

COMBINATION SURVEY FOR:
BARRY CONNER & AMERICA'S HOME PLACE, INC.



PROJECT LOCATION

VICINITY MAP
(NOT TO SCALE)

SURVEYOR'S NOTES:

1. THIS SURVEY WAS PREPARED ON THE GEORGIA STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR PROJECTION, WEST ZONE, NORTH AMERICAN DATUM OF 1983.2007 ADJUSTMENT. THE SCALE FACTOR FOR THIS SITE IS: 0.999906845 (GRID DISTANCE/SCALE FACTOR=GROUND DISTANCE). ALL COORDINATES SHOWN HEREON ARE GRID COORDINATES UNLESS OTHERWISE STATED.
2. THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGULATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (OCGA) 15-6-67 AS AMENDED BY HB76 (2017).
3. CONVENTIONAL EQUIPMENT USED FOR MEASUREMENT WAS A TOPCON PS 103. GPS EQUIPMENT USED FOR MEASUREMENT WAS A CHAMPION TKO GNSS RECEIVER USING REALTIME KINEMATIC OBSERVATIONS PROCESSED THROUGH THE EGPS NETWORK.
4. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 28,256 FEET AND AN ANGULAR CLOSURE OF 00'00.04" PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES RULE. FIELD PARTY S.W..
5. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 333,853 FEET.
6. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF TITLE REVIEW AND IS SUBJECT TO ANY RESERVATIONS, RESTRICTIONS, RIGHTS-OF-WAY AND EASEMENTS OF RECORD.
7. THIS PLAT OF SURVEY IS FOR THE EXCLUSIVE USE OF THE PARTIES LISTED UNDER THE CAPTION "SURVEY FOR" ANY THIRD PARTY USE TO BE AT THEIR OWN RISK.
8. THE FIELD SURVEY WAS LAST CONDUCTED ON FEBRUARY 3RD, 6TH, MARCH 20TH & 31ST, 2023.
9. THE UNDERGROUND UTILITIES SHOWN HEREON WERE LOCATED BASED ON SURFACE EVIDENCE AND FROM INFORMATION TAKEN FROM G.I.S./UTILITY WEB SITES. THERE MAY BE OTHER SUBSURFACE UTILITIES THAT SERVICE THE PROPERTY THAT ARE NOT SHOWN ON THIS SURVEY.
10. THE PLACEMENT OF THE LEASE AREA AND THE INGRESS & EGRESS & UTILITY EASEMENT AS DESCRIBED IN DEED BOOK 6582, PAGES 79-86 WAS HELD BY THE EXISTING FOUND REBAR PINS ON THE SOUTH SIDE OF THE LEASE PARCEL. NEITHER THE LEASE AREA OR THE EASEMENT FIT THE EXISTING IMPROVEMENTS BY LEGAL DESCRIPTION. TIES HAVE BEEN SHOWN ON THE SURVEY TO SHOW THE COMPUTED LOCATION.
11. SHEET 3 OF 3 OF THIS SURVEY SHOWS LIDAR CONTOUR INFORMATION THAT HAS BEEN PROVIDED BY THE HALL COUNTY GIS DEPARTMENT. CONTOURS ARE BEING SHOWN AT 2-FOOT INTERVALS.
12. STREAM AND WETLAND INFORMATION TAKEN FROM INFORMATION PROVIDED BY TALLMAN ENVIRONMENTAL.

SURVEYOR'S CERTIFICATION:



HALL COUNTY SURVEYOR

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.

Chris M. Patton

03/31/2023
DATE:

BOUNDARY LINE CALLS					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	545.91	218.02	216.57	S 16°45'50" W	22°52'55"
C2	565.00	33.90	33.89	S 03°36'18" W	37°26'16"
C3	546.00	94.96	94.84	S 03°05'47" E	95°37'54"

LINE	BEARING	DISTANCE
L1	N 01°43'07" E	71.92
L2	N 00°43'36" E	28.50
L3	S 86°38'28" E	96.37
L4	S 17°04'21" E	58.14
L5	S 28°17'06" W	50.00
L6	S 21°21'59" W	32.50
L7	N 72°20'35" W	135.15
L8	S 16°53'30" W	30.59
L9	S 72°37'04" E	132.81
L10	S 21°21'32" W	38.20
L11	S 28°12'07" W	45.64
L12	N 84°40'34" W	19.00
L13	S 85°08'50" E	19.00
L14	S 08°04'46" E	57.70
L15	S 30°12'07" W	49.31
L16	N 33°36'52" W	93.41
L17	N 77°36'46" W	52.30
L18	S 62°41'27" W	57.85
L19	S 40°41'26" W	33.85
L20	N 74°30'12" W	60.61
L21	N 64°36'19" W	6.28

CALLS ALONG CENTERLINE INGRESS & EGRESS & UTILITY EASEMENT

LINE	BEARING	DISTANCE
L22	N 04°58'03" W	110.64
L23	N 05°06'12" E	53.92
L24	N 26°50'51" E	43.14
L25	N 50°48'19" E	48.33
L26	S 85°15'05" E	131.15

LEASE PARCEL CALLS

LINE	BEARING	DISTANCE
L27	N 00°49'58" E	8.84
L28	S 87°49'42" W	34.17
L29	N 03°13'18" W	18.14
L30	N 89°31'34" E	35.41
L31	N 00°49'58" E	11.97
L32	S 89°05'36" W	70.00
L33	S 00°49'42" W	69.88
L34	N 89°11'07" W	70.00
L35	N 00°49'58" E	32.17

PARCEL CONTROL NUMBERS:

10071 000005
10071 000006
10071 000007

REFERENCES:

1. DEED BOOK 5903, PAGES 646 & 647
2. DEED BOOK 5927, PAGES 90 & 91
3. DEED BOOK 9244, PAGES 752-756
4. DEED BOOK 6582, PAGES 79-86
5. DEED BOOK 9176, PAGES 41-57
6. DEED BOOK 8778, PAGES 644-649
7. DEED BOOK 6754, PAGES 354 & 355
8. DEED BOOK 8292, PAGES 38-40
9. DEED BOOK 7889, PAGES 433 & 434
10. DEED BOOK 7304, PAGES 684-688
11. DEED BOOK 7887, PAGES 113 & 114
12. DEED BOOK 884, PAGE 620
13. DEED BOOK 7841, PAGE 354
14. DEED BOOK 9049, PAGES 463-465
15. DEED BOOK 5649, PAGES 182 & 183
16. DEED BOOK 9095, PAGE 778
17. DEED BOOK 4071, PAGE 110
18. DEED BOOK 9096, PAGES 7-10
19. PLAT BOOK 109, PAGE 53
20. PLAT BOOK 79, PAGE 250
21. PLAT BOOK 70, PAGE 138
22. PLAT BOOK 37, PAGE 5
23. PLAT BOOK 68, PAGE 76
24. PLAT BOOK 42, PAGE 166
25. PLAT BOOK 90, PAGE 93
26. PLAT BOOK 135, PAGE 25
27. PLAT BOOK 149, PAGE 13
28. GEORGIA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, PROJECT NUMBER STP-065-3(37), LAST REVISED JUNE 23, 2005.
- A. SURVEY PREPARED FOR LUMPKIN CAMPGROUND, LLC BY FARLEY-COLLINS-WHIDDEN ASSOCIATES, DATED NOVEMBER 21ST, 2008.
- B. SURVEY PREPARED FOR LUMPKIN CAMPGROUND, LLC BY FARLEY-COLLINS-WHIDDEN ASSOCIATES, DATED NOVEMBER 21ST, 2008, LAST REVISED MARCH 17TH, 2008.

AREA: 22.13 ACRES

WATER SERVICE BY:
CITY OF GAINESVILLE

SEWER SERVICE BY:
ON SITE SEPTIC MANAGEMENT SYSTEMS

HALL COUNTY PLAT 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 § 8.170.070).
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 § 17.225.040).
3. THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA AS PER FIRM FLOOD INSURANCE RATE MAP OF HALL COUNTY, GA. COMMUNITY PANEL NO. 130466 0175 G, EFFECTIVE DATE: APRIL 4TH, 2018. THIS OPINION IS NOT A CERTIFICATION OF FLOOD HAZARD STATUS, BUT IS AN INTERPRETATION OF THE REFERENCED MAP AND PUBLIC DATA. IF THE EXACT LOCATION OR ELEVATIONS OF THE FLOOD HAZARD BOUNDARIES ARE NECESSARY, A MORE DETAILED STUDY MAY BE NEEDED. THIS FIRM ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE ACCURACY OF THE REFERENCED MAP OR PUBLIC DATA.
4. THIS PROPERTY OR A PORTION THEREOF 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 § 8.180.160)
6. ALL DRIVEWAYS MUST MEET HALL COUNTY DRIVEWAY REGULATIONS PER CODE § 12.40.
7. ALL LAND DISTURBANCE OVER ONE ACRE SHALL REQUIRE AN EROSION SEDIMENTATION POLLUTION CONTROL PLAN.

STATE WATERS BUFFER:

AN UNDISTURBED VEGETATIVE BUFFER MEETING CITY OR COUNTY AND STATE REGULATIONS WILL BE PRESERVED ADJACENT TO ALL STREAMS AND LAKES. THERE SHALL BE A 50-FOOT UNDISTURBED BUFFER AS MEASURED HORIZONTALLY FROM POINT WHERE VEGETATION HAS BEEN WRESTED BY NORMAL STREAM FLOW OR WAVE ACTION. THERE SHALL BE A 75-FOOT IMPERVIOUS SET-BACK AS MEASURED HORIZONTALLY FROM POINT WHERE VEGETATION HAS BEEN WRESTED BY NORMAL STREAM FLOW OR WAVE ACTION.

ZONING AND BUILDING SETBACKS (S/B):

INFORMATION PROVIDED BY HALL COUNTY G.I.S.
WEB SITE LOCATED AT:
<http://gis.hallcounty.org/Public/WebPages/Map/FundyViewer.aspx>

CURRENT HALL COUNTY ZONING:
AR-III - AGRICULTURAL RESIDENTIAL III

BUILDING SETBACKS:
FRONT: 40' FROM RIGHT-OF-WAY LINE OR 65' FROM CENTERLINE ROAD (WHICHEVER IS GREATER)
SIDE: 15' FROM PROPERTY LINE
REAR: 25' FROM PROPERTY LINE

ZONING AND BUILDING SETBACKS (S/B):

INFORMATION PROVIDED BY HALL COUNTY G.I.S.
WEB SITE LOCATED AT:
<http://gis.hallcounty.org/Public/WebPages/Map/FundyViewer.aspx>

CURRENT HALL COUNTY ZONING:
R-1 - RESIDENTIAL

BUILDING SETBACKS:
FRONT: 30' FROM RIGHT-OF-WAY LINE OR 55' FROM CENTERLINE ROAD (WHICHEVER IS GREATER)
SIDE: 10' FROM PROPERTY LINE
REAR: 20' FROM PROPERTY LINE

LEGEND:

- △ A.I.F. - ANGLE IRON FOUND
- ▲ A.F. - AXLE FOUND
- C.M.F. - CONCRETE MONUMENT FOUND
- A.M.F. - ALUMINUM MONUMENT FOUND
- C.T.F. - CRIMP TOP PIN FOUND
- R.B.F. - REBAR FOUND (SEE DRAWING FOR SIZE)
- O.T.F. - OPEN TOP FOUND (SEE DRAWING FOR SIZE)
- I.P.F. - IRON PIN FOUND
- ⊗ P.K.N.F. - PARKER KALON NAIL FOUND
- × T.X. - X-OUT FOUND
- ◆ N.F. - NAIL FOUND
- R.F. - ROCK FOUND
- ◆ R.R.F. - RAILROAD SPIKE FOUND
- T.F. - TACK FOUND
- ⊗ P.K.N.S. - PARKER KALON NAIL SET
- R.B.S. - 1/2" REBAR SET & CAP STAMPED "LSF 1029"
- C.M.S. - CONCRETE MONUMENT SET
- N.S. - NAIL SET
- C.P. - CALCULATED POINT
- D.I. - DROP INLET
- ⊗ J.B. - JUNCTION BOX
- ⊗ W.I. - WIER INLET
- ⊗ Y.I. - YARD INLET
- ⊗ C.V. - CABLE TV VAULT
- ⊗ C.R. - CABLE RISER
- ⊗ T.R. - TELEPHONE RISER
- ⊗ T.V. - TELEPHONE VAULT
- ⊗ T.P. - TELEPHONE POLE
- ⊗ T.M.H. - TELEPHONE MANHOLE
- ⊗ U.T.B. - UNDERGROUND TELEPHONE BOX
- ⊗ A.C. - AIR CONDITIONER
- ⊗ P.B. - POWER TRANSFORMER BOX
- ⊗ E.P.B. - ELECTRIC PULL BOX
- ⊗ E.M. - ELECTRIC METER
- ⊗ P.P. - POWER POLE
- ⊗ F.L. - FLOOD LIGHT
- ⊗ S.P. - SERVICE POLE
- ⊗ L.P. - LIGHT POLE
- ⊗ G.W. - GUY WIRE
- ⊗ G.P. - GUY ANCHOR POLE
- ⊗ E.S. - ELECTRIC SERVICE
- ⊗ W.M. - WATER METER
- ⊗ W.V. - WATER VALVE
- ⊗ F.H. - FIRE HYDRANT
- ⊗ F.D.C. - FIRE DEPARTMENT CONNECTION
- ⊗ I.C.V. - IRRIGATION CONTROL VALVE
- ⊗ W.P. - WELL POINT
- ⊗ S.P.G. - WATER SPOUT
- ⊗ B.O. - WATER BLOW OFF
- ⊗ B.F.P. - WATER BACKFLOW PREVENTER
- ⊗ S.P.K. - SPRINKLER
- ⊗ S.C.O. - SANITARY CLEANOUT
- ⊗ S.S.M.H. - SANITARY SEWER MANHOLE
- ⊗ G.V. - SANITARY GATE VALVE
- ⊗ O.T. - GREASE TRAP
- ⊗ U.M. - UNKNOWN TYPE MANHOLE
- ⊗ G.S. - GAS VALVE
- ⊗ G.M. - GAS METER
- ⊗ P.T. - PROPANE TANK
- ⊗ F.P. - FLAG POLE
- ⊗ T.S.P. - TRAFFIC SIGNAL POLE
- ⊗ T.S.B. - TRAFFIC SIGNAL BOX
- ⊗ M.W. - MONITORING WELL
- ⊗ S.H. - SPRING HEAD
- ⊗ B.P. - BOLLARD POST
- ⊗ T.S.N. - TRAFFIC SIGN
- ⊗ H.C.P. - HANDICAP PARKING
- ⊗ B.M. - BENCHMARK
- ⊗ M.B. - MAILBOX
- ⊗ H.C.R. - HANDICAP RAMP
- ⊗ A.H. - ACCESS HATCH
- ⊗ R.L. - ROOF LINE
- ⊗ E.L. - EDGE OF PAVEMENT
- ⊗ B.C. - BACK OF CURB
- ⊗ S.W.C.B. - SINGLE WING CATCH BASIN
- ⊗ D.W.C.B. - DOUBLE WING CATCH BASIN
- ⊗ I.E. - INVERT ELEVATION
- ⊗ EL. - ELEVATION
- ⊗ C.M.P. - CORRUGATED METAL PIPE
- ⊗ R.C.P. - REINFORCED CONCRETE PIPE
- ⊗ B.C.C.M.P. - BITUMINOUS COATED CORRUGATED PIPE
- ⊗ H.D.P.E. - HIGH DENSITY POLYETHYLENE PIPE
- ⊗ P.V.C. - POLYVINYL CHLORIDE PIPE
- ⊗ D.I.P. - DUCTILE IRON PIPE
- ⊗ R.W. - RETAINING WALL
- ⊗ T. - BURIED TELEPHONE LINE
- ⊗ O. - OVERHEAD TELEPHONE LINE
- ⊗ W. - BURIED WATER MAIN
- ⊗ S.S. - BURIED SEWER LINE
- ⊗ G. - BURIED GAS LINE
- ⊗ E. - BURIED ELECTRIC LINE
- ⊗ T.V. - BURIED CABLE TV
- ⊗ C. - CHAIN LINK FENCE
- ⊗ W. - WOOD FENCE
- ⊗ X. - WIRE FENCE
- ⊗ O. - WROUGHT IRON FENCE
- ⊗ O.H.P. - OVERHEAD POWER LINES
- ⊗ T. - TRAFFIC SIGNAL LINE
- ⊗ F. - FENCE GATE
- ⊗ P.L. - PROPERTY LINE
- ⊗ R/W. - RIGHT-OF-WAY
- ⊗ N/F. - NOW OR FORMERLY
- ⊗ C. - CENTERLINE
- ⊗ INTX. - INTERSECTION
- ⊗ R. - CURVE RADIUS
- ⊗ L. - CURVE ARC LENGTH
- ⊗ Δ. - CURVE CENTRAL ANGLE
- ⊗ C.B.R. - CHORD BEARING
- ⊗ C.DIST. - CHORD DISTANCE
- ⊗ L.L. - LAND LOT
- ⊗ N. - NORTHING COORDINATE
- ⊗ E. - EASTING COORDINATE
- ⊗ S/B. - SETBACK
- ⊗ P.O.B. - POINT OF BEGINNING
- ⊗ P.O.C. - POINT OF COMMENCEMENT
- ⊗ G.D.O.T. - GEORGIA DEPARTMENT OF TRANSPORTATION
- ⊗ STA. - STATION
- ⊗ P.T. - POINT OF TANGENCY
- ⊗ P.C. - POINT OF CURVATURE
- ⊗ SQ. FT. - SQUARE FEET
- ⊗ CONTINUOUS OWNERSHIP
- ⊗ BUILDING HEIGHT LOCATION
- ⊗ BUILDING HEIGHT (FROM GROUND TO ROOF PEAK)

25.52
x 25.52

- ⊗ SPOT ELEVATION
- ⊗ CONCRETE
- ⊗ WOOD DECKING
- ⊗ GRAVEL
- ⊗ ASPHALT
- ⊗ PAVERBRICK

REGISTERED PROFESSIONAL
LAND SURVEYORS

P.O. BOX 256
GAINESVILLE, GA 30503
PHONE: (770) 532-6492
www.pattonsurveying.com
LAND SURVEYING FIRM
CERTIFICATE OF AUTHORIZATION
NUMBER LSF 001029



COMPUTATIONS BY: C.K.

SURVEYED BY: S.W.

DRAFTED BY: J.J. & C.K.

CHECKED BY: C.P.

COMBINATION SURVEY FOR:
**BARRY CONNER &
AMERICA'S HOME PLACE, INC.**
- LOCATED IN -
LAND LOT 71
10TH LAND DISTRICT
HALL COUNTY, GEORGIA

REVISIONS

DESCRIPTION		DATE	
No.			

SHEET NUMBER:

1 of 3

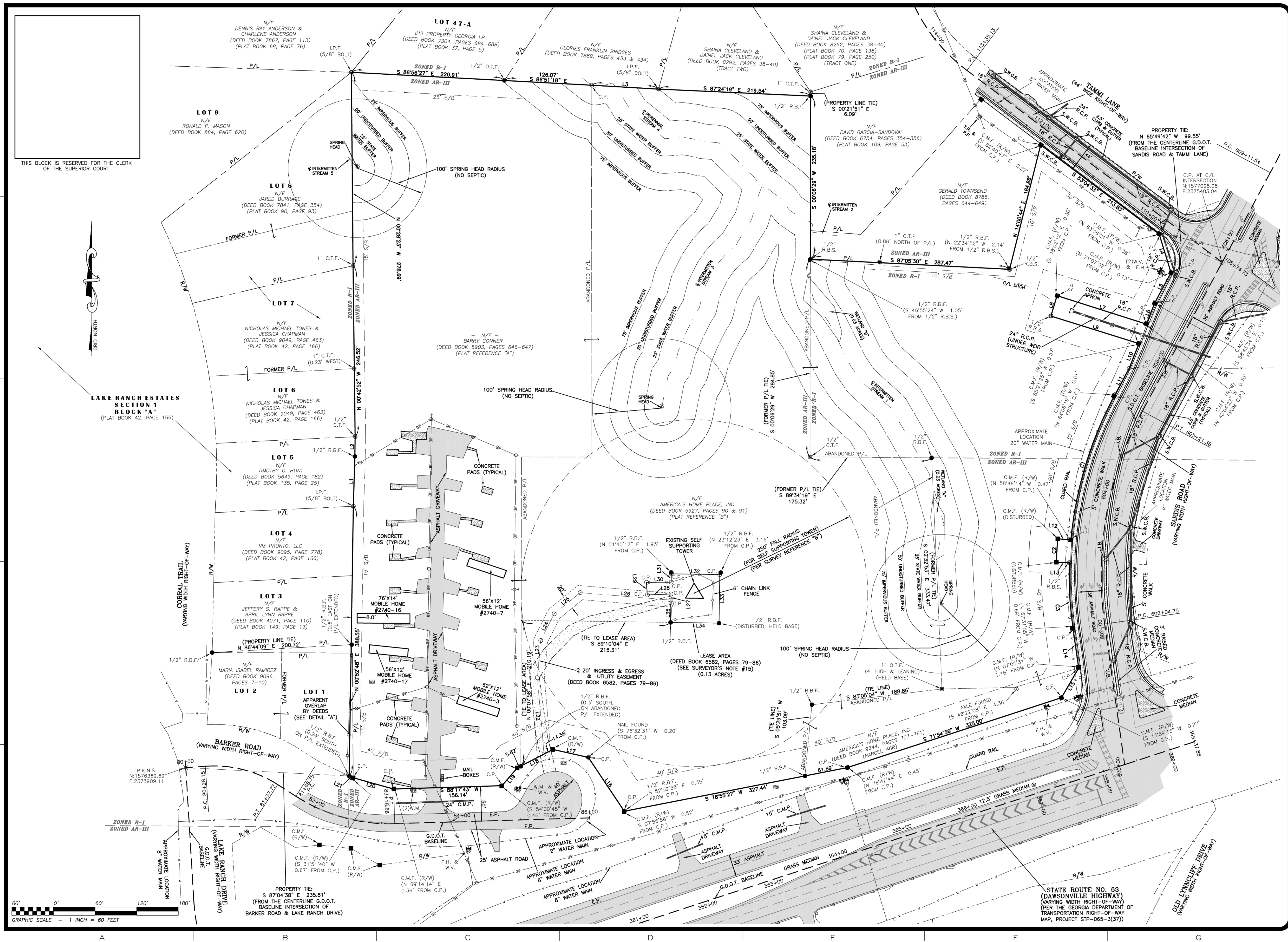
SCALE: N/A

SURVEY DATE: 03/31/2023

PLAT DATE: 03/31/2023

22-147.dwg

JN. 22-147



REGISTERED PROFESSIONAL
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PATTON
LAND SURVEYING, LLC

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DRAFTED BY: J.J. & C.K.
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COMBINATION SURVEY FOR:
**BARRY CONNER &
AMERICA'S HOME PLACE, INC.**

REVISIONS

No.	DATE	DESCRIPTION

SHEET NUMBER:
2 of 3

SCALE: 1" = 60'
SURVEY DATE: 03/31/2023
PLAT DATE: 03/31/2023
22-147.dwg
JN. 22-147



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AMERICA'S HOME PLACE, INC.**

- LOCATED IN -
**LAND LOT 71
10TH LAND DISTRICT
HALL COUNTY, GEORGIA**

REVISIONS

No.	DATE	DESCRIPTION

SHEET NUMBER:
3 of 3

SCALE: 1" = 60'
SURVEY DATE: 03/31/2023
PLAT DATE: 03/31/2023
22-147.dwg
JN. 22-147