

Received February 16, 2026

Property Information

CURRENT OWNER: BARKER CAPITAL, LLC
STREET ADDRESS: 1780 CANDLER ROAD GAINESVILLE GA. 30507
TAX PARCEL NUMBER: 15031A000058
WATER: CITY OF GAINESVILLE
SEWER: ON-SITE SEPTIC
ZONED: (1-1) LIGHT INDUSTRIAL
SETBACKS:
FRONT: 50' FROM RIGHT OF WAY
SIDE: 20' FROM PROPERTY LINE
REAR: 20' FROM PROPERTY LINE

General Notes

MATTERS OF ZONING AND LAND USE HAVE NOT BEEN VERIFIED. PARTIES INTERESTED IN ZONING OR LAND USE SHOULD CHECK WITH THE LOCAL ISSUING AUTHORITIES.
SUBJECT TO RIGHT OF WAYS AND EASEMENTS NOT SHOWN HEREIN.
STATE OF GEORGIA AND CITY/COUNTY STREAM BUFFERS AND SETBACK REQUIREMENTS MAY APPLY TO THE SUBJECT PARCEL.
DEED/PLAT LINE - A DEMARCATION LINE AS DERIVED FROM A LIBERAL INTERPRETATION OF A REFERENCED LEGAL DESCRIPTION OR PLAT WITHOUT CONSIDERATION OF INTENT OR POSSIBLE AMBIGUITY.
PROPERTY LINE - THE SURVEYED LINE TO ESTABLISH OR REESTABLISH THE DEMARCATION LINE BETWEEN TWO PARCELS OF LAND FORMING ONE CONTIGUOUS PARCEL.
ALL PLATS, DRAWINGS, REPORTS, PLANS, SPECIFICATIONS, FIELD DATA AND NOTES, AND OTHER DOCUMENTS, INCLUDING ALL DOCUMENTS ON ELECTRONIC MEDIA, PREPARED BY D. KEITH KILBY, LS ARE INSTRUMENTS OF SERVICE, AND SHALL REMAIN THE PROPERTY OF D. KEITH KILBY, LS.

Hall County Notes

ANY STREAM OR STATE WATER LOCATED ON THIS PROPERTY MAY BE SUBJECT TO A 50 FEET UNDISTURBED NATURAL VEGETATIVE BUFFER AND A 25 FEET IMPERVIOUS SURFACE SETBACK MEASURED FROM THE POINT OF WRESTED VEGETATION. (HALL COUNTY CODE § 10.4.7)
IF PROPERTY IS LOCATED IN THE NORTH OCOONEE WATERSHED DISTRICT, THEN ADDITIONAL STREAM BUFFERS AND IMPERVIOUS SETBACKS MAY BE REQUIRED FOR COMPLIANCE. (HALL COUNTY CODE § 6.5.4)
THIS PROPERTY OR A PORTION THEREOF IS NOT LOCATED IN A FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAP #13139003100, HALL COUNTY GEORGIA, DATED: 12/01/2022
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 STORMWATER MANAGEMENT IS REQUIRED FOR COMPLIANCE. (HALL COUNTY CODE § 10.5.7)
ALL DRIVEWAYS MUST MEET HALL COUNTY DRIVEWAY REGULATIONS PER HALL COUNTY CODE § 12.40
ALL LAND DISTURBANCES OVER ONE ACRE SHALL REQUIRE AN EROSION SEDIMENTATION POLLUTION CONTROL PLAN.

2.225 Acres

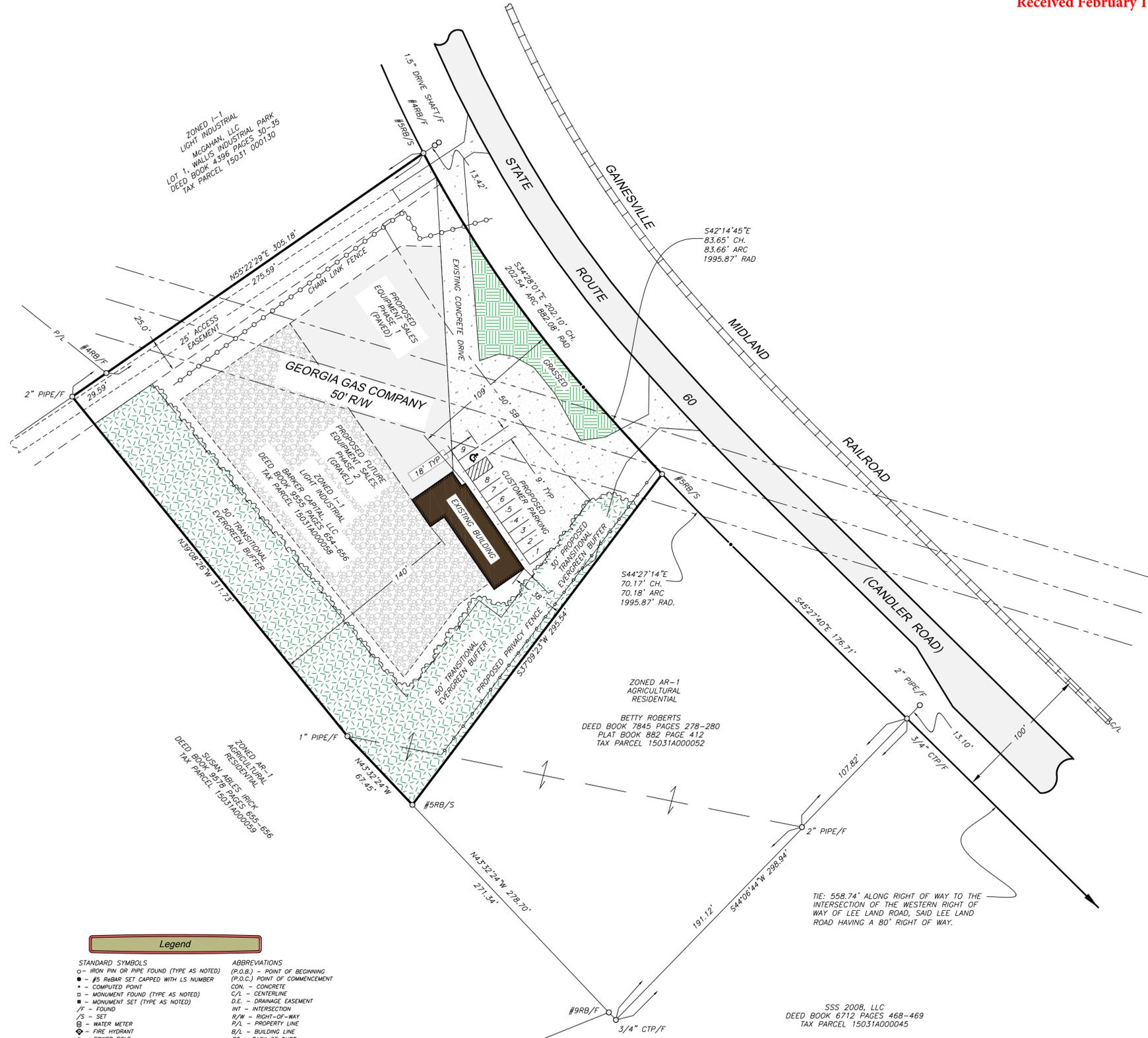
ZONED I-1 LIGHT INDUSTRIAL
MCGAHAN, LLC
LOT 1, WALLIS INDUSTRIAL PARK
DEED BOOK 4396 PAGES 30-35
TAX PARCEL 15031 000150

ZONED I-1 LIGHT INDUSTRIAL
D&H INVESTMENT PROPERTIES, LLC
LOT 2, WALLIS INDUSTRIAL PARK
DEED BOOK 3656 PAGES 249
TAX PARCEL 15031 00023A

ZONED AR-1 AGRICULTURAL RESIDENTIAL
SUSAN ABLES RICK
DEED BOOK 978 PAGES 655-656
TAX PARCEL 15031A000059

ZONED AR-1 AGRICULTURAL RESIDENTIAL
BETTY ROBERTS
DEED BOOK 7845 PAGES 278-280
PLAT BOOK 882 PAGE 412
TAX PARCEL 15031A000052

SSS 2008, LLC
DEED BOOK 6712 PAGES 468-469
TAX PARCEL 15031A000045



References

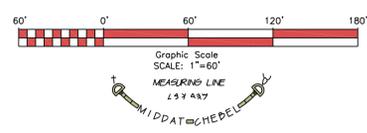
- DEEDS:
(1) DEED BOOK 9555 PAGE 654-656
(2) DEED BOOK 7845 PAGES 278-280
(3) DEED BOOK 9578 PAGES 655-656
(4) DEED BOOK 4396 PAGES 30-35
(5) DEED BOOK 3656 PAGE 249
(6) DEED BOOK 6712 PAGES 468-469
- PLATS:
(1) PLAT BOOK 882 PAGE 411
(2) PLAT BOOK 882 PAGE 412
(3) PLAT BOOK 882 PAGE 466
(4) PLAT BOOK 755 PAGES 123A-125A

Legend

- STANDARD SYMBOLS
○ - IRON PIN OR PIPE FOUND (TYPE AS NOTED)
● - #5 REBAR SET CAPPED WITH LS NUMBER
+ - COMPUTED POINT
□ - MONUMENT FOUND (TYPE AS NOTED)
■ - MONUMENT SET (TYPE AS NOTED)
/F - FOUND
/S - SET
⊕ - WATER METER
⊙ - FIRE HYDRANT
⊖ - POWER POLE
⊞ - ELECTRICAL PEDESTAL
⊟ - PHONE PEDESTAL
⊠ - CABLE PEDESTAL
⊡ - COMBINE
- ABBREVIATIONS
(P.O.B.) - POINT OF BEGINNING
(P.O.C.) POINT OF COMMENCEMENT
CON - CONCRETE
C/L - CENTERLINE
D.E. - DRAINAGE EASEMENT
INT - INTERSECTION
R/W - RIGHT-OF-WAY
P/L - PROPERTY LINE
B/L - BUILDING LINE
BC - BACK OF CURB
- STANDARD LINE TYPES
—— PROPERTY LINES
—— ADJACENT LINES OR AS NOTED
—— PLATTED REFERENCED LEGAL DESCRIPTIONS, PLATS OR AS NOTED
—— RIGHT OF WAY
—— POWER LINES
—— FENCE (TYPE AS NOTED)

CONCEPTUAL PLAN FOR:
Barker Capital, LLC

G.M.D. 1385 OF THE HEADRIGHTS SECTION
HALL COUNTY, GEORGIA
CONCEPTUAL PLAN DATE: 12/19/2025
JOB#26010102 DRAWING#26010102
UPDATE: CHANGE GRAVEL (PH1) TO PAVED



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