

SURVEYORS CERTIFICATIONS

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 Surveyors and as set forth in O.C.G.A. Section 15-6-67.

DRAFT
10.30.25

Kristopher P. Manley, GA PLS3301

DRAWING INFORMATION

F. DATE: 23 OCTOBER 2025 DATE: 30 OCTOBER 2025
DRAWN BY: K.MANLEY PROJECT NO: 24189
FILE NAME: 24189V.DWG



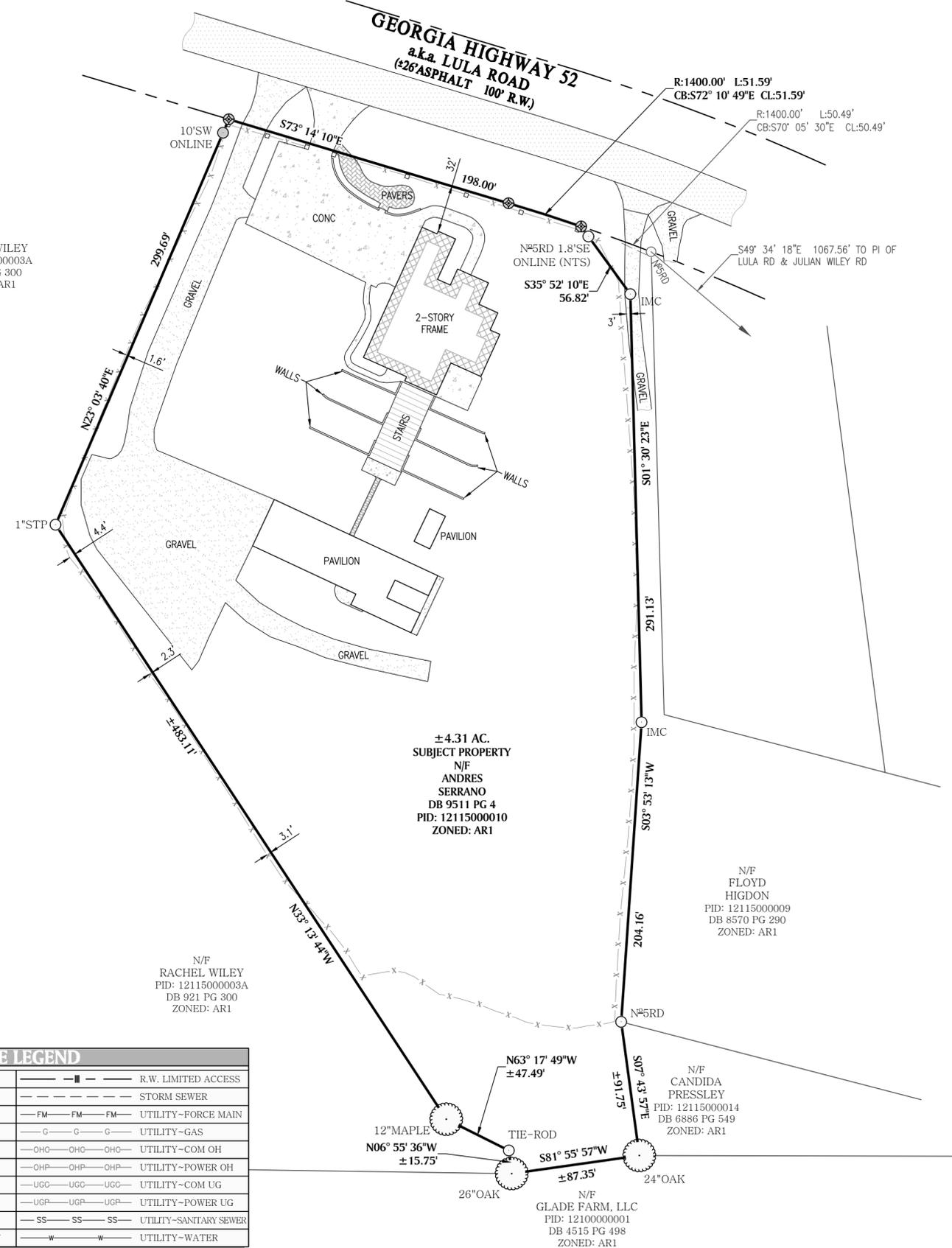
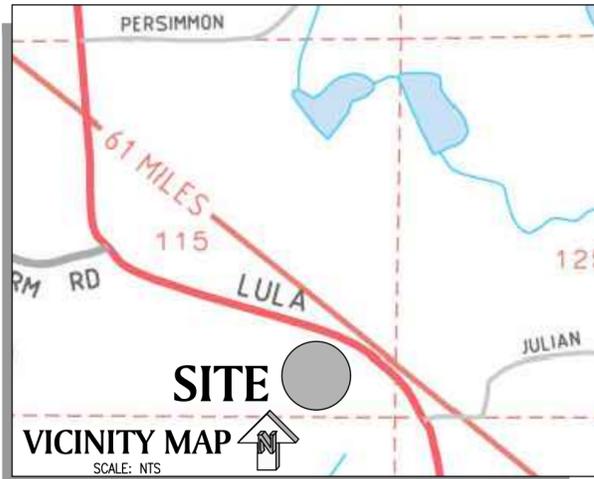
97 GRINDLE BROTHERS ROAD ~ MURRAYVILLE, GA 30564
Phone: 770.532.7203 ~ Email: kris@atlassam.com ~ LSF No: 001344 (EX 06.30.26)

RETRACEMENT SURVEY FOR:

**ANDRES
SERRANO**

LAND LOT 115 ~ 12th DISTRICT
HALL COUNTY, GEORGIA

REVISIONS



SURVEYORS NOTES

1. **DATUM**
STATE PLANE GRID (GEORGIA WEST ZONE) AS DEFINED BY NAD83 NAVD88 ESTABLISHED BY NETWORK RTK/STATIC OBSERVATIONS U.S. SURVEY FEET
2. **CLOSURE/EQUIPMENT**
 - THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF 1 FOOT IN 17,334 FEET AND AN ANGULAR ERROR OF 04 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE
 - THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND ITS ACCURACY IS 1 FOOT IN 465,645 FEET
 - LINEAR AND ANGULAR MEASUREMENTS OBTAINED USING A GEOMAX CRx2 ROBOTIC TOTAL STATION
 - GPS OBSERVATIONS OBTAINED USING A CARLSON BRx7 BASE & ROVER RECEIVER
3. **REFERENCE INFORMATION NOT SHOWN**
 - A. PB 104 PG 182
 - B. PB 111 PG 122
 - C. PB 130 PG 206
 - D. PB 878 PG 495
 - E. PB 880 PG 423
4. **CERTIFICATION**
 - A. THIS DRAWING WAS PREPARED FOR THE EXCLUSIVE USE FOR THE CLIENT NAMED HEREON AND REPRESENTS A SPECIFIC SCOPE OF SERVICES
 - B. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT ABSTRACT OF TITLE; THERE COULD BE OTHER MATTERS OF RECORD AFFECTING THE PROPERTY
 - C. ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK
5. **UTILITIES**
SURFACE AND SUB-SURFACE UTILITIES SHOWN HEREON ARE BASED UPON SURFACE OBSERVATIONS AND PUBLIC RECORDS. ATLAS LAND SURVEYING & MAPPING, LLC (ATLAS) PROVIDES THIS SERVICE IN AN EFFORT TO REDUCE RISK. HOWEVER, DUE TO THE NATURE OF THIS TYPE OF WORK ATLAS CANNOT GUARANTEE ABSOLUTE ACCURACY OR THAT THERE ARE NO OMISSIONS IN LOCATING UNDERGROUND UTILITIES. THEREFORE ATLAS DISCLAIMS ALL LIABILITY FOR ANY DAMAGES BASED ON UTILITY INFORMATION PROVIDED BY THIS SURVEY. USER OF THIS INFORMATION ASSUMES ALL RISK AND NOTICE IS HEREBY GIVEN THAT "KNOW WHAT'S BELOW - CALL BEFORE YOU DIG" UTILITY LOCATION SERVICE (811) IS TO BE NOTIFIED PRIOR TO ANY EXCAVATION OF THE SITE AS REQUIRED BY LAW.
6. **STREAMS, BODIES OF WATER, & WETLANDS**
ALL STREAMS, BODIES OF WATER, AND WETLANDS MAY BE SUBJECT TO STATE, COUNTY, AND LOCAL BUFFERS AND/OR RESTRICTIONS. ATLAS LAND SURVEYING & MAPPING, LLC MAKES NO INTERPRETATION REGARDING THESE BUFFERS AND/OR RESTRICTIONS. USERS OF THIS SURVEY ARE CAUTIONED TO CONSULT WITH THE APPROPRIATE GOVERNING AUTHORITIES CONCERNING POSSIBLE BUFFERS OR RESTRICTIONS. ATLAS LAND SURVEYING & MAPPING, LLC DISCLAIMS ALL LIABILITY FOR ANY ISSUES THAT MAY ARISE BASED ON BUFFERS AND/OR RESTRICTIONS SHOWN HEREON. ANY BUFFERS, RESTRICTIONS, AND/OR STATEMENTS SHOWN HEREON ARE FOR INFORMATIONAL PURPOSES ONLY. USER OF THIS INFORMATION IS AT THEIR OWN RISK.
7. **TREES**
TREES SHOWN HEREON CLASSIFIED BY A NOVICE. ARBORISTS OR OTHER SIMILAR PROFESSIONALS NOT CONSULTED.

| ABBREVIATION LEGEND | | | |
|---------------------|-----------------------------|-------|---------------------------------|
| AC | ACRES | OH | OVERHEAD |
| AI | ANGLE IRON | OTP | OPEN TOP PIPE |
| BSL | BUILDING SETBACK LINE | PBS | PLAT BOOK/SLIDE |
| CL | CENTER LINE | PG | PAGE |
| COM | COMMUNICATIONS | PID | PARCEL IDENTIFICATION NUMBER |
| CONC | CONCRETE | PL | PROPERTY LINE |
| CTP | CRIMP TOP PIPE | POB/C | POINT OF BEGINNING/COMMENCEMENT |
| DB | DEED BOOK | RB | REBAR |
| EST | ESTABLISHES | RD | ROD |
| IMC | IRON MONUMENT W/ CAP | RW | RIGHT OF WAY |
| LLL | LAND LOT LINE | STP | SQUARE TOP PIPE |
| N/A | NOT AVAILABLE OR ACCESSIBLE | SSE | SANITARY SEWER EASEMENT |
| N/F | NOW OR FORMERLY | STE | STORM EASEMENT |

| SYMBOL LEGEND | |
|---------------|-------------------------------------|
| | BOX (P-POWER, COM-COMMUNICATION) |
| | COMPUTED POINT (NOT MONUMENTED) |
| | CLEANOUT |
| | FIRE DEPT CONNECTION-BUILDING |
| | FIRE DEPT CONNECTION-POST |
| | FIRE HYDRANT |
| | GREASE TRAP(GT) |
| | GUY WIRE |
| | LIGHT POLE |
| | MANHOLE (P-POWER, S-SANITARY SEWER) |
| | METER (P-POWER, W-WATER, G-GAS) |
| | MONUMENT FOUND |
| | MONUMENT SET |
| | RUMBLE STRIP |
| | UTILITY POLE |
| | PROPERTY CORNER FOUND |
| | PROPERTY CORNER SET (NO. 4 RB) |
| | STREET SIGN |
| | TEST/BORE HOLE |
| | TRAFFIC CONTROL BOX |
| | TRAFFIC SIGNAL POLE |
| | TRAFFIC WALK POLE |
| | VALVE (G-GAS, W-WATER) |
| | WIRE PULLBOX (P-POWER, TC-TRAFFIC) |

| LINE LEGEND | |
|-------------|------------------------|
| | C/L-STREAM |
| | FENCE |
| | FLOODPLAIN |
| | FLOODWAY |
| | GUARDRAIL |
| | P/L-ADJACENT |
| | P/L-EXTERIOR |
| | P/L-INTERIOR |
| | RAILROAD |
| | RIGHT-OF-WAY |
| | R.W. LIMITED ACCESS |
| | STORM SEWER |
| | UTILITY-FORCE MAIN |
| | UTILITY-GAS |
| | UTILITY-COM OH |
| | UTILITY-POWER OH |
| | UTILITY-COM UG |
| | UTILITY-POWER UG |
| | UTILITY-SANITARY SEWER |
| | UTILITY-WATER |