

**eFiled and eRecorded**  
**DATE: 01/26/2022**  
**TIME: 1:53 PM**  
**PLAT BOOK: 881**  
**PAGE: 214 - 214**  
**FILING FEES: \$10.00**  
**PART ID: 9576554662**  
**RECORDED BY: CH**  
**Charles Baker, C.S.C**  
**Hall County, GA**



**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)

**REFERENCES:**  
 1. DEED BOOK 8747, PAGES 1-7  
 2. PLAT BOOK 861, PAGE 126

**WATER SERVICE BY:**  
 FUTURE INDIVIDUAL WELLS

**SEWER SERVICE BY:**  
 FUTURE ON-SITE SEPTIC MANAGEMENT SYSTEM

**AREA:**  
 LOT 1: 1.91 ACRES  
 LOT 2: 1.83 ACRES  
 LOT 3: 2.11 ACRES  
 LOT 4: 2.16 ACRES

**ZONING AND BUILDING SETBACKS (S/B):**  
 INFORMATION PROVIDED BY HALL COUNTY G.I.S. WEB SITE LOCATED AT: <http://gis.hallcounty.org/Public/WebPages/Map/FundyViewer.aspx>

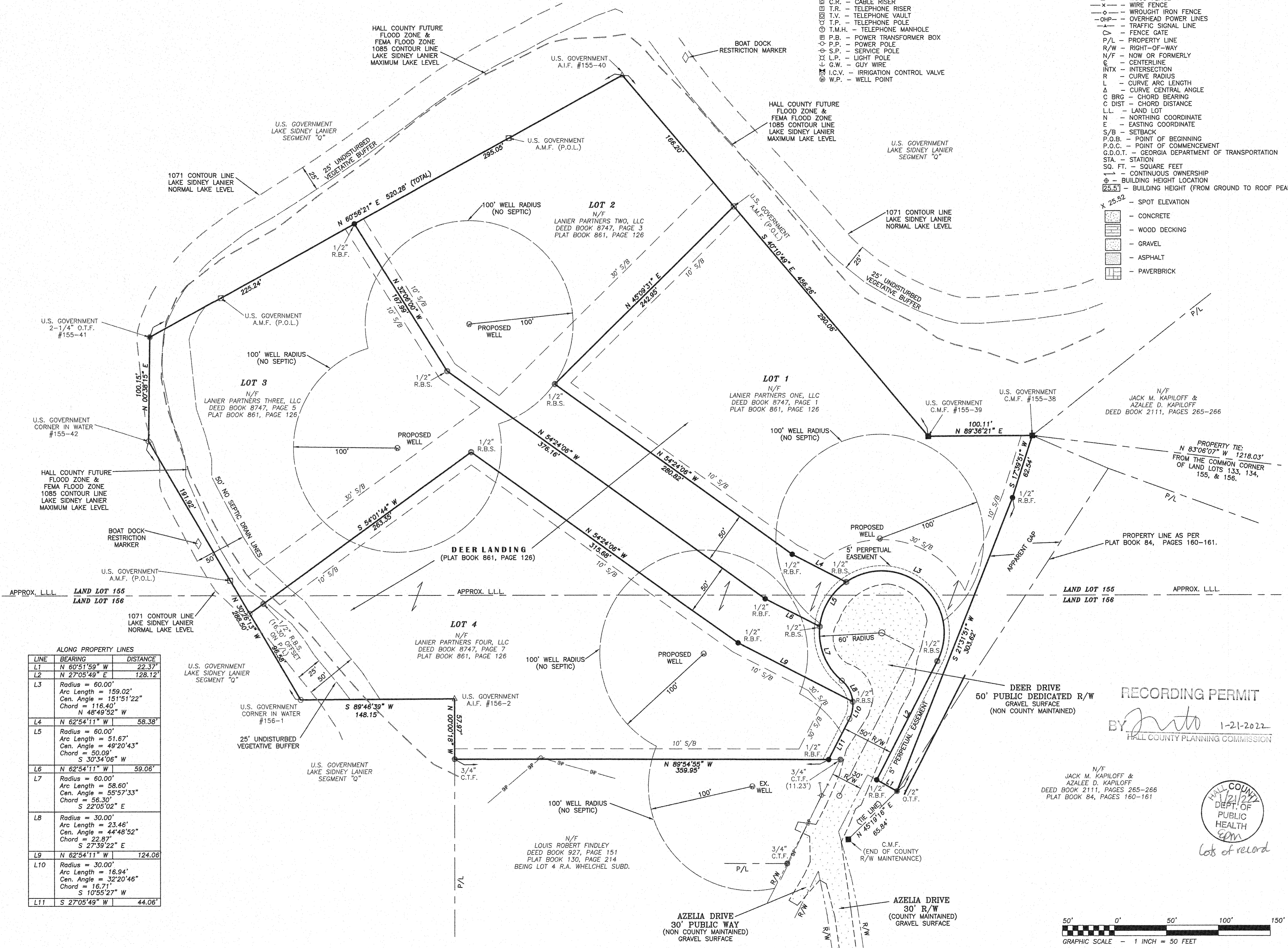
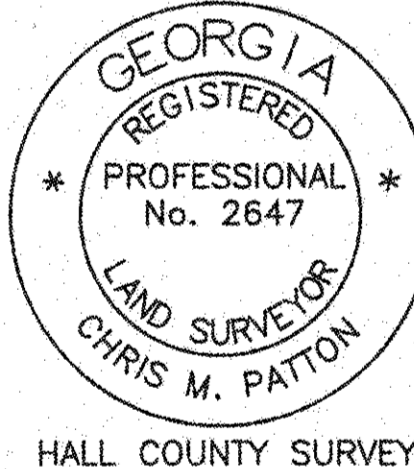
**CURRENT HALL COUNTY ZONING:**  
 V-C - VACATION COTTAGE

**BUILDING SETBACKS:**  
 FRONT: 30' FROM RIGHT-OF-WAY LINE OR 55' FROM CENTERLINE ROAD (WHICHEVER IS GREATER)  
 SIDE: 10' FROM PROPERTY LINE  
 REAR: 20' FROM PROPERTY LINE  
 0' FROM U.S. GOVERNMENT PROPERTY LINE

- 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-CUT FOUND
  - N.F. - NAIL FOUND
  - R.F. - ROCK FOUND
  - R.R.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.R. - TELEPHONE RISER
  - T.V. - TELEPHONE VAULT
  - T.P. - TELEPHONE POLE
  - T.M.H. - TELEPHONE MANHOLE
  - P.B. - POWER TRANSFORMER BOX
  - P.P. - POWER POLE
  - S.P. - SERVICE POLE
  - L.P. - LIGHT POLE
  - G.W. - GUY WIRE
  - I.C.V. - IRRIGATION CONTROL VALVE
  - W.P. - WELL POINT

- 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. - 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
- B.T.L. - BURIED TELEPHONE LINE
- W. - BURIED WATER MAIN
- S.S. - BURIED SEWER LINE
- G. - BURIED GAS LINE
- E. - BURIED ELECTRIC LINE
- W. - BURIED CABLE TV
- O. - CHAIN LINK FENCE
- W. - WOOD FENCE
- W. - WIRE FENCE
- W. - WROUGHT IRON FENCE
- OHP - OVERHEAD POWER LINES
- T. - TRAFFIC SIGNAL LINE
- P/L - PROPERTY LINE
- R/W - RIGHT-OF-WAY
- N/F - NOW OR FORMERLY
- C. - CENTERLINE
- I. - INTERSECTION
- R. - CURVE RADIUS
- L. - CURVE ARC LENGTH
- Δ - CURVE CENTRAL ANGLE
- C BRG - CHORD BEARING
- DIST - CHORD DISTANCE
- L. - LAND LOT
- N. - NORTHING COORDINATE
- E. - EASTING COORDINATE
- S/B - SETBACK
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- G.D.O.T. - GEORGIA DEPARTMENT OF TRANSPORTATION STA. STATION
- SQ. FT. - SQUARE FEET
- N/O - CONTINUOUS OWNERSHIP
- ⊕ - BUILDING HEIGHT LOCATION
- 25.3' - BUILDING HEIGHT (FROM GROUND TO ROOF PEAK)
- × 25.52' - SPOT ELEVATION
- - CONCRETE
- - WOOD DECKING
- - GRAVEL
- - ASPHALT
- - PAVERBRICK

- SURVEYOR'S NOTES:**
- A PORTION OF THIS PROPERTY IS LOCATED WITHIN A FLOOD HAZARD AREA AS PER FIRM FLOOD INSURANCE RATE MAP OF HALL COUNTY, GA COMMUNITY PANEL NO. 130466 0075 G, EFFECTIVE DATE: APRIL 4TH, 2018. 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.
  - A PORTION OF THIS PROPERTY IS AFFECTED BY THE HALL COUNTY FUTURE FLOOD AREA AS SHOWN ON HALL COUNTY GIS WEB SITE LOCATED AT: <https://hallgis.maps.arcgis.com/apps/webappviewer/>
  - 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 ADJUSTMENT. THE SCALE FACTOR FOR THIS SITE IS: 0.999904038. (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 TKO GNSS RECEIVER USING REALTIME KINEMATIC OBSERVATIONS PROCESSED THROUGH THE EOP3 NETWORK.
  - THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). CONTOURS WERE COMPUTED BASED ON FIELD LOCATED SPOT ELEVATIONS AND ARE SHOWN AT 2'-FOOT INTERVALS.
  - THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 21,934 FEET AND AN ANGULAR CLOSURE OF 00'00"06" PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES RULE. FIELD PARTY J.H. & D.W.
  - THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN LOT 1: 409,262 FEET. LOT 2: 198,270 FEET. LOT 3: 339,795 FEET. LOT 4: 92,684 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.
  - THE FIELD SURVEY WAS CONDUCTED ON NOVEMBER 10TH, 2021.
  - 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 SERVICE THE PROPERTY THAT ARE NOT SHOWN ON THIS SURVEY.



**ALONG PROPERTY LINES**

LINE	BEARING	DISTANCE
L1	N 60°51'59" W	22.37'
L2	N 27°05'49" E	128.12'
L3	Radius = 60.00' Arc Length = 159.02' Cen. Angle = 151°51'22" Chord = 116.40' N 48°49'52" W	58.38'
L4	N 62°54'11" W	58.38'
L5	Radius = 60.00' Arc Length = 51.67' Cen. Angle = 49°20'43" Chord = 50.09' S 30°44'06" W	59.06'
L6	N 62°54'11" W	59.06'
L7	Radius = 60.00' Arc Length = 58.60' Cen. Angle = 55°57'33" Chord = 56.30' S 22°05'02" E	58.60'
L8	Radius = 30.00' Arc Length = 23.46' Cen. Angle = 44°48'52" Chord = 22.87' S 27°39'22" E	22.87'
L9	N 62°54'11" W	124.06'
L10	Radius = 30.00' Arc Length = 16.94' Cen. Angle = 32°20'46" Chord = 16.71' S 10°55'27" W	16.71'
L11	S 27°05'49" W	44.06'

**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 HAS BEEN 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:

HALL COUNTY DEPARTMENT OF PUBLIC HEALTH	DATE:
HALL COUNTY PLANNING COMMISSION	DATE: 1/21/2022
HALL COUNTY ENGINEERING	DATE: 1/21/2022

SUCH APPROVALS, AFFIRMATIONS, OR ORDINANCE OR RESOLUTION NUMBERS 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 COMPLES 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.

Chris M. Patton  
 01/13/2022  
 CHRIS M. PATTON, CA. R.L.S. #2647

**REGISTERED PROFESSIONAL LAND SURVEYORS**

P.O. BOX 266  
 GAINESVILLE, GA. 30603  
 PHONE: (770) 532-6492  
 FAX: (770) 532-1995  
[www.pattonsurveying.com](http://www.pattonsurveying.com)

**PATTON**  
 LAND SURVEYING, LLC

LAND SURVEYING FIRM  
 CERTIFICATE OF AUTHORIZATION  
 NUMBER LSP 001029

COMPUTATIONS BY: J.M.J.  
 SURVEYED BY: J.H. & D.W.  
 DRAFTED BY: J.M.J.  
 CHECKED BY: C.M.P.

RETRACEMENT SURVEY FOR:  
**LANIER PARTNERS ONE, LLC,**  
**LANIER PARTNERS TWO, LLC,**  
**LANIER PARTNERS THREE, LLC &**  
**LANIER PARTNERS FOUR, LLC,**  
 -LOCATED IN-  
 LAND LOTS 155 & 156  
 11TH LAND DISTRICT  
 HALL COUNTY, GEORGIA

**REVISIONS**

DATE	DESCRIPTION
01/13/2022 <td>HALL COUNTY REVIEW COMMENTS</td>	HALL COUNTY REVIEW COMMENTS

SHEET NUMBER:  
**1 of 1**

SCALE: 1" = 50'

SURVEY DATE: 11/10/2021  
 PLAT DATE: 11/23/2021

08-090.02.dwg  
 JN. 09-090

