

FILING INFORMATION BOX



NORTH POINT LAND SURVEYING
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ADDRESS
 LOCATED IN L.L. 169 & 170
 8TH DISTRICT
 HALL COUNTY, GA.

CONSOLIDATION PLAT
 FOR
USI HOLDINGS, LLC

DATE : 10/13/2025
 PROJECT NO. : 106-25
 SCALE : 1" = 50'
 DRAWN BY : RYAN SCHULTZ
 CHECKED BY : RYAN SCHULTZ
 FIELD CREW : CODY CHAMBERS
 JOSH CHAMBERS
 24X36 DWG PATH: 2025/106-25/106-25CONSO
 SHEET : 1 OF 1

LINE TABLE

LINE#	BEARING	DISTANCE
L1	S39°19'50"W	100.00
L2	S38°55'02"W	49.77
L3	S36°47'00"W	50.57
L4	S39°07'37"W	50.04

SURVEY NOTES

EQUIPMENT USED:
 SPECTRA PRECISION, FOCUS 30 TOTAL STATION
 SPECTRA PRECISION SPB5 GPS RECEIVER ON THE eGPS NETWORK
 FIELD SURVEY COMPLETED: SEPTEMBER 26, 2025

DATUM:
 HORIZONTAL: STATE PLANE GRID(NAD83-GA WEST)
 ESTABLISHED VIA GPS OBSERVATION

CLOSURE STATEMENT:
 THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS ACCURATE WITHIN 1:417,800.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF 1:34,282 AND AN ANGULAR ERROR OF 1" PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.

UTILITIES:
 UNDERGROUND UTILITIES THAT ARE SHOWN HEREON ARE BASED UPON FIELD SURFACE OBSERVATIONS AND AVAILABLE INFORMATION ON HAND AT THE TIME OF THE SURVEY. ONLY UTILITIES THAT WERE VISIBLE AND ACCESSIBLE WERE MEASURED. INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, ELEVATION AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS BASED ON MEASUREMENTS MADE FROM THE SURFACE. THESE MEASUREMENTS SHOULD BE CONSIDERED APPROXIMATE AND SUBJECT TO CONTRACTOR VERIFICATION. SITE EXCAVATION WAS NOT PERFORMED IN ANYWAY TO MEASURE ANY SUBSURFACE UTILITY OR FEATURE OF ANY TYPE. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. IT SHALL BE UNDERSTOOD THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF UNDERGROUND UTILITY INFORMATION SHOWN HEREON.

CERTIFICATION:
 THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF CLIENT NAMED HEREON AND REPRESENTS A SPECIFIC SCOPE OF SERVICE AND IS NON-TRANSFERABLE.

WETLAND & HAZARDOUS WASTE:
 NORTH POINT LAND SURVEYING DOES NOT WARRANT THE EXISTENCE OR NON-EXISTENCE OF ANY WETLANDS, CREEKS OR HAZARDOUS WASTE IN THE SURVEY AREA.

THIS PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS RECORDED AND UNRECORDED.

THIS SURVEY WAS PREPARED WITH OUT THE BENEFIT OF A TITLE SEARCH.

THE TERM "CERTIFICATION" AS USED IN RULE "180-6--09(2) AND (3)" AND RELATING TO PROFESSIONAL ENGINEERING OR LAND SURVEYING SERVICES AS DEFINED IN O.C.G.A. 43-15-2(B) AND (11), SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTED (O.C.G.A.) 15-6-67, IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.

ZONING NOTE

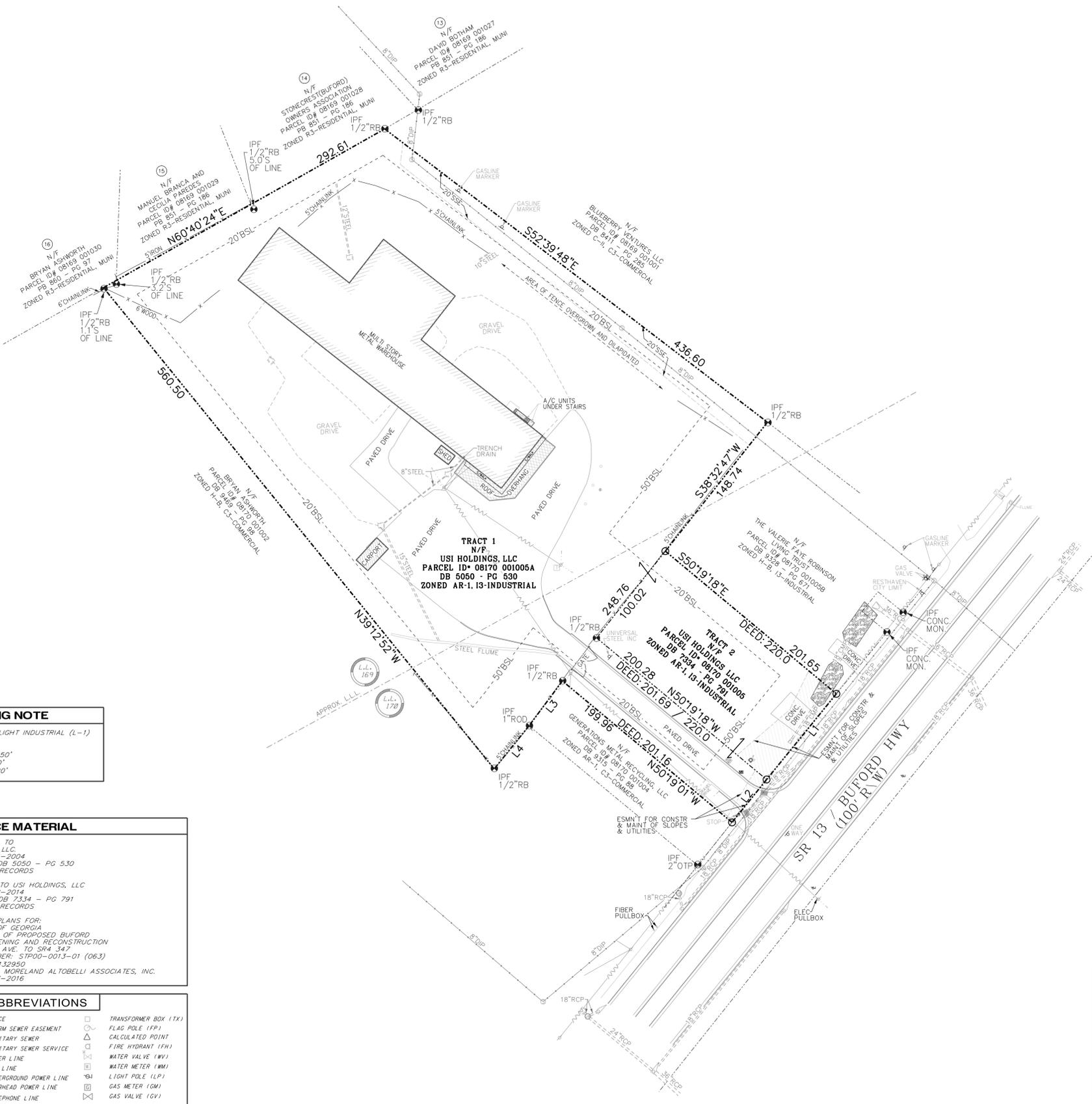
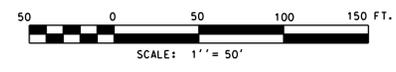
ZONING: LIGHT INDUSTRIAL (L-1)

SETBACK:
 FRONT: 50'
 SIDE: 20'
 REAR: 20'

- REFERENCE MATERIAL**
1. WARRANTY DEED TO USI HOLDINGS, LLC
 DATED: 08-04-2004
 RECORDED IN DB 5050 - PG 530
 HALL COUNTY RECORDS
 2. WARRANTY DEED TO USI HOLDINGS, LLC
 DATED: 03-08-2014
 RECORDED IN DB 7334 - PG 791
 HALL COUNTY RECORDS
 3. RIGHT OF WAY PLANS FOR:
 D.O.T. STATE OF GEORGIA
 RIGHT OF WAY OF PROPOSED BUFORD
 HIGHWAY WIDENING AND RECONSTRUCTION
 FROM SAWNEE AVE. TO SR4 347
 PROJECT NUMBER: STP00-0013-01 (063)
 P.I. NUMBER: 132950
 PREPARED BY: MORELAND ALTOBELLI ASSOCIATES, INC.
 DATED: 03-03-2016

LEGEND & ABBREVIATIONS

—X— FENCE	□ TRANSFORMER BOX (TX)
-SS- STORM SEWER EASEMENT	○ FLAG POLE (FP)
-SS- SANITARY SEWER	△ CALCULATED POINT
-SS- SANITARY SEWER SERVICE	□ FIRE HYDRANT (FH)
-W- WATER LINE	□ WATER VALVE (WV)
-G- GAS LINE	□ WATER METER (WM)
-P- UNDERGROUND POWER LINE	□ LIGHT POLE (LP)
-O- OVERHEAD POWER LINE	□ GAS METER (GM)
-T- TELEPHONE LINE	□ GAS VALVE (GV)
-FO- FIBER OPTIC	□ HEAD WALL (HW)
-TV- CABLE TELEVISION	□ CURB AND GUTTER (C&G)
-100- TOPOGRAPHIC CONTOUR	+ 123.4 SPOT ELEVATION
-P- PROPERTY LINE	□ ELECTRIC METER (EM)
□ CATCH BASIN (C&B)	□ POWER POLE (PP)
□ CATCH BASIN (S&CB)	□ SIGN
□ DROP INLET (DI)	BM BENCHMARK
□ JUNCTION BOX (JB)	○ CLEANDOUT (CO)
SS MANHOLE (MH)	



TRACT 1 AREA
 177,749 SQ. FT.
 4.0806 ACRES +/-

TRACT 2 AREA
 20,097 SQ. FT.
 0.4614 ACRES +/-

COMBINED TOTAL AREA
 197,844 SQ. FT.
 4.5419 ACRES +/-

*NOTE: THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE TAX PARCELS #08170 001005 AND #08170 001005A INTO ONE COMBINED PARCEL.

SURVEYOR'S CERTIFICATE

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT WAS 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.

RYAN M. SCHULTZ, RLS
 REGISTERED NUMBER: 3219