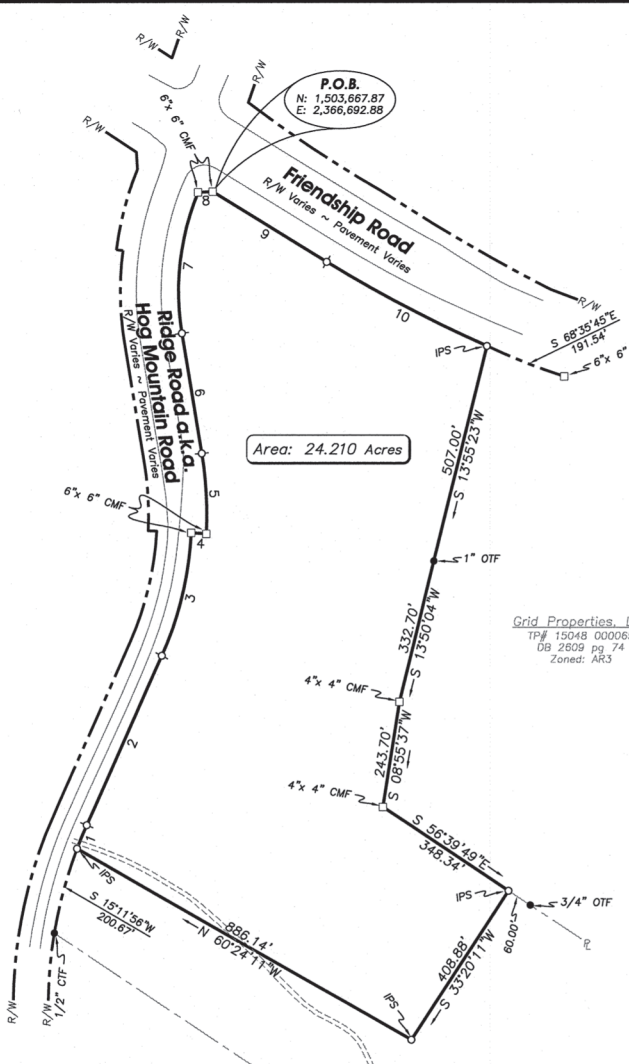
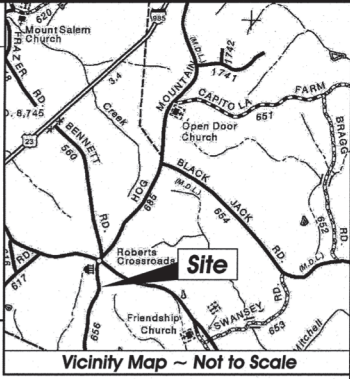


eFiled & eRecorded  
 DATE: 12/12/2017  
 TIME: 11:18 AM  
 PLAT BOOK: 00875  
 PAGE: 00205  
 RECORDING FEE: 8.00  
 PARTICIPANT ID: 9040303858  
 CLERK: Charles Baker  
 Hall County, GA  
 NOTE: JPP



**LEGEND OF SURVEY ABBREVIATIONS/SYMBOLS**

- ⊕ CENTERLINE
- ⊕ CONIC MONUMENT FOUND
- ⊕ CRIMP TOP PIPE FOUND
- ⊕ DEED BOOK
- ⊕ 1/2" CAPPED REBAR SET
- ⊕ STAMPED LSF 1010
- ⊕ NOT TO SCALE
- ⊕ OPEN TOP PIPE FOUND
- ⊕ PROPERTY LINE
- ⊕ PLAT BOOK
- ⊕ POINT OF BEGINNING
- ⊕ POINT OF COMMENCEMENT
- ⊕ RIGHT-OF-WAY
- ⊕ REBAR FOUND
- ⊕ STATE WATERS BUFFER
- ⊕ TAX PARCEL NUMBER
- ⊕ 1/2" CAPPED REBAR SET
- ⊕ STAMPED LSF 1010
- ⊕ (UNLESS OTHERWISE NOTED)
- ⊕ IRON PIN FOUND
- ⊕ (AS DESCRIBED)
- ⊕ COMPUTED POINT (NO PIN)



**COMPREHENSIVE ENGINEERING SERVICES:**

- CIVIL ENGINEERING ■ WETLAND & SOIL MAPPING
- LAND SURVEYING ■ CONSTRUCTION STAKING
- LANDSCAPE ARCHITECTURE ■ LAND PLANNING
- SOIL MAPPING & SEPTIC SYSTEMS
- WETLAND & ENVIRONMENTAL MONITORING

2410 HOG MOUNTAIN ROAD, SUITE 103  
 WATKINSVILLE, GA 30677  
 706-613-8900 ■ 706-425-9631 (FAX)  
 abe@abeconsultinginc.com  
 www.abeconsultinginc.com

**BOUNDARY SURVEY FOR:**  
**Susan & Sherry Pirkle**  
 Ridge Road  
 Buford, Ga.  
 Hall County  
 1419th G.M.D.  
 Being that parcel of land described in  
 DB 7392 pg 300, Hall County, Ga records

**TOTAL PROJECT AREA: 24.210 ACRES**  
**TAX PARCEL #: Par1on of 08154 000017**  
**EXISTING ZONING: AR-III-S**

This property does not lie within the  
 "Future Flood Zone of Hall County as per  
 Gainesville-Hall County GIS.  
 THIS PROPERTY DOES NOT LIE WITHIN A 100-YEAR  
 FLOOD PLAIN ACCORDING TO FLOOD INSURANCE RATE  
 MAP # 13139C 0293F DATED 9-29-2006.

**SURVEY CLOSURE STATEMENT**  
 THE FIELD DATA UPON WHICH THIS PLAT IS BASED  
 HAS A CLOSURE PRECISION OF ONE FOOT IN 10,024  
 FEET AND AN ANGULAR ERROR OF 4 SEC. PER  
 ANGLE POINT AND WAS ADJUSTED USING NETWORK  
 LEAST SQUARES. THIS PLAT HAS BEEN CALCULATED  
 FOR CLOSURE AND IS FOUND TO BE ACCURATE  
 WITHIN ONE FOOT IN 284,029 FEET.  
 A TOPCON GTS 301 WAS USED TO OBTAIN THE  
 LINEAR AND ANGULAR MEASUREMENTS UPON WHICH  
 THIS PLAT IS BASED AND THE FIELD SURVEY UPON  
 WHICH THIS PLAT IS BASED WAS COMPLETED ON  
 11-27-17.

**SURVEYOR'S NOTES:**

1. THIS MAP OF SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE ABSTRACT.
2. THE PROPERTY SHOWN HEREON IS SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, RIGHTS-OF-WAY AND OTHER ENCUMBRANCES, BOTH PUBLIC AND PRIVATE.
3. UNDERGROUND UTILITIES AND FOUNDATIONS, IF ANY, HAVE NOT BEEN LOCATED.
4. THIS MAP OF SURVEY IS NOT VALID UNLESS IT BEARS THE REGISTRANT'S ORIGINAL SIGNATURE, IN RED INK, PLACED ACROSS THE REGISTRANT'S SEAL.
5. BEARINGS ARE BASED ON GRID NORTH, GEORGIA, WEST ZONE DERIVED FROM GPS OBSERVATIONS UTILIZING THE gGPS NETWORK.
6. ZONING AND SETBACK INFORMATION, IF SHOWN, SHOULD BE VERIFIED BY THE APPROPRIATE PLANNING/ZONING AGENCY PRIOR TO DESIGN OR CONSTRUCTION ACTIVITIES.

**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. 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, NOR 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.

STACY C. CARROLL, GEORGIA RLS #2729 DATE \_\_\_\_\_ LSF# 1010

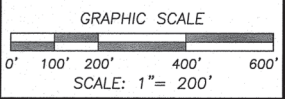
COPYRIGHT © 2013 ABE CONSULTING, INC. RESERVES COPYRIGHT AND OTHER RIGHTS TO THE STRICT USE OF THESE DOCUMENTS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.



<b>DATE PREPARED:</b>	12-5-17
<b>PROJECT #:</b>	17-027-50

REVISIONS	DATE



**SHEET #**

1 / 1

GRID NORTH (Ga. - West Zone)

Course	Bearing	Distance
1	Rad: 1014.10' Tan: 29.10' Chd: N 22°31'15"E	A: 58.19" CA: 3'17.15" 58.18'
2	N 24°09'53"E	425.33'
3	Rad: 793.16' Tan: 147.38' Chd: N 13°38'18"E	A: 291.44" CA: 21°03'11" 289.81'
4	S 86°29'37"E	34.94'
5	Rad: 827.97' Tan: 92.72' Chd: N 03°18'03"W	A: 184.66" CA: 12°46'43" 184.28'
6	N 09°38'57"W	278.80'
7	Rad: 585.00' Tan: 169.06' Chd: N 06°28'10"E	A: 329.15" CA: 32°14'14" 324.82'
8	N 87°25'44"E	33.64'
9	S 58°27'24"E	306.79'
10	Rad: 2965.66' Tan: 208.93' Chd: S 62°28'25"E	A: 417.17" CA: 8°03'34" 416.82'

Roger L. Waycaster  
 TP# 15048 00016C  
 DB 4232 pg 584  
 Zoned: AR3

Now or Formerly  
 Sherry L. Pirkle  
 TP# 08154 000017  
 DB 7392 pg 300  
 Zoned: AR-III-S

eFiled & eRecorded  
 DATE: 11/3/2017  
 TIME: 2:26 PM  
 PLAT BOOK: 00875  
 PAGE: 00109  
 RECORDING FEE: 8.00  
 PARTICIPANT ID: 9040303858  
 CLERK: Charles Baker  
 Hall County, GA  
 NOTE: JP

**OWNER/DEVELOPER:**  
 We Flip, LLC.  
 4054 RIDGE ROAD  
 BUFORD, GA 30519

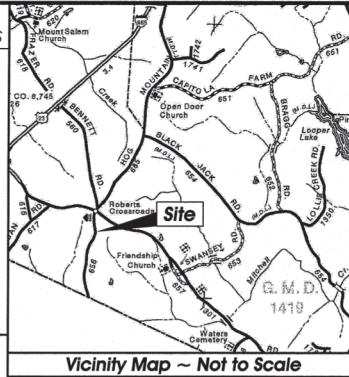
**AUTHORIZED AGENT:** ABE CONSULTING, INC.  
 CONTACT: ABE ABOUHAMDAN, PE  
 2410 HOG MOUNTAIN ROAD, SUITE 103  
 WATKINSVILLE, GA 30677  
 706.613.8900

**HALL COUNTY - STREAM BUFFER PROTECTION**  
 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)

IF PROPERTY IS LOCATED IN THE NORTH OCOOEE WATERSHED DISTRICT, THEN ADDITIONAL STREAM BUFFERS AND IMPERVIOUS SETBACKS MAY BE REQUIRED FOR COMPLIANCE.  
 (HALL COUNTY CODE §17.225.040)

**LEGEND OF SURVEY ABBREVIATIONS/SYMBOLS**

- ☒ CENTERLINE
- ☒ CONC. MONUMENT FOUND
- ☒ CRIMP TOP PIPE FOUND
- ☒ DEED BOOK
- ☒ 1/2" CAPPED REBAR SET
- ☒ STAMPED LSF 1010
- ☒ NOT TO SCALE
- ☒ OPEN TOP PIPE FOUND
- ☒ PROPERTY LINE
- ☒ PLAT BOOK
- ☒ POINT OF BEGINNING
- ☒ POINT OF COMMENCEMENT
- ☒ RIGHT-OF-WAY
- ☒ RESBAR FOUND
- ☒ STATE WATERS BUFFER
- ☒ TAX PARCEL NUMBER
- ☒ 1/2" CAPPED REBAR SET
- ☒ STAMPED LSF 1010
- ☒ (UNLESS OTHERWISE NOTED)
- ☒ IRON PIN FOUND
- ☒ (AS DESCRIBED)
- ☒ COMPUTED POINT (NO PIN)
- ☒ ROCK FOUND



**COMPREHENSIVE ENGINEERING SERVICES:**

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**Boundary & Division Survey for:**  
**We Flip, LLC.**  
 Ridge Road  
 Buford, Ga.  
 Hall County  
 1419th G.M.D.

Being that parcel of land described in  
 DB 7392 pg 300, Hall County, Ga records

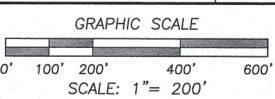
**TOTAL PROJECT AREA: 50.165 ACRES**  
**TAX PARCEL #: Portion of 08154 000017**  
**EXISTING ZONING: AR-III,SS**

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I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED IN CONFORMANCE WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

	<b>DATE PREPARED:</b>
	10-18-17
	<b>PROJECT #:</b>
	17-027-50

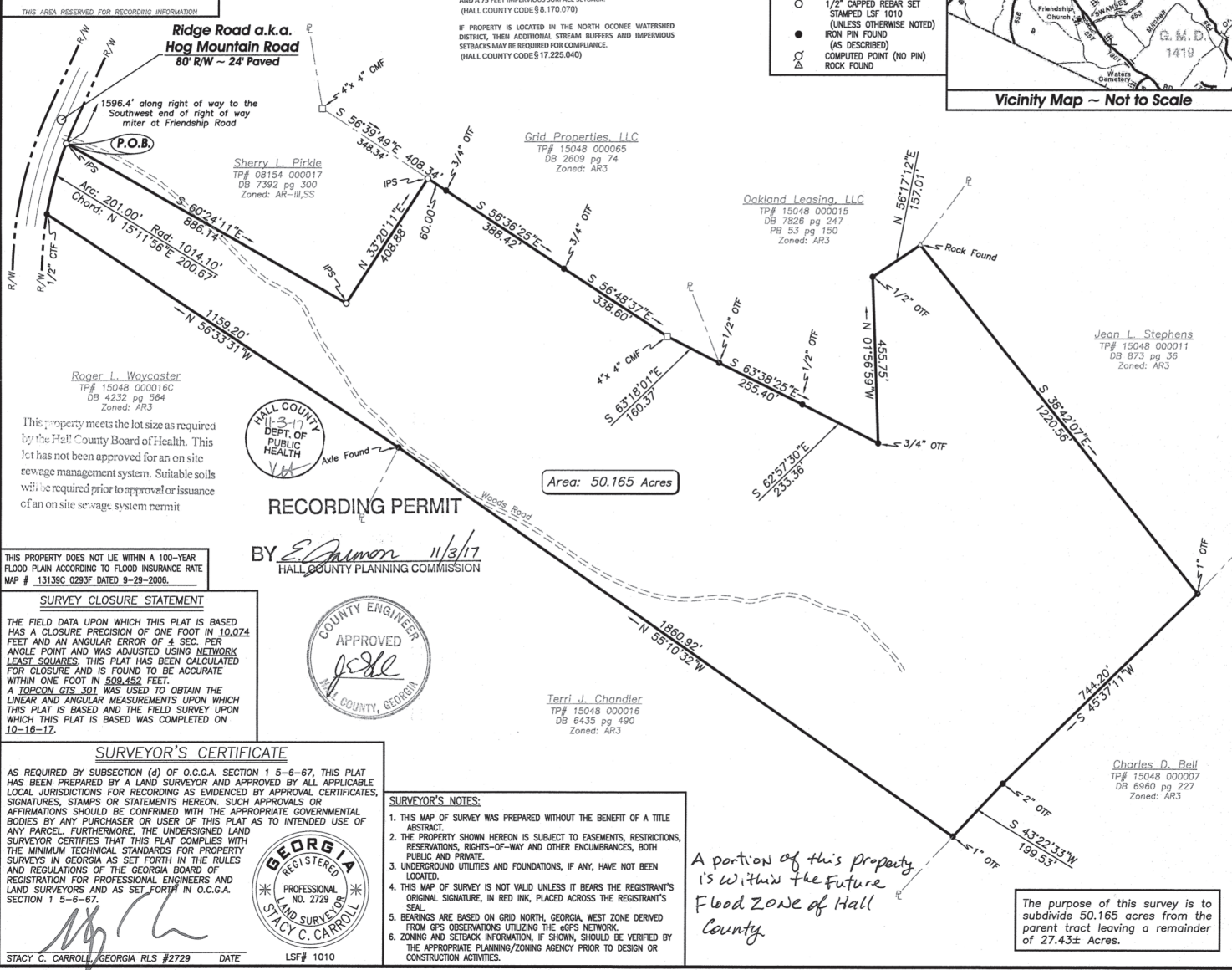
REVISIONS	DATE



**SHEET #**

**1**

GRID NORTH  
 Ga.-West Zone



**Roger L. Waycaster**  
 TP# 15048 000016C  
 DB 4232 pg 564  
 Zoned: AR3

This property meets the lot size as required by the Hall County Board of Health. This lot has not been approved for an on site sewage management system. Suitable soils will be required prior to approval or issuance of an on site sewage system permit

THIS PROPERTY DOES NOT LIE WITHIN A 100-YEAR FLOOD PLAIN ACCORDING TO FLOOD INSURANCE RATE MAP # 13139C 0293F DATED 9-29-2006.

**SURVEY CLOSURE STATEMENT**

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,024 FEET AND AN ANGULAR ERROR OF 4 SEC. PER ANGLE POINT AND WAS ADJUSTED USING NETWORK LEAST SQUARES. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 509,452 FEET. A TOPCON GTS 301 WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS UPON WHICH THIS PLAT IS BASED AND THE FIELD SURVEY UPON WHICH THIS PLAT IS BASED WAS COMPLETED ON 10-16-17.

**HALL COUNTY DEPT. OF PUBLIC HEALTH**

RECORDING PERMIT

BY *E. Jamon* 11/3/17  
 HALL COUNTY PLANNING COMMISSION

**COUNTY ENGINEER**

APPROVED

*[Signature]*

HALL COUNTY, GEORGIA

**SURVEYOR'S CERTIFICATE**

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.

**STACY C. CARROLL, GEORGIA RLS #2729** DATE LSF# 1010

**SURVEYOR'S NOTES:**

1. THIS MAP OF SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE ABSTRACT.
2. THE PROPERTY SHOWN HEREON IS SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, RIGHTS-OF-WAY AND OTHER ENCUMBRANCES, BOTH PUBLIC AND PRIVATE.
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6. ZONING AND SETBACK INFORMATION, IF SHOWN, SHOULD BE VERIFIED BY THE APPROPRIATE PLANNING/ZONING AGENCY PRIOR TO DESIGN OR CONSTRUCTION ACTIVITIES.

*A portion of this property is within the future Flood Zone of Hall County.*

The purpose of this survey is to subdivide 50.165 acres from the parent tract leaving a remainder of 27.43± Acres.