

This box reserved for the Clerk of Superior Court

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, plats, or other instruments which created the parcel or parcels are stated herein. 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 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.



10/30/2025 RYAN HONICAN
DATE PRINTED NAME

SURVEYORS NOTES:

1. ANGLES AND DISTANCES MEASURED WITH LEICA TCPR 1203+ ROBOTIC TOTAL STATION, A CARLSON RT3 DATA COLLECTOR, & 2 CARLSON BRX7 MULTI BAND GNSS RECEIVERS USING THE BASE / ROVER CONFIGURATION.
2. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED WAS GATHERED PARTIALLY BY RTK GPS (90%) AND PARTIALLY BY ROBOTIC TOTAL STATION (10%). PERIODIC POSITIONAL ACCURACY EXAMINATIONS HAVE YIELDED RESULTS OF 0.08 FT. VERTICAL ACCURACY AND 0.06 FT. HORIZONTAL ACCURACY AT 95% CONFIDENCE LEVEL.
3. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 152,087 FEET.
4. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT ABSTRACT OF TITLE. THEREFORE THERE MAY BE OTHER RESTRICTIONS, EASEMENTS, SETBACKS, AGREEMENTS, OR OTHER SIMILAR MATTERS NOT SHOWN HERON. ALL MATTERS OF TITLE ARE EXCEPTED.
5. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON CONTRACTOR PAINT, FLAGS AND SKETCHES PROVIDED BY SUPREME LOCATING (DATE OF SERVICE: OCTOBER 24, 2025) AS WELL AS ABOVE GROUND STRUCTURES AND VISIBLE EVIDENCE AT THE TIME OF THE SURVEY. ACTUAL LOCATION OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY EXIST. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE ANY EXCAVATIONS ARE BEGUN, TELEPHONE, ELECTRIC, WATER, SEWER, AND GAS COMPANIES SHOULD BE CONTACTED FOR VERIFICATION.
6. PROPERTY SERVICED BY AN ONSITE SEWERAGE MANAGEMENT SYSTEM (SEPTIC TANK AND LEECH FIELD). LOCATION OF TANK AND SEPTIC LINES WERE NOT OBTAINABLE AT THE TIME OF THIS SURVEY. SURVEYOR RECOMMENDS CONSULTATION WITH A SEPTIC PROFESSIONAL TO DETERMINE LOCATION OF SEPTIC TANK AND LEECH FIELD.
7. ZONING: AR-1 (HALL COUNTY). SETBACKS SHOWN PER CURRENT ZONING REGULATIONS. SURVEYOR MAKES NO WARRANTY AS TO THE EFFECT OF ZONING TO THE CURRENT OR FUTURE USE OF THE SUBJECT PROPERTY. USER OF THIS MAP IS HEREBY CAUTIONED TO CONSULT THE APPROPRIATE GOVERNING BODY FOR FINAL INTERPRETATION CONCERNING ZONING.
8. BEARINGS ARE BASED ON STATE PLANE GRID COORDINATES, NAD 83, GEORGIA WEST ZONE, PER GPS OBSERVATIONS ON THE EGPS NETWORK. VERTICAL DATUM: MEAN SEA LEVEL (NAVD 88 - GEOID 2018)
9. TOPOGRAPHIC CONTOURS SHOWN HEREON INDICATE A 2-FOOT VERTICAL INTERVAL.
10. LOT ADDRESS IS 7355 TRIBBLE GAP ROAD
11. CURRENT OWNER(S): THE LITTLE MOUNTAIN CLINIC LLC.
12. JOINT WELL AGREEMENT EXISTS IN DEED BOOK 6890 PAGES 142-147 RELATING TO WELL SITUATED ON SUBJECT PROPERTY. ORIGINAL AGREEMENT REFERENCES PROPERTIES AS THEY EXISTED IN PLAT BOOK 863 PAGE 132; HOWEVER, PROPERTIES BELONGING TO J. SCOTT ANDREWS APPEAR TO HAVE SUBSEQUENTLY BEEN EXPANDED UPON AND RECORDED IN PLAT BOOK 878 PAGE 484. EASEMENTS EXIST ALONG AND CENTERED UPON WATER LINES ORIGINATING AT THE WELL HOUSE TRAVERSING TO THEIR RESPECTIVE RESIDENCES AND/OR BUSINESSES. THESE EASEMENTS ARE UNABLE TO BE PLOTTED HEREON.

REFERENCE INFORMATION

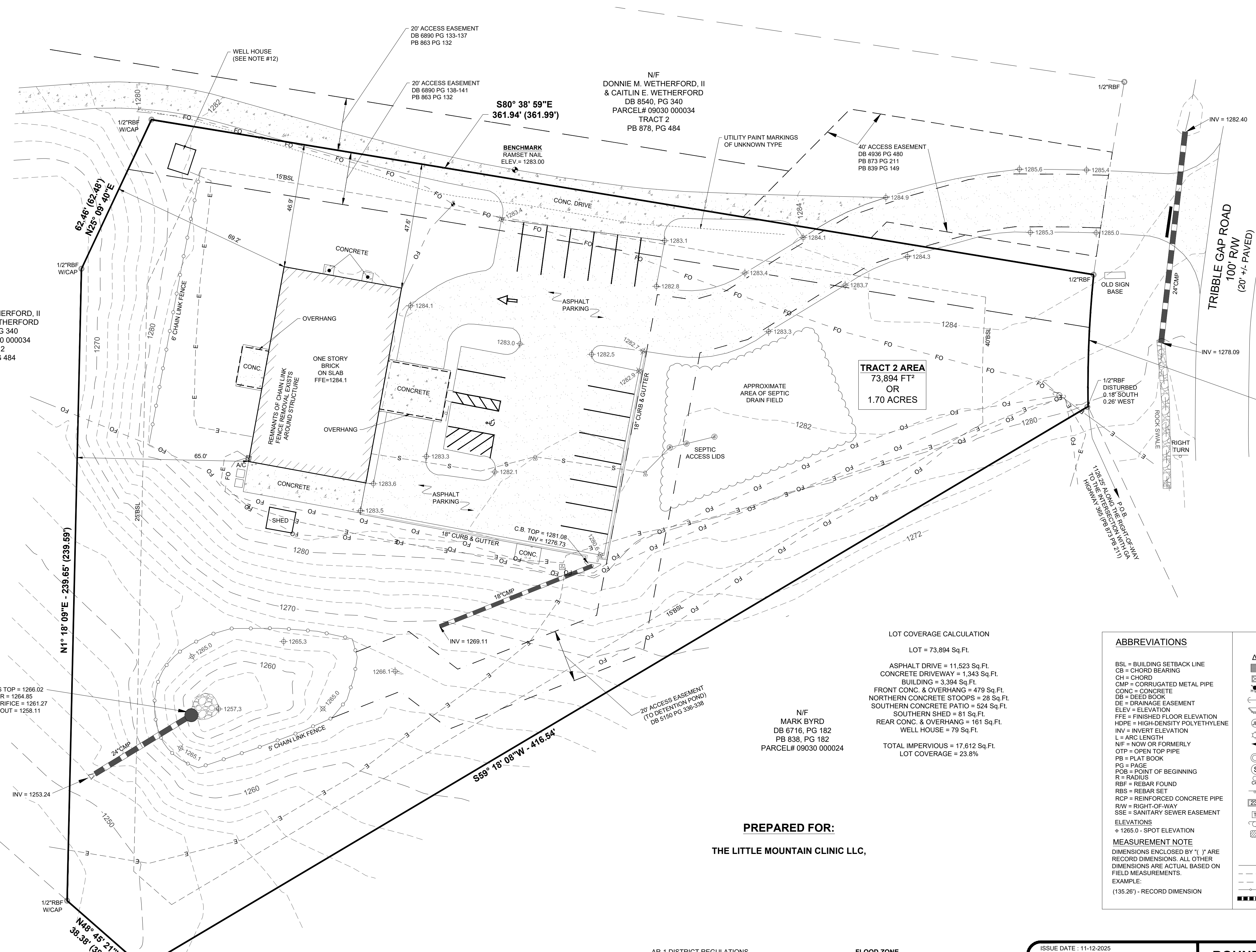
- DB 4936 PG 480
- DB 5150 PG 336-338
- DB 6890 PG 133-147
- DB 9132 PG 207-210
- DB 9717 PG 538
- PB 504 PG 128A
- PB 837 PG 240B
- PB 838 PG 182
- PB 839 PG 149
- PB 863 PG 132
- PB 873 PG 211
- PB 838 PG 182

N/F
HWY 365 INLAND DEVELOPMENT, LLC
DB 8876, PG 191
PARCEL# 09030 000003
LOT 1
PB 504, PG 128A

N/F
DONNIE M. WETHERFORD, II
& CAITLIN E. WETHERFORD
DB 8540, PG 340
PARCEL# 09030 000034
TRACT 2
PB 878, PG 484

N/F
DONNIE M. WETHERFORD, II
& CAITLIN E. WETHERFORD
DB 8540, PG 340
PARCEL# 09030 000034
TRACT 2
PB 878, PG 484

N/F
MARK BYRD
DB 6716, PG 182
PB 838, PG 182
PARCEL# 09030 000024



TRACT 2 AREA
73,894 FT²
OR
1.70 ACRES

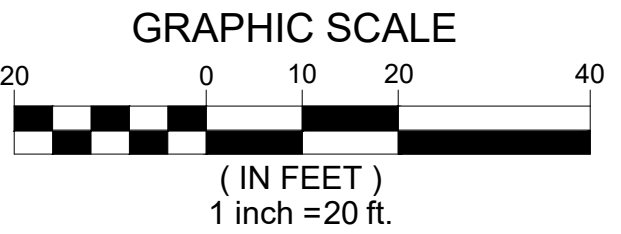
LOT COVERAGE CALCULATION

LOT = 73,894 Sq.Ft.

ASPHALT DRIVE = 11,523 Sq.Ft.
CONCRETE DRIVEWAY = 1,343 Sq.Ft.
BUILDING = 3,394 Sq.Ft.
FRONT CONC. & OVERHANG = 479 Sq.Ft.
NORTHERN CONCRETE STOOPS = 28 Sq.Ft.
SOUTHERN CONCRETE PATIO = 524 Sq.Ft.
SOUTHERN SHED = 81 Sq.Ft.
REAR CONC. & OVERHANG = 161 Sq.Ft.
WELL HOUSE = 79 Sq.Ft.

TOTAL IMPERVIOUS = 17,612 Sq.Ft.
LOT COVERAGE = 23.8%

PREPARED FOR:
THE LITTLE MOUNTAIN CLINIC LLC,



AR-1 DISTRICT REGULATIONS.

MINIMUM LOT SIZE - 43,560 SQ. FT. WHEN SERVICED BY PUBLIC WATER

65,340 SQ. FT. MIN. OTHERWISE

MINIMUM LOT WIDTH—50 FEET

MINIMUM SETBACKS
FRONT YARD—40 FEET (OR AVERAGE)
SIDE YARD—15 FEET
REAR YARD—25 FEET

MAXIMUM SITE COVERAGE—35%
MAXIMUM BUILDING HEIGHT—50 FEET

FLOOD ZONE
BASED ON GRAPHICAL INTERPRETATION THIS PROPERTY IS SITUATED IN UNSHADED FLOOD ZONE "X". AS DEPICTED ON THE NFIP FLOOD INSURANCE RATE MAP NO. 13139C0125H, HAVING AN EFFECTIVE DATE OF 12/01/2022. USER OF THIS MAP IS CAUTIONED THAT A MORE PRECISE FLOOD DELINEATION MAY BE NEEDED TO VERIFY THIS INFORMATION. (F.E.M.A MAP REVISIONS, IF ANY, ARE NOT ADDRESSED AS PART OF THIS SURVEY)

ABBREVIATIONS

- BSL = BUILDING SETBACK LINE
- CB = CHORD BEARING
- CH = CHORD
- CMP = CORRUGATED METAL PIPE
- CONC = CONCRETE
- DB = DEED BOOK
- DE = DRAINAGE EASEMENT
- ELEV = ELEVATION
- FFE = FINISHED FLOOR ELEVATION
- HDPE = HIGH-DENSITY POLYETHYLENE
- INV = INVERT ELEVATION
- L = ARC LENGTH
- N/F = NOW OR FORMERLY
- OTP = OPEN TOP PIPE
- PB = PLAT BOOK
- PG = PAGE
- POB = POINT OF BEGINNING
- R = RADIUS
- RFB = REBAR FOUND
- RBS = REBAR SET
- RCP = REINFORCED CONCRETE PIPE
- R/W = RIGHT-OF-WAY
- SSE = SANITARY SEWER EASEMENT

MEASUREMENT NOTE

DIMENSIONS ENCLOSED BY "I" ARE RECORD DIMENSIONS. ALL OTHER DIMENSIONS ARE ACTUAL BASED ON FIELD MEASUREMENTS.

EXAMPLE:
(135.26') - RECORD DIMENSION

SYMBOL KEY

- △ - CENTRAL ANGLE (DELTA)
- - - - - DROP INLET
- ⊕ - ELECTRIC METER
- ⊕ - FIRE HYDRANT
- ⊕ - GUY ANCHOR WIRE
- ⊕ - HEADWALL
- ⊕ - JUNCTION BOX
- ⊕ - LIGHT POLE
- ⊕ - MAIL BOX
- ⊕ - MONUMENT FOUND
- ⊕ - SANITARY SEWER MANHOLE
- ⊕ - SANITARY SEWER CLEANOUT
- ⊕ - SIGN (ONE POLE)
- ⊕ - STREET ADDRESS
- ⊕ - TELEPHONE BOX
- ⊕ - UTILITY POLE
- ⊕ - WATER METER

LINETYPES

- E — OVERHEAD ELECTRIC
- - - - - UNDERGROUND ELECTRIC
- - - - - FIBER OPTIC
- ⊕ - CHAIN LINK FENCE
- ⊕ - STORM SEWER

ISSUE DATE : 11-12-2025
REVISED :
FIELD SURVEY COMPLETE: 10-30-2025
DRAWN BY : PJB
CHECKED BY : HRH
DWG FILE : 7355 TRIBBLE GAP RD-TOPO-1

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ROSWELL, GEORGIA, 30075
PH: 678-939-4765
EMAIL: ryan@landsurveysolutions.net
LSF 001453

BOUNDARY RETRACEMENT & TOPOGRAPHIC SURVEY
OF
PARCEL #09030 000022
MORE PARTICULARLY DESCRIBED AS
TRACT 2
PLAT PREPARED FOR PROVIDENCE
SCHOOL, INC
SITUATED IN LAND LOT 30
9TH DISTRICT
HALL COUNTY, GEORGIA