

eFiled and eRecorded
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 PLAT BOOK: 885
 PAGE: 166 - 166
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 PART ID: 5474860235
 RECORDED BY: TH
 Charles Baker, C.S.C
 Hall County, GA

THIS BLOCK RESERVED FOR THE
 CLERK OF THE SUPERIOR COURT.



LEGEND
 BE = BELLING
 CAC = CURB & GUTTER
 CFP = CONCRETE FOUNDATION
 CDF = CONCRETE FOUNDATION
 CO = CONCRETE
 CP = CONCRETE
 CPT = CONCRETE PIPE FOUNDATION
 DWS = DOUBLE-WING GATCH BASIN
 E = EDGE OF PAVEMENT
 F = FIRE HYDRANT
 FV = FIVE WIRE FENCE
 I = IRON PIN FOUND
 IPF = IRON PIN FOUND (1/2" 7/8")
 LP = LIGHT POLE
 M = MONUMENT
 N/O = NOT ON FORMERLY
 OPL = OVERHEAD POWER LINE
 P = POWER & TELEPHONE POLE
 P-L = POWER & TELEPHONE POLE
 P-F = POWER & TELEPHONE POLE
 P-K = POWER POLE
 P-S = POWER & TELEPHONE POLE
 P-T = POWER & TELEPHONE POLE
 R = ROAD
 R/W = RIGHT OF WAY
 T = TELEPHONE BOX
 TWP = TRANSFORMER
 W = WATER METER
 W-V = WATER VALVE


SURVEY NOTES

1. THE FIELD DATA FOR THIS SURVEY IS BASED ON A CLOSURE PRECISION OF ONE FOOT IN 12,000 FEET AND AN ANGULAR ERROR OF 1" SECOND PER ANGLE AND WAS ADJUSTED USING LEAST SQUARES. A TRIMBLE S-SERIES ROBOTIC TOTAL STATION WAS USED FOR ANGULAR AND DISTANCE MEASUREMENTS.
2. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO ACCURE WITHIN ONE FOOT IN 100,000.000.
3. THE HORIZONTAL DATUM FOR THIS SURVEY IS THE NORTH AMERICAN DATUM OF 1983 (NAD 83 GEORGIA WEST ZONE). THE EQUIPMENT USED TO OBTAIN THIS DATA WAS A DUAL FREQUENCY TRIMBLE R12 GPS RECEIVER WITH A TRIMBLE 5707 DATA COLLECTOR RECEIVING RTK CORRECTIONS IN A WIRELESS NETWORK FROM BASE STATIONS OPERATED BY TRIMBLE NAVIGATION. THE AVERAGE RELATIVE POSITIONAL ACCURACY OBTAINED ON THE PROPERTIES UTILIZED IN THIS SURVEY WAS 0.8 CM FT. HORIZONTAL. THIS VALUE WAS DERIVED FROM GPS PROCESSING SOFTWARE. THE REMAINDER OF THE FIELD WORK WAS PERFORMED WITH CONVENTIONAL SURVEYING AS DESCRIBED ABOVE.
4. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, RESERVATIONS, RIGHT-OF-WAY, OR RESTRICTIONS WHICH ARE NOT DEPICTED OR AS DESCRIBED BY THE TITLE COMMITMENT OR OTHERWISE UNKNOWN TO THE SURVEYOR. THEREFORE EXCEPTION IS TAKEN TO ANY SUCH ITEMS.
5. THIS PROPERTY MAY OR MAY NOT BE CONTAINING ANY WETLAND AREAS. NO EFFORTS HAVE BEEN MADE BY THE SURVEYOR TO IDENTIFY OR LOCATE ANY WETLAND AREAS ON THIS PROPERTY. A QUALIFIED WETLAND SPECIALIST OR GEOLOGIST, PRIOR TO ANY LAND DISTURBANCE, SHOULD PERFORM WETLAND IDENTIFICATION AND DELINEATION.
6. PORTIONS OF THIS PROPERTY ARE LOCATED IN A FLOOD HAZARD ZONE "A" AS PER FEMA INSURANCE RATE MAP OF HALL COUNTY, GEORGIA, COMMUNITY PANEL NO. 13139C03086 & 13139C03160, EFFECTIVE DATE DECEMBER 1, 2022.
7. AT THE TIME OF THE SURVEY THERE WAS NO OBSERVABLE EVIDENCE OF CONSTRUCTION OR EARTH MOVING.
8. THIS PROPERTY HAS DIRECT ACCESS TO PUBLIC RIGHT OF WAYS HEREBY AS TANNERS MILL ROAD.
9. THIS PROPERTY IS ASSIGNED THE FOLLOWING STREET ADDRESSES PER HALL COUNTY GIS: 3252 TANNERS MILL RD, 3252 TANNERS MILL RD, 3252 TANNERS MILL RD, 3254 TANNERS MILL RD.
10. ALL PROPERTY CORNERS REFERENCED AS "PC" INDICATES A 1/2" NEOSH PLACED WITH A YELLOW PLASTIC CAP STAMPED "ROCHESTER-LEF0000484" UNLESS OTHERWISE NOTED.
11. THIS PLAT IS FOR THE EXCLUSIVE USE OF THE ENTITIES SHOWN HEREON. ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.
12. ALL DISTANCES AS SHOWN ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET (39.37 INCHES = 1 METRY).


NOTES PERTAINING TO AMERICAN LAND TITLE ASSOCIATION COMMITMENT # SGLM-6530 EFFECTIVE DATE: MARCH 5, 2024 SCHEDULE B PART II EXEMPTIONS

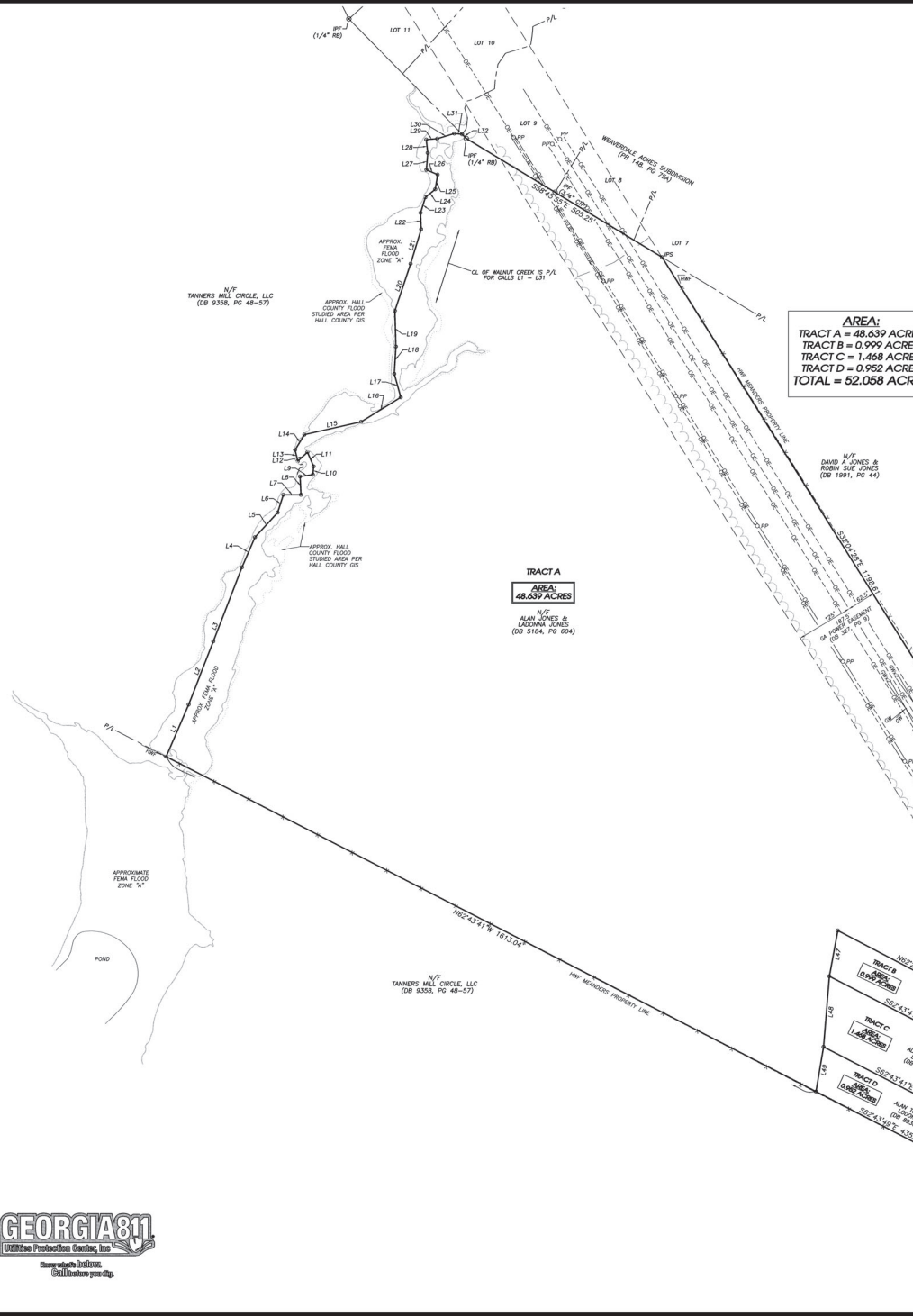
12. Easement for Right of Way from Marvin C. Tanner to State Highway Department of Georgia dated March 2, 1960, as filed on May 9, 1960, and recorded on May 11, 1960 in Deed Book 326, page 280, Hall County records. MAY AFFECT THIS PROPERTY BUT THE EXACT LOCATION COULD NOT BE DETERMINED FROM THE DEED DESCRIPTION.
13. Easement for Right of Way from Marvin C. Tanner to State Highway Department of Georgia dated March 2, 1960, as filed on May 9, 1960, and recorded on May 11, 1960 in Deed Book 326, page 280, Hall County records. MAY AFFECT THIS PROPERTY BUT THE EXACT LOCATION COULD NOT BE DETERMINED FROM THE DEED DESCRIPTION.
14. Easement for Right of Way from Marvin C. Tanner to State Highway Department of Georgia dated March 2, 1960, as filed on May 9, 1960, and recorded on May 11, 1960 in Deed Book 326, page 280, Hall County records. MAY AFFECT THIS PROPERTY BUT THE EXACT LOCATION COULD NOT BE DETERMINED FROM THE DEED DESCRIPTION.
15. As to Tracts Two, Three, and Four Only: Easement for Right of Way from Dennis Jones to Jackson Electric Membership Corporation dated August 5, 1943, as filed on August 16, 1943 and recorded on August 16, 1943 in Deed Book 219, page 284, Hall County records. MAY AFFECT THIS PROPERTY BUT THE EXACT LOCATION COULD NOT BE DETERMINED FROM THE DEED DESCRIPTION.

2021 SURVEYORS ALTA CERTIFICATION SURVEYORS ALTA CERTIFICATION

TO TANNERS MILL CIRCLE, LLC, a Georgia limited liability company:
 THIS IS TO CERTIFY THAT THE MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 ANNUAL CONSUMER DETAIL REQUIREMENTS FOR THE ALTA/NSPS LAND TITLE SURVEYS, UNLESS OTHERWISE NOTED AND APPROVED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(X)(1), 8, 13, 14, 17, & 19 OF TABLE A THEREOF. THE REQUIREMENT WAS COMPLETED ON 5/22/24.
 THIS PROPERTY SHOWN ON THE SURVEY IS THE SAME AS THE PROPERTY DESCRIBED IN THE COMMITMENT.

 ALAN JONES, PLS #54891
 5/22/24
 DATE
 alanc@rochester-llc.com
 ROCHESTER LLC ASSOCIATES, LLC
 LSP-000484 EXPIRATION 6/30/2024
 www.rochester-llc.com

SURVEYORS CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION ON THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCELS OR PARCELS ARE SAVED HEREOF. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTIONS, REGULATORY AGENCIES, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPIES 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 47-6-87.

 ALAN JONES, PLS #54891
 5/22/24
 DATE
 alanc@rochester-llc.com
 ROCHESTER LLC ASSOCIATES, LLC
 LSP-000484 EXPIRATION 6/30/2024
 www.rochester-llc.com



AREA:
 TRACT A = 48.639 ACRES
 TRACT B = 0.999 ACRES
 TRACT C = 1.468 ACRES
 TRACT D = 0.952 ACRES
TOTAL = 52.058 ACRES

Line Table

LINE #	BEARING	LENGTH (FT)
L1	N21°20'45"E	125.14
L2	N21°28'42"E	148.88
L3	N31°04'36"E	175.23
L4	N33°27'33"E	72.32
L5	N42°30'30"E	73.85
L6	N17°42'30"E	41.24
L7	N50°00'00"E	38.92
L8	N52°50'01"W	65.44
L9	N62°12'35"E	28.52
L10	N50°17'37"E	18.31
L11	N52°20'20"E	102.79
L12	S47°34'10"W	29.02
L13	N17°39'21"W	25.37
L14	N31°28'24"E	39.70

Line Table

LINE #	BEARING	LENGTH (FT)
L21	N17°01'09"E	79.74
L22	N02°01'37"W	36.18
L23	N17°12'50"E	35.67
L24	N50°31'23"E	28.18
L25	N09°18'37"E	32.24
L26	N65°23'13"W	27.01
L27	N04°39'40"E	37.40
L28	N05°23'55"W	29.44
L29	N85°18'02"E	24.41
L30	N72°44'25"E	39.31
L31	S86°13'30"E	17.25
L32	S44°27'54"E	13.00

Line Table

LINE #	BEARING	LENGTH (FT)
L15	N07°14'08"E	126.24
L16	N08°23'20"E	102.79
L17	N15°24'14"W	53.76
L18	N03°17'20"E	60.22
L19	N01°30'10"W	79.04
L20	N18°25'57"E	109.27

CURVE TABLE

CURVE #	CHORD BEARING	CHORD LENGTH (FT)	ARC LENGTH (FT)	RADIUS (FT)
C1	S17°52'33"W	128.88	130.68	951.95

TANNERS MILL CIRCLE, LLC
 ALTA/NSPS LAND TITLE SURVEY
 LOCATED IN DEED BOOK 326, PAGE 280, HALL COUNTY, GEORGIA

NO.	DATE	DESCRIPTION	REVISIONS
1	1/17/24	ADDRESS TITLE	
2			
3			

GRAPHIC SCALE
 0 50' 100'

Sheet 1 of 1
 SHEET NO. 1 OF 1
 PLAT NO. 1

