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Charles Baker, C.S.C
Hall County, GA

STRUCTURES VISIBLE ON THE DATE OF SURVEY ARE SHOWN HEREON. LOCATIONS ARE ACCURATE ONLY WHERE DIMENSIONED.

THE CERTIFICATION, AS SHOWN 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.

THE PROPERTY MAY CONTAIN WETLANDS. ALL WETLANDS ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS AND/OR THE STATE OF GEORGIA DEPARTMENT OF NATURAL RESOURCES. LOT OWNERS ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE PROTECTED AREAS WITHOUT THE PROPER PERMIT APPLICATION AND APPROVAL.

GEORGIA811
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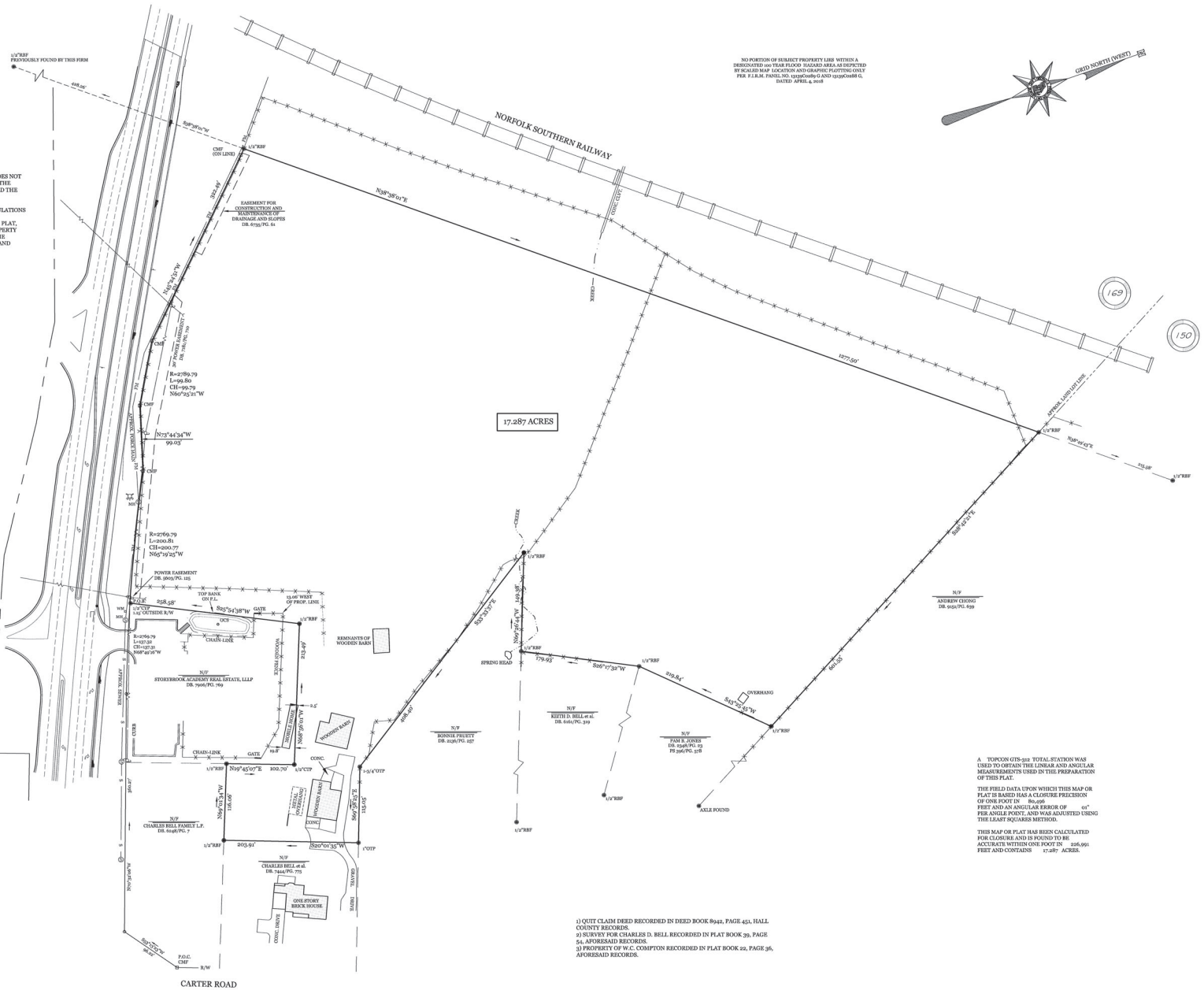
SURVEYOR CERTIFICATION:
THIS SURVEY IS A RETRACEMENT OF AN EXISTING PARCEL OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL. THE RECORDING INFORMATION OF THE DOCUMENT(S), MAP(S), PLAT(S), OR OTHER INSTRUMENT(S) WHICH CREATED THE PARCEL(S) ARE STATED HEREON.
RECORDING OF THIS SURVEY DOES NOT IMPLY APPROVAL OF THE LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, NOR SUITABILITY FOR ANY USE OR PURPOSE OF LAND.
FURTHER, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS MAP, PLAT, OR PLAN COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT OCGA 15-6-67.

BRIAN R. SUTHERLAND
GEORGIA RLS NO. 2900



LEGEND

RBF	RE-BAR FOUND
NL	NAIL FOUND
CIP	CONCRETE PIPE/1/2" REBAR
IPF	IRON PIN FOUND
CMF	CONCRETE MONUMENT FOUND
CMP	CORRUGATED METAL
TBM	BENCHMARK
CUP	CRIMP TOP PIPE
CO	SANITARY SEWER CLEAN OUT
WV	IRRIGATION CONTROL VALVE
DH	DRILL HOLE
LL	LAND LOT LINE
L	LANDING
T	LAND LOT LINE
TL	CENTERLINE
BSL	BUILDING SETBACK LINE
SSL	SIDE SETBACK LINE
SSE	SANITARY SEWER EASEMENT
DE	DRAINAGE EASEMENT
BOC	BACK OF CURB
EOC	EDGE OF PAVEMENT
ELEV	ELEVATION
GMD	GEORGIA MILITIA DISTRICT
PB/PG	PLAT BOOK / PAGE
DB/PG	DEED BOOK / PAGE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
ELEV	ELEVATION
IE	INVERT ELEVATION
FFE	FINISHED FLOOR ELEVATION
BFE	BASEMENT FLOOR ELEVATION
GFE	GARAGE FLOOR ELEVATION
RCP	REINFORCED CONCRETE PIPE
RCP	REINFORCED CONCRETE PIPE
DIP	DUCTILE IRON PIPE
VCP	VITRIFIED CLAY PIPE
VCP	VITRIFIED CLAY PIPE
LP	LIGHT POLE
PP	POWER POLE OR UTILITY POLE
MB	MAILBOX
CB	CATCH BASIN
FH	FIRE HYDRANT
DW	DRAINWELL
DI	DROP INLET
GI	GRATE INLET
WV	WIRE HYDRANT
WV	WATER VALVE
WM	WATER METER
GV	GAS VALVE
FF	FINISHED GROUND ELEVATION
IB	IRC BOXES OR SET
	EXISTING CONTOUR ELEVATION
	UNDERGROUND FIBER OPTIC
	POWERLINE
	UNDERGROUND POWER
	OVERHEAD POWER
	UNDERGROUND TELEPHONE LINE
	UNDERGROUND GAS LINE
	UNDERGROUND TELEPHONE MARKER
	UNDERGROUND GAS BLUE LINE
	SANITARY SEWER LINE
	STORM SEWER PIPE
	WATER LINE / PIPE
	CHAIN LINK FENCE
	BRANCH / CREEK / STREAM CENTERLINE
	FLOOD HAZARD ZONE LIMITS
	WOOD FENCE
	HARDWOOD TREE
	LIMITED ACCESS
	CONCRETE
	NEW OR SUBSEQUENT
	BENCH MARK
	CONTROL POINT

INFORMATION REGARDING THE REPUTED 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 DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.

1) QUIT CLAIM DEED RECORDED IN DEED BOOK 8942, PAGE 451, HALL COUNTY RECORDS.
2) SURVEY FOR CHARLES D. BELL RECORDED IN PLAT BOOK 39, PAGE 54, AFORESAID RECORDS.
3) PROPERTY OF W.C. COMPTON RECORDED IN PLAT BOOK 22, PAGE 36, AFORESAID RECORDS.

A TOPCON GTS-312 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 80,496 FEET AND AN ANGULAR ERROR OF 01" 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 226,991 FEET AND CONTAINS 17.287 ACRES.

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 PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

GRAPHIC SCALE
50 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

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.

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GEORGIA REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2900 BRIAN R. SUTHERLAND
3/14/2023

GEORGIA PREMIER LAND SERVICES, INC.
PROFESSIONAL LAND SURVEYING
3010 HAMILTON MILL ROAD
BUFORD, GEORGIA 30519
(770) 904-0904 FAX (770) 904-0906
LAND SURVEY FIRM COA #1177

CHARLES BELL

LOCATED IN LAND LOT 169 OF THE 8TH LAND DISTRICT
HALL COUNTY, GEORGIA SCALE 1"=60'

RETRACEMENT SURVEY FOR:

DATE	NO	DESCRIPTION

DRAWN BY	ES
CHECKED BY	BR

3/6/2023
DATE
JOB NO. 23346
FIELD BOOK
PAGE

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