

NOTES:

- 1.) THIS PLAT HAS BEEN DONE FOR THE USE AND PURPOSE OF THE CLIENT ASCRIBED AND CONTRACTED WITH BELOW. ALL OTHER PARTIES ARE SUBSEQUENTLY PUT ON NOTICE AS TO THE LIMITED DEGREE OF RELIANCE UPON THIS PLAT BY THIRD PARTIES.
- 2.) THE PUBLIC RECORDS REFERENCED ON THIS PLAT ARE ONLY THOSE USED AND/OR NECESSARY TO THE BOUNDARY OF THIS PROPERTY. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH.
- 3.) THE NORTH MERIDIAN IS BASED ON GRID NORTH PER THE U.S. CORPS OF ENGINEERS MONUMENT DATUM. ELEVATIONS ARE ADJUSTED TO THE LAKE LEVEL OBTAINED FROM THE USGS NATIONAL WATER RESOURCES INFORMATION SYSTEM.
- 4.) THIS PROPERTY IS ZONED R-1 PER HALL COUNTY GIS.
- 5.) THE CURRENT OWNER OF THE PROPERTY SHOWN HEREON IS THOMAS R. BEDDINGFIELD & VICKI M. BEDDINGFIELD, TAX PARCEL # 00109A000029.
- 6.) BUILDING SETBACK VARIANCE WAS OBTAINED FROM THE HALL COUNTY PLANNING AND DEVELOPMENT DEPARTMENT ON NOVEMBER 22, 2022.

PLAT REFERENCES:

- 1.) SUBDIVISION PLAT FOR MR. & MRS. CLIFF N. CONNER, PREPARED BY THAD P. THOMAS, DATED 5-08-58, RECORDED IN PB 20, PG 33.
- 2.) SURVEY FOR DOUGLAS P. PIERCE, SR. & KAREN S. PIERCE, PREPARED BY J.A. PAGE, JR., DATED 5-23-96, RECORDED IN PB 774, PG 66A.

DEED REFERENCES:

- 1.) WARRANTY DEED FROM CONNIE A. HAMMOND TO THOMAS R. BEDDINGFIELD AND VICKI M. BEDDINGFIELD, RECORDED IN DB 7460, PG 668.

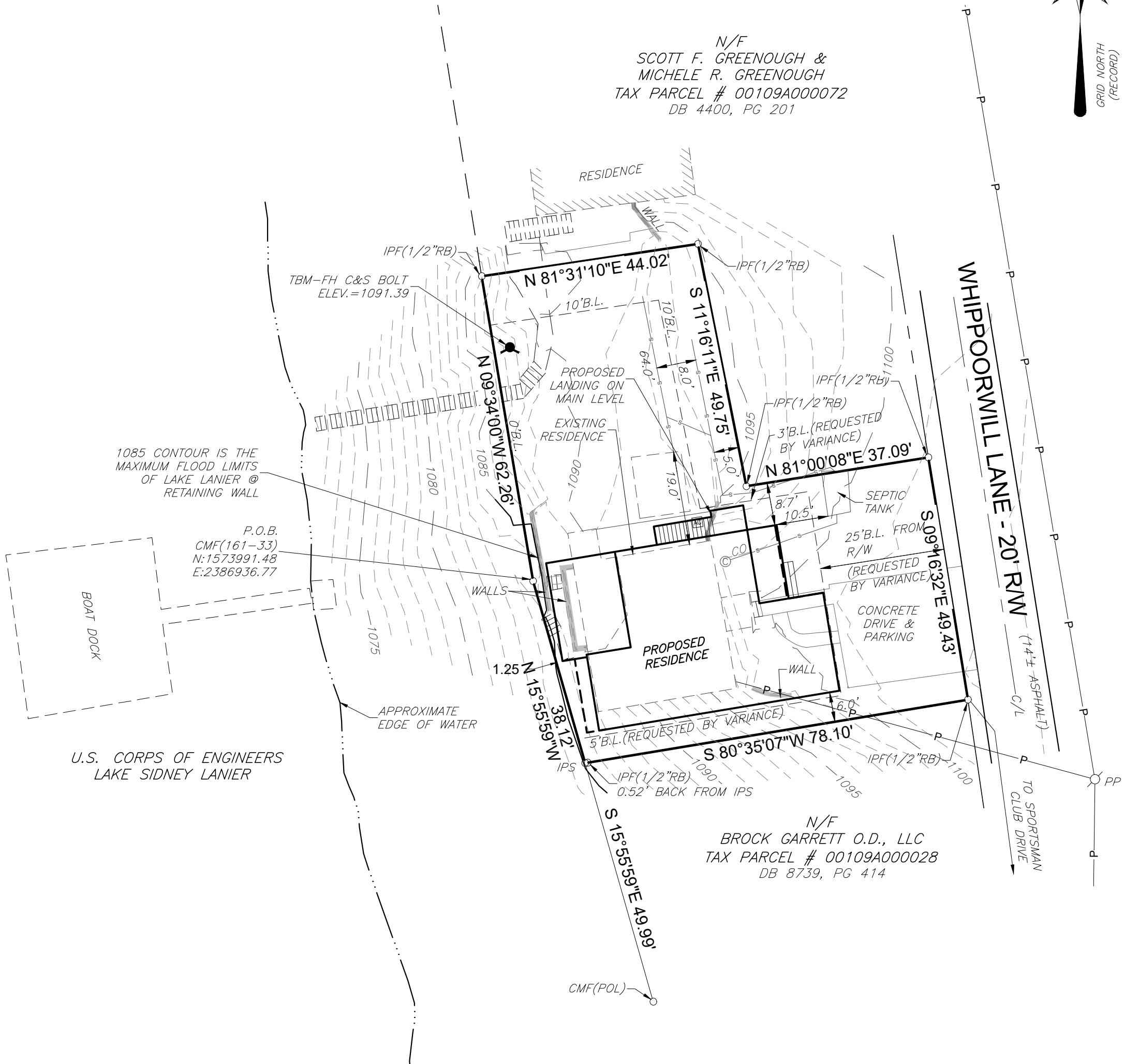
FLOOD NOTE:

ACCORDING TO THE F.I.R.M. OF HALL COUNTY, PANEL NUMBER 13139C0180G, DATED APRIL 4, 2018, A PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA. THE U.S. CORPS OF ENGINEERS HIGH WATER ELEVATION IS 1085 AND IS SHOWN HEREON.

LEGEND

- IPF = IRON PIN FOUND  
IPS = IRON PIN SET (1/2"REBAR)  
OT = OPEN TOP PIPE  
CT = CRIMP TOP PIPE  
R/W = RIGHT OF WAY  
P/L = PROPERTY LINE  
C/L = CENTERLINE  
LL = LAND LOT  
LLL = LAND LOT LINE  
N/F = NOW OR FORMERLY  
DB = DEED BOOK  
PB = PLAT BOOK  
-X- = FENCE LINE  
PP = POWER POLE  
TP = TELEPHONE POLE  
T = TRANSFORMER  
-P- = OVERHEAD POWER  
-T- = OVERHEAD TELEPHONE  
-P/T- = OVERHEAD POWER & TELE  
-UGP- = UNDERGROUND POWER  
-UGT- = UNDERGROUND TELEPHONE  
-G- = UNDERGROUND GAS  
FH = FIRE HYDRANT  
WM = WATER METER  
WV = WATER VALVE  
SSMH = SANITARY SEWER MANHOLE  
CO = CLEANOUT  
DI = DRAIN INLET  
GI = GRATE INLET  
CI = CURB INLET  
YI = YARD INLET  
JB = JUNCTION BOX  
CMP = CORRUGATED METAL PIPE  
RCP = REINFORCED CONCRETE PIPE  
CPP = CORRUGATED PLASTIC PIPE  
CIP = CAST IRON PIPE  
TBM = TEMPORARY BENCH MARK  
FFE = FINISHED FLOOR ELEVATION  
B.L. = BUILDING SETBACK LINE

AREA = 0.144 ACRES (6254 SQUARE FEET)



THE FIELD DATA ON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 50,369 FEET AND AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE METHOD. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 44,445 FEET.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE 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 O.C.G.A. 15-6-67. AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

TYPE OF EQUIPMENT: LEICA TS16

**Atlas Technical Consultants, LLC**  
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**THOMAS R. & VICKI M. BEDDINGFIELD**  
LAND LOT 161 - 9th DISTRICT  
HALL COUNTY, GEORGIA

SITE PLAN FOR:

SHEET **1**  
of  
**1** SHEETS

VERTICAL SCALE: N/A  
HORIZONTAL SCALE: 1" = 20'  
DATE: 8-20-2025  
DATE OF FIELD SURVEY: 6-20-2022  
DRAWN BY: SA  
CHECKED BY: DRJ  
JOB NO.: 22-5000-G229

ADDRESS: 2963 WHIPPOORWILL LANE