

A TRIMBLE 5-7 TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 68,445 FEET AND AN ANGULAR ERROR OF 04" 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 67,182 FEET AND CONTAINS 5.556 ACRES.

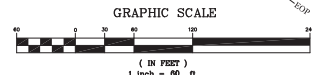
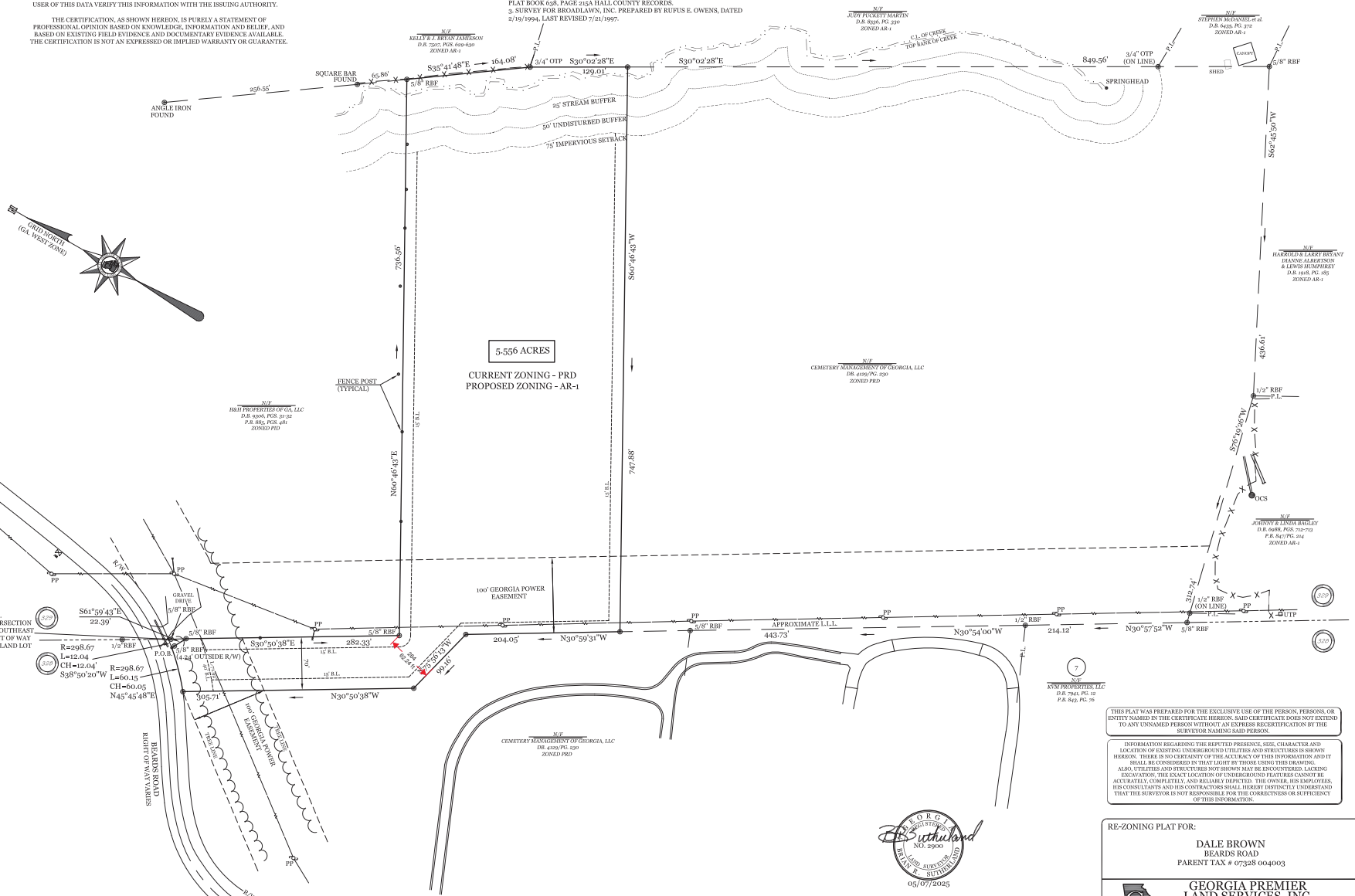
NO PORTION OF SUBJECT PROPERTY LIES WITHIN A DESIGNATED 100 YEAR FLOOD HAZARD AREA AS DEPICTED BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY PER F.L.R.M. PANEL NO. 1519020886, DATED APRIL 04, 2018.

GEORGIA PREMIER LAND SERVICES, INC. IS NOT RESPONSIBLE FOR AND DOES NOT WARRANT THE ZONING INFORMATION AND INTERPRETATION AS PROVIDED HEREIN. THIS INFORMATION IS OBTAINED USING 08-4 LINE SOURCES, ETC., AND CANNOT GUARANTEE ITS ACCURACY. IT IS RECOMMENDED THAT THE CLIENT OR USER OF THIS DATA VERIFY THIS INFORMATION WITH THE ISSUING AUTHORITY.

THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.

REFERENCES:

1. WARRANTY DEED FOR CEMETERY MANAGEMENT OF GEORGIA, LLC RECORDED IN DEED BOOK 4129, PAGES 230-236 HALL COUNTY RECORDS.
2. RECORDED PLAT OF BROADLAWN MEMORIAL GARDENS RECORDED IN PLAT BOOK 608, PAGES 215-216 HALL COUNTY RECORDS.
3. SURVEY FOR BROADLAWN, INC. PREPARED BY RUFUS E. OWENS, DATED 2/19/1994, LAST REVISED 7/21/1997.



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

STRUCTURES VISIBLE ON THE DATE OF SURVEY ARE SHOWN HEREON. LOCATIONS ARE ACCURATE ONLY WHERE DIMENSIONED.



No.	By	Date	Revision

Cadd File No: 25/25020/BeardsRoad/030Body.DWG

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.

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 BY THAT LIGHT BY THOSE USING THIS DRAWING. ALSO, UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED LACKING EXCAVATION. THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY COMPLETED, AND RELIABLE INSPECTED. 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.

RE-ZONING PLAT FOR:			
DALE BROWN BEARDS ROAD PARENT TAX # 07328 004003			
GEORGIA PREMIER LAND SERVICES, INC. PROFESSIONAL LAND SURVEYING 3600 HAMILTON MILL ROAD BETHLEHEM, GEORGIA 30519 (770) 644-0404 FAX (770) 644-9656 LAND SURVEY FIRM 014-1177			
Date: 5/07/2025	Land Lot: 359	District: 7th	Sheet No.
County: HALL, GEORGIA	Scale: 1" = 60'		1 of 1
Project: 25020	Drawn By: AS		