

LEGEND

R.B.F. = R-BAR FOUND	F.H. = FIRE HYDRANT
I.P.S. = 1/2" R-BAR SET	C.B. = CATCH BASIN
P.L. = PROPERTY LINE	H.W. = HEADWALL
C.L. = CENTER LINE	D.I. = DROP INLET
B.L. = BUILDING LINE	D.E. = DRAINAGE ESMT.
L.L.L. = LAND LOT LINE	S.E. = SEWER ESMT.
R/W = RIGHT OF WAY	C.E. = CONSTRUCTION ESMT.
CATV = CABLE TV	U.G.P. = UNDERGROUND POWER
C.O. = CLEAN OUT	U.G.T.P. = UNDERGROUND TELEPHONE
G.V. = GAS VALVE	G.A. = GUY WIRE ANCHOR
L.P. = LIGHT POLE	H.C.R. = HANDICAP RAMP
E.P. = EDGE OF PAVING	PK N.S. = PK NAIL SET
U.P. = UTILITY POLE	T.S.P. = TRAFFIC SIGNAL POLE
W.L. = WHITE LINE	O.T. PIPE = OPEN TOP PIPE
B.C. = BACK OF CURB	C&G = CURB AND GUTTER
(TYP) = TYPICAL	P.O.B. = POINT OF BEGINNING
M.H. = MANHOLE	N/F = NOW OR FORMERLY
B.S.M.H. = BELL SOUTH MANHOLE	
O.C.S. = OUTLET CONTROL STRUCTURE	
C.T.P. = CRIMP TOP PIPE	

GRAPHIC LEGEND

C.B.	C.B.	D.I.	PIPE	J.B.	H.W.
○ TELE. M.H.	F.H.	⊗	• WATER METER		
⊗ MAN HOLE	⊗ UTIL. POLE	• WATER VALVE	⊗ R/W MONUMENT		

GA. NORTH
GEORGIA WEST ZONE

CALL CHART

Course	Bearing	Distance
A	N11°18'08"E	0.91'
B	N35°38'43"E	49.84'
CURVE	ARC=52.18'	RAD=50.00'
C	S78°37'58"E	65.04'
D	S34°14'06"W	89.30'

SURVEYORS CERTIFICATION (HB 1004)

THIS PLAT IS RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY REAL 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.

Lloyd C. McNally, Jr.
LLOYD C. McNALLY, JR. RLS 2040

SURVEY NOTES

- THE FIELD DATA FROM WHICH THIS PLAT IS BASED WAS COMPLETED ON MARCH 09, 2022 AND HAS A CLOSURE PRECISION OF ONE FOOT IN 49,510 FEET AND AN ANGULAR ERROR OF 03" PER ANGLE POINT. DATA WAS ADJUSTED USING THE LEAST SQUARES METHOD.
- THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN: 78,195 FEET.
- EQUIPMENT USED TO OBTAIN FIELD DATA: TRIMBLE VX DR PLUS 1" ROBOTIC TOTAL STATION.
- BEARINGS SHOWN REFERENCED TO GRID NORTH GEORGIA STATE PLANE NAD83(2011) WEST ZONE.
- THIS PROPERTY LIES IN ZONE "X" AREA NOT SUBJECT TO SPECIAL FLOOD HAZARDS PER FLOOD INSURANCE RATE MAPS PREPARED FOR HALL COUNTY GEORGIA AND ITS INCORPORATED AREAS AS SHOWN ON MAP 13139C0195G WITH EFFECTIVE DATE OF APRIL 04, 2018.
- TIE INFORMATION SHOWN HEREON TAKEN FROM SURVEY REFERENCE B.
- SURVEY REFERENCE:
A. SUBDIVISION PLAT FOR SARA INVESTMENTS, LLC BY SAWHNEY ASSOCIATES BEARING THE SEAL OF GULSHAN SAWHNEY GEORGIA R.L.S. 2547, DATED 9-20-2014, LAST REVISED 12-02-2014 AS RECORDED IN PLAT BOOK 871, PAGE 0095 OF HALL COUNTY RECORDS.
B. ALTANSPS SURVEY FOR KEVIN HERBERT & CHICAGO TITLE INSURANCE COMPANY DATED 04-30-2019, BY PATTON LAND SURVEYING, LLC.
C. OTHER REFERENCES NOTED WITH ADJOINING OWNER DESIGNATIONS.
- ANY STREAM OR STATE WATER LOCATED ON THIS PROPERTY MAY BE SUBJECT TO A 50 FOOT UNDISTURBED NATURAL BUFFER AND A 75 FOOT IMPERVIOUS SURFACE SETBACK. (HALL COUNTY CODE 8.170.070)
- OWNER: KEVIN HERBERT
2017 ATHENS HIGHWAY
TAX PARCEL 15032E002012A
DEED BOOK 8314, PAGE 552 & DEED BOOK 8314, PAGE 555
ZONING: HB & AR IV
- SUBJECT TRACT BEING LOTS 2 & 3 OF SUBDIVISION PLAT FOR SARA INVESTMENTS, LLC AS NOTED IN SURVEY REFERENCE 7.A. AND ADDITIONAL PROPERTY SURVEY REFERENCE 7.B. THE COMBINATION OF THESE 3 PARCELS HAS BEEN PREVIOUSLY DESIGNATED AS TAX PARCEL 15032E002012A BY HALL COUNTY.
- ADJOINING OWNER OF LOT 1 IS NOW OR FORMERLY: THREE ATHENS PROPERTIES, INC., TAX PARCEL 15032E0020033, DEED BOOK 8930, PAGE 446 OF HALL COUNTY RECORDS.
- HATCHED AREA BETWEEN ACCESS DRIVE ON ATHENS STREET AND INGRESS - EGRESS EASEMENT ON U.S. HWY 129 IS SUBJECT TO THE RECIPROCAL EASEMENT AGREEMENT PERTAINING TO ACCESS AS RECORDED IN DEED BOOK 8314, PAGE 535.



McNally & Patrick

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LAND SURVEYORS
LANDSCAPE ARCHITECTS

No.	REVISIONS	DATE

SURVEY FOR
KEVIN HERBERT

18.0606 ACRES TAX PARCEL 15032E002012A
GAINESVILLE DISTRICT - G.M.D. No. 411
HALL COUNTY, GEORGIA

SCALE: 1"= 60'
DATE: APRIL 01, 2022

