

LEGEND

- 1/2" RFB
- 3/4" RFB
- 1" RFB
- 1 1/2" RFB
- 2" RFB
- 3" RFB
- 4" RFB
- 6" RFB
- 8" RFB
- 10" RFB
- 12" RFB
- 14" RFB
- 16" RFB
- 18" RFB
- 20" RFB
- 24" RFB
- 30" RFB
- 36" RFB
- 42" RFB
- 48" RFB
- 54" RFB
- 60" RFB
- 66" RFB
- 72" RFB
- 78" RFB
- 84" RFB
- 90" RFB
- 96" RFB
- 102" RFB
- 108" RFB
- 114" RFB
- 120" RFB
- 126" RFB
- 132" RFB
- 138" RFB
- 144" RFB
- 150" RFB
- 156" RFB
- 162" RFB
- 168" RFB
- 174" RFB
- 180" RFB
- 186" RFB
- 192" RFB
- 198" RFB
- 204" RFB
- 210" RFB
- 216" RFB
- 222" RFB
- 228" RFB
- 234" RFB
- 240" RFB
- 246" RFB
- 252" RFB
- 258" RFB
- 264" RFB
- 270" RFB
- 276" RFB
- 282" RFB
- 288" RFB
- 294" RFB
- 300" RFB
- 306" RFB
- 312" RFB
- 318" RFB
- 324" RFB
- 330" RFB
- 336" RFB
- 342" RFB
- 348" RFB
- 354" RFB
- 360" RFB
- 366" RFB
- 372" RFB
- 378" RFB
- 384" RFB
- 390" RFB
- 396" RFB
- 402" RFB
- 408" RFB
- 414" RFB
- 420" RFB
- 426" RFB
- 432" RFB
- 438" RFB
- 444" RFB
- 450" RFB
- 456" RFB
- 462" RFB
- 468" RFB
- 474" RFB
- 480" RFB
- 486" RFB
- 492" RFB
- 498" RFB
- 504" RFB
- 510" RFB
- 516" RFB
- 522" RFB
- 528" RFB
- 534" RFB
- 540" RFB
- 546" RFB
- 552" RFB
- 558" RFB
- 564" RFB
- 570" RFB
- 576" RFB
- 582" RFB
- 588" RFB
- 594" RFB
- 600" RFB
- 606" RFB
- 612" RFB
- 618" RFB
- 624" RFB
- 630" RFB
- 636" RFB
- 642" RFB
- 648" RFB
- 654" RFB
- 660" RFB
- 666" RFB
- 672" RFB
- 678" RFB
- 684" RFB
- 690" RFB
- 696" RFB
- 702" RFB
- 708" RFB
- 714" RFB
- 720" RFB
- 726" RFB
- 732" RFB
- 738" RFB
- 744" RFB
- 750" RFB
- 756" RFB
- 762" RFB
- 768" RFB
- 774" RFB
- 780" RFB
- 786" RFB
- 792" RFB
- 798" RFB
- 804" RFB
- 810" RFB
- 816" RFB
- 822" RFB
- 828" RFB
- 834" RFB
- 840" RFB
- 846" RFB
- 852" RFB
- 858" RFB
- 864" RFB
- 870" RFB
- 876" RFB
- 882" RFB
- 888" RFB
- 894" RFB
- 900" RFB
- 906" RFB
- 912" RFB
- 918" RFB
- 924" RFB
- 930" RFB
- 936" RFB
- 942" RFB
- 948" RFB
- 954" RFB
- 960" RFB
- 966" RFB
- 972" RFB
- 978" RFB
- 984" RFB
- 990" RFB
- 996" RFB
- 1000" RFB

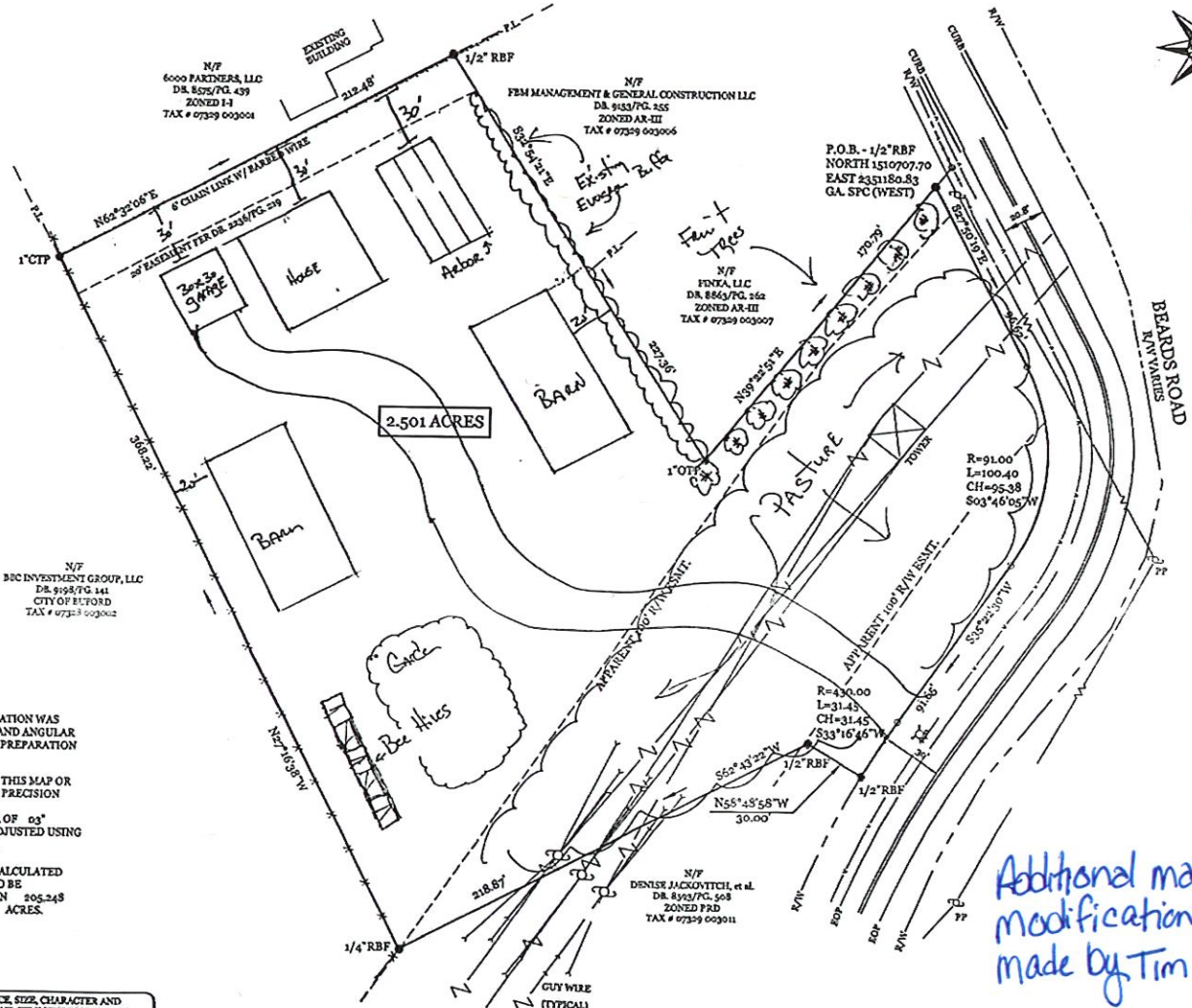
THE CERTIFICATION, AS SET FORTH HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.



THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE, SUBJECT AND ADJACENT PROPERTY OWNER'S DEED REFERENCES WERE PROVIDED BY GEORGIA PREMIER LAND SERVICES, INC. AND ARE NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS.

REFERENCES:
 1) LIMITED WARRANTY DEED RECORDED IN DEED BOOK 9374, PAGE 312, HALL COUNTY RECORDS.
 2) FINAL PLAT FOR BEARDS CROSSING SUBDIVISION RECORDED IN PLAT BOOK 877, PAGE 406, AFORESAID RECORDS.

RECEIVED
OCT 18 2024
 Planning & Zoning Department



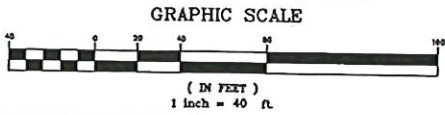
NO PORTION OF SUBJECT PROPERTY LIES WITHIN A DESIGNATED 100 YEAR FLOOD HAZARD AREA AS DEPICTED BY SCALED MAP LOCATION AND OR LAYOUT PLOTTING ONLY PER F.L.M. PANEL NO. 131900288 G, DATED APRIL 4, 2018

A TOPCON ES-105 TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 21,993 FEET AND AN ANGULAR ERROR OF 03" PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 205,248 FEET AND CONTAINS 2,501 ACRES.

INFORMATION REGARDING THE SUPPOSED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. ALSO, UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINGUISHLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.



THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.

REZONING PLAT FOR: **AR-III**

TIMOTHY W. MOONEY
Conceptual Design

3240 Beards Rd
 Buford GA 30510

DATE: 1/16/2024 Land Lot: 399 District: 7th
 COUNTY: HALL, GA Scale: 1"=40'
 PROJECT: 18267 Drawn By: BS

ACAD FILE: 18267.....LOT 6 REZONE.DWG

NO. BY DATE REVISION

GEORGIA PREMIER LAND SERVICES, INC.
 PROFESSIONAL LAND SURVEYING
 6106 VANDERBILT ROAD, SUITE 100
 BUFORD, GEORGIA 30510
 (770) 646-3500 FAX (770) 646-3501
 LAND SURVEY FIRM CO.# 117

12.16.2024 - Item 4