

NOTES:

EQUIPMENT USED: TOPCON G.T.S.-2

AREA: **3.38 ACRES**

THIS PROPERTY IS NOT LOCATED
WITHIN A FLOOD HAZARD AREA
AS PER COMMUNITY PANEL NO.
130466 0175 B NOV. 2, 1983.

R.TIE:
1500.11' FROM R/W.
OF MANGUM ROAD.

Georgia Hall County Clerk Superior Court
Filed in office this 23 day of December
1994 at 628 Recorded in Slide 397
Page 1 of 1
DWIGHT S. WOOD
DWIGHT S. WOOD, Clerk

RECORDING PERMIT

By [Signature] 11/23/94
HALL COUNTY PLANNING COMMISSION

THE PARCEL(S) 3.38 Acres
SHOWN ON THIS PLAT IS NOT APPROVED AS A
SINGLE PARCEL(S) IN THE PARCEL(S)
IS TO BE ADJACENT WITH THE ADJACENT
PROPERTY SHOWN AS BELONGING TO

Rod K. Jordan

LEGEND:

⊙ I.R.F. - IRON PIN FOUND
⊙ I.R.S. - IRON PIN SET
R/W - RIGHT-OF-WAY
P - PROPERTY LINE
C - CENTER LINE

SURVEY FOR:

ROD K. JORDAN

LOCATED IN:

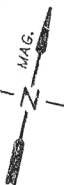
TADMORE G.M.D. - 268

HALL COUNTY, GEORGIA

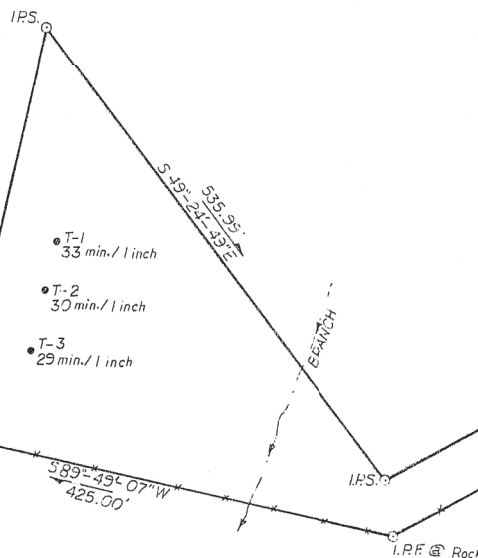
SCALE: 1" = 100'

DATE: 4-4-1990

JN. 90-145



ROD K. JORDAN



N/F
BLACKSTOCK



PREPARED BY:
PATTON - PATTON INC.
REGISTERED GEORGIA LAND SURVEYOR

537 SHALLOWFORD ROAD
GAINESVILLE, GEORGIA
(404) 532-8492



GRAPHIC SCALE



ALONG C/L OF BRANCH IS P/L

COURSE	BEARING	DISTANCE
1	N 07°01'37"W	66.56'
2	N 21°12'18"W	126.48'
3	N 40°54'28"E	71.53'
4	N 12°03'41"W	136.63'
5	N 31°30'40"W	137.69'
6	N 16°40'36"E	50.43'

LEGEND:

I.P.F. IRON PIN FOUND
I.P.S. IRON PIN SET
R/W RIGHT OF WAY
P/L PROPERTY LINE
C/L CENTER LINE

NOTES:

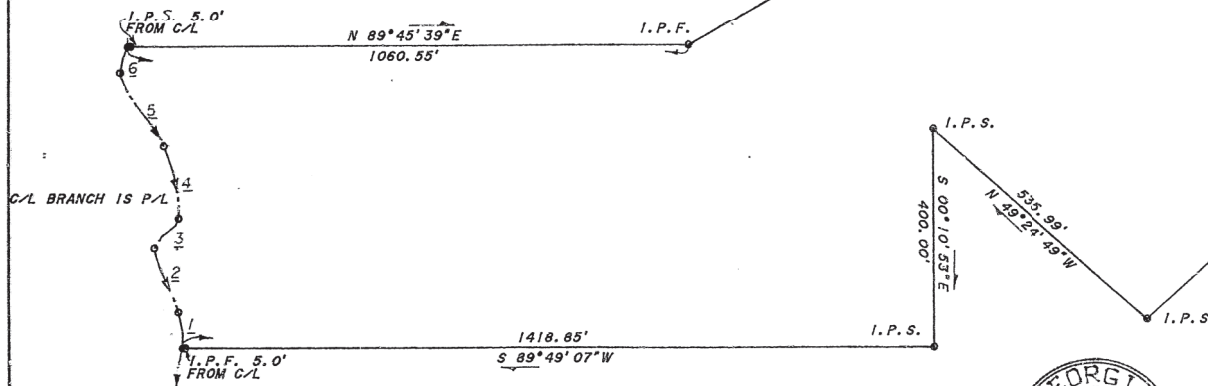
EQUIPMENT USED: TOPCON G.T.S. - 2

THIS PROPERTY IS NOT LOCATED
WITHIN A FLOOD HAZARD AREA
AS PER COMMUNITY PANEL NO.
130466 0175 B NOV. 2, 1983.

AREA: 36.85 ACRES

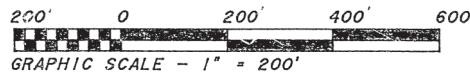
N/F A.L. MANGUM

N/F BLACKSTOCK



PREPARED BY:
PATTON - PATTON INC.
REGISTERED GEORGIA LAND SURVEYOR

537 SHALLOWFORD ROAD
GAINESVILLE, GEORGIA
(404) 532-6492



Owen Patton

RECORDING PERMIT

By *C Edwards*
HALL COUNTY PLANNING COMMISSION

SURVEY FOR:

ROD K. JORDAN

LOCATED IN:

TADMORE G.M.D. - 268
HALL COUNTY, GEORGIA
DATE: 4-7-1990
SCALE: 1" = 200'
JN: 90-167

Recorded June 12 1990

Dwight S Wood Clerk

SURVEYOR'S NOTES:

1. THIS SURVEY WAS PREPARED ON THE GEORGIA STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR PROJECTION, WEST ZONE, NORTH AMERICAN DATUM OF 1983/2007 ADJUSTMENT. THE SCALE FACTOR FOR THIS SITE IS 0.99997023. (GRID DISTANCE SCALE FACTOR-GROUND DISTANCE). ALL COORDINATES SHOWN HEREON ARE GRID COORDINATES UNLESS OTHERWISE STATED.
2. THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGULATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (O.C.G.A.) 15-6-67 AS AMENDED BY HB76 (2017).
3. CONVENTIONAL EQUIPMENT USED FOR MEASUREMENT WAS A TOPCON PS 103 GPS EQUIPMENT USED FOR MEASUREMENT WAS A CHAMPION TWO DASS RECEIVER USING REALTIME KINEMATIC OBSERVATIONS PROCESSED THROUGH THE GPS NETWORK.
4. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 46,834 FEET AND AN ANGULAR CLOSURE OF 0.00707" PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES RULE. FIELD PARTY J.M.J.
5. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 225,718 FEET.
6. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF TITLE REVIEW AND IS SUBJECT TO ANY RESERVATIONS, RESTRICTIONS, RIGHTS-OF-WAY AND EASEMENTS OF RECORD.
7. THIS PLAT OF SURVEY IS FOR THE EXCLUSIVE USE OF THE PARTIES LISTED UNDER THE CAPTION "SURVEY FOR" ANY THIRD PARTY USE TO BE AT THEIR OWN RISK.
8. THE FIELD SURVEY WAS CONDUCTED ON JANUARY 16TH, 2025.
9. THE UNDERGROUND UTILITIES SHOWN HEREON WERE LOCATED BASED ON SURFACE EVIDENCE AND FROM INFORMATION TAKEN FROM G.I.S./UTILITY WEB SITES. THERE MAY BE OTHER SUBSURFACE UTILITIES THAT SERVICE THE PROPERTY THAT ARE NOT SHOWN ON THIS SURVEY.

THIS BLOCK IS RESERVED FOR THE CLERK OF THE SUPERIOR COURT

REFERENCES:

1. DEED BOOK 8331, PAGE 101
2. DEED BOOK 8331, PAGE 131
3. PLAT BOOK 143, PAGE 135
4. PLAT SLIDE 397, PAGE 87A
5. DEED BOOK 7055, PAGE 591
6. RIGHT-OF-WAY PROJECT NO. NH-002-4531 P.L. NO. 122150

AREA: 38.47 ACRES

WATER SERVICE BY:

EXISTING INDIVIDUAL PRIVATE WELL
CITY OF GAINESVILLE AVAILABLE

SEWER SERVICE BY:

PROPOSED SITE SEPTIC MANAGEMENT SYSTEM

ZONING AND BUILDING SETBACKS (S/D):

INFORMATION PROVIDED BY HALL COUNTY G.I.S.
WEB SITE LOCATED AT:
<http://gishallcounty.org/Public/WebPages/Map/Fundly/sewer.aspx>

CURRENT HALL COUNTY ZONING:
AR-1 - AGRICULTURAL, RESIDENTIAL III

BUILDING SETBACKS:
FRONT: 40' FROM RIGHT-OF-WAY LINE
SIDE: 15' FROM PROPERTY LINE
REAR: 10' FROM PROPERTY LINE

ZONING AND BUILDING SETBACKS (S/D):

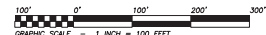
INFORMATION PROVIDED BY HALL COUNTY G.I.S.
WEB SITE LOCATED AT:
<http://gishallcounty.org/Public/WebPages/Map/Fundly/sewer.aspx>

CURRENT HALL COUNTY ZONING:
S-5 - SUBURBAN SHOPPING

BUILDING SETBACKS:
FRONT: 30' FROM RIGHT-OF-WAY LINE
SIDE: 20' FROM PROPERTY LINE
REAR: 10' FROM PROPERTY LINE

PARCEL CONTROL NUMBERS:

15014 000233 & 15014 000167

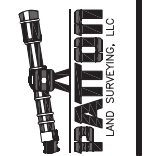


LEGEND:

- ▲ A.I.F. - ANGLE IRON FOUND
- ▲ A.I.F. - ANGLE FOUND
- C.M.F. - CONCRETE MONUMENT FOUND
- A.M.F. - ALUMINUM MONUMENT FOUND
- C.T.F. - CRIMP TOP PIN FOUND
- R.B.F. - REBAR FOUND (SEE DRAWING FOR SIZE)
- O.T.F. - OPEN TOP FOUND (SEE DRAWING FOR SIZE)
- R.P.F. - RICH PIN FOUND
- P.N.F. - PARKER KALON NAIL FOUND
- K.C.F. - K-CUT FOUND
- N.F. - NAIL FOUND
- R.F. - RICH FOUND
- R.F. - RAILROAD SPIKE FOUND
- T.F. - TACK FOUND
- P.N.F.S. - PARKER KALON NAIL SET
- R.B.S. - 1/2" REBAR SET & CAP STAMPED "15F 1029"
- C.M.S. - CONCRETE MONUMENT SET
- N.S. - NAIL SET
- C.P. - CALCULATED POINT
- D.I. - DROP INLET
- J.B. - JUNCTION BOX
- W.I. - WATER INLET
- Y.I. - YARD INLET
- C.V. - CABLE TV VAULT
- C.R. - CABLE RISER
- T.R. - TELEPHONE RISER
- T.V. - TELEPHONE VAULT
- T.P. - TELEPHONE POLE
- T.M. - TELEPHONE MANHOLE
- U.T. - UNDERGROUND TELEPHONE BOX
- A.C. - AIR CONDITIONER
- P.T. - POWER TRANSFORMER BOX
- E.M. - ELECTRIC METER
- E.M. - ELECTRIC METER BOX
- F.L. - FLOOD LIGHT
- S.F. - SERVICE POLE
- L.P. - LIGHT POLE
- W. - WIRE
- W.M. - WATER METER
- P.V. - POWER VALVE
- F.I. - FIRE HYDRANT
- H.P. - HELL POINT
- S.H. - SPRING HEAD
- E.P. - EDGE OF PAVEMENT
- C.M.P. - CORRUGATED METAL PIPE
- R.C.P. - REINFORCED CONCRETE PIPE
- B.C.M.P. - BITUMINOUS COATED CORRUGATED PIPE
- H.D.P.E. - HIGH DENSITY POLYETHYLENE PIPE
- B.W. - BURIED WATER MAN
- C. - CHAIN LINK FENCE
- W.F. - WOOD FENCE
- X - OVERHEAD POWER LINES
- P/L - PROPERTY LINE
- R.O.W. - RIGHT-OF-WAY
- N/S - NOW OR FORMERLY
- I - INTERSECTION
- N.C. - NORTH COORDINATE
- E - EASTING COORDINATE
- P.B. - POINT OF BEGINNING
- G.D.O. - GEORGIA DEPARTMENT OF TRANSPORTATION
- S.O. FT. - SQUARE FEET
- S. - SURFACE
- C - CONCRETE
- A - ASPHALT

REGISTERED PROFESSIONAL LAND SURVEYORS

P.O. BOX 256
GAINESVILLE, GA 30603
PHONE: (770) 532-6492
www.pattonsurveying.com
LAND SURVEYING FIRM
OFFICE: 24-238-0000
NUMBER: 15F-001023



COMPILED BY: J.M.J.
SURVEYED BY: J.M.J.
DRAWN BY: J.M.J.
CHECKED BY: C.P.

COMMISSION SURVEY FOR:
GREGORY SCOTT SIMPSON

REVISIONS

NO.	DESCRIPTION	DATE

SHEET NUMBER:
1 of 1
SCALE: 1" = 100'
SURVEY DATE: 01/16/2025
PLAT DATE: 01/17/2025
24-238-0000
JN. 24-238

15014 000233 & 15014 000167