

PURPOSE OF SURVEY STATEMENT
 THIS SURVEY WAS PREPARED AT THE REQUEST OF THE CURRENT OWNER TO RETRACE THE BOUNDARY LINES OF THE SUBJECT PROPERTY AND RECORD THE SURVEY IN COUNTY RECORDS.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 47,496 FEET AND CONTAINS 0.259 ACRES

GLOBAL POSITIONING NOTE:

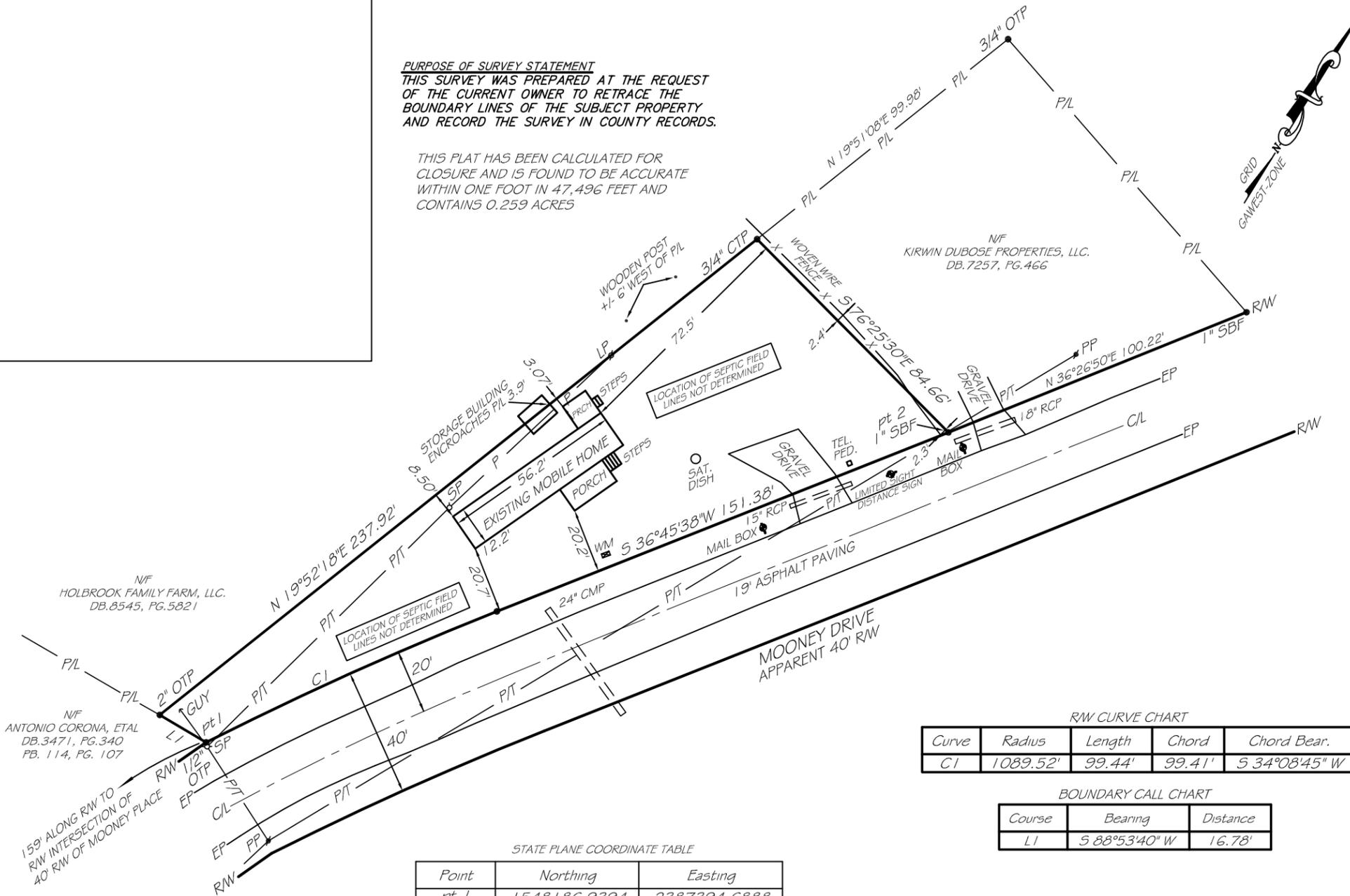
THE ENTIRE DATA USED TO PRODUCE THIS SURVEY WAS OBTAINED ON JANUARY 21ST, 2026 FROM GNSS OBSERVATIONS COLLECTED BY A CARLSON VIKING DUAL FREQUENCY RECEIVER WHILE UTILIZING THE LEICA SMARTNET RTK NETWORK. ALL COORDINATES ARE STATE PLANE AND MEET THE ALLOWABLE POSITIONAL TOLERANCES AS SPECIFIED IN CHAPTER 180-7 CONCERNING THE RULES AND REGULATIONS SET FORTH BY THE GEORGIA STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS RELATED TO TECHNICAL STANDARDS. A STATED ACCURACY LEVEL AS PER THE ALLOWABLE MINIMUM POSITIONAL TOLERANCE OF 0.1 FOOT FOR PROPERTY CORNERS WITH RESPECT TO EACH OTHER WAS ACHIEVED THROUGH REDUNDANT LINEAR MEASUREMENTS TO VERIFY SUCH ACCURACY AS TO COMPLY SPECIFICALLY WITH RULE 180-7-.03.

NOTES:

1. THE FIELD SURVEY FOR THIS PROPERTY WAS COMPLETED ON JAN. 21ST, 2026.
2. NO ZONING REPORT OR LETTER WAS PROVIDED TO THE SURVEYOR. THE PROPERTY IS SUBJECT TO ALL APPLICABLE SETBACKS, BUFFERS, MINIMUMS, LIMITS, AREAS, ETC. NOT SHOWN HEREON AS PER THE CURRENT ZONING DESIGNATION AND THE HALL CO. MUNICIPAL CODE EFFECTIVE AT THE TIME OF THIS SURVEY.
3. THE PROPERTY, IF POTENTIALLY SERVED BY UTILITY PROVIDERS AND MUNICIPALITIES, COULD BE SUBJECT TO EASEMENTS FOR ACCESS AND MAINTENANCE OF SUCH UTILITIES NOT SHOWN HEREON EITHER ABOVE OR BELOW GROUND AND/OR EITHER OF RECORD OF NOT OR RECORD.
4. NO UTILITIES WERE SPECIFICALLY MARKED FOR THE BENEFIT OF THIS SURVEY. THE LOCATIONS SHOWN FOR EXISTING UTILITIES ARE APPROXIMATE BASED ON THE SURFACE EVIDENCE OBSERVED. OTHER UTILITIES MAY EXIST THAT ARE NOT SHOWN ON THIS SURVEY. THE LAND SURVEYOR ASSUMES NO RESPONSIBILITY FOR SUCH UTILITIES AND THEIR LOCATIONS. OWNER/CONTRACTOR AND FUTURE OWNERS SHOULD OBTAIN AN INSPECTION OF SUCH.
5. OTHER MATTERS AFFECTING TITLE TO THIS PROPERTY SHOULD BE EXAMINED BY A QUALIFIED TITLE ABSTRACTOR. IN PREPARING THIS SURVEY, D5 GRIFFIN, INC. AND DANIEL S. GRIFFIN MAKES NO OPINION OF SAID TITLE AND/OR SUCH MATTERS WHICH MAY NEGATIVELY AFFECT SAID TITLE NOT SHOWN HEREON.
6. THIS PROPERTY LIES WITHIN ZONE X (NOT A SPECIAL FLOOD HAZARD AREA) AS PER FLOOD INSURANCE RATE MAP # 13139C 0188G HALL COUNTY EFFECTIVE 04/04/2018.

REFERENCES:

1. QUIT CLAIM DEED RECORDED IN DB 7141, PG 126 ON 02/15/2013 IN HALL CO. RECORDS.
2. PLAT OF MOONEY ESTATES RECORDED IN PB 4, PG 250 ON 4/16/1969 IN HALL CO. RECORDS.
3. ALL OTHER REFERENCES ARE SHOWN HEREON.



NF HOLBROOK FAMILY FARM, LLC. DB.8545, PG.5821
 NF ANTONIO CORONA, ETAL DB.3471, PG.340 PB. 114, PG. 107

NF KIRWIN DUBOSE PROPERTIES, LLC. DB.7257, PG.466

STATE PLANE COORDINATE TABLE

Point	Northing	Easting
pt 1	1548186.9394	2387394.6888
pt 2	1548390.4921	2387541.0861

RW CURVE CHART

Curve	Radius	Length	Chord	Chord Bear.
C1	1089.52'	99.44'	99.41'	S 34°08'45" W

BOUNDARY CALL CHART

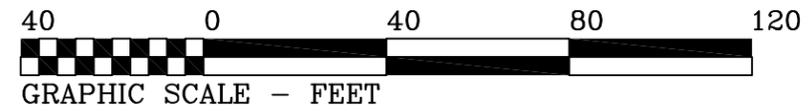
Course	Bearing	Distance
L1	S 88°53'40" W	16.78'

CERTIFICATION:
 THIS SURVEY IS A RETRACEMENT OF AN EXISTING PARCEL OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL. THE RECORDING INFORMATION OF THE DOCUMENT(S), MAP(S), PLAT(S) OR OTHER INSTRUMENT(S) WHICH CREATED THE PARCEL(S) ARE STATED HEREON. RECORDATION OF THIS SURVEY DOES NOT IMPLY APPROVAL OF THE LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, NOR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHER, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS MAP, PLAT, OR PLAN COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT OCGA 15-6-67.

BY: *D.S. Griffin* 02/16/2026
 DANIEL S. GRIFFIN, REGISTERED GEORGIA LAND SURVEYOR NO. 2772



- LEGEND**
- POB = POINT OF BEGINNING
 - TPOB = TRUE POINT OF BEGINNING
 - PCC = PROPERTY CORNER COMPUTED
 - CMF = CONCRETE MONUMENT FOUND
 - SBF = SOLID BAR FOUND
 - CTP = CRIMPED TOP PIPE
 - RBWC = REBAR WITH CAP
 - IPF = IRON PIN FOUND
 - OTP = OPEN TOP PIPE
 - RBF = REBAR PIN FOUND
 - IPS = 1/2" REBAR PIN SET
 - RW = RIGHT OF WAY
 - LL = LAND LOT
 - LLL = LAND LOT LINE
 - SSE = SANITARY SEWER EASEMENT
 - DE = DRAINAGE EASEMENT
 - PL = PROPERTY LINE
 - BL = BUILDING LINE
 - EP = EDGE OF PAVEMENT
 - SP/LP = SERVICE/LIGHT POLE
 - PP = POWER POLE
 - = STORM SEWER LINE/PIPE
 - X- = FENCE LINE
 - P- = POWER LINE
 - T- = TELEPHONE LINE
 - CL = CENTERLINE OF ROAD
 - = FLOOD HAZARD ZONE LINE
 - N/F = NOW OR FORMERLY



AREA = 0.259 ACRES

TAX PARCEL #08024 005004C PER HALL CO. TAX RECORDS

SURVEY FOR:
LINA FRANCO
 PROPERTY ADDRESS - 3428 MOONEY DR., GAINESVILLE 30501

DS GRIFFIN, INC.
 PROFESSIONAL LAND SURVEYING
 2048 MILL LANDING CT.
 LAWRENCEVILLE, GEORGIA 30043
 (770) 778-3293

AT THE TIME OF THIS SURVEY, PER THE HALL COUNTY TAX RECORDS, THE PROPERTY WAS IN THE NAME OF LINA FRANCO PER THE QUIT CLAIM DEED RECORDED IN DB 7141, PG 126, DATED 2/15/13.

Date: 02/16/26	Land Lot: 24	District: 8TH
County: HALL, GA.	Scale: 1"=40'	
Drawn By: DSG	Checked By: DSG	
Job Number: MOONEYDR	File Number:	

No.	By	Date	Revision