

THIS BLOCK IS RESERVED FOR THE CLERK OF THE SUPERIOR COURT

N/F  
TIMOTHY DAVID WALKER,  
PATRICIA DIANE WALKER AND  
CHRISTOPHER CHAN WALKER  
DEED BOOK 4529, PAGE 665  
SURVEY REFERENCE NO. 3

CALLS ALONG CENTERLINE OF CREEK

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 64°47'03" E	21.16'	L16	N 74°36'28" E	17.66'
L2	N 28°20'07" E	53.80'	L17	S 21°05'48" W	48.36'
L3	N 34°50'48" E	36.49'	L18	S 88°57'08" E	21.51'
L4	S 35°03'36" E	15.43'	L19	N 68°20'01" E	18.37'
L5	S 13°48'47" E	19.13'	L20	N 11°31'55" E	43.12'
L6	N 83°45'27" E	16.97'	L21	N 15°31'21" W	21.96'
L7	N 33°16'36" E	21.27'	L22	N 17°00'04" W	37.54'
L8	N 07°47'01" E	22.64'	L23	N 18°15'22" E	59.07'
L9	N 71°11'22" W	33.93'	L24	N 57°16'40" E	34.80'
L10	N 31°17'10" E	18.01'	L25	N 36°12'48" E	52.44'
L11	N 70°43'57" E	36.66'	L26	N 50°04'43" E	19.67'
L12	N 78°47'15" E	40.79'	L27	S 70°13'26" E	42.35'
L13	N 30°44'43" E	44.50'	L28	N 36°58'29" E	45.34'
L14	N 74°10'04" E	22.61'	L29	N 66°02'56" E	60.32'
L15	S 70°05'51" E	19.28'	L30	N 27°58'44" E	1.35'

# PRELIMINARY LOT LAYOUT

- LEGEND:**
- △ A.I.F. - ANGLE IRON FOUND
  - ⊙ A.F. - AXLE FOUND
  - C.M.F. - CONCRETE MONUMENT FOUND
  - ⊙ C.T.F. - CRIMP TOP PIN FOUND
  - R.B.F. - REBAR FOUND
  - O.T.F. - OPEN TOP FOUND
  - ⊙ I.P.F. - IRON PIN FOUND
  - ⊙ P.K.N.F. - PARKER KALON NAIL FOUND
  - ⊙ R.F. - ROCK FOUND
  - ⊙ P.K.N.S. - PARKER KALON NAIL SET
  - ⊙ R.B.S. - 1/2" REBAR SET &
  - ⊙ CAP STAMPED "LSF 1029"
  - ⊙ C.P. - CALCULATED POINT
  - ⊙ J.B. - JUNCTION BOX
  - ⊙ Y.I. - YARD INLET
  - ⊙ C.R. - CABLE RISER
  - ⊙ T.R. - TELEPHONE RISER
  - ⊙ A.C. - AIR CONDITIONER
  - ⊙ P.B. - POWER TRANSFORMER BOX
  - ⊙ E.M. - ELECTRIC METER
  - ⊙ P.P. - POWER POLE
  - ⊙ L.P. - LIGHT POLE
  - ⊙ G.W. - GUY WIRE
  - ⊙ W.M. - WATER METER
  - ⊙ W.V. - WATER VALVE
  - ⊙ F.H. - FIRE HYDRANT
  - ⊙ I.C.V. - IRRIGATION CONTROL VALVE
  - ⊙ W.P. - WELL POINT
  - ⊙ C.O. - SANITARY CLEANOUT
  - ⊙ GAS - GAS VALVE
  - ⊙ G.M. - GAS METER
  - ⊙ P.R. - PROPANE TANK
  - ⊙ S.H. - SPRING HEAD
  - ⊙ M.B. - MAILBOX
  - R.L. - ROOF LINE
  - E.P. - EDGE OF PAVEMENT
  - B.C. - BACK OF CURB
  - I.E. - INVERT ELEVATION
  - EL - ELEVATION
  - C.M.P. - CORRUGATED METAL PIPE
  - R.C.P. - REINFORCED CONCRETE PIPE
  - H.D.P.E. - HIGH DENSITY POLYETHYLENE PIPE
  - P.V.C. - POLYVINYL CHLORIDE PIPE
  - R.W. - RETAINING WALL
  - W - BURIED WATER MAIN
  - SS - BURIED SEWER LINE
  - - CHAIN LINK FENCE
  - - WIRE FENCE
  - - WIRE FENCE
  - OHP- OVERHEAD POWER LINES
  - P/L - PROPERTY LINE
  - R/W - RIGHT-OF-WAY
  - N/F - NOW OR FORMERLY
  - C/L - CENTERLINE
  - R - CURVE RADIUS
  - L - CURVE ARC LENGTH
  - Δ - CURVE CENTRAL ANGLE
  - C BRG - CHORD BEARING
  - C DIST - CHORD DISTANCE
  - N - NORTHING COORDINATE
  - E - EASTING COORDINATE
  - S/B - SETBACK
  - P.O.B. - POINT OF BEGINNING
  - P.O.C. - POINT OF COMMENCEMENT
  - SO. FT. - SQUARE FEET
  - CONTINUOUS OWNERSHIP
  - ▒ - CONCRETE
  - ▒ - GRAVEL
  - ▒ - ASPHALT

**ZONING AND BUILDING SETBACKS (S/B):**  
 INFORMATION PROVIDED BY HALL COUNTY G.I.S. WEB SITE:  
 CURRENT HALL COUNTY ZONING: AR-1 - AGRICULTURAL RESIDENTIAL I  
 BUILDING SETBACKS: FRONT: 40' FROM RIGHT-OF-WAY LINE OR AVERAGE PER SECTION 21.4.C. SIDE: 15' FROM PROPERTY LINE REAR: 25' FROM PROPERTY LINE

**AREA:**  
 LOT 1: 2.83 ACRES  
 LOT 2: 5.11 ACRES  
 LOT 3: 2.33 ACRES  
 LOT 4: 4.96 ACRES  
 TOTAL AREA: 15.23 ACRES

- SURVEYOR'S NOTES:**
- THIS SURVEY WAS PREPARED ON THE GEORGIA STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR PROJECTION, WEST ZONE, NORTH AMERICAN DATUM OF 1983/2007 ADJUSTMENT. THE SCALE FACTOR FOR THIS SITE IS: 0.999927964. (GRID DISTANCE SCALE FACTOR=GROUND DISTANCE). ALL COORDINATES SHOWN HEREON ARE GRID COORDINATES UNLESS OTHERWISE STATED.
  - THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGULATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (OCGA) 15-6-67 AS AMENDED BY HB76 (2017).
  - CONVENTIONAL EQUIPMENT USED FOR MEASUREMENT WAS A TOPCON PS 103. GPS EQUIPMENT USED FOR MEASUREMENT WAS A CHAMPION 20T OR 20TL GNSS RECEIVER USING REALTIME KINEMATIC OBSERVATIONS PROCESSED THROUGH THE EOP'S NETWORK. MAXIMUM HORIZONTAL TOLERANCE FOR SURVEY CONTROL IS 0.05' WHICH IS WITHIN A 95% CONFIDENCE INTERVAL.
  - THIS PLAT BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 299,604 FEET.
  - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF TITLE REVIEW AND IS SUBJECT TO ANY RESERVATIONS, RESTRICTIONS, RIGHTS-OF-WAY AND EASEMENTS OF RECORD.
  - THIS PLAT OF SURVEY IS FOR THE EXCLUSIVE USE OF THE PARTIES LISTED UNDER THE CAPTION "SURVEY FOR" ANY THIRD PARTY USE TO BE AT THEIR OWN RISK.
  - THE FIELD SURVEY WAS CONDUCTED ON XXXXXX.
  - THE UNDERGROUND UTILITIES SHOWN HEREON WERE LOCATED BASED ON SURFACE EVIDENCE AND FROM INFORMATION TAKEN FROM G.I.S./UTILITY WEB SITES. THERE MAY BE OTHER SUBSURFACE UTILITIES THAT SERVICE THE PROPERTY THAT ARE NOT SHOWN ON THIS SURVEY.

- WATER SERVICE BY:**  
 LOT 1: EXISTING SHARED WELL  
 LOT 2: PROPOSED INDIVIDUAL PRIVATE WELL  
 LOT 3: EXISTING SHARED WELL  
 LOT 4: PROPOSED INDIVIDUAL PRIVATE WELL
- SEWER SERVICE BY:**  
 LOT 1: EXISTING ON SITE SEPTIC MANAGEMENT SYSTEM  
 LOT 2: PROPOSED SITE SEPTIC MANAGEMENT SYSTEM  
 LOT 3: EXISTING ON SITE SEPTIC MANAGEMENT SYSTEM  
 LOT 4: PROPOSED SITE SEPTIC MANAGEMENT SYSTEM

- HALL COUNTY PLAT NOTES:**
- ANY STREAM OR STATE WATER LOCATED ON THIS PROPERTY MAY BE SUBJECT TO A 50 FEET UNDISTURBED NATURAL VEGETATIVE BUFFER AND A 75 FEET IMPERVIOUS SURFACE SETBACK MEASURED FROM THE POINT OF WRESTED VEGETATION (HALL COUNTY CODE § 10.4.7).
  - IF PROPERTY IS LOCATED IN THE NORTH OCOONE 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 13139C02256, HALL COUNTY GEORGIA, DATED DECEMBER 1, 2022.
  - THIS PROPERTY OR A PORTION THEREOF IS 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 CODE § 12.40.
  - ALL LAND DISTURBANCES OVER ONE ACRE SHALL REQUIRE AN EROSION SEDIMENTATION POLLUTION CONTROL PLAN.

**PARCEL CONTROL NUMBER:**  
 15003 000193

REGISTERED PROFESSIONAL LAND SURVEYORS  
 P.O. BOX 256  
 GAINESVILLE, GA. 30603  
 PHONE: (770) 532-6492  
 www.pattonsurveying.com  
 LAND SURVEYING FIRM  
 CERTIFICATE OF AUTHORIZATION  
 NUMBER LSF 001029

SUBDIVIDE SURVEY FOR:  
**ULISES JAVIER RODRIGUEZ AND ALEXIS RODRIGUEZ**  
 - LOCATED IN -  
 GILLSVILLE G.M.D. - 1557  
 HALL COUNTY, GEORGIA

**REVISIONS**

NO.	DATE	DESCRIPTION

SHEET NUMBER:  
**1 of 1**  
 SCALE: 1" = 60'  
 SURVEY DATE: 10/XX/2025  
 PLAT DATE: 10/XX/2025  
 25-144.01.dwg  
 JN. 25-144

