

THIS BOX RESERVED FOR THE CLERK OF THE SUPERIOR COURT

**GENERAL NOTES:**  
 1: This Plot has been prepared without the benefit of a current title report. Easements or encumbrances may exist that are not shown on this plot.  
 2: This plot is subject to any restrictions, easements, covenants or restrictions that may exist either written or unwritten.  
 3: Underground utilities not shown hereon may exist. The Surveyor does not take responsibility for absence or presence of any such utilities.  
 4: No Geodetic monuments were found within 500 feet of this site.  
 5: This Plot has been prepared for the exclusive use of the person(s) or entities named hereon.

HALL COUNTY  
 ZONING: V-C  
 MINIMUM FRONT SETBACK - 55' FROM CENTER LINE OF ROAD OR 30' FROM PROPERTY LINE, WHICHEVER IS GREATER  
 MINIMUM SIDE SETBACK - 10'  
 MINIMUM REAR SETBACK - 20'

FIELD DATA:  
 DATE OF FIELD SURVEY 12-20-24

THE CALCULATED POSITIONAL TOLERANCE BASED ON REDUNDANT LINEAR MEASUREMENTS OF OBSERVED POSITIONS WAS FOUND TO BE 0.01 FEET.

EQUIPMENT:  
 ELECTRONIC TOTAL STATION AND RTK GPS  
 GPS RECEIVER: TRIMBLE R12;  
 SN: 6340F00404 ROVER  
 6340F00685 BASE

NETWORK: TRIMBLE VRS NOW RTK GNSS

TOTAL AREA: 6,310 SQ FT, 0.145 AC

CALCULATED PLAT CLOSURE: 1 FOOT IN 63,338 FEET

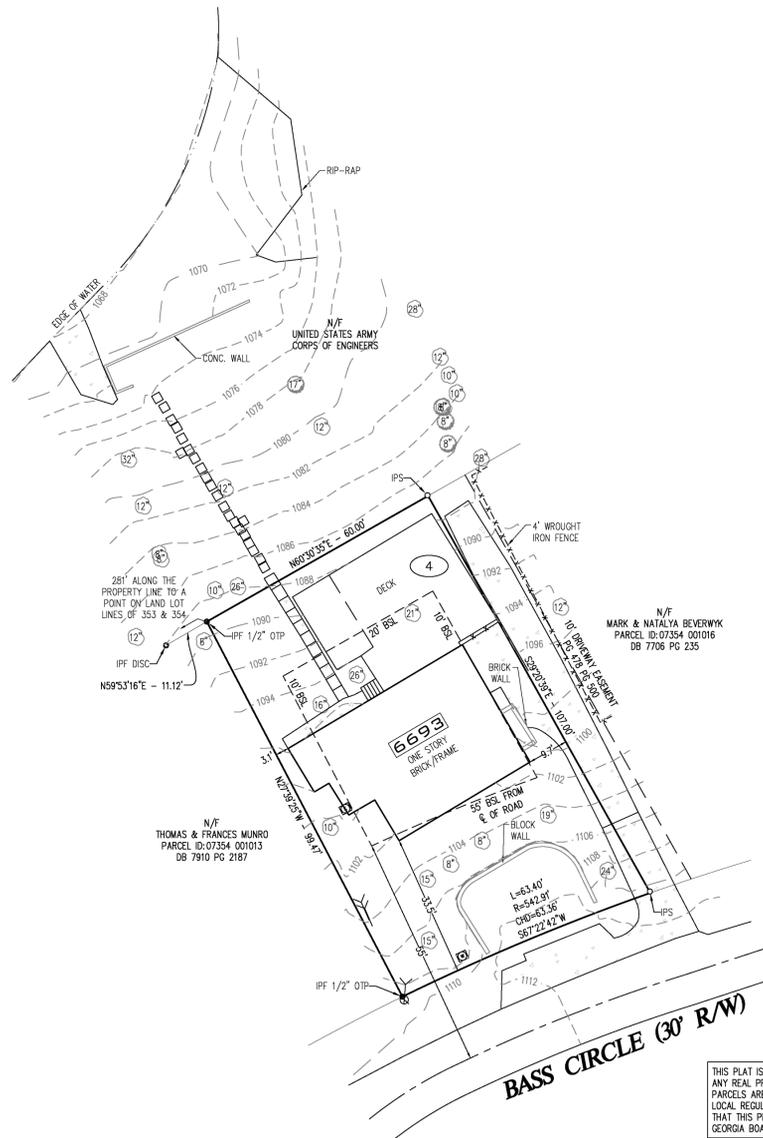
SURVEY DATA:

TYPE OF SURVEY: RETRACEMENT  
 SOURCE OF TITLE DESCRIPTION FOR SUBJECT PROPERTY: DB 8507 PG 136  
 PROPERTY OWNER AT TIME OF SURVEY: DIANNE F. GRANG-CLARK  
 PARCEL NUMBER: 07354 001015

REFERENCE: PB 21 PG 87  
 DB 8507 PG 136

FLOOD HAZARD NOTE: A PORTION OF THIS PROPERTY MAY BE LOCATED IN A FLOOD HAZARD AREA AS DEFINED BY FIRM MAP OF HALL COUNTY, GEORGIA 13139C0275G EFFECTIVE DATE APRIL 4, 2018

HORIZONTAL & VERTICAL DATUM:  
 HORIZONTAL: NORTH AMERICAN DATUM OF 1983 (2011) GEORGIA STATE PLANE, WEST ZONE.  
 VERTICAL: NORTH AMERICAN VERTICAL DATUM OF 1988, ORTHOMETRIC HEIGHTS WERE COMPUTED USING GEOID 18.  
 UNIT OF MEASUREMENT IS U.S. SURVEY FOOT.  
 DISTANCES SHOWN ARE HORIZONTAL AT GROUND LEVEL.  
 THE DATUM FOR THIS SURVEY IS FROM TRIMBLE VRSNOW NETWORK



LEGEND	
BSL	BUILDING SETBACK LINE
DE	DRAINAGE EASEMENT (STORM)
SSE	SANITARY SEWER EASEMENT
EOP	EDGE OF PAVEMENT (CURB)
R/W	RIGHT OF WAY
S/W	SIDEWALK
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
FFE	FINISHED FLOOR ELEVATION
PAD	PAD ELEVATION
GFE	GARAGE FLOOR ELEVATION
HL	GARAGE WEATHER LIP ELEV.
MFFE	MIN. FINISHED FLOOR ELEVATION
⊠	POWER POLE
⊠	IRON REBAR SET
⊠	IRON PIN FOUND
⊠	BOLLARD
⊠	OVERHEAD POWER
⊠	FIRE HYDRANT
⊠	WATER METER
⊠	WATER VALVE
⊠	GAS VALVE
⊠	GAS METER
⊠	LIGHT POLE
⊠	CONCRETE PAD
⊠	TELEPHONE MARKER
⊠	AIR CONDITIONER UNIT
⊠	MAIL BOX
⊠	CLEAN OUT
⊠	SANITARY SEWER MANHOLE
⊠	LEFT WING CATCH BASIN
⊠	RIGHT WING CATCH BASIN
⊠	DOUBLE WING CATCH BASIN
⊠	DROP INLET
⊠	HEADWALL

TREE LEGEND	
X = DIAMETER IN INCHES	
⊗	EXISTING TREE TO BE REMOVED
⊗	HATCHING OVER TREE = LANDMARK TREE
⊗	CREPE MYRTLE
⊗	DOGWOOD
⊗	HARDWOOD
⊗	HICKORY
⊗	MAGNOLIA
⊗	MAPLE
⊗	OAK
⊗	PECAN
⊗	PINE
⊗	POPLAR
⊗	SWEETGUM

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, PLAT, 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 COMPLES 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

SCALE: 1"=20'

GRAPHIC SCALE - IN FEET

CLIENT: EMILY CLARK

DESIGNED BY: JTF SHEET NUMBER: 1 of 1 FILE NAME: 6693 BASS CIRCLE DATE: 1-8-25 JOB NUMBER: SURV-2677

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**BOUNDARY SURVEY FOR**

**SUBDIVISION FOR R.F. DUNCAN**

**LOT 4**

**6693 BASS CIRCLE**

LAND LOT 354, 7TH DISTRICT  
 HALL COUNTY, GEORGIA

R E V I S I O N S

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**KEYSTONE LAND SURVEYING, INC.**  
 262 WEST CROGAN STREET  
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 www.keystoneandsurveying.com

1-8-25  
**GEORGIA REGISTERED LAND SURVEYOR**  
 No. 3077  
**PATRICK F. CARLEY**  
 FOR  
 KEYSTONE LAND SURVEYING, INC.  
 www.keystoneandsurveying.com

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**6693 BASS CIR**  
**6693 BASS CIR, BUFORD, GA 30518**

**ISSUED FOR CONSTRUCTION**

Revisions		
NO.	ISSUE	DATE

**SURVEY**

Sheet Information		Sheet
Date	Issue Date	A002
Drawn	Author	
Checked	Checker	
Approved	Approver	

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