



18.0606 ACRES  
(786,722 S.F.)  
TAX PARCEL 15032E002012A

- LEGEND**
- R.B.F. = F-BAR FOUND
  - I.P.S. = 1/2" BAR SET
  - P.L. = PROPERTY LINE
  - C.L. = CENTER LINE
  - E.L. = EASEMENT LINE
  - L.L.L. = LAND LOT LINE
  - R/W = RIGHT OF WAY
  - CAY = CABLE TV
  - C.O. = CLEW OUT
  - L.P. = LIGHT POLE
  - E.P. = EDGE OF PAVING
  - U.P. = UTILITY POLE
  - W.L. = WHITE LINE
  - B.C. = BACK OF CURB
  - (TYP) = TYPICAL
  - B.S.M. = BELLSOUTH MANHOLE
  - O.C.S. = OUTLET CONTROL STRUCTURE
  - C.T.P. = CRAMP TOP PIPE
  - F.H. = FIRE HYDRANT
  - C.B. = CATCH BASIN
  - H.W. = HEADWALL
  - D.I. = DROP INLET
  - S.E. = SEWER EMBT.
  - C.C. = CONSTRUCTION EMBT.
  - U.G.P. = UNDERGROUND POWER
  - U.T.P. = UNDERGROUND TELEPHONE
  - G.A. = GAS VALVE
  - N.C. = NICKER
  - PK N.S. = PK NAIL SET
  - T.S.P. = TRAFFIC SIGNAL POLE
  - O.T. PIPE = OPEN TOP PIPE
  - C&G = CURB AND GUTTER
  - P.O.B. = POINT OF BEGINNING
  - N/F = NOW OR FORMERLY
  - B.S.M. = BELLSOUTH MANHOLE
  - O.C.S. = OUTLET CONTROL STRUCTURE
  - C.T.P. = CRAMP TOP PIPE

- GRAPHIC LEGEND**
- C.B. = CATCH BASIN
  - D.I. = DROP INLET
  - J.B. = JOINT BOX
  - H.W. = HEADWALL
  - TEL. MH. = TELEPHONE MANHOLE
  - F.H. = FIRE HYDRANT
  - WATER METER
  - MAN HOLE
  - UTIL. POLE
  - WATER VALVE
  - R/W MONUMENT



**CALL CHART**

Course	Bearing	Distance
A	N11°18'08"E	0.91'
B	N35°38'43"E	49.84'
C	S78°37'58"E	65.04'
D	S34°14'06"W	89.30'

- SURVEY NOTES**
- THE FIELD DATA FROM WHICH THIS PLAT IS BASED WAS COMPLETED ON MARCH 09, 2022 AND HAS A CLOSURE PRECISION OF ONE FOOT IN 48,910 FEET AND AN ANGULAR ERROR OF 50" PER ANGLE POINT. DATA WAS ADJUSTED USING THE LEAST SQUARES METHOD.
  - THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN 78,195 FEET.
  - EQUIPMENT USED TO OBTAIN FIELD DATA: TRIMBLE VXR PLUS 1" ROBOTIC TOTAL STATION.
  - BEARINGS SHOWN REFERENCED TO GRID NORTH GEORGIA STATE PLANE NAD83(2011) WEST ZONE.
  - THIS PROPERTY LIES IN ZONE "X" AREA NOT SUBJECT TO SPECIAL FLOOD HAZARDS PER FLOOD INSURANCE RATE MAPS PREPARED FOR HALL COUNTY GEORGIA AND ITS INCORPORATED AREAS AS SHOWN ON MAP 1319C01965 WITH EFFECTIVE DATE OF APRIL 04, 2018.
  - THE INFORMATION SHOWN HEREON TAKEN FROM SURVEY REFERENCE B.
  - SURVEY REFERENCE:**  
A. SUBDIVISION PLAT FOR SARA INVESTMENTS, LLC BY SAWHNEY ASSOCIATES BEARING THE SEAL OF GULSHAN SAWHNEY GEORGIA R.L.S. 2547, DATED 9-20-2014, LAST REVISED 12-28-2014 AS RECORDED IN PLAT BOOK 871, PAGE 0095 OF HALL COUNTY RECORDS.  
B. ALTANSPP SURVEY FOR KEVIN HERBERT & CHICAGO TITLE INSURANCE COMPANY DATED 04-30-2019, BY PATTON LAND SURVEYING, LLC.  
C. OTHER REFERENCES NOTED WITH ADJOINING OWNER DESIGNATIONS.
  - ANY STREAM OR STATE WATER LOCATED ON THIS PROPERTY MAY BE SUBJECT TO A 50 FOOT UNDISTURBED NATURAL BUFFER AND A 75 FOOT IMPERVIOUS SURFACE SETBACK (HALL COUNTY CODE § 170.070)
  - OWNER: KEVIN HERBERT  
2017 ATHENS HIGHWAY  
TAX PARCEL 15032E002012A  
DEED BOOK 8314, PAGE 562 & DEED BOOK 8314, PAGE 555  
ZONING: HB & AR IV
  - SUBJECT TRACT BEING OTS 2 & 3 OF SUBDIVISION PLAT FOR SARA INVESTMENTS, LLC AS NOTED IN SURVEY REFERENCE 7.A. AND ADDITIONAL PROPERTY SURVEY REFERENCE 7.B. THE COMBINATION OF THESE 3 PARCELS HAS BEEN PREVIOUSLY DESIGNATED AS TAX PARCEL 15032E002012A BY HALL COUNTY.
  - ADJOINING OWNER OF LOT 1 IS NOW OR FORMERLY: THREE ATHENS PROPERTIES, INC., TAX PARCEL 15032E0020033, DEED BOOK 8930, PAGE 448 OF HALL COUNTY RECORDS.
  - HATCHED AREA BETWEEN ACCESS DRIVE ON ATHENS STREET AND INGRESS EGRESS EMBANKMENT ON U.S. HWY 129 IS SUBJECT TO THE RECIPROCAL EASEMENT AGREEMENT PERTAINING TO ACCESS AS RECORDED IN DEED BOOK 8314, PAGE 535.

**SURVEYORS CERTIFICATION (HB 1004)**  
THIS PLAT IS RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY REAL CHANGES TO ANY REAL PROPERTY BOUNDARIES. 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 OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERGROUND AND SURVEYOR CENTERS 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.G.C.A. SECTION 15-6-67.

*Kevin A. McNally, Jr.*  
LLOYD C. MCNALLY, JR. RLS 2040



1505 HWY. 29 SOUTH - LAWRENCEVILLE, GA. 30044  
PHONE: (770)963-8520 jean@mcnallypatrick.com

LAND SURVEYORS  
LANDSCAPE ARCHITECTS

No.	REVISIONS	DATE

SURVEY FOR  
**KEVIN HERBERT**

18.0606 ACRES TAX PARCEL 15032E002012A  
GAINESVILLE DISTRICT - G.M.D. No. 411  
HALL COUNTY, GEORGIA

SCALE: 1"=60'  
DATE: APRIL 01, 2022

