

SURVEYED RIGHT OF WAY DEDICATION:

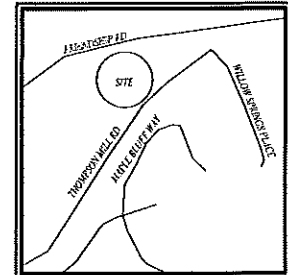
All that tract or parcel of land, together with improvements thereon, lying and being in GMD 392, Hall County, Georgia, containing 0.198 acres of land, more or less, and being more particularly described as:

COMMENCING at a 1/2" rebar set on the westerly right-of-way of Thompson Mill Rd (variable right-of-way) which is THE TRUE POINT OF BEGINNING

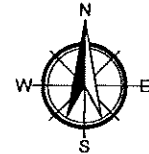
Thence, following said right-of-way, with a curve to the left with an arc length of 50.10', said curve having a radius of 1349.88', with a chord bearing of S 51°41'16" W, and a chord length of 50.10' to a "X" Scribed in concrete; thence S 50°35'05" W a distance of 5.61 to a point; thence leaving said right-of-way N 68°15'39" E a distance of 7.29 to a point; thence N 68°15'39" E a distance of 48.98 to a point; thence N 41°42'23" W a distance of 197.88 to a point at the southerly right-of-way of Friendship Road (A.K.A GA State Route 347) having a variable right-of-way; thence N 50°15'51" E a distance of 13.75' to an iron pin; thence leaving said right-of-way S 41°56'05" E a distance of 229.91 to a point; which is THE TRUE POINT OF BEGINNING. Said tract contains 0.08 Acres

COMMENCING at a 1/2" rebar set on the westerly right-of-way of Thompson Mill Rd (variable right-of-way) Thence, following said right-of-way, with a curve to the left with an arc length of 50.10', said curve having a radius of 1349.88', with a chord bearing of S 51°41'16" W, and a chord length of 50.10' to a "X" Scribed in concrete; thence S 50°35'05" W a distance of 5.61 to a point; thence leaving said right-of-way N 68°15'39" E a distance of 7.29 to a point; which is THE TRUE POINT OF BEGINNING.

thence N 68°15'39" E a distance of 48.98 to a point; thence N 41°42'23" W a distance of 197.88 to a point at the southerly right-of-way of Friendship Road (A.K.A GA State Route 347) having a variable right-of-way; thence S 83°01'51" W a distance of 46.88 to a point at an iron pin; thence leaving said right-of-way S 41°56'05" E a distance of 256.10 to a point; which is THE TRUE POINT OF BEGINNING. Said tract contains 0.198 Acres



VICINITY MAP
NOT TO SCALE



G4 WEST, ZONE 1602
NAD 83

Line Table

Line #	Direction	Length
L1	S59°35'05" W	5.61'
L2	N68°15'39" E	7.28'

Curve Table

Curve #	Length	Radius	CHORD	CH LENGTH
C1	50.10'	1497.42'	S51°41'16" W	50.10'

"THIS PLAT HEREBY DEDICATES TO HALL COUNTY THE FOLLOWING: CHATEAU POINT, FOR INCLUSION IN THE ROADWAY MAINTENANCE SYSTEM."

SPACE RESERVED FOR CLERK OF SUPERIOR COURT

SURVEY NOTES

1. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 28,616 FEET AND WAS NOT ADJUSTED.
2. THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS MAP OR PLAT WERE OBTAINED BY USING A LEICA TS16 SERIES TOTAL STATION.
3. FIELDWORK WAS COMPLETED 02/15/2024
4. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1 FOOT IN 42,609 FEET.
5. NO WATERLINE, SANITARY SEWER, STORMWATER PIPES OR STRUCTURES EXIST WITHIN THE DEDICATED RIGHT OF WAY.

UTILITY NOTE:

SOURCE INFORMATION FROM PLANS AND MARKINGS ARE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION BUT ARE SHOWN AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

SURVEY LEGEND

- FB - FIELD BOOK
- DE - DRAINAGE EASEMENT
- FB - FLAT BOOK
- SSE - SANITARY SEWER EASEMENT
- CMF - CONCRETE MONUMENT FOUND
- IFP - IRON PIN FOUND
- IFS - IRON PIN SET
- OVP - OPEN TOP PIPE
- POC - POINT OF COMMENCEMENT
- R X - RIGHT-OF-WAY
- IFOB - TRUE POINT OF BEGINNING
- - PROPERTY CORNER FOUND
- - PROPERTY CORNER COMP. OR SET
- ⊗ - CONCRETE MONUMENT
- ⊕ - ELEVATION BENCHMARK
- Δ - DELTA (SURVEY CONTROL)
- CD - CLEANNET
- TH - TREE (HIGHEST)
- SWH - SANITARY SEWER MANHOLE
- WV - WATER METES
- WY - WATER VALVE
- ⊖ - UTILITY POLE

FENCELINE --- X ---

OVERHEAD UTILITY --- W --- UTL ---

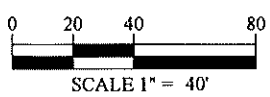
OVERHEAD POWER --- P ---

OVERHEAD TELEPHONE --- T ---

FLOODPLAIN --- FP ---

SANITARY SEWER --- SS ---

WATERLINE ---



SURVEYOR'S CERTIFICATE

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.

William Brian Mitchell
WILLIAM BRIAN MITCHELL, RLS#3472

07/15/2024
DATE



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RIGHT OF WAY DEDICATION PLAT FOR:
HIGHLAND RESIDENTIAL CHATEAU SENIOR LIVING
5685 THOMPSON MILL ROAD
HALL COUNTY, GEORGIA
G.M.D 392

PROJECT#
210476
07/15/2024