

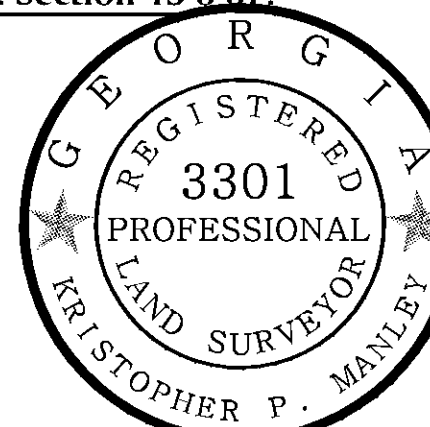
SURVEYORS CERTIFICATIONS

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

Kristopher P. Manley
 Kristopher P. Manley, GA PLS3301

14 NOVEMBER 2022
 Date



DRAWING INFORMATION

F. DATE: 14 NOVEMBER 2022 DATE: 14 NOVEMBER 2022
 DRAWN BY: K.MANLEY PROJECT NO: 22230
 FILE NAME: 22230V.DWG



97 GRINDLE BROTHERS ROAD ~ MURRAYVILLE, GA 30564
 Phone: 770.532.7203 ~ Email: kris@atlassam.com ~ LSF No: 001344 (EX.06.30.24)

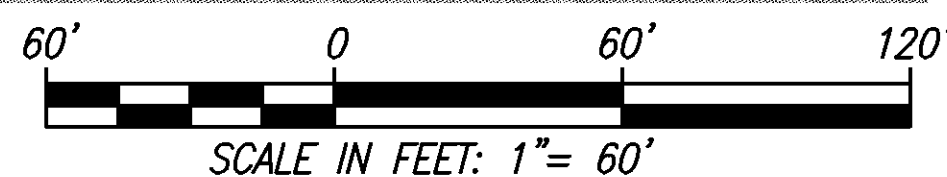
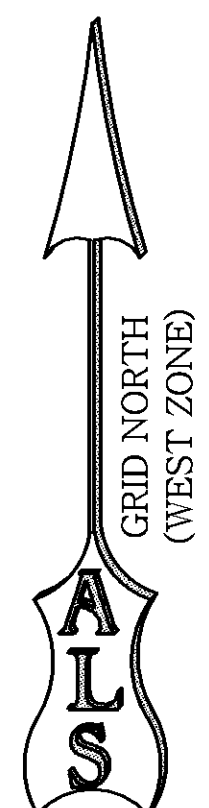
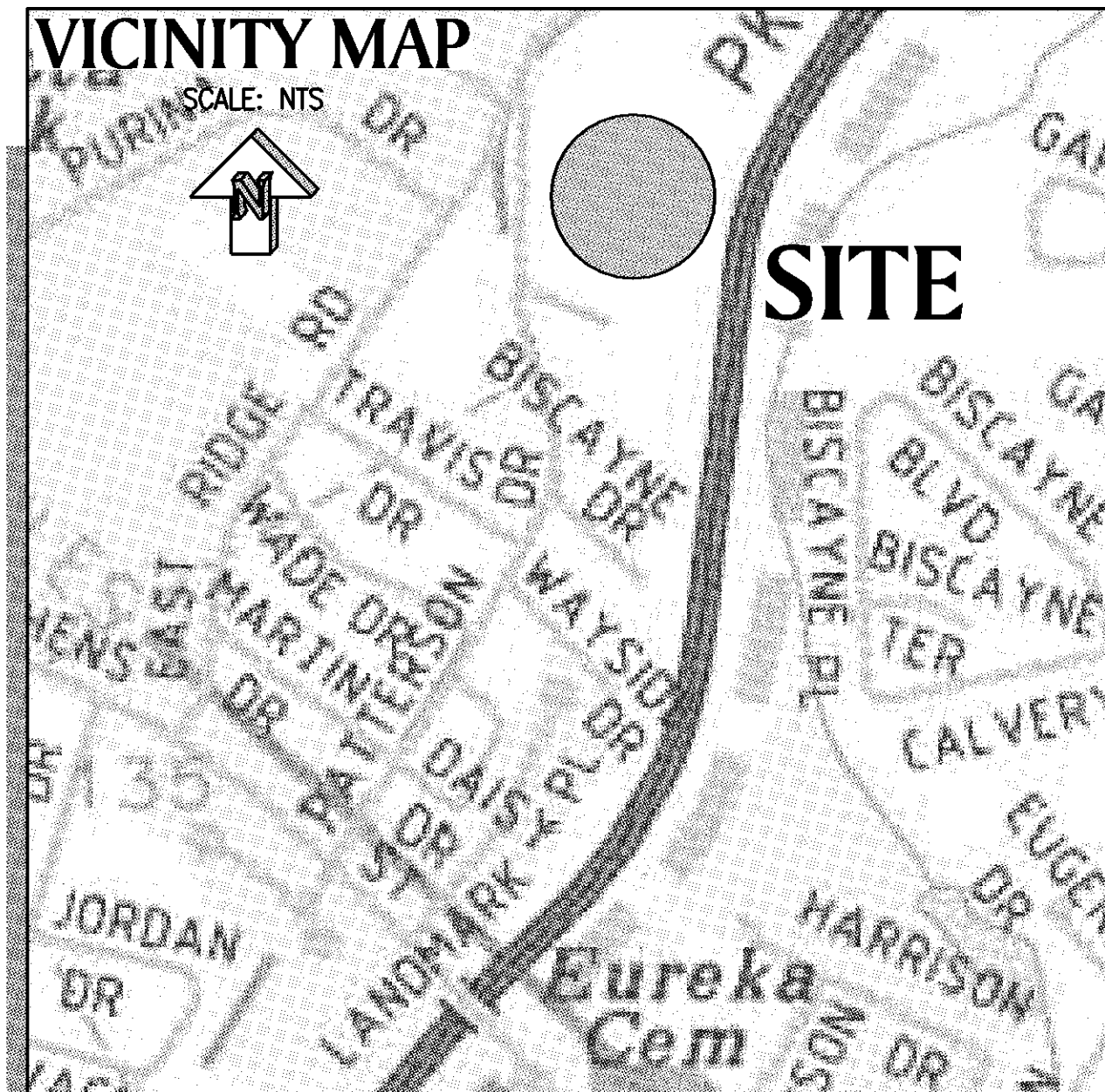
RE-TRACEMENT SURVEY FOR:

TOMAS VILLEDA

GEORGIA MILITIA DISTRICT 411 (GAINESVILLE)
 HALL COUNTY, GEORGIA

REVISIONS

eFiled and eRecorded
 DATE: 11/16/2022
 TIME: 7:20 AM
 PLAT BOOK: 882
 PAGE: 458 - 458
 FILING FEES: \$10.00
 PART ID: 8016264034
 RECORDED BY: EAR
 Charles Baker, C.S.C
 Hall County, GA



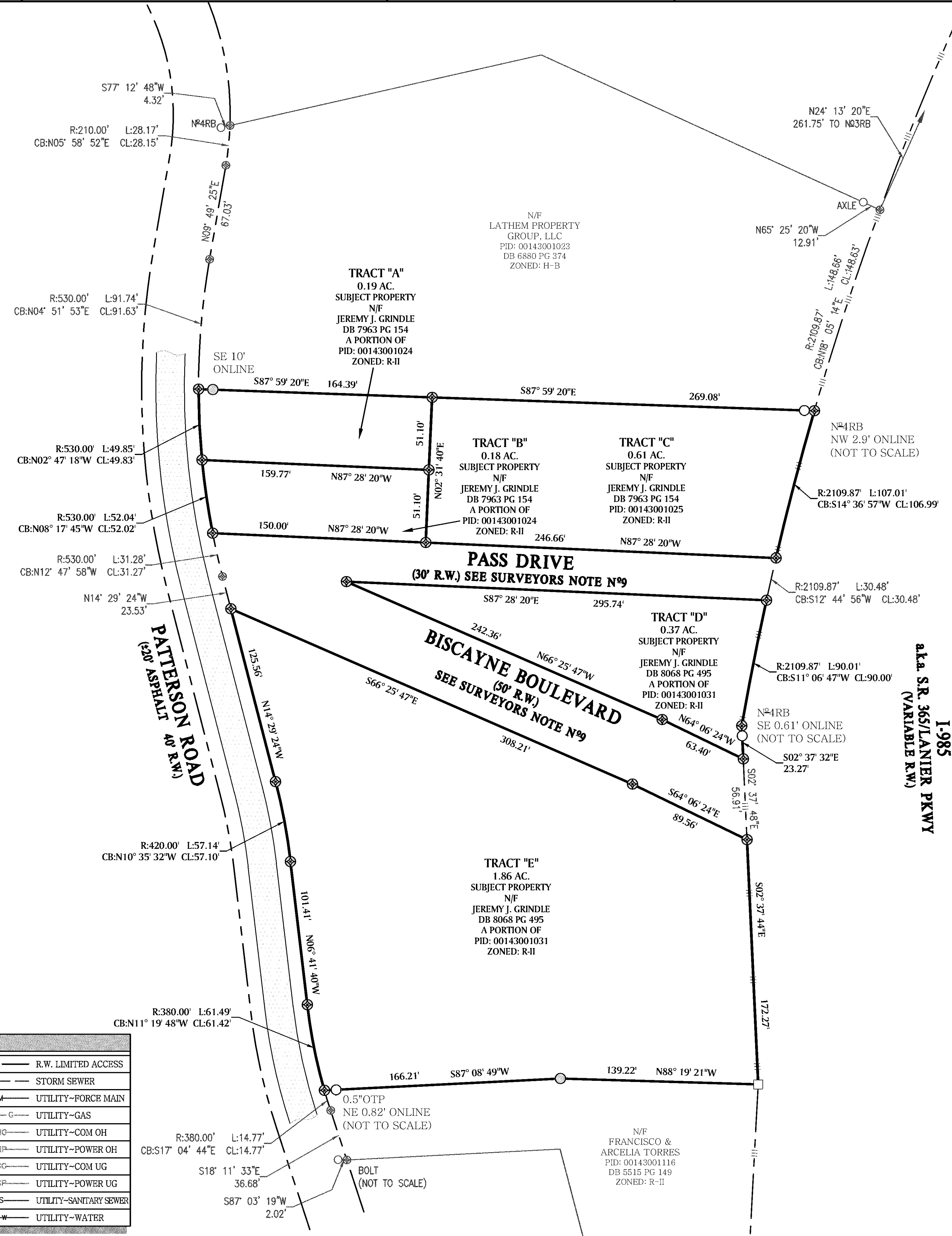
SURVEYORS NOTES

- DATUM**
STATE PLANE GRID (GEORGIA WEST ZONE) AS DEFINED BY NAD83 & NAVD88 ESTABLISHED BY NETWORK RTK OBSERVATIONS
U.S. SURVEY FEET
- CLOSURE STATEMENT**
THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF 1 FOOT IN 20,364 FEET AND AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURES AND THEIR ACCURACIES ARE
TRACT "A": 1 FOOT IN 106,833 FEET
TRACT "B": 1 FOOT IN 73,632 FEET
TRACT "C": 1 FOOT IN 76,402 FEET
TRACT "D": 1 FOOT IN 168,333 FEET
TRACT "E": 1 FOOT IN 168,190 FEET
- EQUIPMENT STATEMENT**
LINEAR AND ANGULAR MEASUREMENTS OBTAINED USING A LEICA TS12 ROBOTIC TOTAL STATION. NETWORK RTK OBSERVATIONS OBTAINED USING A LEICA GS14 GPS RECEIVER.
- TITLE**
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT ABSTRACT OF TITLE. THERE COULD BE OTHER MATTERS OF RECORD AFFECTING THE PROPERTY.
- REFERENCE INFORMATION NOT SHOWN**
A. PB 20 PG 120
B. PB 31 PG 234
C. PB 56 PG 236
D. UNRECORDED SURVEY FOR JOHN BLASE; PREPARED BY PATTON LAND SURVEYING; DATED 07 JANUARY 2011
E. GDOT RIGHT-OF-WAY MAP, FEDERAL AID PROJECT F-013-1(13); DATED 21 OCTOBER 1965, LAST REVISED 09 NOVEMBER 1966
- 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.
- 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 BUFFERS 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 STATEMENTS SHOWN HEREON ARE FOR INFORMATIONAL PURPOSES ONLY. USER OF THIS INFORMATION IS AT THEIR OWN RISK.
- ZONING/LAND USE**
THE PROPERTY DEPICTED MAY BE SUBJECT TO ADDITIONAL ZONING/LAND USE ORDINANCE AND/OR RESTRICTIONS. ATLAS LAND SURVEYING & MAPPING, LLC MAKES NO INTERPRETATION REGARDING THESE ORDINANCE AND/OR RESTRICTIONS. USERS OF THIS SURVEY ARE CAUTIONED TO CONSULT WITH THE APPROPRIATE GOVERNING AUTHORITIES CONCERNING THESE ORDINANCE AND/OR RESTRICTIONS. ATLAS LAND SURVEYING & MAPPING, LLC DISCLAIMS ALL LIABILITY FOR ANY ISSUES THAT MAY ARISE BASED ON ORDINANCE AND/OR RESTRICTIONS SHOWN HEREON. ANY ZONING/LAND USE ORDINANCE, RESTRICTIONS, AND/OR STATEMENTS THEREOF SHOWN HEREON ARE FOR INFORMATIONAL PURPOSES ONLY. USER OF THIS INFORMATION IS AT THEIR OWN RISK.
- BISCAYNE BOULEVARD & PASS DRIVE**
THIS SURVEYOR HAS FOUND NOT RIGHT-OF-WAY ABANDONMENT DOCUMENTATION REGARDING THE ABOVE ROAD WAYS. THIS SURVEYOR HAS CONTACTED HALL COUNTY ENGINEERING DEPARTMENT, THEY HAVE NO RECORD OF ABANDONMENT OF THE ABOVE ROAD WAYS.

ABBREVIATION LEGEND	
AC ACRES	OCS OUTLET CONTROL STRUCTURE
BSL BUILDING SETBACK LINE	OTP OPEN TOP PIPE
CL CENTERLINE	PBS PLAT BOOK/SIDE
COM COMMUNICATIONS	PG PAGE
CONC CONCRETE	PID PARCEL IDENTIFICATION NUMBER
CIP CRIMP TOP PIPE	PL PROPERTY LINE
DB DEED BOOK	POBC POINT OF BEGINNING/COMMENCEMENT
EST ESTABLISHES	RBC REBAR W/CAP
LLL LANDLOT LINE	RB REBAR
LSS LANDSCAPE STRIP	RW RIGHT OF WAY
NA NOT AVAILABLE OR ACCESSIBLE	SSE SANITARY SEWER EASEMENT
NF NOW OR FORMERLY	STE STORM EASEMENT
OH OVERHEAD	UG UNDERGROUND

SYMBOL LEGEND	
	MONUMENT SET
	RUMBLE STRIP
	UTILITY POLE
	PROPERTY CORNER FOUND
	PROPERTY CORNER SET (NO. 4 RB)
	STREET SIGN
	TEST/BORE HOLE
	TRAFFIC CONTROL BOX
	TRAFFIC SIGNAL POLE
	TRAFFIC WALK POLE
	VALVE (G-GAS, W-WATER)
	WIRE PULLBOX (P-POWER, TC-TRAFFIC)

LINE LEGEND	
	R.W. LIMITED ACCESS
	STORM SEWER
	UTILITY-FORCE MAIN
	UTILITY-GAS
	UTILITY-COM OH
	UTILITY-POWER OH
	UTILITY-COM UG
	UTILITY-POWER UG
	UTILITY-SANITARY SEWER



I-985
 aka S.R. 365/LANIER PKWY
 (VARIABLE R.W.)