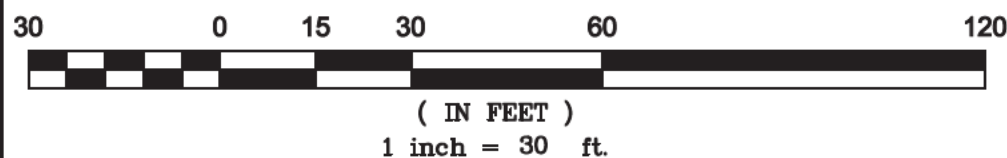


- REFERENCES:
- 1) PLAT BOOK 2, PAGE 39-41
 - 2) DEED BOOK 8058, PAGE 259
 - 3) PLAT BOOK 134, PAGE 212
 - 4) DEED BOOK 2212, PAGE 284
 - 5) DEED BOOK 3806, PAGE 541
 - 6) DEED BOOK 7906, PAGE 406

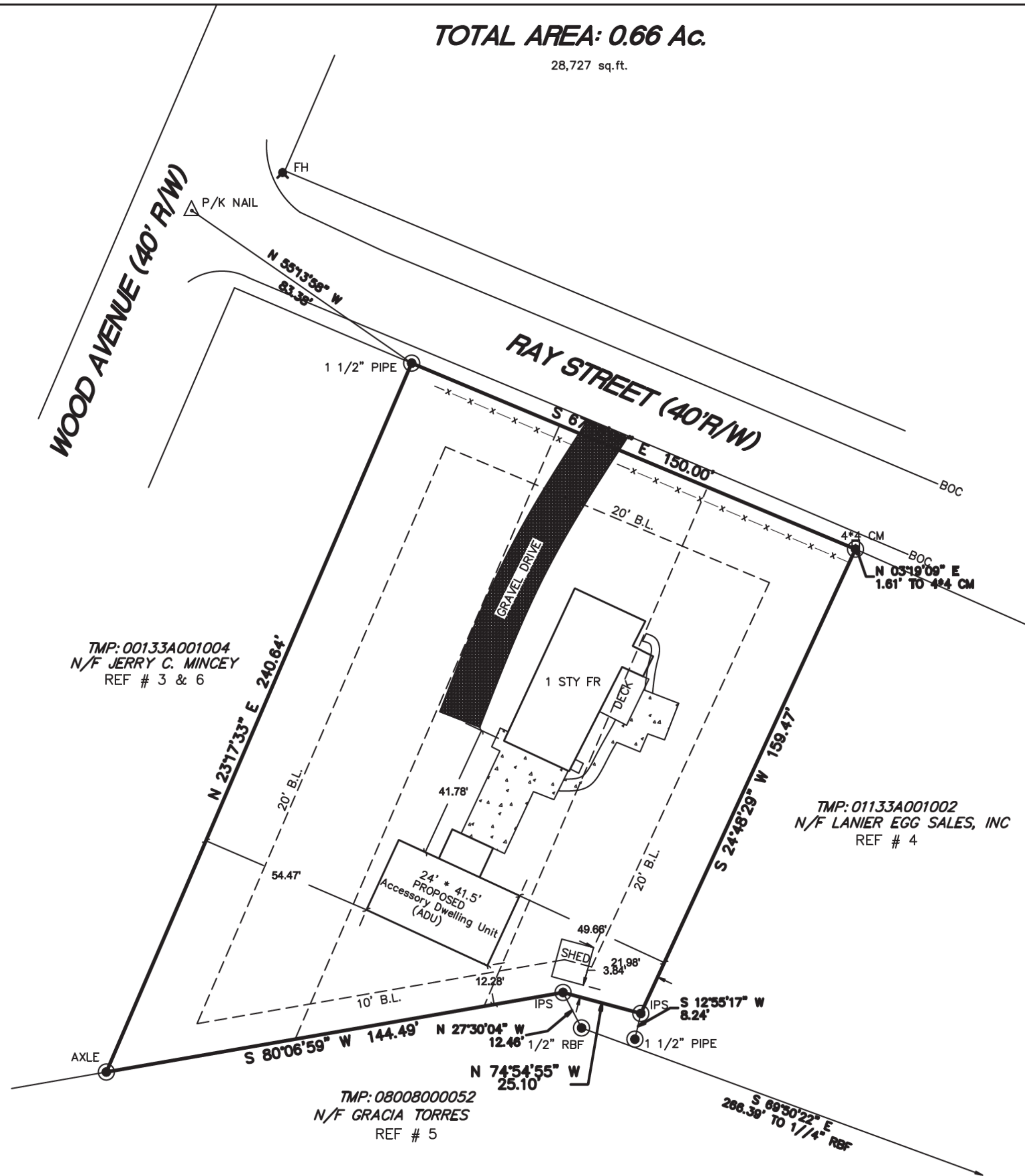
- SURVEY NOTES:
- 1) FIELD DATA: CLOSURE PRECISION 1:21,692;
ANGULAR ERROR = $34''/STA$
 - 2) MEASUREMENTS WERE TAKEN WITH A TKS-202 ON 11-19-23 AND WERE BALANCED USING THE COMPASS RULE.
 - 3) BEARINGS ARE BASED ON REFERENCE 2.
 - 4) THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 144,640 FEET.
 - 5) THE PUBLIC RECORDS REFERENCED HEREON REFLECT ONLY THOSE RECORDS NECESSARY TO ESTABLISH THE BOUNDARIES HEREON, AND REFERENCE TO THE SAME DOES NOT AND IS NOT INTENDED TO CONSTITUTE A TITLE SEARCH OR TITLE OPINION.
 - 6) NO PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD AREA AS INDICATED ON F.I.R.M. NO. 13139C0189G, DATED APRIL 4, 2018.
 - 7) THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, RIGHTS OF WAY OR RESTRICTIONS WHICH MAY EXIST AND NOT SHOWN HEREON.

AMF INDICATES ALUMINUM DISK FOUND
AI INDICATES ANGLE IRON
RB INDICATES REBAR
CT INDICATES CRIMPED TOP PIPE
OT INDICATES OPEN TOP PIPE
CM INDICATES CONC. MON.
COP INDICATES POWER POLE
R/W INDICATES RIGHT-OF-WAY
P/L INDICATES PROPERTY LINE
B.L. INDICATES BUILDING LINE
FC INDICATES FENCE
CB INDICATES CATCH BASIN
WM INDICATES WATER METER
FH INDICATES FIRE HYDRANT
EP INDICATES EDGE OF PAVING
BOC INDICATES BACK OF CURB
LLL INDICATES LAND LOT LINE
IPS INDICATES 1/2 INCH REBAR SET
⊙ INDICATES WELL
⊙ INDICATES LIGHT POLE
W INDICATES WATER VALVE

PLAT DATE: DECEMBER 3, 2023



SURVEY	BMM	4	09/14/25	REVISED PER HC COMMENTS	BM
DRAWN	BMM	3	08/04/25	REVISED PROP HO AND DIMS	BM
DATE		2	09/05/24	ADD BLDG DIM TO P/L	BM
CHECKED	BMM	1	06/17/24	TO ADD PROP GUEST HO	BM
SCALE		NO.	DATE	DESCRIPTION	BY
JOB NO.	23-122.dwg				



PROPERTY INFORMATION:

ADDRESS: 5 RAY STREET, GAINESVILLE, GA 30504

TAX MAP: 00133A 001003

ZONING: H-B
SETBACKS:
FRONT: 30' FROM P/L OR 55' C/L WHICHEVER IS GREATER
SIDE: 20'
REAR: 10'

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. (HALL COUNTY CODE § 8.170.070)

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)

THIS PROPERTY OR A PORTION THEREOF IS NOT LOCATED IN A FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAP 13139C0189G, HALL COUNTY GEORGIA, DATED APRIL 4, 2018.

THIS PROPERTY OR A PORTION THEREOF IS NOT LOCATED IN THE HALL COUNTY STUDIED FLOOD ZONE PER HALL COUNTY GIS.

IF RESIDENTIAL PROPERTY IS SUBDIVIDED INTO SEVEN LOTS OR MORE WITH ALL LOTS ACCESSING EXISTING HALL COUNTY, GEORGIA ROADS, THEN STORM WATER MANAGEMENT IS REQUIRED FOR COMPLIANCE. (HALL COUNTY CODE § 8.180.160)

SURVEYOR'S CERTIFICATE:

It is hereby certified that all monuments and improvements shown hereon actually exist except otherwise indicated, and that their location, size, type and material are correctly shown.

SURVEYOR'S CERTIFICATE: (STATE)

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, 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, 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.

Billy M. Miller

Billy M. Miller No. 3194



SITE PLAN FOR
ANDRES HERNANDEZ SIERRA
LAND LOT 169, 9th DIST.
HALL COUNTY, GEORGIA

BILLY M MILLER
7321 LITTLE MILL ROAD
CUMMING, GEORGIA 30041
PH: 770-351-2242
msasurveying3194@gmail.com

eFiled and eRecorded
DATE: 03/13/2025
TIME: 5:42 PM
PLAT BOOK: 886
PAGE: 427 - 427
FILING FEES: \$10.00
RECORDED BY: CH
Mark Pettitt
Hall County, GA

REFERENCES:

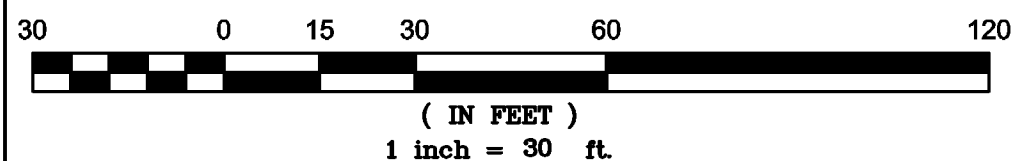
- 1) PLAT BOOK 2, PAGE 39-41
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SURVEY NOTES:

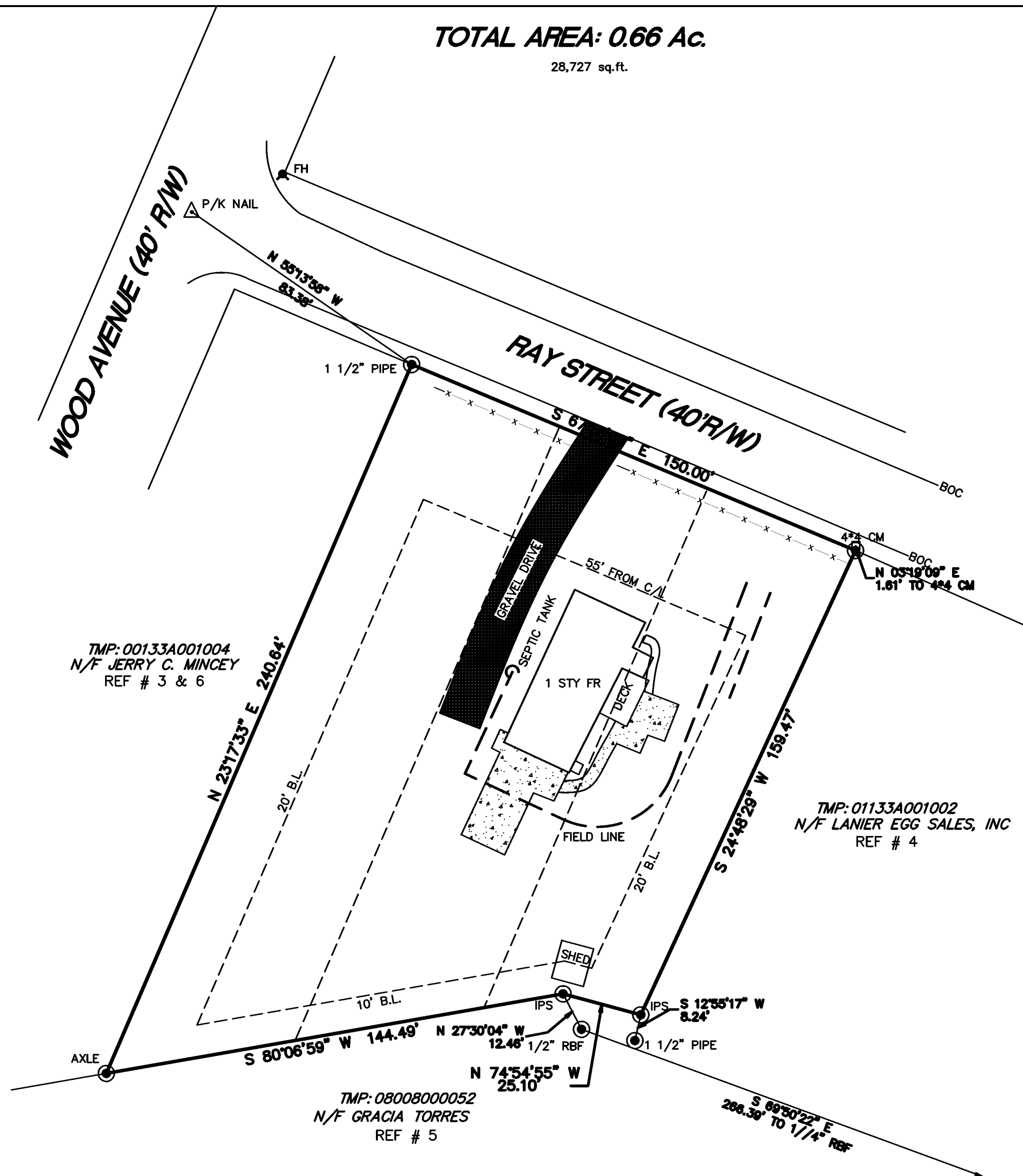
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W INDICATES WATER VALVE
⊗

PLAT DATE: DECEMBER 3, 2023



SURVEY	BMM			
DRAWN	BMM			
DATE				
CHECKED	BMM			
SCALE				
JOB NO.	23-122.dwg	NO.	DATE	DESCRIPTION



TMP: 00133A001004
N/F JERRY C. MINCEY
REF # 3 & 6

TMP: 01133A001002
N/F LANIER EGG SALES, INC
REF # 4

TMP: 08008000052
N/F GRACIA TORRES
REF # 5

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2018.

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RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL
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Billy M. Miller

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RETRACEMENT SURVEY FOR
ANDRES HERNANDEZ SIERRA
LAND LOT 169, 9th DIST.
HALL COUNTY, GEORGIA

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7321 LITTLE MILL ROAD
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