

eFiled and eRecorded  
DATE: 12/13/2023  
TIME: 10:49 AM  
PLAT BOOK: 884  
PAGE: 189 - 189  
FILING FEES: \$10.00  
PART ID: 6250255593  
RECORDED BY: JP  
Charles Baker, C.S.C  
Hall County, GA

BOUNDARY CURVE CHART				
Curve	Radius	Length	Chord	Chord Bear.
C1	1532.00'	337.65'	336.96'	S 59°19'23" W
C2	2750.00'	122.07'	122.06'	S 54°23'34" W
C3	2750.00'	166.63'	166.61'	N 57°24'02" E
C4	1632.00'	26.27'	26.27'	S 66°10'21" W
C5	1632.00'	30.72'	30.72'	N 67°10'22" E
C6	1532.00'	23.47'	23.47'	N 68°09'03" E

BOUNDARY CALL CHART		
Course	Bearing	Distance
L1	S 86°17'18" E	25.64'
L2	S 24°17'19" E	100.00'
L3	S 22°17'17" E	100.00'
L4	S 33°31'37" E	11.15'
L5	S 36°17'15" W	51.74'
L6	S 36°32'04" W	95.45'

STATE PLANE COORDINATE TABLE			
Point	Northing	Easting	Description
PT "B"	1496939.212	2390088.689	PCC
PT "A"	1496243.337	2390402.973	1-2rbf

PT "D" TO PT "C"—1359.04' PER MONUMENTS IN THE FIELD  
1359.14' PER SUBJECT DEED REFERENCE #1

PT "D" TO PT "B"—1288.44' TO ADJOINING OWNER'S PIN  
IS 70.70' SHORT OF SUBJECT DEED DISTANCE  
AND 70.60' SHORT PER MONUMENTS IN THE FIELD

1731 FRIENDSHIP ROAD  
PARCEL 15041 000190  
**TRACT 1 = 10.09 ACRES**

**TRACT 2 — AREA IN QUESTION  
= 0.66 ACRES  
SEE NARRATIVE**

**AREA IN QUESTION NARRATIVE**  
TRACT 2, THE AREA IN QUESTION IS AN OVERLAP AREA WHEREAS THE SUBJECT DEED OR REF. #1 AND THE ADJOINING PROPERTY OWNER'S DEED ARE IN CONFLICT WITH EACH OTHER. THE METES AND BOUNDS DESCRIPTIONS OVERLAP EACH OTHER AS SHOWN TO CREATE TRACT 2. IT APPEARS THAT THE ADJOINING PROPERTY OWNER IS USING THE AREA IN QUESTION AS PART OF A LARGER PASTURE FOR HORSES. THE COUNTY TAX MAP DEPICTS 10.05 ACRES FOR THE SUBJECT PROPERTY WHICH IS WITHIN 0.04 ACRES OF THE AREA SURVEYED FOR TRACT 1. THE COUNTY TAX MAP ALSO APPEARS TO DEPICT THE AREA IN QUESTION AS PART OF THE ADJOINING PROPERTY OWNER'S PARCEL. FURTHERMORE, THE BOUNDARY LINE OF TRACT 1 FROM POINT "B" TO POINT "A" WAS FOUND TO HAVE PROPERTY LINE STAKES ON LINE BETWEEN THE EXISTING MONUMENTS IDENTIFIED BY POINT "B" AND POINT "A" IN THE FIELD AS NOTED ON THE SURVEY. ALSO, THE MODULAR WALL ACROSS FRIENDSHIP ROAD FOR THE COMMUNITY ADJACENT TO THE EXISTING CHURCH APPEARS TO HAVE BEEN CONSTRUCTED BASED ON A PROJECTION OF THE TRACT 1 PROPERTY LINE. AN UNSUCCESSFUL ATTEMPT WAS MADE TO LOCATE THE ORIGINAL SURVEY REFERENCED IN THE SUBJECT DEED THAT COULD POSSIBLY HELP TO CLARIFY THESE DISCREPANCIES.

## LEGEND

T.P.O.B. = TRUE POINT OF BEGINNING  
P.O.B. = POINT OF BEGINNING  
PCC = PROPERTY CORNER COMPUTED  
CMF = CONCRETE R/W MARKER FOUND  
SBF = SOLID BAR FOUND  
CTP = CRIMP TOP PIPE  
IPF = IRON PIN FOUND  
OTF = OPEN TOP PIPE  
RBF = REBAR PIN FOUND  
IPF = 1/2" REBAR PIN SET  
R/W = RIGHT OF WAY  
LL = LAND LOT  
LLL = LAND LOT LINE  
SSE = SANITARY SEWER EASEMENT  
DE = DRAINAGE EASEMENT  
UE = UTILITY EASEMENT  
UGP = UNDERGROUND ELECTRICAL CABLE  
PL = PROPERTY LINE  
BL = BUILDING LINE  
CL = CENTERLINE  
EP = EDGE OF PAVEMENT  
BC = BACK OF CURB  
MH = MAN HOLE  
CB = CATCH BASIN  
OCS = OUTLET CONTROL STRUCTURE  
DI = DROP INLET  
FES = FLARED END SECTION  
PP = POWER POLE  
TP = TELEPHONE POLE  
FH = FIRE HYDRANT  
WM = WATER METER  
WV = WATER VALVE  
IE = INVERT ELEVATION  
FFE = FINISHED FLOOR ELEVATION  
-S- = SANITARY SEWER LINE/PIPE  
-S- = STORM SEWER LINE/PIPE  
-X- = FENCE LINE  
-P- = POWER LINE  
-T- = TELEPHONE LINE  
-W- = WATER LINE  
-UGP- = UNDERGROUND POWER  
-G- = UNDERGROUND GAS  
ooo = FLOOD HAZARD ZONE LINE  
N/F = NOW OR FORMERLY

**CERTIFICATION:**  
THIS SURVEY IS A RETRACEMENT OF AN EXISTING PARCEL OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL. THE RECORDING INFORMATION OF THE DOCUMENT(S), MAP(S), PLAT(S) OR OTHER INSTRUMENT(S) WHICH CREATED THE PARCEL(S) ARE STATED HEREON. RECORDATION OF THIS SURVEY DOES NOT IMPLY APPROVAL OF THE LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, NOR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHER, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS MAP, PLAT, OR PLAN COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT OCGA 15-6-67.

BY: *Daniel S. Griffin* 12/07/23  
DANIEL S. GRIFFIN, REGISTERED GEORGIA LAND SURVEYOR NO. 2772

## FINAL SURVEYOR'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AS TO THE PROPERTY LINES AND ALL IMPROVEMENT SHOWN THEREON, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST, AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE CORRECTLY SHOWN. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 26,236 FEET AND AN ANGULAR ERROR OF .04" PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 439,372 FEET, AND CONTAINS A TOTAL OF 10.09 FOR TRACT 1, ACRES. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS HEREIN WAS TOPCON, GTS-312.

12/07/23  
REGISTERED GEORGIA LAND SURVEYOR  
REG. NO.: 2772 DATE OF EXPIRATION: 12/31/2024



12/07/23

## HALL COUNTY ENGINEERING NOTES

- 1) 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 SETBACK. (HALL COUNTY CODE 8.170.070)
- 2) 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 17.225.040)
- 3) THIS PROPERTY (IS NOT) LOCATED IN A FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAP #13139C 0376G, HALL COUNTY GEORGIA, DATED 12/01/2022
- 4) THIS PROPERTY (IS NOT) LOCATED IN THE HALL COUNTY STUDIED FLOOD ZONE PER HALL COUNTY GIS
- 5) IF RESIDENTIAL PROPERTY IS SUBDIVIDED INTO SEVEN LOTS OR MORE WITH ALL LOTS ACCESSING EXISTING HALL COUNTY, GEORGIA ROADS, THEN STORMWATER MANAGEMENT IS REQUIRED FOR COMPLIANCE. (HALL COUNTY CODE 8.180.160)
- 6) ALL DRIVEWAYS MUST MEET HALL COUNTY DRIVEWAY REGULATIONS PER CODE 12.40
- 7) ALL LAND DISTURBANCES OVER ONE ACRE SHALL REQUIRE AN EROSION SEDIMENTATION POLLUTION CONTROL PLAN.

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.

## GENERAL/SITE NOTES:

- 1) ZONING: PROPERTY IS CURRENTLY IN THE REZONING PROCESS, SETBACKS AND ADDITIONAL BUFFERS MAY EXIST THAT ARE NOT SHOWN HEREON.
- 2) THE SITE BEARING IS BASED ON GRID NORTH (GA WEST ZONE). VERTICAL DATA WAS OBTAINED FROM A CHAMPION GPS ROVER BASED ON MEAN SEA LEVEL VIA EGPS NETWORK DATA.
- 3) FIELD WORK FOR SURVEY WAS COMPLETED ON NOVEMBER 30TH, 2023.
- 4) NO TITLE EXAMINATION WAS PROVIDED TO THE SURVEYOR AT THE TIME OF THIS SURVEY. OTHER MATTERS OF RECORD WHICH AFFECT THE SUBJECT PROPERTY COULD EXIST AND MAY NOT BE SHOWN HEREON.
- 5) THIS PROPERTY HAS LIMITED ACCESS ACCORDING TO REFERENCE #3.

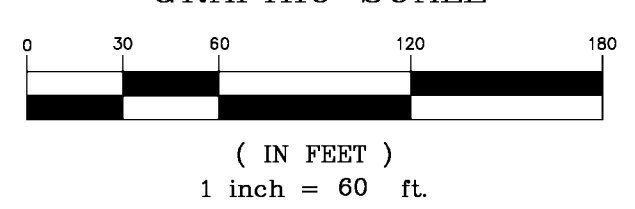
## REFERENCES:

- 1) DEED BOOK 3466, PG'S 592-619 FILED 04-02-99.
- 2) SURVEY FOR KELLY GARY PREPARED BY CONROY AND ASSOCIATES DATED 7/28/13.
- 3) GA DOT R/W PLANS FOR SR 347/FRIENDSHIP RD, PROJECT STP-2984(1) DATED 4/4/07 REVISED 10/16/09.
- 4) ALL OTHER REFERENCES ARE SHOWN HEREON.

## SURVEYOR

DS GRIFFIN, INC.  
2048 MILL LANDING COURT  
LAWRENCEVILLE, GA. 30043  
PHONE: 770-778-3293  
EMAIL: DANIEL@DSGRIFFININC.COM

## GRAPHIC SCALE



## \* PURPOSE OF SURVEY STATEMENT

THIS SURVEY WAS PERFORMED AT THE REQUEST OF THE PROPOSED PURCHASER TO DETERMINE THE BOUNDARY LINES OF THE SUBJECT PROPERTY.

SURVEY FOR:

CELEBRATION BAPTIST MINISTRIES, INC.

DS GRIFFIN, INC.  
PROFESSIONAL LAND SURVEYING SERVICES  
2048 MILL LANDING COURT  
LAWRENCEVILLE, GA. 30043  
(770) 778-3293

Date: 12/07/2023 GMD: 392 District: CLINCHEM Sheet No.  
County: HALL, GEORGIA Scale: 1" = 60'  
Project: CELEBRTN Drawn By: DSG 1 OF 1

No.	By	Date	Revision
1	DG	12/09/23	ADDED PT "C" AND PT "D" ON NORTH P/L WITH DISTANCE CHART
Cadd File No:			