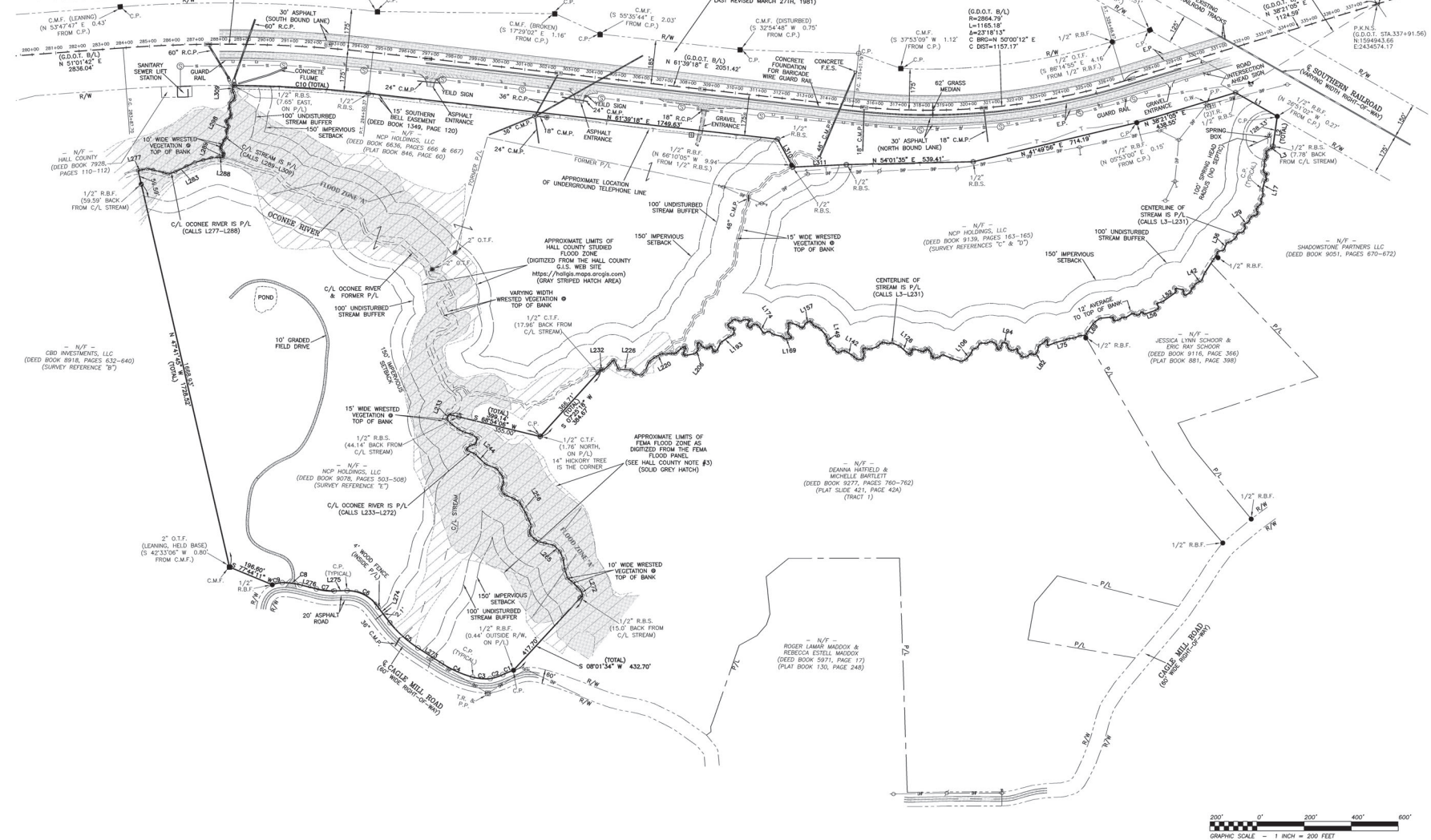


eFiled and eRecorded
DATE: 06/06/2024
TIME: 12:03 PM
PLAT BOOK: 885
PAGE: 229 - 231
FILING FEES: \$30.00
PART ID: 9576554662
RECORDED BY: CH
Charles Baker, C.S.C
Hall County, GA

THIS BLOCK IS RESERVED FOR THE CLERK
OF THE SUPERIOR COURT



REGISTERED PROFESSIONAL
LAND SURVEYORS
P.O. BOX 285
CONLEY, GA 30003
PHONE: (770) 532-6492
www.patonsurveying.com
LAND SURVEYING FIRM
BUSINESS LICENSE
NUMBER LSF 001029

PATON
LAND SURVEYING, LLC

COMPUTATIONS BY: C.K.
SURVEYED BY: C.P.
DRAFTED BY: C.K.
CHECKED BY: C.M.P.

COMPARISON SURVEY FOR:
NCP HOLDINGS, LLC
- LOCATED IN -
G.M.D. 1680
HALL COUNTY, GEORGIA

REVISIONS	
NO.	DESCRIPTION
1	DATE: 04/09/2024 REVISED FLOOD NOTE

SHEET NUMBER:
3 of 3
SCALE: 1" = 200'
SURVEY DATE: 02/01/2024
PLAT DATE: 02/05/2024
23-154.dwg
JN: 23-154

09.15.2025 - Item 2

eFiled and eRecorded
DATE: 06/06/2024
TIME: 12:03 PM
PLAT BOOK: 885
PAGE: 229 - 231
FILING FEES: \$30.00
PART ID: 9576554662
RECORDED BY: CH
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Hall County, GA

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SURVEYOR'S NOTES:

1. THIS SURVEY WAS PREPARED ON THE GEORGIA STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR PROJECTION, WEST ZONE, NORTH AMERICAN DATUM OF 1983, 2007 ADJUSTMENT. THE SCALE FACTOR FOR THIS SITE IS 0.999921500. GRID DISTANCE SCALE FACTOR=ROUND DISTANCES. ALL COORDINATES SHOWN HEREON ARE GRID COORDINATES UNLESS OTHERWISE STATED.
2. THIS SURVEY COMPLETES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGULATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (OCSA) 13-6-67 AS AMENDED BY HB76 (2017).
3. CONVENTIONAL EQUIPMENT USED FOR MEASUREMENT WAS A TOPCON PS 103 GPS EQUIPMENT USED FOR MEASUREMENT WAS A CHAMPION TWO GNSS RECEIVER USING REALTIME KINEMATIC OBSERVATIONS PROCESSED THROUGH THE EGS NETWORK.
4. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF THE FOOT IN 23,825 FEET AND AN ANGULAR CLOSURE OF 00'00"03" PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES RULE. FIELD PARTY J.J. & C.A.
5. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 268,439 FEET.
6. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF TITLE REVIEW AND IS SUBJECT TO ANY RESERVATIONS, RESTRICTIONS, RIGHTS-OF-WAY AND EASEMENTS OF RECORD.
7. THIS PLAT OF SURVEY IS FOR THE EXCLUSIVE USE OF THE PARTIES LISTED UNDER THE CAPTION "SURVEY FOR" ANY THIRD PARTY USE TO BE AT THEIR OWN RISK.
8. THE FIELD SURVEY WAS CONDUCTED THROUGH THE MONTH OF JANUARY 2024. THE LAST FIELD DAY ON SITE WAS FEBRUARY 15, 2024.
9. THE UNDERGROUND UTILITIES SHOWN HEREON WERE LOCATED BASED ON SURFACE EVIDENCE AND FROM INFORMATION TAKEN FROM G.I.S./UTILITY WEB SITES. THERE MAY BE OTHER SUBSURFACE UTILITIES THAT SERVICE THE PROPERTY THAT ARE NOT SHOWN ON THIS SURVEY.

HALL COUNTY PLAT 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 SURFACE SETBACK MEASURED FROM THE POINT OF WRESTED VEGETATION (HALL COUNTY CODE § 8-170.010).
2. IF PROPERTY IS LOCATED IN THE NORTH OCOONEE WATERSHED DISTRICT, THEN ADDITIONAL STREAM BUFFERS AND IMPERVIOUS SETBACKS MAY BE REQUIRED FOR COMPLIANCE. (HALL COUNTY CODE § 17.220.040).
3. A PORTION OF THIS PROPERTY IS LOCATED WITHIN A FLOOD HAZARD AREA AS PER PER FLOOD INSURANCE RATE MAP OF HALL COUNTY, GA. COMMUNITY PANEL NO. 130466 0129 H & 130466 0222 G, BOTH HAVING AN EFFECTIVE DATE OF DECEMBER 10, 2022. THIS IS AN INTERPRETATION OF THE REFERENCED MAP AND PUBLIC DATA. IF THE EXACT LOCATION OR ELEVATIONS OF THE FLOOD HAZARD BOUNDARIES ARE NECESSARY, A MORE DETAILED STUDY MAY BE NEEDED. THIS FIRM ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE ACCURACY OF THE REFERENCED MAP OR PUBLIC DATA.
4. THIS PROPERTY OR A PORTION THEREOF IS 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 DISTURBANCE OVER ONE ACRE SHALL REQUIRE AN EROSION SEDIMENTATION POLLUTION CONTROL PLAN.

PARCEL CONTROL NUMBERS:

15007 000129
15007 00027A
15007 00027B

SURVEYOR'S CERTIFICATION:

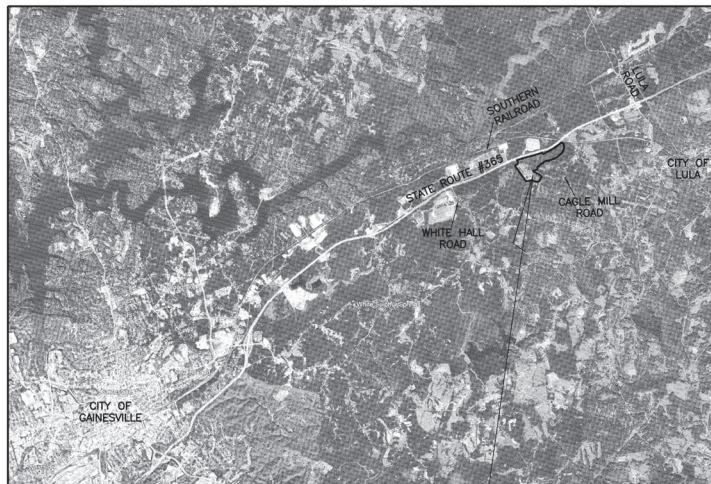
AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED 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.

CHAS M. PATTON, GA. R.L.S. #2647

02/08/2024

DATE:

COMBINATION SURVEY FOR: NCP HOLDINGS, LLC



VICINITY MAP
(NOT TO SCALE)

PROJECT LOCATION

REFERENCES:

1. DEED BOOK 9078, PAGES 503-508
2. DEED BOOK 9139, PAGES 163-165
3. DEED BOOK 9634, PAGES 646 & 647
4. DEED BOOK 9819, PAGES 632-640
5. DEED BOOK 9871, PAGE 17
6. DEED BOOK 9277, PAGES 760-762
7. DEED BOOK 9116, PAGE 364
8. DEED BOOK 9051, PAGES 670-672
9. DEED BOOK 7508, PAGES 110-112
10. PLAT BOOK 846, PAGE 60
11. PLAT BOOK 7508, PAGE 78
12. PLAT BOOK 130, PAGE 248
13. PLAT SLIDE 421, PAGE 424
14. PLAT BOOK 881, PAGE 388
- A. GEORGIA DEPARTMENT OF TRANSPORTATION
- B. SURVEY PREPARED FOR PROJECT F-013-(129), SHEETS 15-18, LAST REVISED MARCH 27TH, 1981.
- C. SURVEY PREPARED FOR CHICAGO TITLE INSURANCE COMPANY & ACM VENTURES, LLC BY DAVIDS ENGINEERING AND SURVEYING, PROJECT NUMBER 21-339, DATED AUGUST 28TH, 2021.
- D. SURVEY PREPARED FOR BILL A. CHAMBLEE BY G.W. BARNETT & ASSOCIATES, DATED JULY 10TH, 2011.
- E. SURVEY PREPARED FOR BILLY BANKS BY ROY A. TIERRELL & ASSOCIATES, DATED APRIL 1982.
- F. SURVEY PREPARED FOR AD PAINTING CONTRACTORS, LLC BY WATTS & BROWNING ENGINEERS, INC., JOB #710317, DATED MARCH 22ND, 2017.

AREA: 134.76 ACRES

WATER SERVICE BY:
CITY OF GAINESVILLE (OFFSITE)

SEWER SERVICE BY:
CITY OF GAINESVILLE

ZONING AND BUILDING SETBACKS (S/B):

INFORMATION PROVIDED BY HALL COUNTY G.I.S.
WEB SITE LOCATED AT:
<http://gis.hallcounty.org/Public/WebPages/Map/Fund/Funder.aspx>
CURRENT HALL COUNTY ZONING:
I-1 LIGHT INDUSTRIAL
BUILDING SETBACKS:
FRONT: 30' FROM RIGHT-OF-WAY LINE OR 75' FROM
CENTERLINE ROAD (WHICHEVER IS GREATER)
SIDE: 20' FROM PROPERTY LINE
REAR: 30' FROM PROPERTY LINE

1. shown on this plat shall be prepared to expect the effects of such practices."
2. The engineer, through the Department of Transportation (DOT) permit shall be required prior to the issuance of a land disturbance permit (LDP).
3. 10' or more of vegetation shall be retained and shall be planted back, all buildings shall be constructed with metal exterior walls as approved by the Director of Planning and Development.
4. Intersecting road projects shall be aligned with the color being approved by the Director of Planning and Development.
5. All conditions of zoning shall be made part of any plat created for the property.
6. All conditions of zoning shall be made part of any plat created for the property.
7. All conditions of zoning shall be made part of any plat created for the property.
8. All conditions of zoning shall be made part of any plat created for the property.
9. All conditions of zoning shall be made part of any plat created for the property.
10. All conditions of zoning shall be made part of any plat created for the property.
11. All conditions of zoning shall be made part of any plat created for the property.
12. All conditions of zoning shall be made part of any plat created for the property.
13. All conditions of zoning shall be made part of any plat created for the property.
14. All conditions of zoning shall be made part of any plat created for the property.
15. All conditions of zoning shall be made part of any plat created for the property.
16. All conditions of zoning shall be made part of any plat created for the property.
17. All conditions of zoning shall be made part of any plat created for the property.
18. All conditions of zoning shall be made part of any plat created for the property.
19. All conditions of zoning shall be made part of any plat created for the property.
20. All conditions of zoning shall be made part of any plat created for the property.

Please contact me if you have questions or if you require any additional information concerning this action of the Board.

Respectfully,
Charles Baker, C.S.C.

Charles Baker, C.S.C.

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Charles Baker, C.S.C.

THIS BLOCK IS RESERVED FOR THE CLERK
OF THE SUPERIOR COURT

LINE	WAVELENGTH	FLUX DENSITY	FLUX DENSITY
	(Å)	(Jy)	(Jy)
1	21.000000	1.3612	1.3612
2	21.000000	1.3612	1.3612
3	21.000000	1.3612	1.3612
4	21.000000	1.3612	1.3612
5	21.000000	1.3612	1.3612
6	21.000000	1.3612	1.3612
7	21.000000	1.3612	1.3612
8	21.000000	1.3612	1.3612
9	21.000000	1.3612	1.3612
10	21.000000	1.3612	1.3612
11	21.000000	1.3612	1.3612
12	21.000000	1.3612	1.3612
13	21.000000	1.3612	1.3612
14	21.000000	1.3612	1.3612
15	21.000000	1.3612	1.3612
16	21.000000	1.3612	1.3612
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25	21.000000	1.3612	1.3612
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28	21.000000	1.3612	1.3612
29	21.000000	1.3612	1.3612
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31	21.000000	1.3612	1.3612
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45	21.000000	1.3612	1.3612
46	21.000000	1.3612	1.3612
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76	21.000000	1.3612	1.3612
77	21.000000	1.3612	1.3612
78	21.000000	1.3612	1.3612
79	21.000000	1.3612	1.3612
80	21.000000	1.3612	1.3612
81	21.000000	1.3612	1.3612
82	21.000000	1.3612	1.3612
83	21.000000	1.3612	1.3612
84	21.000000	1.3612	1

LINE	BEARING	DISTANCE
270	E 33° 52' 12" W	54.71
271	E 33° 52' 12" W	54.71
272	N 44° 50' 42" E	11.85
273	N 44° 50' 42" E	24.78
274	N 27° 10' 14" E	24.78
275	N 27° 10' 14" E	24.78
280	N 27° 10' 14" E	17.35
281	N 27° 10' 14" E	20.30
282	N 27° 10' 14" E	20.30
283	N 27° 10' 14" E	20.30
284	N 30° 02' 02" E	39.18
285	N 30° 02' 02" E	39.18
286	N 41° 18' 10" E	55.25
287	N 41° 18' 10" E	55.25
288	N 61° 33' 53" E	16.29
289	N 61° 33' 53" E	16.29
290	N 61° 33' 53" E	16.29
291	N 61° 33' 53" E	16.29
292	N 61° 33' 53" E	16.29
293	N 61° 33' 53" E	16.29
294	N 61° 33' 53" E	16.29
295	N 61° 33' 53" E	16.29
296	N 61° 33' 53" E	16.29
297	N 61° 33' 53" E	16.29
298	N 61° 33' 53" E	16.29
299	N 61° 33' 53" E	16.29
300	N 58° 52' 50" E	12.61
301	N 58° 52' 50" E	12.61
302	N 18° 54' 38" E	15.97
303	N 18° 54' 38" E	15.97
304	N 72° 02' 24" E	20.31
305	N 72° 02' 24" E	20.31
306	N 33° 01' 18" E	24.02
307	N 33° 01' 18" E	24.02
308	N 42° 09' 41" E	26.81
309	N 42° 09' 41" E	26.81
310	N 31° 52' 00" E	24.19
311	N 31° 52' 00" E	24.19
312	N 31° 52' 00" E	24.19
313	N 31° 52' 00" E	24.19



COMPUTATIONS BY: C.K.
SURVEYED BY: C.P.
DRAFTED BY: C.K.
CHECKED BY: C.M.P.

COMBINATION SURVEY FOR:
NCP HOLDINGS, LLC

- L O C A T E D I N -

G.M.D. 1690
HALL COUNTY, GEORGIA

[illegible]

SHEET NUMBER:
2 of 3
SCALE: 1" = 200'
SURVEY DATE: 02/01/2024
PLAT DATE: 02/08/2024
23-154.dwg
JN. 23-154