

LEGEND

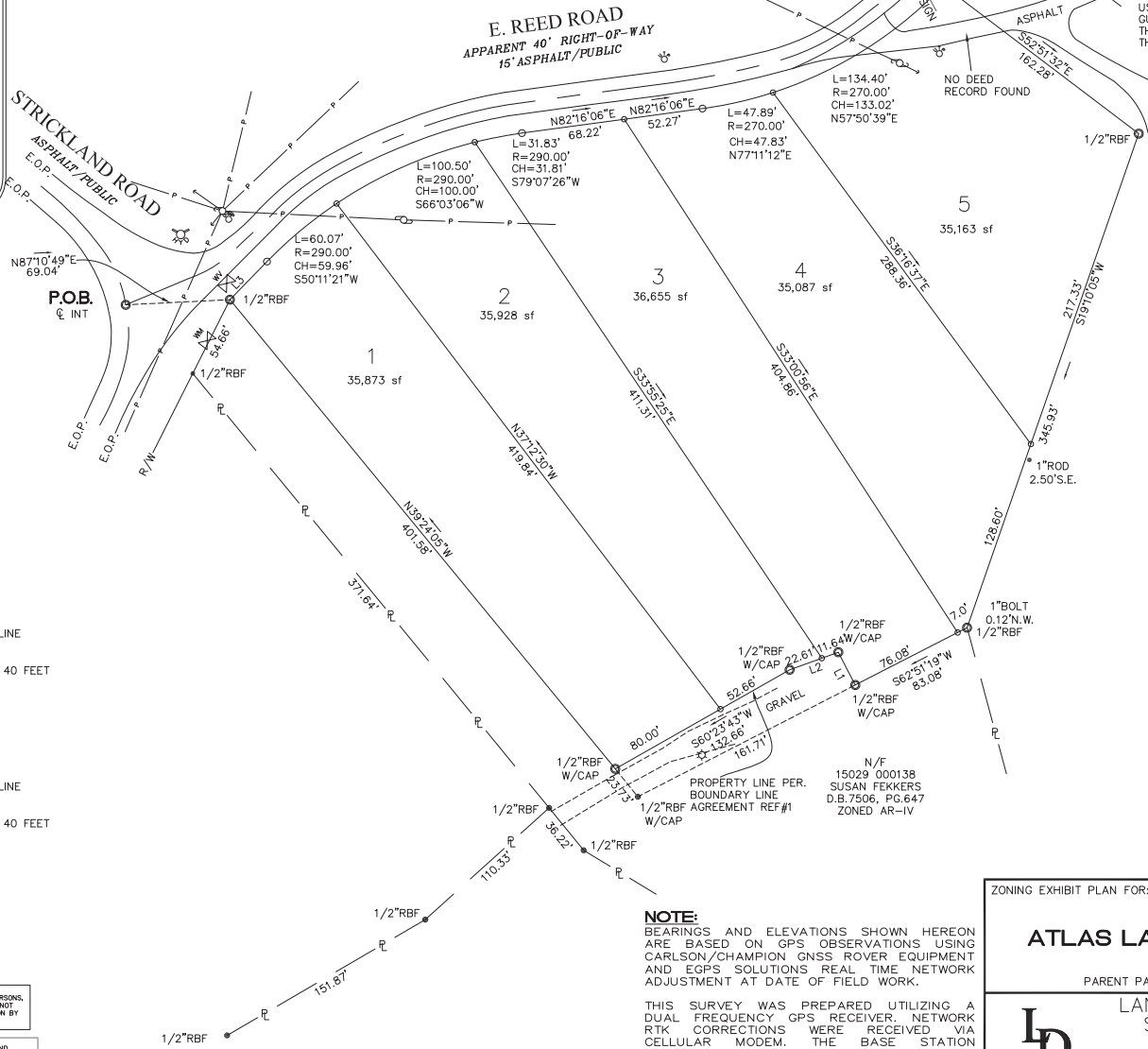
- IPF = IRON PIN FOUND
- IPS = 1/2" REBAR PIN SET
- LL = LAND LOT
- LLL = LAND LOT LINE
- PL = PROPERTY LINE
- CL = CENTERLINE
- BL = BUILDING LINE
- R/W = RIGHT-OF-WAY
- SSE = SANITARY SEWER EASEMENT
- DE = DRAINAGE EASEMENT
- MH = MANHOLE
- CB = CATCH BASIN
- JB = JUNCTION BOX
- HW = HEADWALL
- DI = DROP INLET
- PP = POWER/UTILITY POLE
- FH = FIRE HYDRANT
- IE = INVERT ELEVATION
- FFE = FINISHED FLOOR ELEVATION
- BOC = BACK OF CURB
- EP = EDGE OF PAVEMENT
- S = SANITARY SEWER LINE/PIPE
- SS = STORM SEWER LINE/PIPE
- X-X-X = FENCE LINE
- o-o-o = FLOOD HAZARD ZONE LINE
- N/F = NOW OR FORMERLY
- POC = POINT OF COMMENCEMENT
- POB = POINT OF BEGINNING

FLOOD HAZARD NOTE
 BY GRAPHICAL PLOTTING ONLY, NO PORTION OF THE SURVEYED AREA LIES WITHIN A 100 YEAR FLOOD HAZARD AREA. PER FIRM PANEL 13139C0312C DATED DECEMBER 1, 2022. THIS OPINION IS NOT A CERTIFICATION OF FLOOD HAZARD STATUS, BUT IS AN INTERPRETATION OF THE REFERENCED MAP AND PUBLIC DATA. IF THE EXACT LOCATION OF ELEVATION(S) OF FLOOD HAZARD BOUNDARIES ARE NECESSARY, A MORE DETAILED STUDY MAY BE NEEDED. THIS FIRM ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE ACCURACY OF THE ABOVE REFERENCED MAP OR PUBLIC DATA.

4.103 ACRES
 (INCLUDES EASEMENTS WITHIN)
 ZONED AR-IV

- GENERAL/SITE NOTES:**
- 1) OWNER OF RECORD: JAMES HAROLD HENDERSON ETAL 8575 OLD FEDERAL ROAD BALL GROUND, GA 30107
 - 2) THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT OR BURDEN THIS PROPERTY. MATTERS OF TITLE ARE EXCEPTED.
 - 3) SITE ELEVATIONS BASED ON NAVD 88 BY OBTAINED BY MEANS OF LOCAL GPS NETWORK.
 - 4) LAND DEVELOPMENT SURVEYORS, INC. IS NOT RESPONSIBLE FOR AND DOES NOT WARRANT THE ZONING INFORMATION AND INTERPRETATION AS PROVIDED HEREIN. THIS INFORMATION IS OBTAINED USING ON-LINE SOURCES, ETC. AND CANNOT GUARANTEE ITS ACCURACY. IT IS RECOMMENDED THAT THE CLIENT OR USER OF THIS DATA VERIFY THIS INFORMATION WITH THE ISSUING AUTHORITY.

- REFERENCES**
- 1) DEED BOOK 8865, PAGE 647.
 - 2) DEED BOOK 9014, PAGE 445.
 - 3) PLAT BOOK 879, PAGE 85.
 - 4) PLAT BOOK 881, PAGE 131.
- OTHER'S AS DENOTED ON PLAT.



N/F
 15029 000017
 VERONICA RODRIGUEZ
 D.B.4134, PG.337
 P.B.117, PG.20A
 ZONED AR-IV

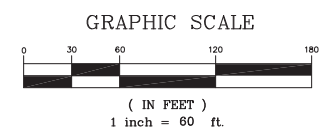


LINE TABLE

LINE	LENGTH	BEARING
L1	24.40	N27°25'08\"W
L2	34.25	S70°11'46\"E
L3	35.16	N44°12'02\"E
L4	120.49	N82°16'06\"E

CURVE TABLE

CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	192.40	290.00'	S63°15'41\"W	188.89
C2	182.30	270.00'	N62°55'33\"E	178.85



CURRENT ZONING AR-IV
 -MINIMUM LOT AREA: 43,560 S.F.
 -MINIMUM LOT FRONTAGE: 50 FEET AT BUILDING LINE
 -MAXIMUM BUILDING HEIGHT: 35 FEET
 -MINIMUM REAR SETBACK: 25 FEET
 -MINIMUM FRONT SETBACK: 65 FEET FROM CL OR 40 FEET FROM PROPERTY LINE, WHICHEVER IS GREATER
 -MINIMUM SIDE SETBACK: 15 FEET

PROPOSED ZONING R-1
 -MINIMUM LOT AREA: 35,000 S.F.
 -MINIMUM LOT FRONTAGE: 50 FEET AT BUILDING LINE
 -MAXIMUM BUILDING HEIGHT: 35 FEET
 -MINIMUM REAR SETBACK: 20 FEET
 -MINIMUM FRONT SETBACK: 65 FEET FROM CL OR 40 FEET FROM PROPERTY LINE, WHICHEVER IS GREATER
 -MINIMUM SIDE SETBACK: 10 FEET

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.

INFORMATION REGARDING THE REPORTED 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. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.

THE TERM "CERTIFICATION" OR TO "CERTIFY" RELATING TO LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

PLAT CLOSURE STATEMENT:
 THIS PLAT HAS BEEN CALCULATED FOR CLOSURE & IS ACCURATE WITHIN ONE FOOT IN 316,333 FEET, AND CONTAINS A TOTAL OF 4.103 ACRES.

NOTE:
 BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS USING CARLSON/CHAMPION GNSS ROVER EQUIPMENT AND EGPS SOLUTIONS. REAL TIME NETWORK ADJUSTMENT AT DATE OF FIELD WORK.

THIS SURVEY WAS PREPARED UTILIZING A DUAL FREQUENCY GPS RECEIVER, NETWORK RTK CORRECTIONS WERE RECEIVED VIA CELLULAR MODEM. THE BASE STATION NETWORK IS OPERATED AND MAINTAINED BY EGPS SOLUTIONS, INC.

THE RELATIVE POSITIONAL ACCURACY AS CALCULATED ACCORDING TO THE FEDERAL GEOGRAPHIC DATA COMMITTEE PART 3, NATIONAL STANDARD FOR SPATIAL DATA ACCURACY IS 0.04 FT. HORIZONTAL AND 0.07 FT. VERTICAL AT A 95% CONFIDENCE LEVEL.

THE FIELD SURVEY WAS COMPLETED ON 8/12/24.

ZONING EXHIBIT PLAN FOR:

ATLAS LAND DEVELOPMENT

PARENT PARCEL 15029 000100 4767 E REED RD

LAND DEVELOPMENT SURVEYORS, INC.
 P.O. BOX 2050
 DACULA, GA. 30019
 (770) 682-8206
 LDSURVEYORS2003@GMAIL.COM
 CDA LSF#000832

Date: 8/12/24 Land Lot: G.M.D.385 District: MORGAN

County: HALL COUNTY, GA Scale: 1"=60'

Field By: K,J Drawn By: MSF Checked By: LJJ

Job Number: 24175 File Number: 24175.DWG

Sheet No.