PLS0000

DRAWING INFORMATION

F. DATE: 13 JANUARY 2022	DATE: 17 JANUARY 2022
DRAWN BY: K MANLEY	PROJECT NO: 221104
FILE NAME: 221104 DWG	

ATLAS LAND SURVEYING & MAPPING

97 GRIDDLE BROTHERS ROAD – MURRAYVILLE, GA 30564

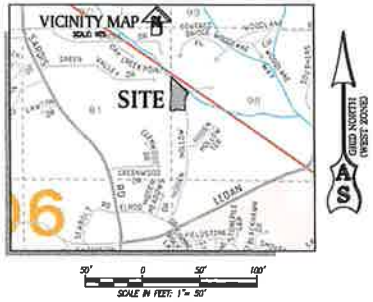
Phone: 770.535.7013 – Email: info@atlasland.com – GA PLS Cert. # PLS 0000

REVISIONS

RE-TRACEMENT SURVEY FOR:

KAUSHAL THAKKAR

LAND LOT 98 – 10th DISTRICT
HALL COUNTY, GEORGIA

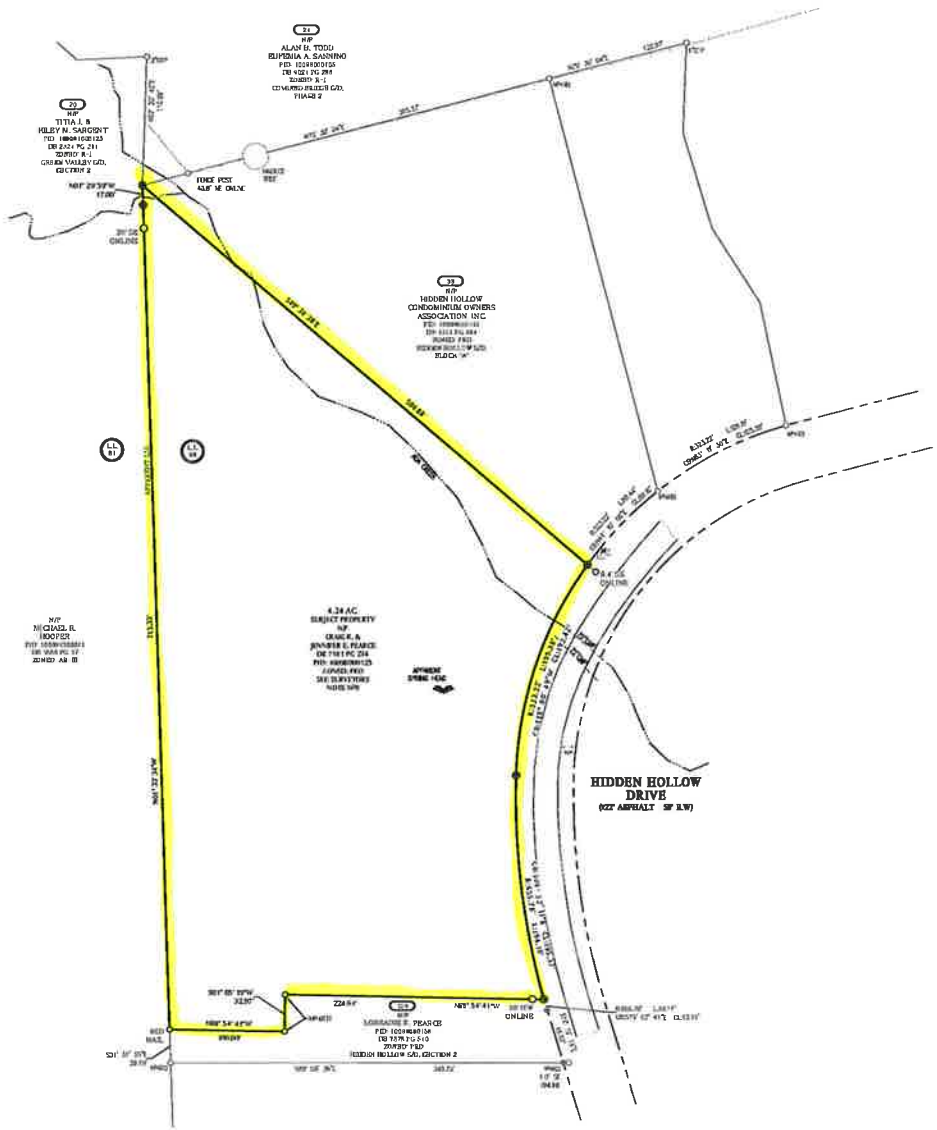


HALL COUNTY NOTES

1. ENGINEERING NOTES
   - ANY STREAM OR STATE WATER LOCATED ON THIS PROPERTY MAY BE SUBJECT TO A 50 FOOT UNDISTURBED NATURAL BUFFER AND A 75 FOOT IMPERVIOUS SURFACE SETBACK (HALL COUNTY CODE § 10.270).
   - IF A PROPERTY SITUATED IN THE NORTH DOUGLAS WATERSHED DISTRICT, THEN ADDITIONAL STREAM BUFFER AND IMPERVIOUS SETBACKS MAY BE REQUIRED FOR COMPLIANCE (HALL COUNTY CODE § 22.5-345).
   - A PORTION OF THIS PROPERTY IS LOCATED IN A FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAP NO. 13 [illegible], DATED 04 APRIL 2018.
   - A PORTION OF THIS PROPERTY IS LOCATED IN THE HALL COUNTY FUTURE FLOOD ZONE PER HALL MAPPING GIS.
   - IF RESIDENTIAL PROPERTY IS SUBDIVIDED INTO SEVEN LOTS OR MORE WITH ALL LOTS ACCESS CONNECTING HALL COUNTY, GEORGIA ROADS, THEN STORM WATER MANAGEMENT IS REQUIRED FOR COMPLIANCE (HALL COUNTY CODE § 10.120 & § 10.130).
2. ENVIRONMENTAL NOTES
   - OVERALL LOT SIZE: 4.24 ACRES
   - NON-RESIDENTIAL LOT SIZE: 2.51 ACRES

SURVEYORS NOTES

1. DATUM
   STATE PLANE GRID (GEORGIA WEST ZONE) AS DEFINED BY NAD83 & NAVD88 EST ADJUSTED BY NETWORK RTK OBSERVATIONS
   U.S. SURVEY FOOT
2. CLOSURE STATEMENT
   THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF 1 FOOT IN 32,847 FEET AND AN ANGULAR ERROR OF 04 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND ITS ACCURACY IS 1 FOOT IN 115,047 FEET.
3. EQUIPMENT STATEMENT
   LINEAR AND ANGULAR MEASUREMENTS OBTAINED USING A LEICA TS12 ROBOTIC TOTAL STATION. NETWORK RTK OBSERVATIONS OBTAINED USING A LEICA CORS GPS RECEIVER.
4. TITLE
   THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT ABSTRACT OF TITLE. THERE COULD BE OTHER MATTERS OF RECORD AFFECTING THE PROPERTY.
5. REFERENCE INFORMATION NOT SHOWN
   A. PB 59 PG 25
   B. PB 121 PG 222
   C. CONDO PB 6 PG 42
   D. PB 343 PG 30A
   E. PB 455 PG 138A
   F. PB 811 PG 188
   G. PB 868 PG 31 & 106
6. CERTIFICATION
   A. THIS DRAWING WAS PREPARED FOR THE EXCLUSIVE USE FOR THE CLIENT NAMED HEREON AND REPRESENTS A SPECIFIC SCOPE OF SERVICES.
   B. ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.
7. FLOOD ZONE
   BASED ON GRAPHICAL INTERPRETATION A PORTION OF THIS PROPERTY IS SITUATED IN UNSHADED "ZONE X (MAJOR)" DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLAIN AS DEPICTED ON THE NFIP FLOOD INSURANCE RATE MAP NO. 13139C0151E, HAVING AN EFFECTIVE DATE OF 04 APRIL 2018. USE OF THIS INFORMATION IS AT THEIR OWN RISK AND ARE CAUTIONED THAT A MORE PRECISE FLOOD DELINEATION MAY BE NECESSARY.
8. STREAMS, BODIES OF WATER, & WETLANDS
   ALL STREAMS, BODIES OF WATER, AND WETLANDS MAY BE SUBJECT TO STATE, COUNTY, AND LOCAL BUFFERS AND/OR RESTRICTIONS. ATLAS LAND SURVEYING & MAPPING, LLC MAKES NO INTERPRETATION REGARDING THESE BUFFERS AND/OR RESTRICTIONS. USERS OF THIS SURVEY ARE CAUTIONED TO CONSULT WITH THE APPROPRIATE GOVERNING AUTHORITIES CONCERNING POSSIBLE BUFFER OR RESTRICTIONS. ATLAS LAND SURVEYING & MAPPING, LLC DISCLAIMS ALL LIABILITY FOR ANY ISSUES THAT MAY ARISE BASED ON BUFFERS AND/OR RESTRICTIONS SHOWN HEREON, ANY BUFFERS, RESTRICTIONS, AND/OR STATE WATERS SHOWN HEREON ARE FOR INFORMATIONAL PURPOSES ONLY. USER OF THIS INFORMATION IS AT THEIR OWN RISK.
9. PROPERTY NOTE
   - HIDDEN HOLLOW WAS DEVELOPED AS A CONDOMINIUM SUBDIVISION, AS EVIDENCED BY THE CURRENT RECORD. THERE ARE TWO REFERENCES REGARDING THE CONDOMINIUM, PB 121 PG 222 & CONDO PB 6 PG 42, BOTH REFERENCES SHOW LOTS 1-20, BLOCK A, THREE LOTS LINE EAST OF HIDDEN HOLLOW DRIVE AND NORTH OF THAT OF AN ORDER, ONLY, SUBJECT PROPERTY IS SHOWN AS BEING OWNED BY "HAND CANTRELL."
   - PORTIONS OF THE SUBJECT PROPERTY HAVE BEEN DEVELOPED, AS EVIDENCED BY THE CURRENT RECORD AS FIELD OBSERVATIONS. THESE REFERENCES ARE NUMEROUS AND SHOW INDIVIDUAL LOTS. THESE REFERENCES ALSO EVIDENCE THE SUBJECT PROPERTY AS "HIDDEN HOLLOW, SECTION 2" OF APPROX. FIVE SAID SECTION WAS TO HAVE LOTS 1-10. THIS SURVEYOR COULD FIND NO EVIDENCE AND/OR REFERENCES THAT THERE EXISTS AN UPDATED AND/OR STAND-ALONE SURVEY SHOWING THE SUBDIVISION OF THE SUBJECT PROPERTY INTO THE SAID SECTION.
   - THIS SURVEYOR SUGGEST THAT A THOROUGH TITLE EXAM MUST BE CONDUCTED.


HIDDEN HOLLOW DRIVE
(22' ASPHALT 50' R/W)
4.24 AC SUBJECT PROPERTY
N/F MICHAEL R. HOOPER
N/F ALAN B. TODD
N/F TITIA L. & RILEY N. SARGENT
N/F HIDDEN HOLLOW CONDOMINIUM OWNERS ASSOCIATION INC
N/F LORRAINE R. PEARCE
S01° 30' 55"E 28.53'
N01° 54' 41"W 30.00'
N01° 54' 41"W 22.00'
S01° 54' 41"E 22.00