

-ZONING INFORMATION-
COUNTY: HALL
ZONE: I-1
SETBACK REQUIREMENTS:
MINIMUM LOT FRONTAGE: 100 FEET
FRONT: 50 FEET
REAR: 20 FEET
SIDE: 20 FEET

-FLOOD NOTE-
BASED ON AN INTERPRETATION OF FLOOD INSURANCE RATE MAP NO. 13136C01954L, EFFECTIVE DATE 12/01/2022, THIS SITE IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PRONE AREA. IF THE ACCURATE LOCATION AND/OR ELEVATION OF THE FLOOD HAZARD IS REQUIRED, A DETAILED STUDY MAY BE NECESSARY.

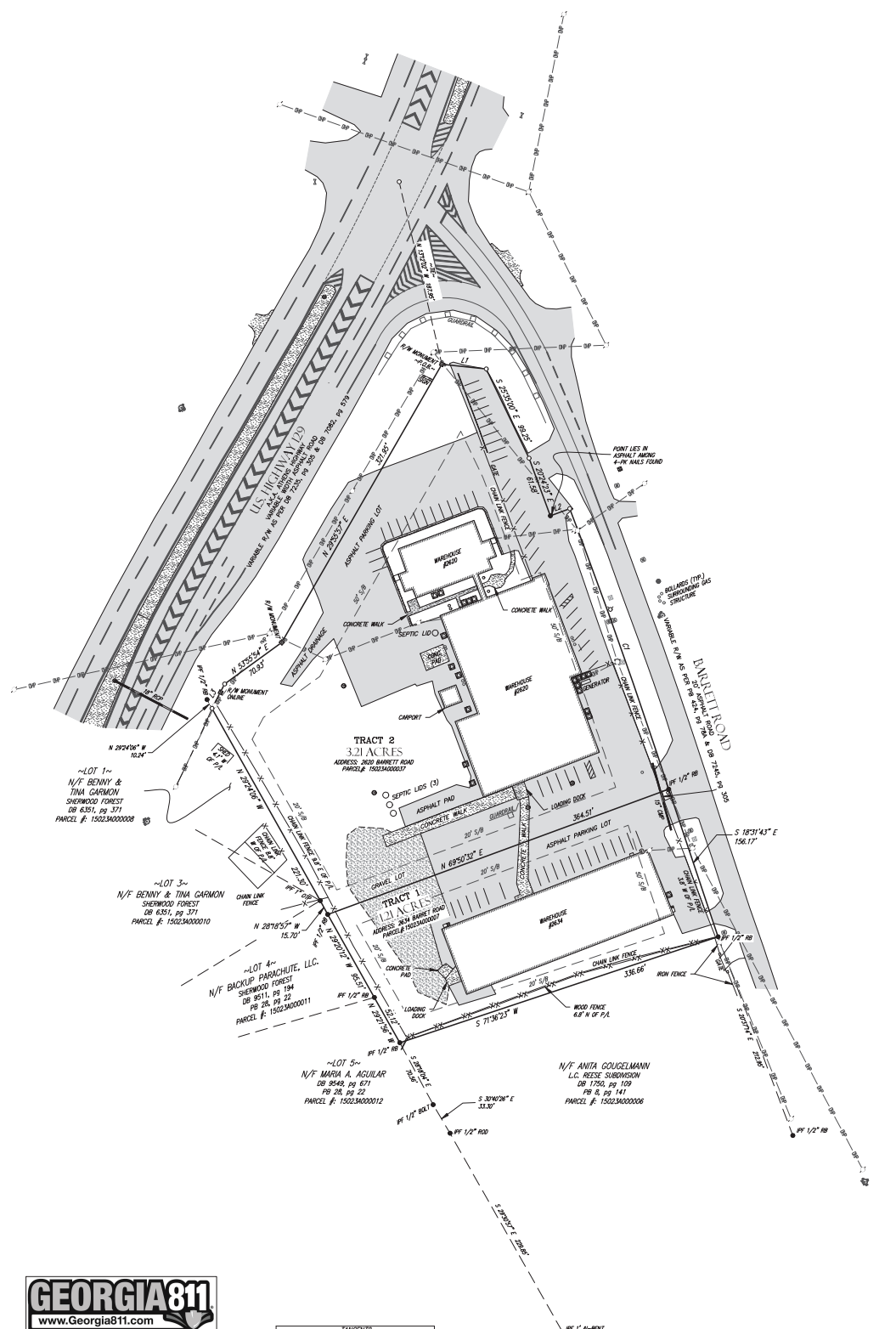
TOTAL AREA
4.42 ACRES



THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

-SURVEY NOTES-
FIELD MEASUREMENTS WERE TAKEN WITH A LEICA DS18 DUAL FREQUENCY GNSS RECEIVER, USING AN ITRK CONNECTION TO AN ITRK LEICA DS18 BASE STATION. FIELD DATA HAS A RELATIVE POSITIONAL ACCURACY OF 0.1".
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO HAVE A PRECISION OF 1 FOOT IN 262,324 FEET.
THIS PLAT DOES NOT CONSTITUTE AND SHALL NOT BE CONSTRUED AS A TITLE SEARCH OR REPORT, AND THIS MAY BE SUBJECT TO ANY EASEMENTS, RIGHT OF WAY OR RESTRICTIONS ONE MAY FIND.
STATEMENT OF LIMITATIONS: THE UNDERSIGNED ASSUMES NO RESPONSIBILITY OR LIABILITY FOR STATEMENTS OR CERTIFICATIONS MADE OR IMPLIED ON THIS DOCUMENT OR PLAT EXCEPT THOSE SPECIFICALLY DEFINED BY THE LAWS OF THE STATE OF GEORGIA AND THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AS BEING WITHIN THE SCOPE OF TRAINING, EDUCATION, EXPERIENCE AND EXPERTISE NECESSARY FOR PRACTICE AS A REGISTERED LAND SURVEYOR.
THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED ON THIS PLAT.
THIS DOES NOT EXTEND TO ANY UNMINDED THIRD PARTY WITHOUT AN EXPRESSED RESTATMENT BY THE SURVEYOR.
TYPE OF SURVEY: RETRACEMENT
SOURCE OF TITLE DESCRIPTION FOR PROPERTY SHOWN HEREON:
DB 8308, pg 390
PROPERTY OWNERS AS OF SURVEY DATE:
WESTCROFT PROPERTIES, LLC
PARCEL NUMBER: 150234000007 & 150234000007

-LEGEND-
O CALCULATED POSITION
● IRON PIN (P/S)
● MONUMENT (P/S)
CA CENTERLINE
N/F ROW OF FORMERLY
PZ PLAT BOOK
P/A PLAT
P/L PROPERTY LINE
C/C CENTERLINE
N/SR MAIL SET AT BASE
C/P OPEN TOP PIPE
SR SOLID ROAD (ALL P/S ARE 1/2" DB "CAPTOP")
AE ACCESS EASEMENT UNLESS OTHERWISE LABELED
UE UTILITY EASEMENT
S/B BELONG TO (TA)
F/F FIRE FRONT (FH)
WELL
W/M WATER METER
M WITH WALKWAY
PWR BOX (P/S)
FOUR P/S (P/S)
I LIGHTPOLE
P PROpane TANK
H HOLE
G GAS METER
C CURB INLET
B BURN INLET
M MANHOLE (S/S)
D DRAINAGE
C/C CENTERLINE
OCC OUTLET CONTROL
S/S SOLID SURFACE (ALL P/S ARE 1/2" DB "CAPTOP")
L LAND LOT LINE (L.L.L.)
R/R RIGHT OF WAY (R/W)
W/W WATER METER
M WITH WALKWAY
PWR BOX (P/S)
FOUR P/S (P/S)
L LIGHTPOLE
P PROpane TANK
H HOLE
G GAS METER
C CURB INLET
B BURN INLET
M MANHOLE (S/S)
D DRAINAGE
C/C CENTERLINE
OCC OUTLET CONTROL
S/S SOLID SURFACE (ALL P/S ARE 1/2" DB "CAPTOP")
L LAND LOT LINE (L.L.L.)
R/R RIGHT OF WAY (R/W)
W/W WATER METER
M WITH WALKWAY
PWR BOX (P/S)
FOUR P/S (P/S)



-SURVEYOR 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 CHANGE TO ANY EXISTING PARCEL BOUNDARIES. THE RECORDING INFORMATION OF THE EXISTING MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, 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 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 15-8-87.
DUSTY L. LINDSEY PLS# 32116

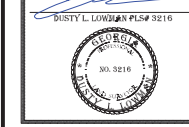
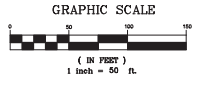


TABLE WITH 2 COLUMNS: BEARING, DISTANCE. Rows include bearings like S 17°10'47" E and distances like 144.80.



SHEET NO. 1 of 1
PROJECT NO. 25-125

DRAWING BY: BMS
DRAWING DATE: 03/27/2025
FIELD CREW: BP
FIELD DATE: 03/13/2025
FILE: 25-125 R01.dwg

SURVEY FOR:
DAVID LI
G.M.D. 268
HALL COUNTY, GEORGIA

PREPARED BY:
DES DAVIS
ENGINEERING & SURVEYING
24 DAWSON VILLAGE WAY SOUTH
DAWSONVILLE, GA 30534
PHONE: (706) 268-1234
DAVISENGINEERS.COM