

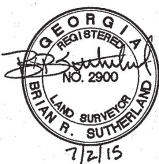
LEGEND

NTS = NOT TO SCALE
 ITS = 1/2" REBAR PIN SET
 LL = LAND LOT
 LLL = LAND LOT LINE
 P.L. = PROPERTY LINE
 C.L. = CENTERLINE
 B.L. = BUILDING LINE
 RW = RIGHT-OF-WAY
 S.E. = 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
 FTE = FIRST FLOOR ELEVATION
 BFE = BASEMENT FLOOR ELEVATION
 GFE = GARAGE FLOOR ELEVATION
 UTP = UNDERGROUND TELE. FED.
 SSW = SANITARY SEWER LINE/PIPE
 SSWP = STORM SEWER LINE/PIPE
 FL = FENCE LINE
 NF = NOW OR FORMERLY
 PCB = POINT OF BEGINNING
 POC = POINT OF COMMENCEMENT

REFERENCES:
 1) TRUSTEES DEED RECORDED IN DEED BOOK 7044, PAGE 59, HALL COUNTY RECORDS.
 2) LIMITED WARRANTY DEED RECORDED IN DEED BOOK 7463, PAGE 282, AFORESAID RECORDS.
 3) BOUNDARY SURVEY RECORDED IN PLAT BOOK 061, PAGE 122, AFORESAID RECORDS.
 4) BOUNDARY SURVEY FOR SPRINGS PROPERTIES, LLC PREPARED BY GEORGIA PREMIER LAND SERVICES, INC., DATED 12/19/14.

OWNER / DEVELOPER:
 SPRINGS PROPERTIES, LLC
 2820 SUGARLOAF CLUB DRIVE
 DULUTH, GEORGIA 30097

24 / HOUR CONTACT:
 RON PARSONS
 678-524-5064

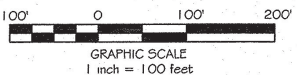


A TOPCON GTS-225 TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 19,569 FEET AND AN ANGULAR ERROR OF .02" 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 (SEE PLAT) FEET AND CONTAINS ±11.135 ACRES.

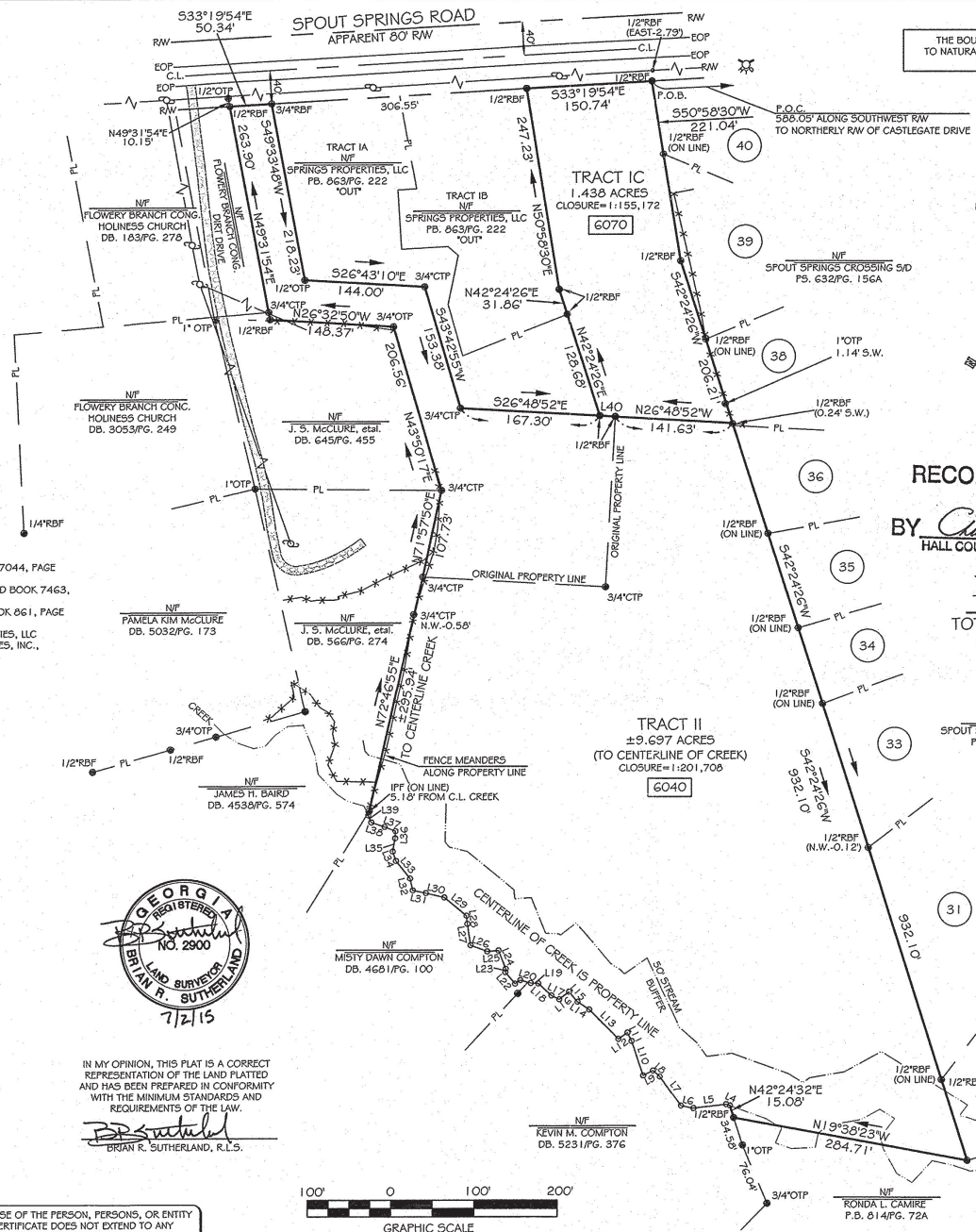
IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.
 BRIAN R. SUTHERLAND, R.L.S.



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.

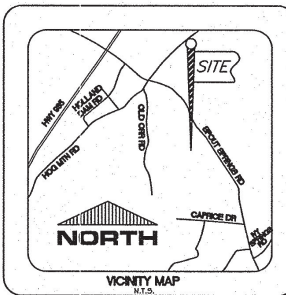
INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND 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.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 160-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67. GEORGIA PREMIER LAND SERVICES, 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.



THE BOUNDARY IS SUBJECT TO CHANGE DUE TO NATURAL CAUSES AND IT MAY NOT REPRESENT THE ACTUAL LIMIT OF TITLE.

NO PORTION OF SUBJECT PROPERTY LIES WITHIN A DESIGNATED 100 YEAR FLOOD HAZARD AREA AS DEPICTED ON F.I.R.M. PANEL NO. 13139C02921F AND PANEL NO. 13139C02922F, DATED SEPTEMBER 29, 2006



HALL COUNTY, GEORGIA
 Filed for Record on 13 Jul 2015 at 02:55PM
 PLAT BOOK : 00870
 Page: 00235
 by Is

Charles Baker
 CHARLES BAKER
 CLERK SUPERIOR COURT

RECORDING PERMIT

BY *Chris Baker*
 HALL COUNTY PLANNING COMMISSION
 7/13/15

TRACT IC 1.438 ACRES
 TRACT II ±9.697 ACRES
 TOTAL AREA ±11.135 ACRES
 (TO CENTERLINE OF CREEK)



TRACT IC Soils by Summer Soils Consulting, Inc.

This property meets the lot size as required by the Hall County Board of Health. This lot has not been approved for an on site sewage management system. Suitable soils will be required prior to approval or issuance of an on site sewage system permit.

Tract IA and IB considered "out" parcels. Not included in this plat approval.

MINOR SUBDIVISION PLAT:

SPRINGS PROPERTIES, LLC.



GEORGIA PREMIER LAND SURVEYING, INC.
 PROFESSIONAL LAND SURVEYING SERVICES
 358 PERCY STREET
 BUFORD, GEORGIA 30518
 (770) 614-3004 FAX (770) 614-3956

Date: 6/15/15	District: G.M.D. 1270	Sheet No.
County: HALL, GA.	Scale: 1"=100'	1 OF 1
Project: 07205	Drawn By: BS	

ACAD FILE: 07/07205/205EXEMPT 6-15-15.DWG