

GENERAL NOTES:
1: This Plat has been prepared without the benefit of a current title report. Easements or encumbrances may exist that are not shown on this plat.
2: This plat is subject to any restrictions, easements, covenants or restrictions that may exist either written or unwritten.
3: Underground utilities not shown hereon may exist. The Surveyor does not take responsibility for absence or presence of any such utilities.
4: No Geodetic monuments were found within 500 feet of this site.
5: This Plat has been prepared for the exclusive use of the person(s) or entities named hereon.

FIELD DATA:

DATE OF FIELD SURVEY 11-2-21,
11-8-21, 6-7-22, 7-8-22 &
9-21-22.

THE CALCULATED POSITIONAL
TOLERANCE BASED ON REDUNDANT
LINEAR MEASUREMENTS OF
OBSERVED POSITIONS WAS FOUND
TO BE 0.00 FEET.

EQUIPMENT:
ELECTRONIC TOTAL STATION AND NETWORK GPS
GPS RECEIVER: CHAMPION INSTRUMENTS, PRO,
SN:1033458,
NETWORK: gGPSVRS

TOTAL AREA: 181,817 SQ FT, 4.174 AC

CALCULATED PLAT CLOSURE: 1 FOOT IN 802,067 FEET

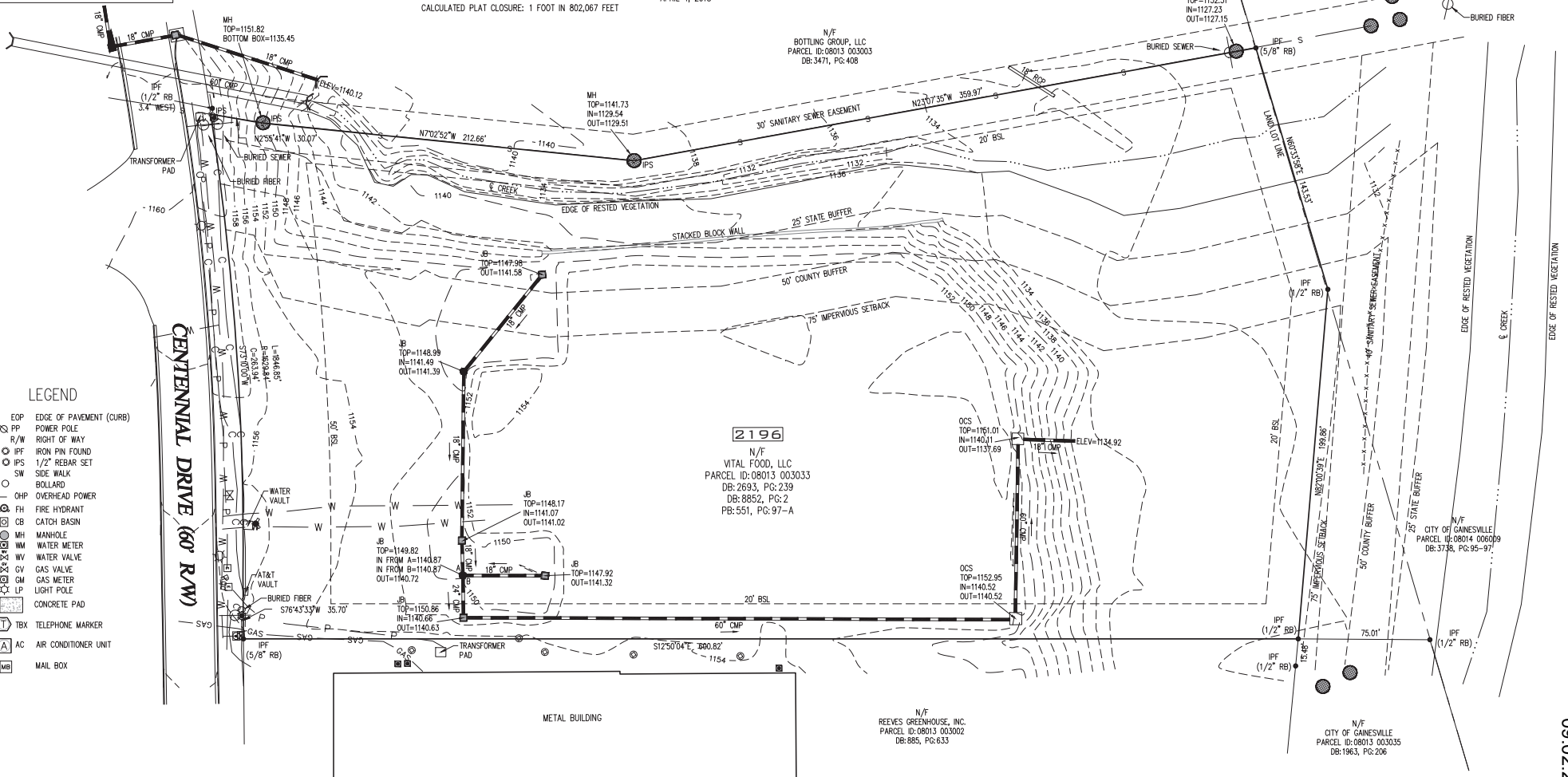
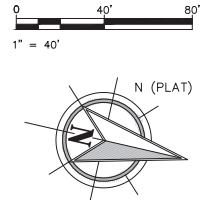
SURVEY DATA:

TYPE OF SURVEY: RETRACEMENT
SOURCE OF TITLE DESCRIPTION FOR SUBJECT
PROPERTY: DB 2693 PG 239, DB 8852 PG 2
PROPERTY OWNER AT TIME OF SURVEY:
VITAL FOOD, LLC
PARCEL NUMBER: 08013 003033

REFERENCE: PLAT BOOK 551 PG 97A
DEED BOOK 2693 PG 239
DEED BOOK 8852 PG 002

FLOOD HAZARD NOTE: THIS PROPERTY IS
LOCATED IN A FLOOD HAZARD AREA AS
DEFINED BY FIRM MAP OF HALL COUNTY,
GEORGIA 13139C0188G EFFECTIVE DATE
APRIL 4, 2018

HALL COUNTY
ZONING: I-1 (LIGHT INDUSTRIAL)
FRONT SETBACK - 75' FROM
CENTER LINE OF ROAD OR 50'
FROM PROPERTY LINE, WHICHEVER
IS GREATER
SIDE SETBACK - 20'
REAR SETBACK - 20'



LEGEND

- EOP EDGE OF PAVEMENT (CURB)
- PP POWER POLE
- R/W RIGHT OF WAY
- IPF IRON PIN FOUND
- IPS 1/2" REBAR SET
- SW SIDE WALK
- BOLLARD
- CHP OVERHEAD POWER
- FH FIRE HYDRANT
- CB CATCH BASIN
- MH MANHOLE
- WM WATER METER
- WV WATER VALVE
- GV GAS VALVE
- GM GAS METER
- LP LIGHT POLE
- CONCRETE PAD
- TBX TELEPHONE MARKER
- AC AIR CONDITIONER UNIT
- MB MAIL BOX

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 changes to any real property boundaries. The recording information of the documents, maps, plat, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, 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 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

REVISIONS		
Date	Description	By
6-3-22	ADDED STREAM BUFFERS	JTF
7-14-22	ADD STORM AND SEWER INVERTS	JTF
10-3-22	LOCATE ADDITIONAL CREEK FOR BUFFERS	JTF



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BOUNDARY SURVEY FOR
ELISA IDORO
2196 CENTENNIAL DRIVE, GAINESVILLE, GEORGIA 30504

LAND LOT 13 - 8TH DISTRICT, HALL COUNTY, GEORGIA



Date: 11-16-21
Scale: 1" = 40'
Client: ELISA IDORO
Drawn By: JTF
Sheet 1 of 1