

THIS BLOCK IS RESERVED FOR THE CLERK OF SUPERIOR COURT

FLOOD NOTE:
THIS PROPERTY IS NOT IN A FLOOD HAZARD AREA AS PER FEMA FLOOD INSURANCE RATE MAP OF HALL COUNTY, GEORGIA.
COMMUNITY PANEL NUMBER: 130466 0350 G
EFFECTIVE DATE: DECEMBER 1, 2022
REVISION DATE: DECEMBER 1, 2022

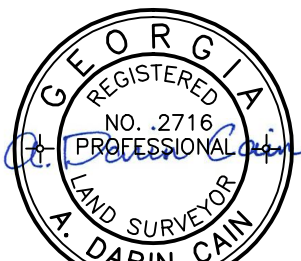
DEED REFERENCES:(CURRENT OWNER)
1) DEED FOR DEBBIE P. MCNABB & MICHAEL R. MCNABB DATED AUGUST 30, 2002 DEED BOOK 4312 PAGES 306-307.
2) DEED FOR MICHAEL & DEBBY P. MCNABB DATED DECEMBER 31, 2002 DEED BOOK 4542 PAGES 632-633.

PLAT REFERENCES:
1) SURVEY FOR DEBBIE PATTON MCNABB PREPARED BY OWEN PATTON DATED JUNE 10, 1976 PLAT BOOK 64 PAGE 300.
2) SURVEY FOR ALVIN PATTON ESTATE PREPARED BY PHILLIPS LAND SURVEYING DATED DECEMBER 11, 2001 PLAT SLIDE 810 PAGE 147A.
3) SURVEY FOR DEBBIE & MIKE MCNABB PREPARED BY PHILLIPS LAND SURVEYING DATED DECEMBER 11, 2001 PLAT SLIDE 819 PAGE 84A.

SURVEYOR'S CERTIFICATE:
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.

A. Darin Cain 05/21/2026
A. DARIN CAIN, RLS 2716 DATE

LONDON LAND SURVEYING & ASSOCIATES, INC.
167 EAST JARRARD STREET
CLEVELAND, GEORGIA 30528
(706) 865-0749
LICENSE No. LSF 522



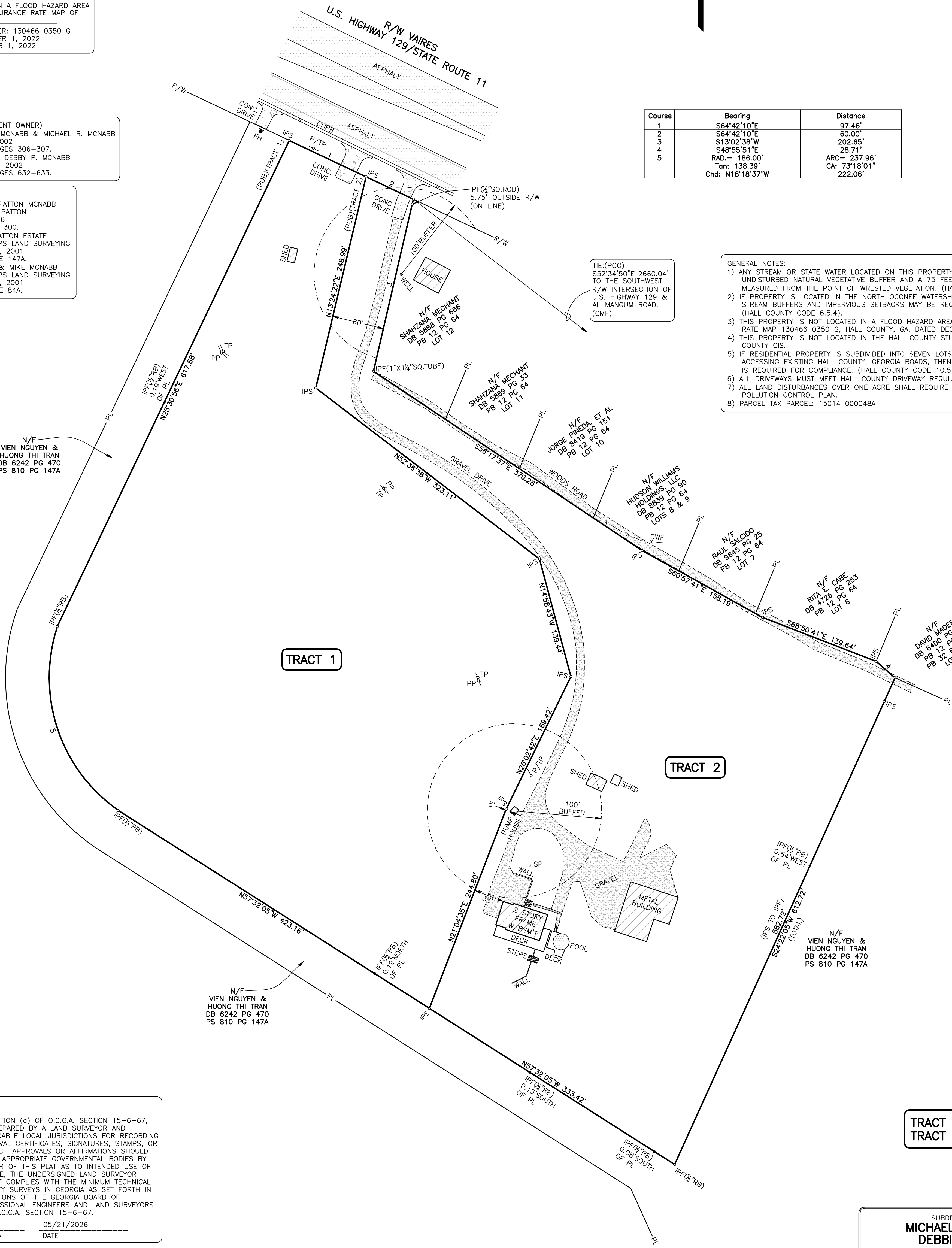
A LEICA TS06 PLUS TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.
THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 24,014 FEET AND AN ANGULAR ERROR OF 01" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE METHOD.
THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 265,311 FEET.

NOTE:
STATE PLANE COORDINATE BASED UPON GPS OBSERVATIONS USING A CARLSON BRX6 PLUS DUAL FREQUENCY RECEIVER RUNNING CARLSON SURVCE SOFTWARE. RTK NETWORK UTILIZING THE TRIMBLE VRS NOW NETWORK.

LEGEND:
AI ANGLE IRON
ASP ASPHALT
BL BUILDING LINE
BWF BARB WIRE FENCE
CL CENTERLINE
CLF CHAIN LINK FENCE
CMF CONCRETE MONUMENT FOUND
CMP CORRUGATED METAL PIPE
CONC CONCRETE
CTP CRIMPED TOP PIPE
DI DROP INLET
EP EDGE OF PAVEMENT
FH FIRE HYDRANT
GW GUY WIRE
HWF HOG WIRE FENCE
IPF IRON PIN FOUND
IPS IRON PIN SET (1/2"REBAR)
LL LAND LOT
LLL LAND LOT LINE
MH MANHOLE
MR METAL ROD
N/F NOW OR FORMERLY
OTP OPEN TOP PIPE
PB POWER BOX
PL PROPERTY LINE
POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
PP POWER POLE
P/TP POWER & TELEPHONE POLE
RB REBAR
RCP REINFORCED CONCRETE PIPE
R/W RIGHT OF WAY
SP SERVICE POLE
TB TELEPHONE BOX
WM WATER METER
WV WATER VALVE

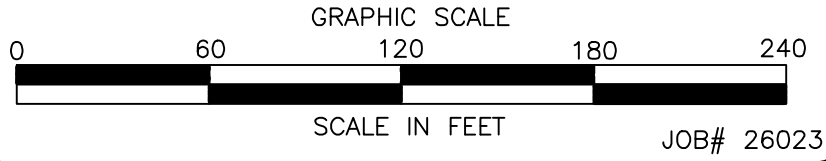
Course	Bearing	Distance
1	S64°42'10"E	97.46'
2	S64°42'10"E	60.00'
3	S13°02'38"W	202.65'
4	S48°55'51"E	28.71'
5	RAD= 186.00' Tan: 138.39' Chd: N18°18'37"W	ARC= 237.96' CA: 73°18'01" 222.06'

GENERAL NOTES:
1) 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)
2) IF PROPERTY IS LOCATED IN THE NORTH OCONEE WATERSHED DISTRICT, THEN ADDITIONAL STREAM BUFFERS AND IMPERVIOUS SETBACKS MAY BE REQUIRED FOR COMPLIANCE. (HALL COUNTY CODE 6.5.4).
3) THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS SHOWN FEMA FLOOD INSURANCE RATE MAP 130466 0350 G, HALL COUNTY, GA. DATED DECEMBER 1, 2022
4) THIS PROPERTY IS NOT LOCATED IN THE HALL COUNTY STUDIED FLOOD ZONE PER HALL COUNTY GIS.
5) 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).
6) ALL DRIVEWAYS MUST MEET HALL COUNTY DRIVEWAY REGULATIONS PER CODE 12.40.
7) ALL LAND DISTURBANCES OVER ONE ACRE SHALL REQUIRE AN EROSION SEDIMENTATION POLLUTION CONTROL PLAN.
8) PARCEL TAX PARCEL: 15014 000048A



TRACT 1 = 7.15 ACRES
TRACT 2 = 5.61 ACRES

SUBDIVISION SURVEY FOR
MICHAEL R. McNABB &
DEBBIE P. McNABB
LOCATED IN
G.M.D 268
HALL COUNTY, GEORGIA
SCALE: 1"= 60' MAY 21, 2026
GRAPHIC SCALE



FIELD WORK DATES:
MARCH 23, 2026
MAY 12, 2026