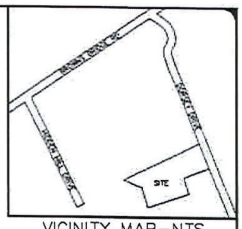
THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

Magnetic North

Certificate of Approval

Pursuant to the Hall County Subdivision Regulations, this plat is given final approval by the Hall County Planning Director. All of the conditions of approval having been completed, this document is hereby accepted and this approval granted under the authority of said Regulations.

Hall County Planning Director Date



VICINITY MAP—NTS

RECEIVED
SEP 10 2024
Planning & Zoning Department

HALL COUNTY ENGINEERING PLAT NOTES

1. Any stream or state water located on this property may be subject to a 50 feet undisturbed natural vegetative buffer and a 75 feet impervious surface setback. (Hall County Code 8.170.070)
2. If property is located in the North Oconee Watershed District, then additional stream buffers and impervious setbacks may be required for compliance. (Hall County Code 17.225.040)
3. This property or a portion thereof is not located in a Flood Hazard Area as shown on Flood Insurance Rate Map 13139C0159G, Hall County Georgia, dated 4/4/2018.
4. This property or a portion thereof is not located in the Hall County studied Flood Zone per Hall County GIS.
5. If residential property is subdivided into seven lots or more with all lots accessing existing Hall County, Georgia roads, then Stormwater Management is required for compliance. (Hall County Code 8.180.160)
6. All driveways must meet Hall County Driveway Regulations per code 812.40.
7. All land disturbances over one acre shall require an erosion sedimentation pollution control plan.

Notes:

1. This Survey complies with both the rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and the Official Code of Georgia Annotated (OCGA) 15-6-67.
2. This survey was prepared without the benefit of a title search. This property is subject to any concerns of which a title search would reveal.
3. This property is subject to any easements, restrictions, right-of-ways, or any other encumbrances, both public and private.
4. This plat represents that tract of land designated as Map & Parcel 08034 004037, according to Hall County Tax Assessors.
5. Reference for subject tract is Deed Book 9020, Page 636.

Surveyor's Certificate

It is hereby certified that this plat is true and correct and was prepared from an actual survey of the property made by me or under my supervision; that all monuments shown hereon actually exist or are marked as "Future", and their location, size, type, and material are correctly shown; and that all relevant requirements of the Hall County Zoning and Subdivision Regulations have been met.

Christopher J. Carlan
Registered Ga. Land Surveyor
RLS No. 3003
8/7/24

SURVEYORS CERTIFICATION

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations 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 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.

Christopher J. Carlan Ga RLS #3003

BOUNDARY SURVEY
FOR
FEDERAL INVESTMENT GROUP LLC
LOCATED WITHIN
Land Lot 34 & 39, 8th District
Hall County, Georgia
Scale: 1" = 100' August 7, 2024

1. The field data upon which this plat is based has a closure precision of one foot in 24,113 feet and an angular error of 00" per angle point and was adjusted using the Compass Rule.
2. This plat has been calculated for closure and is found to be accurate within one foot in 532,173 feet.
3. The field equipment used in this survey was a Leica TS12-P Robotic Total Station.
4. The Field Work was completed 10/7/21.

100 0 100 200 300
GRAPHIC SCALE – FEET

CARLAN
LAND SURVEYORS
970 SOUTH BROAD STREET
COMMERCE, GA 30529
(706)336-5959

GEORGIA REGISTERED (No. 3003) LAND SURVEYOR CHRISTOPHER J. CARLAN

JOB NO. 21-249 P.B. B-748