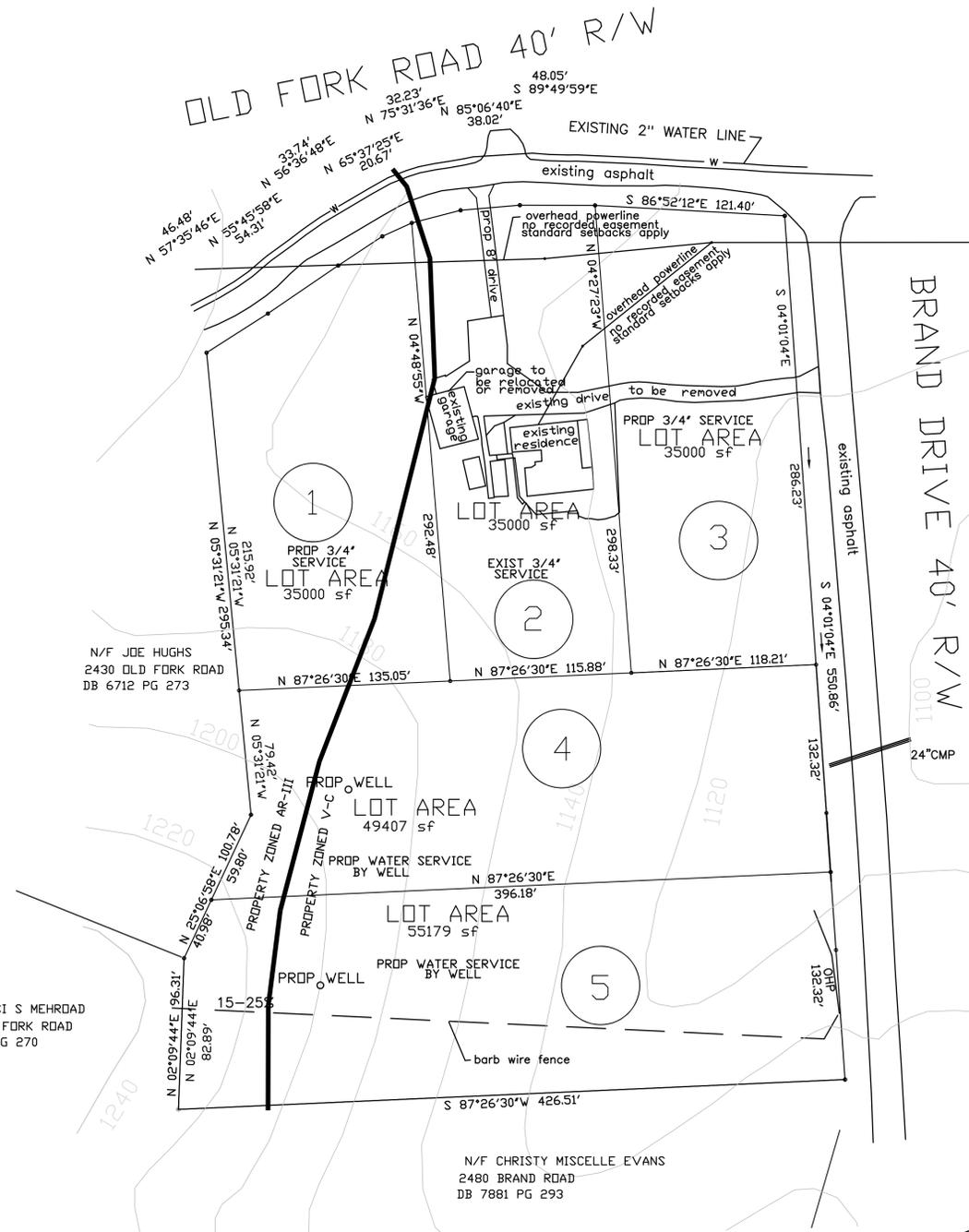


MAGNETIC NORTH

N/F TOOSI S MEHRDAD  
2360 OLD FORK ROAD  
DB 8042 PG 270



N/F CHRISTY MISCELLE EVANS  
2480 BRAND ROAD  
DB 7881 PG 293

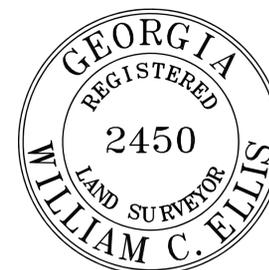
GENERAL NOTES

- 1) REFERENCE TO SURVEY FOR SASLEE MOSS, OVERLOOK, LLC. ETAL. BY MERIDIAN GEOMATICS, LLC, BRYAN C. LONG RLS 3107 DATED 6/28/2022, DRAWING #2022-164, PB 356 PG 158B
- 2) THIS PROPERTY IS IN AN AREA HAVING SPECIAL FLOOD HAZARDS PER FIRM PANEL 13139C0715G DATED 4/04/2018.
- 3) TOTAL PROPERTY AREA 4.80 ACRES
- 4) TAX PARCEL NUMBER 10085 000061 ZONED RESIDENTIAL
- 5) OWNER/SUBDIVIDER NAME, ADDRESS AND PHONE NUMBER:  
SAALEE MOSS OVERLOOK LLC.  
8540 SPYGLASS DRIVE, DULUTH GA. 30097  
CONTACT:  
NAVEEN KOMMINENI  
MOBILE/TEXT 1(770)298-1014
- 6) SURVEYORS NAME, ADDRESS AND PHONE NUMBER:  
W C ELLIS PE RLS  
2772 ANSCOT CT. SNELLVILLE 30278  
MOBILE/TEXT 1(404)556-6459
- 7) V-C VACATION-COTTAGE 3.8 ACRES  
MINIMUM LOT AREA 35,000 SF  
MINIMUM LOT FRONTAGE 50'  
MINIMUM FRONT YARD 55' FROM CL ROAD, OR 30' FROM PROPERTY  
MINIMUM SIDE YARD 10'  
MINIMUM REAR YARD 20'  
AR-III PORTION OF PROPERTY TO BE REZONED 1.0 ACRES
- 8) PROPOSED WATER SERVICE: LOTS 1 AND 2 PUBLIC WATER SERVICE LOTS 3, 4 AND 5 BY SEPTIC TANK
- 9) PROPOSED SEWER BY ONSITE WASTE MANAGEMENT SYSTEM. BY SEPTIC TANK DESIGN BASED ON A LEVEL 3 SOILS ANALYSIS PROVIDED BY MILL CREEK ENVIRONMENTSL LLC SYSTEM DESIGN BASED ON 3/4 BEDROOM RESIDENTIAL USE 3 FOOT WIDE STANDARD TRENCH AND SEPTIC TANK HAVING BOTH PRIMARY AND RESERVE DRAIN FIELDS

PROPOSED LOT LAYOUT FOR  
2466 OLD FORK ROAD, GAINESVILLE GA., 30506

SAALEE MOSS OVERLOOK, LLC  
LOCATED IN

LAND LOT 85  
10th LAND DISTRICT  
HALL COUNTY, GEORGIA  
SCALE 1"=50'  
DATE 3/23/2024

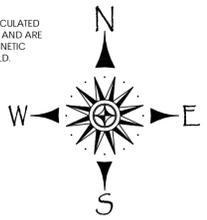


- REV 8-5-24 change ohp label to barb wire fence label
- REV 7-16-24 removed soils setbacks well setbacks added lot sf
- REV 6-28-24 add easement note to lot 5
- REV 5-5-24 6 LOTS TO 5 ADD WELLS
- REV 6-16-24 add garage notes, add drive removal note

TOTAL SITE AREA

209,173 SQ. FT.  
4.802 ACRES

ALL BEARINGS ARE CALCULATED FROM ANGLES TURNED, AND ARE BASED ON SINGLE MAGNETIC READINGS TAKEN IN FIELD.



THIS BLOCK RESERVED FOR COURT CLERK

ZONING: AR-III

SETBACKS

FRONT = 40' FT  
SIDE = 15' FT  
REAR = 25' FT  
MIN. LOT SIZE = 43,560 SQ.FT.  
MIN. FRONTAGE = 50' FT.

BOUNDARY REFERENCES:

- 1. SUBJECT DEED BOOK 6099, PAGE 308
- 2. PLAT BOOK 181, PAGE 151B
- 3. SEE ADJOINERS

ADDRESS(S)

2446 OLD FORK ROAD  
GAINESVILLE, GEORGIA, 30506

FLOOD NOTE

AS PER THE F.I.R.M. FLOOD INSURANCE RATE MAP HALL COUNTY COMMUNITY PANEL NO. 13139 C 0715 G DATED APRIL 04, 2018. THIS PROPERTY IS IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

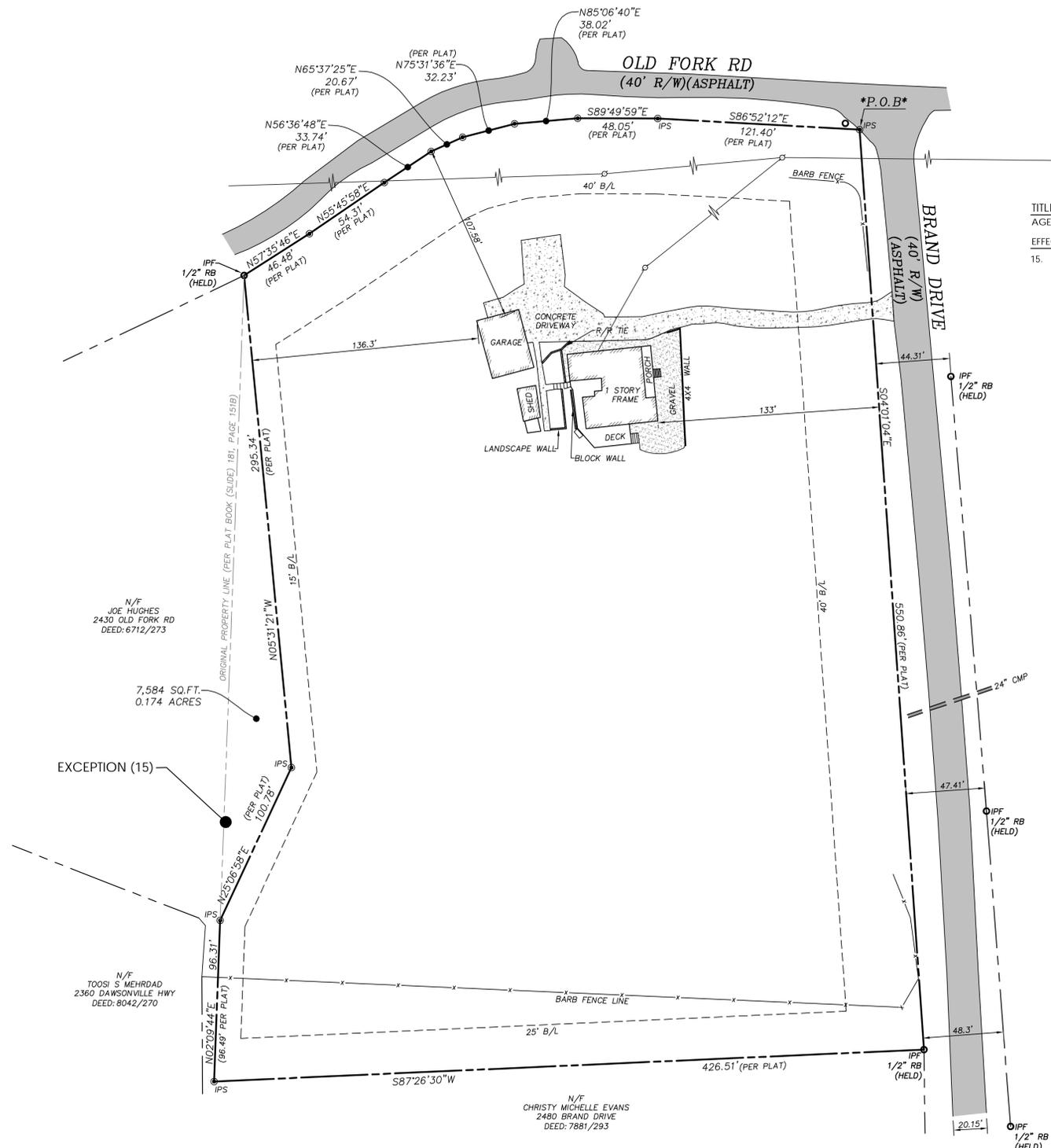
LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 85 of the 10th District, Hall County, Georgia, and more particularly described; this property is also more particularly described as follows:

Beginning at the mitered intersection of the southerly right of way of Old Fork Road and westerly right of way of Brand Drive, said point being the TRUE POINT OF BEGINNING;

From the TRUE POINT OF BEGINNING, as thus established, proceed, along right of way of Brand Drive, South 14°01'04" East a distance of 550.86 feet to an iron pin found (1/2" rebar); thence, leaving said right of way of Brand Drive, South 87°26'30" West a distance of 426.51 feet to a point; thence, North 02°09'44" East a distance of 96.31 feet to a point; thence, North 25°06'58" East a distance of 100.78 feet to a point; thence, North 05°31'21" West a distance of 295.34 feet to an iron pin found (1/2" rebar) on the southerly right of way of Old Fork Road, thence, along said right of way of Old Fork Road, North 57°35'46" East a distance of 46.48 feet to a point; thence, North 55°45'58" East a distance of 54.31 feet to a point; thence, North 56°36'48" East a distance of 33.74 feet to a point; thence, North 65°37'25" East a distance of 20.67 feet to a point; thence, North 75°31'36" East a distance of 32.23 feet; thence, North 85°06'40" East a distance of 38.02 feet to a point; thence, South 89°49'59" East a distance of 48.05 feet to a point; thence, South 86°52'12" East a distance of 121.40 feet to a point and the TRUE POINT OF BEGINNING;

Said tract or parcel contains 209,173 square feet or 4.802 acres.



TITLE COMMITMENT

AGENT FILE NO. A22087

EFFECTIVE DATE: 05/26/2022 at 8:00 am

SCHEDULE B - SECTION II

15. All matters and exceptions appearing at Plat Book 181 Page 151B aforesaid records.

(AS SHOWN)

N/F JOE HUGHES  
2430 OLD FORK RD  
DEED: 6712/273

N/F TOOSI S MEHRDAD  
2360 DAWSONVILLE HWY  
DEED: 8042/270

N/F CHRISTY MICHELLE EVANS  
2480 BRAND DRIVE  
DEED: 7881/293

EXCEPTION (15)

7,584 SQ.FT.  
0.174 ACRES

FIELD DATA STATEMENT :

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION EXCEEDING ONE FOOT IN 10,000 FEET AND AN ANGULAR ERROR OF 5 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.

A TRIMBLE S5 SERIES INSTRUMENT WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS FOR THE PREPARATION OF THIS PLAT.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO EXCEED 1 IN 537,771

SURVEYOR'S CERTIFICATE

To: SAALEE MOSS OVERLOOK, LLC., JOYTIPTAKASH INTERNATIONAL, INC., RASHMIRANJAN JOYTIPTAKASH, SMITA JOYTIPTAKASH, JUNG H. KIM, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY :

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and include items 1 thru 4, 6(b), 7(a) and (b)(1), 8 thru 10, 11(a), 13, 16, 18 thru 20(a) of Table A of said requirements.

The field work was completed on JUNE 27, 2022.

This 28th day of JUNE, 2022.

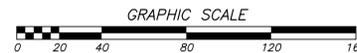
*[Signature]*

SURVEYOR'S CERTIFICATION

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 herein. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OR 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 THE O.C.G.A. SECTION 15-6-67.



LEGEND table with symbols for IRON PIN FOUND, 1/2" REBAR SET, CORRUGATED METAL PIPE, RIGHT OF WAY, CENTER LINE, PROPERTY LINE, FLARED END SECTION, LAND LOT LINE, TEMPORARY BENCHMARK, INVERT ELEVATION, SANITARY SEWER MANHOLE, POWER POLE, FIRE HYDRANT, LIGHT POLE, IRRIGATION CONTROL VALVE, GEORGIA POWER MANHOLE LID, TELE COMM. MANHOLE LID, GAS VALVE, BENCHMARK, IRON PIN FOUND, PROPERTY LINE, FENCE, TELEPHONE LINE, GAS LINE, WATER LINE, SANITARY SEWER LINE, POWER LINE, FIRE DEPT. LINE, CRIMP TOP PIPE, REBAR, SIDEWALK LIGHTS, DRAIN INLET, SAN. SEWER MANHOLE, CLEANOUT, WATER METER, WATER VALVE, GUY WIRE, AIR CONDITIONER, NOW OR FORMERLY, PERC. TEST (BOREHOLE), 4x4 TRANSFORMER, RAIL ROAD TIE WALL.



ALTAINSPS LAND TITLE SURVEY for  
SAALEE MOSS OVERLOOK, LLC., JOYTIPTAKASH INTERNATIONAL, INC., RASHMIRANJAN JOYTIPTAKASH, SMITA JOYTIPTAKASH, JUNG H. KIM, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

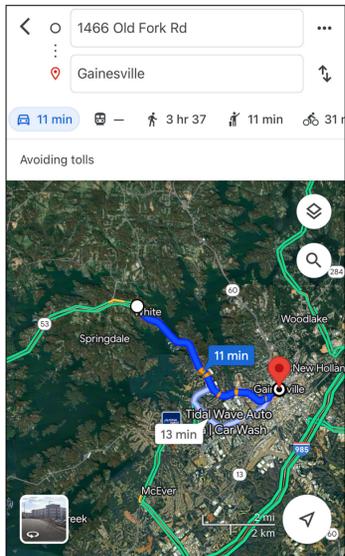
REVISIONS:

PLAT BOOK (SLIDE) 356, PAGE 158B  
LAND LOT 85 of the 10th DISTRICT  
HALL COUNTY, GEORGIA  
DATE: 06/28/2022 SCALE: 1"= 40'

MERIDIAN GEOMATICS, LLC  
Land Surveying - Residential, Commercial & Municipal

2551 ROSWELL ROAD  
Marietta, Georgia 30067  
phone: (770) 675-6197  
surveyingatlanta@gmail.com

DRWN BY  
D.C.D.  
JOB NO.  
2022-164



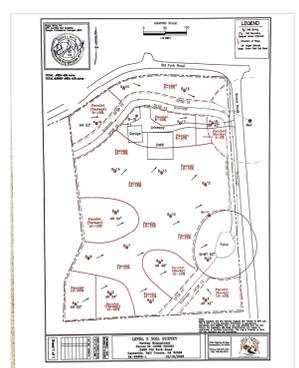
**LEVEL 3 SOIL REPORT**  
 COUNTY: HALL DATE: December 18, 2021  
 CLIENT: Naveen YNJ  
 SITE LOCATION ADDRESS: 2466 Old Fork Road, Gainesville, Georgia 30506  
 PHONE NUMBER: 770-528-1114  
 SCALE: 1"=10'

Soil Profile	Soil Type	Depth (ft)	Moisture (%)	Temperature (°F)	Color	Texture	Structure	Rooting	Permeability	Absorption Rate (in/hr)
Profile 1	PA-CO-15	0-10	12.0	58	10YR 5/6	CL	Blocky	Good	Low	0.05
Profile 2	PA-CO-15	10-20	12.0	58	10YR 5/6	CL	Blocky	Good	Low	0.05
Profile 3	PA-CO-15	20-30	12.0	58	10YR 5/6	CL	Blocky	Good	Low	0.05
Profile 4	PA-CO-15	30-40	12.0	58	10YR 5/6	CL	Blocky	Good	Low	0.05
Profile 5	PA-CO-15	40-50	12.0	58	10YR 5/6	CL	Blocky	Good	Low	0.05

**SEPTIC TANK DESIGN & GENERAL NOTES:**

**SEPTIC TANK DESIGN:** THESE SOILS ARE SUITABLE FOR INSTALLATION OF ON-SITE SEWER SYSTEM WITH PROPER SYSTEM DESIGN, INSTALLATION, AND MAINTENANCE. PROVISIONS FOR THE USE OF OTHER SOILS AND LAND-USE CONSIDERATIONS MUST BE MADE BY THE OWNER. THE DESIGNER SHALL BE RESPONSIBLE FOR THE DESIGN OF THE SEWER SYSTEM AND FOR THE DESIGN OF THE SEWER SYSTEM. THE DESIGNER SHALL BE RESPONSIBLE FOR THE DESIGN OF THE SEWER SYSTEM AND FOR THE DESIGN OF THE SEWER SYSTEM.

**GENERAL NOTES:** THESE SOILS ARE GENERALLY SUITABLE FOR INSTALLATION OF AN ON-SITE SEWER SYSTEM. THE DESIGNER SHALL BE RESPONSIBLE FOR THE DESIGN OF THE SEWER SYSTEM AND FOR THE DESIGN OF THE SEWER SYSTEM. THE DESIGNER SHALL BE RESPONSIBLE FOR THE DESIGN OF THE SEWER SYSTEM AND FOR THE DESIGN OF THE SEWER SYSTEM.



**Table 10.1 Prevention Coefficient Calculations for Non-Residential Facilities**

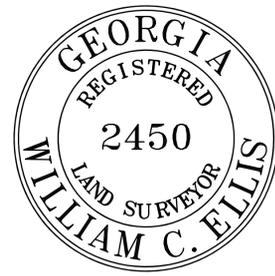
Population	Septic Tank Capacity (gallons)	Prevention Coefficient (PC)	Prevention Coefficient (PC)	Prevention Coefficient (PC)
10	1,000	1.00	1.00	1.00
15	1,500	1.50	1.50	1.50
20	2,000	2.00	2.00	2.00
25	2,500	2.50	2.50	2.50
30	3,000	3.00	3.00	3.00
35	3,500	3.50	3.50	3.50
40	4,000	4.00	4.00	4.00
45	4,500	4.50	4.50	4.50
50	5,000	5.00	5.00	5.00
55	5,500	5.50	5.50	5.50
60	6,000	6.00	6.00	6.00
65	6,500	6.50	6.50	6.50
70	7,000	7.00	7.00	7.00
75	7,500	7.50	7.50	7.50
80	8,000	8.00	8.00	8.00
85	8,500	8.50	8.50	8.50
90	9,000	9.00	9.00	9.00
95	9,500	9.50	9.50	9.50
100	10,000	10.00	10.00	10.00



- GENERAL NOTES**
- 1) REFERENCE TO SURVEY FOR SASLEE MOSS, OVERLOOK, LLC. ETAL. BY MERIDIAN GEOMATICS, LLC, BRYAN C. LONG RLS 3107 DATED 6/28/2022, DRAWING #2022-164, PB 356 PG 158B
  - 2) THIS PROPERTY IS IN AN AREA HAVING SPECIAL FLOOD HAZARDS PER FIRM PANEL 13139C0715G DATED 4/04/2018.
  - 3) TOTAL PROPERTY AREA 209,173 SF 4.802 ACRES
  - 4) TAX PARCEL NUMBER 10085 000061 ZONED RESIDENTIAL
  - 5) OWNER/SUBDIVIDER NAME, ADDRESS AND PHONE NUMBER: SAALEE MOSS OVERLOOK LLC. 8540 SPYGLASS DRIVE, DULUTH GA. 30097 CONTACT: NAVEEN KOMMINENI MOBILE/TEXT 1(770)855-2254
  - 6) SURVEYORS NAME, ADDRESS AND PHONE NUMBER: W C ELLIS PE RLS 2772 ANSCOT CT. SNELLVILLE 30278 MOBILE/TEXT 1(404)556-6459
  - 7) V-C VACATION-COTTAGE MINIMUM LOT AREA 43,560 SF NON-PUBLIC(INDIVIDUAL WELL)MOSMS TABLE 16.M MINIMUM LOT AREA 35,000 SF W/CO. WATER MINIMUM LOT FRONTAGE 50' MINIMUM FRONT YARD 55' FROM CL ROAD, OR 30' FROM PROPERTY MINIMUM SIDE YARD 10' MINIMUM REAR YARD 20'
  - 8) PROPOSED WATER SERVICE: LOTS 1 AND 2 PUBLIC WATER SERVICE LOTS 3, 4 AND 5 BY SEPTIC TANK
  - 9) PROPOSED SEWER BY ONSITE WASTE MANAGEMENT SYSTEM. BY SEPTIC TANK DESIGN BASED ON A LEVEL 3 SOILS ANALYSIS PROVIDED BY MILL CREEK ENVIRONMENTSL LLC SYSTEM DESIGN BASED ON 3/4 BEDROOM RESIDENTIAL USE 3 FOOT WIDE STANDARD TRENCH AND SEPTIC TANK HAVING BOTH PRIMARY AND RESERVE DRAIN FIELDS
  - 10) PACOLET SOILS 45 MIN/INCH ABSORPTION RATE

PER APPENDIX F 325 SF PER BEDROOM /3' TRENCH 108.33 EA X 3 = 325 LF  
 PROPOSED 1000 GAL SEPTIC TANK  
 PROPOSED 325' PRIMARY  
 PROPOSED 325' SECONDARY (RESERVE)  
 ALTERNATE SYSTEM (HIGH CAPACITY CHAMBER SYSTEM)  
 108 33 LF PER BEDROOM X 0.666 = 73 LF PER BEDROOM X 3 = 219 LF CHAMBER

PROPOSED SEPTIC TANK LAYOUT PLAN FOR  
 2466 OLD FORK ROAD, GAINESVILLE GA., 30506  
**SAALEE MOSS OVERLOOK, LLC**  
 LOCATED IN



LAND LOT 85  
 10th LAND DISTRICT  
 HALL COUNTY, GEORGIA  
 SCALE 1"=50'  
 DATE 3/23/2024



REV 6-28-24 add hatching to drives and houses add easement note to lot 5 2 OF 2  
 REV 6-16-24 re-issue with primary field lines prominent  
 REV 5-5-24 6 LOTS TO 5 ADD WELLS



I HAVE CONSULTED THE FIRM.  
 FLOOD INSURANCE RATE MAP  
 COMMUNITY-PANEL NO. 130466  
 0075 B DATED NOVEMBER 2,  
 1983 AND IN MY OPINION THIS  
 PROPERTY DOES NOT LIE IN A  
 SPECIAL FLOOD HAZARD AREA.

*H.P. Farley*

FIELD SURVEY ERROR OF CLOSURE 1.8666  
 ANGULAR ERROR PER ANGLE POINT 00'00.00"  
 INSTRUMENT USED TOPCON GTC 2  
 ADJUSTED BY CRAWFORD'S RULE  
 PLAT ERROR OF CLOSURE 1.88428

TIE: N 78° 05' 07" E. 905.98 FEET TO  
E INTERSECTION OF OLD FORK  
ROAD AND BRAND DRIVE.

REFERENCES:

- 1) PLAT BY MICHAEL C. SCUPIN, G.R.L.S. FOR GEARL  
 SHELBY STEPHENS, 140 ACRES, 11-11-81.
- 2) PLAT BY HENRY STACY JARRARD, G.R.L.S. FOR  
 DONALD L. & REBECCA J. STEPHENS, 498 AC. 10-16-92
- 3) PLAT BY FARLEY-COLLINS ASSOCIATES G.R.L.S. FOR  
 DONALD L. & REBECCA STEPHENS, 801 AC., 5-08-1977.

NOTES:

- 1) PROPERTY SHOWN HEREON IS SUBJECT TO  
 EASEMENTS, RESTRICTIONS, RESERVATIONS, AND  
 RIGHTS-OF-WAY OF RECORD, IF ANY.
- 2) BEARINGS SHOWN HEREON ARE BASED ON THE  
 WEST LINE OF THE REF. PLAT FOR D.L. & R.J.  
 STEPHENS, WHICH BEARS N 05° 24' 00" E.  
 (SEE REF. NO. 1.)

RECORDING PERMIT

By *[Signature]* Approved to show and accept, Line  
 10/20/2004 6/23/04  
 HALL COUNTY PLANNING COMMISSION

Georgia, Hall County, Clerk Superior Court

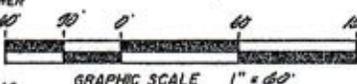
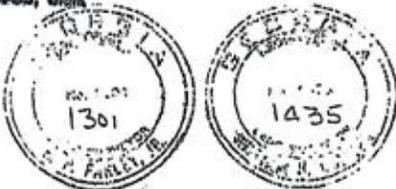
Filed in office this 23 day of June  
 10 24 at Recorded in Slide 356

Page 1586

*Dwight O. Wood*  
 DWIGHT O. WOOD, Clerk

LINE SURVEY ONLY

- CL = CENTERLINE
- CM = CONCRETE MONUMENT
- CT = CRIMP TOP IRON PIN
- DE = DRAINAGE EASEMENT
- IPF = IRON PIPE FOUND
- IPS = IRON PIPE SET
- LLL = LAND LOT LINE
- N/F = NOW OR FORMERLY
- R = PROPERTY LINE
- R/W = RIGHT-OF-WAY
- SS = SANITARY SEWER
- X- = FENCE
- G- = GAS
- P- = POWER
- T- = TELEPHONE
- W- = WATER
- AKA = ALSO KNOWN AS
- 1/8 = SETBACK LINE



DATE: 10-29-1997 SURVEY FOR:  
 FARLEY-COLLINS ASSOCIATES  
 P.O. BOX 731 404-532-1001  
 1201 THOMPSON BRIDGE ROAD  
 GAINESVILLE, GEORGIA  
 30602

DATE: 10-29-1997 SURVEY FOR:  
 DONALD L. STEPHENS, REBECCA J. STEPHENS  
 LAND LOT 85 ~ 10th DISTRICT  
 HALL COUNTY, GEORGIA

JOB NO. 5579