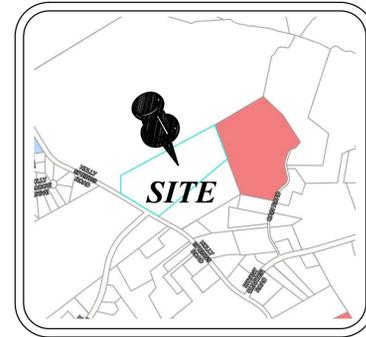
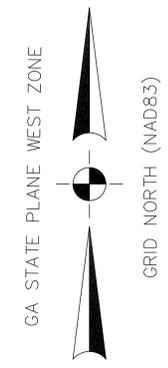


MINOR SUBDIVISION SURVEY OF:
PIN 15002 000002
 ZONING: R-1
 4189 HOLLY SPRINGS ROAD
 GILLSVILLE, GEORGIA 30543



KUBIAK FARMS, LLC
 P.I.N: 15002 000101
 P.B. 855 PG. 182

H.L.B. FARMS, LLC
 P.I.N: 15002 000001
 D.B. 7382 PG. 591

REMAINING
22.11 ACRES
 (962,902.42 SQ. FT.)
 P.I.N: 15002 000002
 ZONING-R1

REFERENCES

- OUR SURVEY FOR WILLIAM & SHONDRA ELLERBEE RECORDED IN PLAT BOOK 877 PAGE 139.

SURVEY NOTES

- ALL IRON PINS SET ARE 1/2" REBAR UNLESS STATED OTHERWISE.
- SURVEY AND BEARING BASIS ESTABLISHED WITH GPS USING A NETWORK ADJUSTED REAL TIME KINEMATIC ROVER.
- THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS RELATIVE POSITIONAL ACCURACY OF +/- 0.03 FEET.
- THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 150,000 FEET.
- EQUIPMENT USED IN THIS SURVEY WAS A CARLSON MESA 2 DATA COLLECTOR AND A LEICA TS06 TOTAL STATION.
- FIELD WORK COMPLETED ON AUGUST 22, 2025.
- SETBACKS ARE SHOWN FROM COUNTY CODE INFORMATION. GARMON LAND SURVEYING, LLC IS NOT LIABLE FOR ANY DISCREPANCIES.
- BUILDING SETBACKS FOR R-1 ZONING ARE 30' FRONT YARD, 10' SIDE YARD, AND 20' REAR YARD.

SURVEYOR'S CERTIFICATION

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

OK
 ANTHONY GARMON
 GA R.L.S.#3230
 DATE: 09-26-2025

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

LEGEND

- IPS=IRON PIN SET
- RBF=REBAR FOUND
- CRF=CAPPED REBAR FOUND
- OTF=OPEN TOP PIPE FOUND
- N/F=NOW OR FORMERLY
- P/L=PROPERTY LINE
- R/W=RIGHT-OF-WAY
- DB=DEED BOOK
- PB=PLAT BOOK
- PG=PAGE
- =DENOTES IRON PIN FOUND
- =DENOTES IRON PIN SET
- ⊕=BENCHMARK
- ⊗=POWER POLE
- ⊙=LIGHT POLE
- ⊕=WATER METER
- ⊕=TELEPHONE BOX
- ⊕=FIRE HYDRANT
- ⊕=WATER VALVE
- =NEW P/L
- - -=P/L TO BE ABANDONED

ENGINEERING 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 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 #13139C0225G, HALL COUNTY GEORGIA, DATED 12/1/2022.
- 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 CODE § 12.40.
- ALL LAND DISTURBANCES OVER ONE ACRE SHALL REQUIRE AN EROSION SEDIMENTATION POLLUTION CONTROL PLAN.

HOLLY SPRINGS ROAD (80' R/W)

(25' PAVED ASPHALT)

TRACT 1 (i)
0.81 ACRES
35,089.00 SQ. FT.
ZONING-R1

TRACT 2 (i)
1.41 ACRES
61,379.17 SQ. FT.
ZONING-R1

WILLIAM M ELLERBEE
 ELLERBEE SHONDRA SPORL
 P.I.N: 15002 000107
 P.B. 877 PG. 139

TOTAL AREA SURVEYED: 24.32 ACRES / 1,059,382.06 SQ. FT.

GARMON
 LAND SURVEYING
 1920 Railroad Street Statham Ga 30666
 678-726-7582
 garmonsurveying@gmail.com

COUNTY: HALL	CITY: GILLSVILLE	REVISION #	DATE:	DESCRIPTION:
LL: DISTRICT: G.M.D: 268		1	1/20/2026	REFORMAT TRACT 1 & 2
PLAT DATE: 09/26/2025	DRAWN BY: JW			
JOB NO. 2025-22	REVIEWED BY: AG			
DRAWING NAME: 4189 HOLLY SPRINGS RD				

MINOR SUBDIVISION PLAT
 FOR:
WILFREDO QUINTEROS

GEORGIA811
 www.Georgia811.com
 KNOW WHATS BELOW
 CALL BEFORE YOU DIG

0 80 160 240
 GRAPHIC SCALE: 1"=80'

GEORGIA REGISTERED PROFESSIONAL LAND SURVEYOR
 No. 2320
 ANTHONY P. GARMON

