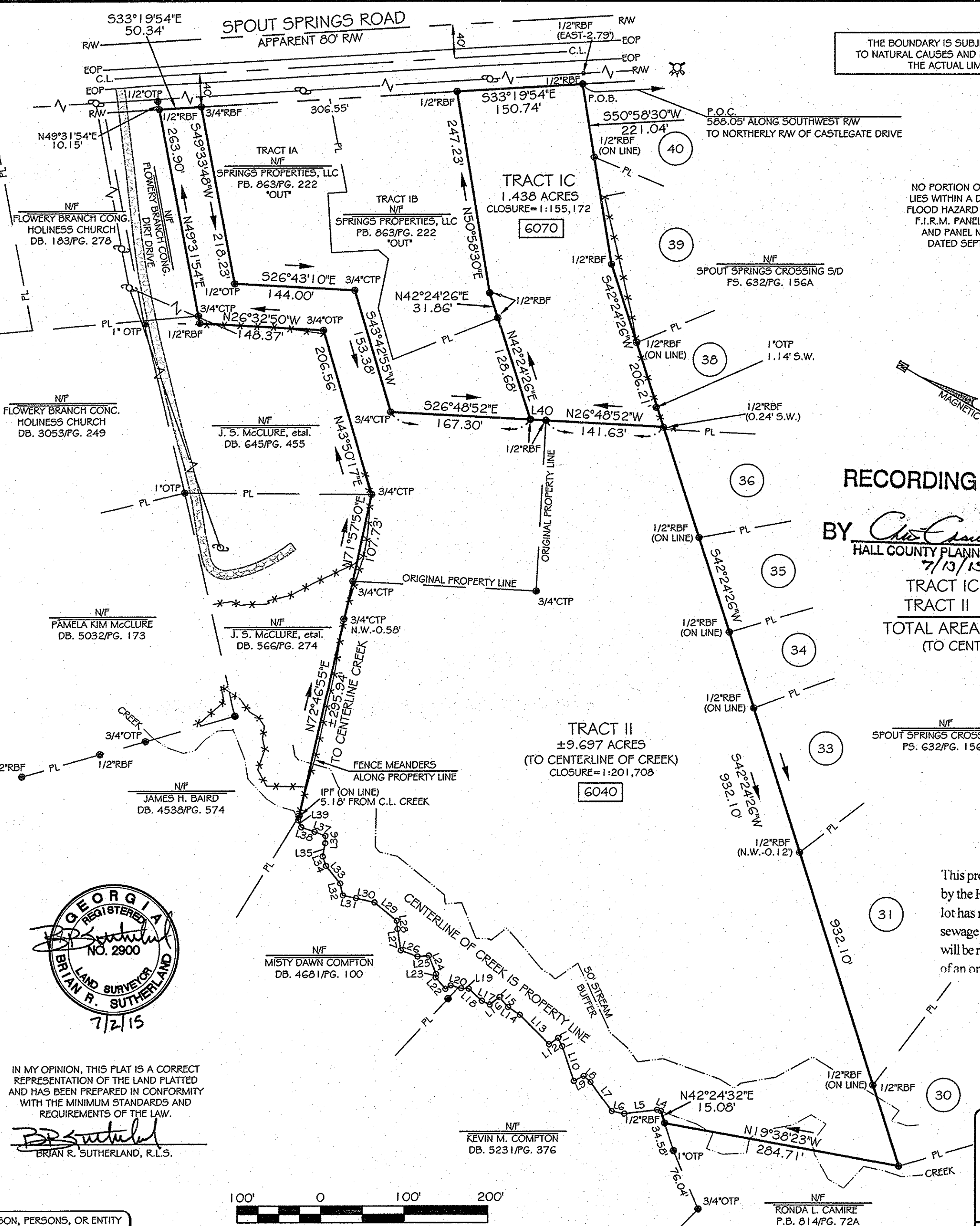


- LEGEND**
- NTS = NOT TO SCALE
  - IPS = 1/2" REBAR PIN SET
  - LL = LAND LOT
  - LLL = LAND LOT LINE
  - FL = PROPERTY LINE
  - C.L. = CENTERLINE
  - B.L. = BUILDING LINE
  - RW = RIGHT-OF-WAY
  - SSE = SANITARY SEWER EASEMENT
  - DE = DRAINAGE EASEMENT
  - MH = MANHOLE
  - CB = CATCH BASIN
  - JB = JUNCTION BOX
  - HW = HEADWALL
  - DI = DROP INLET
  - PP = POWER/UTILITY POLE
  - FH = FIRE HYDRANT
  - IE = INVERT ELEVATION
  - FFE = FIRST FLOOR ELEVATION
  - BFE = BASEMENT FLOOR ELEVATION
  - GFE = GARAGE FLOOR ELEVATION
  - UTP = UNDERGROUND TELE. PED.
  - S = SANITARY SEWER LINE/PIPE
  - SS = STORM SEWER LINE/PIPE
  - F = FENCE LINE
  - N/F = NOW OR FORMERLY
  - POB = POINT OF BEGINNING
  - POC = POINT OF COMMENCEMENT

- REFERENCES:**
- 1) TRUSTEE'S DEED RECORDED IN DEED BOOK 7044, PAGE 59, HALL COUNTY RECORDS.
  - 2) LIMITED WARRANTY DEED RECORDED IN DEED BOOK 7463, PAGE 282, AFORESAID RECORDS.
  - 3) BOUNDARY SURVEY RECORDED IN PLAT BOOK 861, PAGE 122, AFORESAID RECORDS.
  - 4) BOUNDARY SURVEY FOR SPRINGS PROPERTIES, LLC PREPARED BY GEORGIA PREMIER LAND SERVICES, INC., DATED 12/19/14.

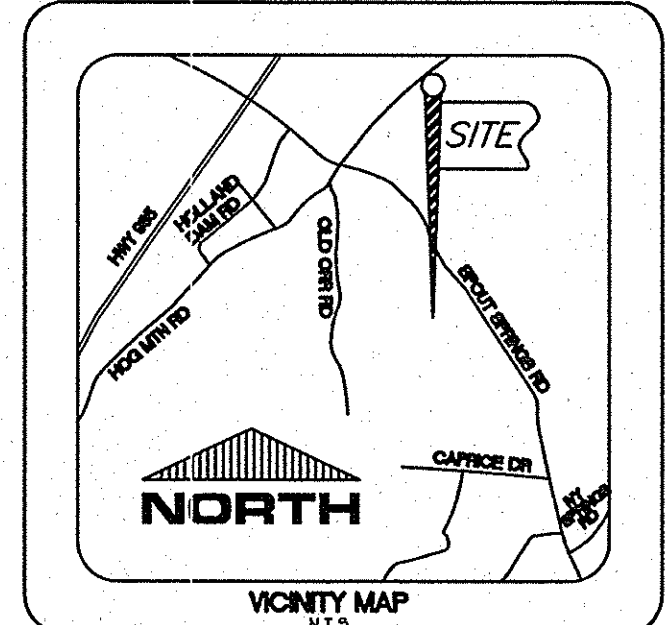
**OWNER / DEVELOPER:**  
 SPRINGS PROPERTIES, LLC  
 2820 SUGARLOAF CLUB DRIVE  
 DULUTH, GEORGIA 30097

**24 / HOUR CONTACT:**  
 RON PARSONS  
 678-524-5084



THE BOUNDARY IS SUBJECT TO CHANGE DUE TO NATURAL CAUSES AND IT MAY NOT REPRESENT THE ACTUAL LIMIT OF TITLE.

NO PORTION OF SUBJECT PROPERTY LIES WITHIN A DESIGNATED 100 YEAR FLOOD HAZARD AREA AS DEPICTED ON F.I.R.M. PANEL NO. 13139C0291F AND PANEL NO. 13139C0292F, DATED SEPTEMBER 29, 2006

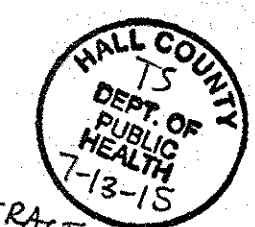


**HALL COUNTY, GEORGIA**  
 Filed for Record on 13 Jul 2015 at 02:55PM  
 PLAT BOOK : 00870  
 Page: 00235  
 by *Charles Baker*  
**CHARLES BAKER**  
 CLERK SUPERIOR COURT

**RECORDING PERMIT**

BY *Chris Chavis*  
 HALL COUNTY PLANNING COMMISSION  
 7/13/15

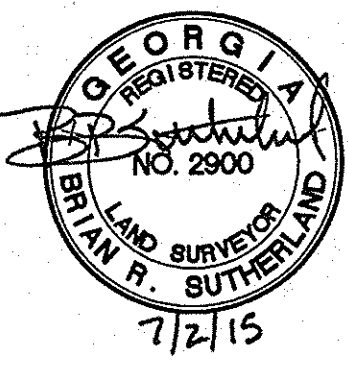
TRACT IC 1.438 ACRES  
 TRACT II ±9.697 ACRES  
 TOTAL AREA ±111.135 ACRES  
 (TO CENTERLINE OF CREEK)



TRACT IC Soils by Summit Soils Consulting, Inc.

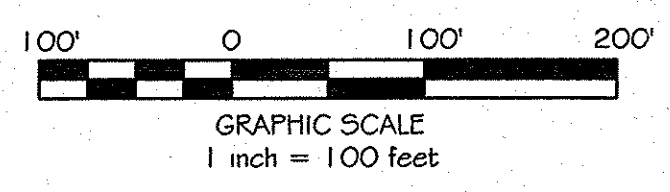
This property meets the lot size as required by the Hall County Board of Health. This lot has not been approved for an on site sewage management system. Suitable soils will be required prior to approval or issuance of an on site sewage system permit.

Tract IA and IB considered "act" parcels. Not included in this plat approval



IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.

*Brian R. Sutherland*  
 BRIAN R. SUTHERLAND, R.L.S.



A TOPCON GTS-225 TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 19,569 FEET AND AN ANGULAR ERROR OF 02" PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN (SEE PLAT) FEET AND CONTAINS ±111.135 ACRES.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.

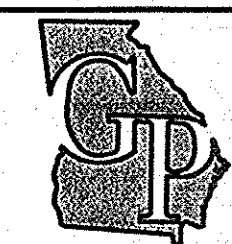
INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE 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 O.C.G.A. 15-6-67.

GEORGIA PREMIER LAND SERVICES, INC. IS NOT RESPONSIBLE FOR AND DOES NOT WARRANT THE ZONING INFORMATION AND INTERPRETATION AS PROVIDED HEREIN. THIS INFORMATION IS OBTAINED USING ON-LINE SOURCES, ETC. AND CANNOT GUARANTEE ITS ACCURACY. IT IS RECOMMENDED THAT THE CLIENT OR USER OF THIS DATA VERIFY THIS INFORMATION WITH THE ISSUING AUTHORITY.

No.	By	Date	Revision

MINOR SUBDIVISION PLAT:  
**SPRINGS PROPERTIES, LLC.**



**GEORGIA PREMIER LAND SURVEYING, INC.**  
 PROFESSIONAL LAND SURVEYING SERVICES  
 359 PEEVY STREET  
 BUFORD, GEORGIA 30518  
 (770) 614-3004 FAX (770) 614-3956

Date: 6/15/15 District: G.M.D. 1270 Sheet No.  
 County: HALL, GA. Scale: 1"=100' 1 OF 1  
 Project: 07205 Drawn By: BS

ACAD FILE: 07/07205/205EXEMPT 6-15-15.DWG