

eFiled and eRecorded
DATE: 01/21/2025
TIME: 1:00 PM
PLAT BOOK: 886
PAGE: 258 - 258
FILING FEES: \$10.00
RECORDED BY: CH
Mark Pettitt
Hall County, GA

INFORMATION REGARDING THE REPORTED 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 EMPLOYER, HIS CONSULTANTS AND THE CONTRACTORS SHALL HEREBY EXPRESSLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.

UTILITY LINES TRAVELING PROPERTY MAY CONTAIN AN EASEMENT, NO RECORD OF EASEMENT WAS FOUND, HOWEVER, THE CLIENT IS ADVISED TO CONTACT THE UTILITY COMPANY IF WORK IS PLANNED IN THIS AREA.

SURVEYOR CERTIFICATION:
AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHALL BE CONSIDERED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES 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 15-6-67.

BRENDY B. SUTHERLAND
GEORGIA RLS NO. 2990

Combining lots of record
Public sewer
Any abandoned well shall be properly closed as per Water Well Standards Act. Any abandoned septic tank shall be pumped by a State certified pumper/hauler and crushed/filled.

THE EPISCOPAL CHURCH OF SAINT MARY & SAINT MARTHA OF BETHANY, INC.
18-640 PG. 97
FR. 845 PG. 1

- REFERENCES:**
- 1) WARRANTY DEED RECORDED IN DEED BOOK 9137, PAGE 79, HALL COUNTY RECORDS.
 - 2) BOUNDARY SURVEY FOR GARRETT REED, et al. RECORDED IN PLAT BOOK 874, PAGE 284, AFORESAID RECORDS.
 - 3) WARRANTY DEED RECORDED IN DEED BOOK 8334, PAGE 358, AFORESAID RECORDS.
 - 4) BOUNDARY SURVEY FOR SINNDAR ENTERPRISES, INC. RECORDED IN PLAT BOOK 877, PAGE 310, AFORESAID RECORDS.
 - 5) GEORGIA DEPT. OF TRANSPORTATION RIGHT OF WAY PLANS FOR PROJECT ST700-2984-00(001).

OWNER'S ACKNOWLEDGMENT:

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT IS CORRECT AND WAS MADE FROM AN ACTUAL SURVEY. FURTHERMORE, I GIVE AUTHORIZATION FOR THE RECORDING OF THIS PLAT WITH THE SUPERIOR COURT CLERK OF HALL COUNTY, GA.

SIGNATURE OF OWNER: *[Signature]* DATE SIGNED: 7-23-24
PRINTED OR TYPED NAME OF OWNER: *[Name]*

THE CLIENT IS ADVISED TO CONTACT THE LOCAL ISSUING AUTHORITY FOR A DETERMINATION OF STATE WATERS AND ANY POSSIBLE BUFFERS.

THIS CERTIFICATION, AS SHOWN HEREON, IS FULLY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND, BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THIS CERTIFICATION IS NOT AN EXPRESSION OR IMPLICATION OF GUARANTEE. LOCATIONS ARE ACCURATE ONLY WHERE DIMENSIONED.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. SUBMITTAL AND ADJACENT PROPERTY OWNERS' DEED REFERENCES WERE PROVIDED BY GEORGIA PREMIER LAND SERVICES, INC. AND ARE NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS.

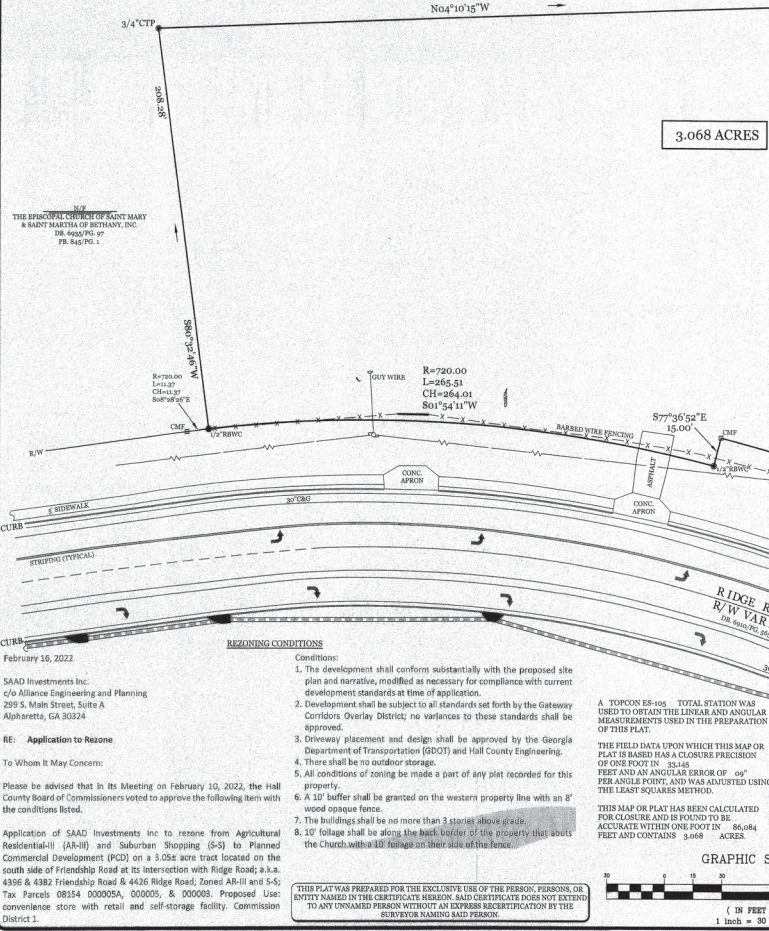
Any abandoned well shall be properly closed as per Water Well Standards Act. Any abandoned septic tank shall be pumped by a State certified pumper/hauler and crushed/filled.

THIS PROPERTY IS NOT LOCATED IN THE HALL COUNTY STUDIED FLOOD ZONE PER HALL COUNTY GIS.

NO PORTION OF SUBJECT PROPERTY LIES WITHIN A DESIGNATED 100 YEAR FLOOD HAZARD AREA AS DEPICTED BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY PER F.I.R.M. PANEL NO. 13399C099H, DATED DECEMBER 1, 2022

"IF PROPERTY IS LOCATED IN THE NORTH OCONEE WATERSHED DISTRICT, THEN ADDITIONAL STREAM BUFFERS AND IMPERVIOUS SETBACKS MAY BE REQUIRED FOR COMPLIANCE. (HALL COUNTY CODE § 17-226-040)"

"ANY STREAM OR STATE WATER LOCATED ON THIS PROPERTY MAY BE SUBJECT TO A 50 FEET UNDISTURBED NATURAL VEGETATIVE BUFFER AND A 75 FEET IMPERVIOUS SURFACE SETBACK. (HALL COUNTY CODE § 8-70-0707)"



February 16, 2022
SAAD Investments Inc.
c/o Alliance Engineering and Planning
299 S. Main Street, Suite A
Alpharetta, GA 30324

RE: Application to Rezone

To Whom It May Concern:

Please be advised that in its Meeting on February 10, 2022, the Hall County Board of Commissioners voted to approve the following item with the conditions listed.

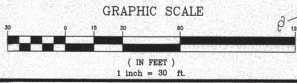
Application of SAAD Investments Inc. to rezone from Agricultural Residential-II (AR-II) and Suburban Shopping (S-S) to Planned Commercial Development (PCD) on a 5.056 acre tract located on the south side of Friendship Road at its intersection with Ridge Road, a.k.a. 4356 & 4382 Friendship Road & 4436 Ridge Road, Zoned AR-II and S-S; Tax Parcels 08154 000005A, 000005, & 000008. Proposed Use: convenience store with retail and self-storage facility. Commission District 1.

- REZONING CONDITIONS**
- Conditions:
1. The development shall conform substantially with the proposed site plan and narrative, modified as necessary for compliance with current development standards at time of application.
 2. Development shall be subject to all standards set forth by the Gateway Corridors Overlay District; no variances to these standards shall be approved.
 3. Driveway placement and design shall be approved by the Georgia Department of Transportation (GDOT) and Hall County Engineering.
 4. There shall be no outdoor storage.
 5. All conditions of zoning be made a part of any plat recorded for this property.
 6. A 10' buffer shall be granted on the western property line with an 8' wood opaque fence.
 7. The buildings shall be no more than 3 stories above grade.
 8. 10' foliage shall be along the back border of the property that abuts the Church with 10' foliage on their side of the fence.

A TOPCON ES-105 TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

THIS FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAD A CLOSURE PRECISION OF ONE FOOT IN 32,448 FEET AND AN ANGULAR ERROR OF 09" 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 86,684 FEET AND CONTAINS 3.068 ACRES.



RECORDED INFORMATION

RECORDING PERMIT
By Brittany Passmore
HALL COUNTY PLANNING COMMISSION
DATE: 1/15/2025



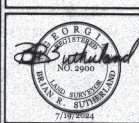
GEORGIA PREMIER
LAND SERVICES, INC.
PROFESSIONAL LAND SURVEYING
1700 HAMILTON MILL ROAD
BUDOK, GEORGIA 30659
(770) 444-4444
LAND SURVEYING DIVISION 4177



SINNDAR ENTERPRISES, INC.

LOCATED IN LAND LOT 154 OF THE 8TH LAND DISTRICT
HALL COUNTY, GEORGIA
SCALE: 1" = 30'

LOT COMBINATION PLAT FOR:



DATE	NO	DESCRIPTION
7/19/2024	1480	SAAD
	1480	PROJ. NUMBER
	1480	ISS
		PREPARED BY

1 of 1