

This document is filed in the Court of the Superior Court

eFiled and eRecorded
DATE: 09/06/2023
TIME: 2:57 PM
PLAT BOOK: 883
PAGE: 499 - 499
FILING FEES: \$10.00
PART ID: 5430296559
RECORDED BY: EAR
Charles Baker, C.S.C
Hall County, GA

GRID NORTH:
GEORGIA WEST ZONE NAD83 (2011)



- Legend**
- Property Corner Found
 - 1/2" Rebar with Cap Set
 - Concrete Right-of-Way Monument Found
 - Un-Monumented Angle Break
 - Tree
 - Sanitary Sewer Manhole
 - Storm Sewer Manhole
 - Storm Sewer Drop Inlet
 - Power Pole
 - Telephone Box
 - Telephone Manhole
 - Electric Hand Hole
 - Fire Hydrant
 - Sanitary Sewer Pipe
 - Water Line
 - Underground Communication Line
 - Storm Sewer Pipe
 - Edge of Asphalt Pavement
 - Fence
 - Ditch/Creek/River Centerline
 - Subject Property Line
 - Adjoining Property Line
 - Right-of-Way Line
 - Building Setback Line
 - Stream Buffer/Wetlands Boundary

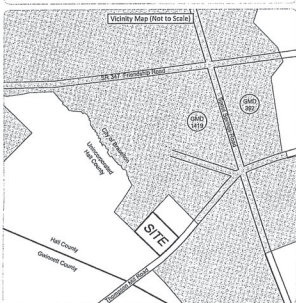


Surveyor's Certification
This plat is a retracement of an existing survey or records of land and does not subdivide or create a new parcel or make any change to any real property boundaries. The recording information of the document, pages, plots, or other representations which create the parcel or parcels are retained herein. RECORDED INFORMATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUFFICIENCY FOR ANY USE OF THE PROPERTY OF THE LAND. Furthermore, the undersigned shall represent and warrant 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.



Byron T. Freeman, GA RLS No. 3184 Date: 06/09/2023

Survey Notes
Equipment Used: This survey was performed using a Trimble R11 dual frequency GNSS receiver and a Trimble S8 1" robotic total station. The 3-foot contours were derived from an unannounced aerial LiDAR survey utilizing a Google Earth system.
Subject Property References: This is related to MSF PARTNERS, LLC per Limited Warranty Deed recorded in Deed Book 9060, Page 25. Title was formerly vested in Novus One per Deed Book 8723, Page 95.
Flood Hazard Statement: No portions of the property lies within a flood hazard area, per FEMA Map Number: 31199C031916, last revised December 23, 2022.
Zoning: This property is zoned Office and Institutional (O-I) per Hall County GIS. Building setbacks are drawn and noted.



Boundary & Topographic Survey
for
Platinum Geomatics, LLC.
at
2323 Thompson Mill Road, Buford, Georgia

State of Field Review	October 2022	Land Judge	NY
Date of Field Preparation	August 14th, 2022	City, County, & State	Georgia, Hall County, Georgia
Approved By	Byron T. Freeman	Unincorporated	Unincorporated
Professional Description Prepared By	Byron T. Freeman	State of Measurement	State of Georgia
Drawn By	Eric Urmanski	Survey No.	2023-001
Checked By	Byron T. Freeman	Scale	As Shown
Reviewed By	Byron T. Freeman	Sheet No.	1 of 1
Revision	1.0	Project No.	2023-001
Project Description	Boundary & Topographic Survey of the Property Located at 2323 Thompson Mill Road, Buford, Georgia	Project Name	12.2.2024 - Item 7