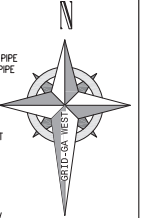


4.21.2025 - 11:00 AM

LEGEND

BFE = BASE FLOOD ELEVATION
BSL = BUILDING SETBACK LINE
P/L = PROPERTY LINE
R/W = RIGHT OF WAY
L/L = LAND LOT LINE
N/F = NOW OR FORMERLY
M/P# = TAX MAP / PARCEL NO.
P/B = POINT OF BEGINNING
NTS = NOT TO SCALE
IPF = IRON PIN FOUND
IPS = IRON PIN SET
COR MON = USCOE MONUMENT
RB = REBAR
CIP = CRIMP TOP PIPE
OIP = OPEN TOP PIPE
SQ. ROD = SQUARE ROD
AF = ANGLE IRON FOUND
CMP = CORRUGATED METAL PIPE
RCP = REINFORCED CONC. PIPE
WM = WATER METER
WV = WATER VALVE
PP = POWER POLE
LP = LIGHT POLE
SP = SERVICE POLE
CP = COMMUNICATIONS POST
AC = HVAC UNIT/PAD
TR = TRANSFORMER
CO = SEWER CLEAN-OUT
SB = SEPTIC BUFFER
SS = SANITARY SEWER
MH = MAN HOLE
FTE = FINISHED FLOOR ELEV.
FH = FIRE HYDRANT
--G-- = GAS LINE
--P-- = POWER LINE
--SS-- = SANITARY SEWER LINE
--FM-- = SANITARY FORCE MAIN
--T-- = TELEPHONE LINE
--W-- = WATER LINE
--X-- = FENCE LINE



THIS SURVEY AND ITS FINDINGS DOES NOT CONSTITUTE A TITLE SEARCH OR TITLE OPINION BY MCCLURE SURVEYING, INC. AS LAND SURVEYORS. ALL DATA USED FOR THE LOCATION OF PROPERTY LINES, EASEMENTS, ADJOINING OWNERS, ETC. WAS GAINED FROM PUBLIC RECORDS, THE CLIENT, OR OTHER SOURCES AS REFERENCED. NO ABSTRACT OF TITLE OR TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE PROVIDED TO THE SURVEYOR, UNLESS OTHERWISE NOTED. OTHER DOCUMENTS OR SITUATIONS MAY EXIST THAT WOULD AFFECT THIS PROPERTY, AS WITH ANY LAND TRANSACTION, A TITLE SEARCH AND CERTIFICATE IS RECOMMENDED IN CONJUNCTION WITH THIS SURVEY, OR YOU MUST CONSULT A COMPETENT TITLE ATTORNEY.

ALL LOTS TO BE SERVED BY ON-SITE SEWAGE MANAGEMENT SYSTEMS TO BE PERMITTED BY THE HALL COUNTY ENVIRONMENTAL HEALTH DEPARTMENT.

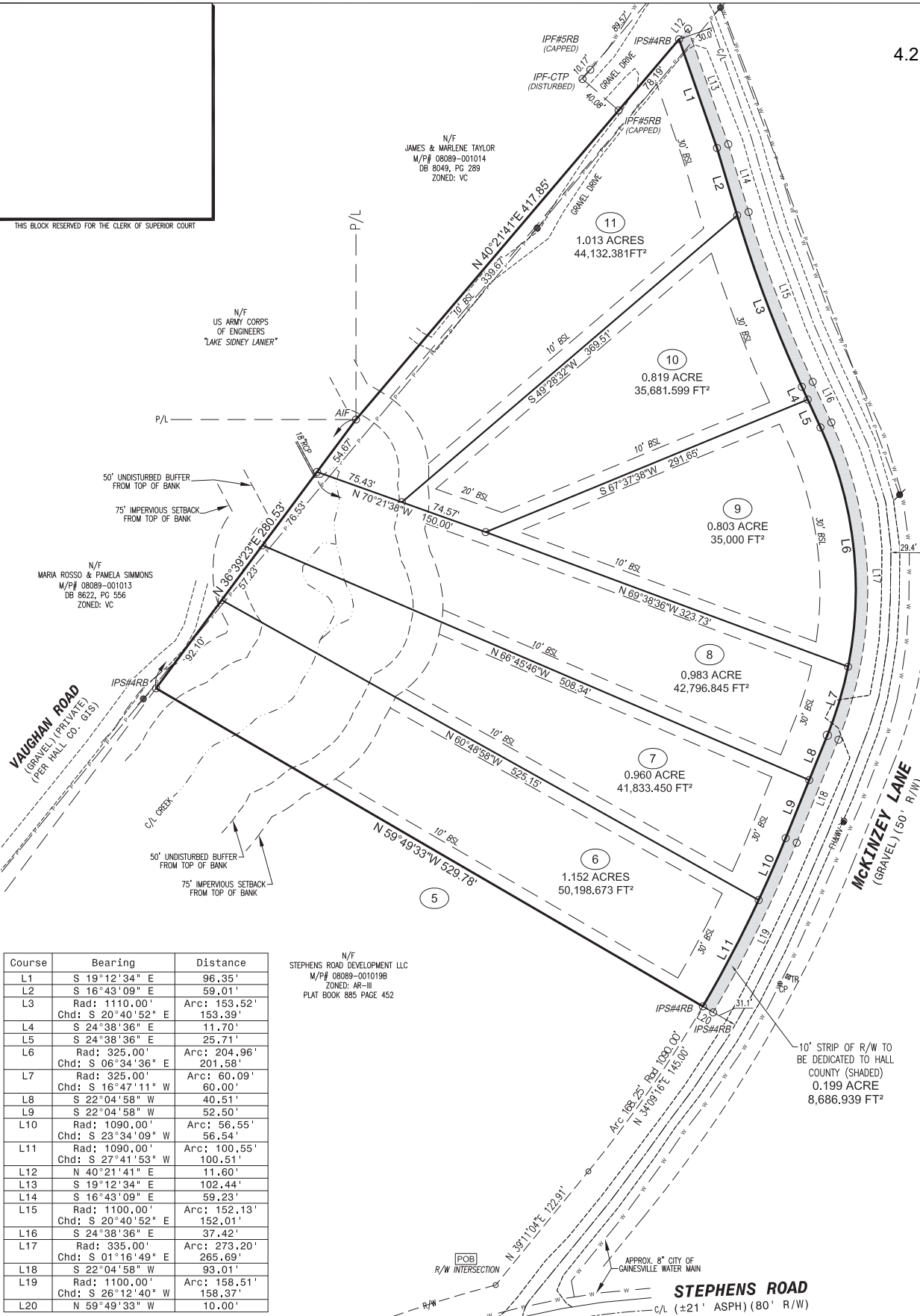
ALL LOTS TO BE SERVED BY PUBLIC WATER THROUGH THE CITY OF GAINESVILLE.

ALL LOTS MEET HALL COUNTY BOARD OF HEALTH LOT SIZE RESOLUTION REQUIREMENTS. NUMBER OF BEDROOMS PERMITTED WILL BE BASED ON THE NON-RESTRICTED LOT SIZE AND SUITABLE SOIL AREA AVAILABLE FOR EACH LOT.

MUST NOTIFY HALL COUNTY ENVIRONMENTAL HEALTH DEPARTMENT BEFORE BURIAL OF MULCH, ORGANIC DEBRIS, TRASH OR OTHER MATERIAL, AND WHEN SETTING UP BURN PITS.

MUST SUBMIT GRADING PLANS WITH SEPTIC TANK APPLICATION FOR ANY LOTS REQUIRING EXTENSIVE GRADE MODIFICATION. FURTHER SOIL STUDIES MAY BE REQUIRED PRIOR TO THE ISSUANCE OF A SEPTIC TANK PERMIT OR APPROVAL OF AN ON-SITE SEWAGE MANAGEMENT SYSTEM.

SLAB CONSTRUCTION IS PROHIBITED WITHOUT GRADING PLANS ON ALL LOTS AT TIME OF SEPTIC SYSTEM PERMIT APPLICATION.



Course	Bearing	Distance
L1	S 19°12'34" E	96.35'
L2	S 16°43'09" E	59.01'
L3	Rad: 1110.00'	Arc: 153.52'
	Chd: S 20°40'52" E	153.39'
L4	S 24°38'36" E	11.70'
L5	S 24°38'36" E	25.71'
L6	Rad: 325.00'	Arc: 204.96'
	Chd: S 06°34'36" E	201.58'
L7	Rad: 325.00'	Arc: 60.09'
	Chd: S 16°47'11" W	60.00'
L8	S 22°04'58" W	40.51'
L9	S 22°04'58" W	52.50'
L10	Rad: 1090.00'	Arc: 56.55'
	Chd: S 23°34'09" W	56.54'
L11	Rad: 1090.00'	Arc: 100.55'
	Chd: S 27°41'53" W	100.51'
L12	N 40°21'41" E	11.60'
L13	S 19°12'34" E	102.44'
L14	S 16°43'09" E	59.23'
L15	Rad: 1100.00'	Arc: 152.13'
	Chd: S 20°40'52" E	152.01'
L16	S 24°38'36" E	37.42'
L17	Rad: 335.00'	Arc: 273.20'
	Chd: S 01°16'49" E	265.69'
L18	S 22°04'58" W	93.01'
L19	Rad: 1100.00'	Arc: 158.51'
	Chd: S 26°12'40" W	158.37'
L20	N 59°49'33" W	10.00'

N/F
STEPHENS ROAD DEVELOPMENT LLC
M/P# 08089-0010198
ZONED: AR-B
PLAT BOOK 885 PAGE 452

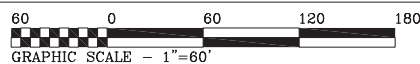
SUBDIVISION SURVEY FOR:

McKINZEY LANE DEVELOPMENT LLC

LAND LOT 89
8TH DISTRICT
FLOWERY BRANCH GMD 1270
HALL COUNTY, GEORGIA
PLAT DATE: JANUARY 18, 2024
REVISION DATE: 1) JULY 9, 2024
2) AUGUST 23, 2024 3) AUGUST 28, 2024

TOTAL = 5.731 ACRES
249,642.949 SQUARE FEET

OWNER INFO:
STEPHENS ROAD DEVELOPMENT LLC
5010 McKINZEY LANE
FLOWERY BRANCH, GA 30542



MCCLURE
SURVEYING, INC.
2505 JOHNSON DRIVE - SUITE D
CUMMING, GA 30040
O: (470) 297-5592 O: (770) 889-0281
CERTIFICATE OF AUTHORIZATION: LSF001203
NATHAN@MCCLURESURVEYING.COM
WWW.MCCLURESURVEYING.COM

GEORGIA
REGISTERED
Nathan M. McClure
NO. 3086
PROFESSIONAL
LAND SURVEYOR
NATHAN M. MCCLURE

Surveyor's Certificate
"It is hereby certified that all monuments and improvements shown herein actually exist except as otherwise indicated and that their locations, sizes, type, and material are correctly shown."
By: *Nathan M. McClure*
Registered Georgia Land Surveyor No. 3086
JOB NO. 21176 PAGE 2/2