

LEGEND

REAR	REAR-POUND
NLF	NAIL POINT
IPS	IRON PIN SET (1/2" REBAR)
IRN	IRON FOUND
CMF	CONCRETE MONUMENT FOUND
OP	OPEN PIPE
COMP	COMPUTED POINT
GRUP	GROUP TOP
C/O	SANITARY SEWER CLEAN OUT
IRV	IRON VALVE CONTROL VALVE
GA, SFC	GA. STATE PLANE COORDINATES (WEST)
LL	LAND
LP	LOCAL LINE
LL	LAND LOT
PL	PROPERTY LINE
CL	CENTERLINE
BW	BUILDING SETBACK LINE
RIGHT-W	RIGHT-OF-WAY
SSE	SANITARY SEWER EASEMENT
DR	DRAINAGE EASEMENT
CKG	CURB & GUTTER
CL	CENTERLINE
EOP	EDGE OF PAVEMENT
TOP	TOP OF CURB
GMD	GEORGIA MILITARY DISTRICT
PK	PAVEMENT
DB/PK	DEEP DROOP / PAGE
PG	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
ELEV	ELEVATION
LYR	LYR ELEVATION
PFE	FINISHED FLOOR ELEVATION
FLR	FLOOR ELEVATION
GPR	GRAVE FLOOR ELEVATION
CM	CORRODED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
IR	IRON PIPE
PVC	POLYVINYLCHLORIDE PIPE
FLY	FLY SLAY PIPE
LP	LIGHT POLE
CM	CORRODED OR UTILITY POLE
MH	MANHOLE
MB	MAN BOX
JB	JUNCTION BOX
HW	HEADWALL
DI	DROPPED INLET
GI	GRATE INLET
TH	TIE HYDRAUNT
WV	WATER VALVE
W	WATER METER
GV	GA. VALVE
EL	ELEVATION
PL	POINT OF OR SET
EXP	EXPANSION JOINT
FO	UNDERGROUND FIBER OPTIC
PO	POWER
UP	UNDERGROUND POWER
UT	UNDERGROUND TELEPHONE LINE
CL	UNDERGROUND GAS LINE
CON	CONCRETE RIGHT-OF-WAY MARKER
CATV	UNDERGROUND CABLE T.V. LINE
SW	STORM WATER
SWP	STORM SEWER PIPE
W	WATER LINE / TIE
F	FENCE LINE
BR	BURIED DRAIN / STREAM CENTERLINE
FLD	FLOOD HAZARD ZONE LIMITS
TR	TRUNK
HW	HARDWOOD TREE
ST	LIMITED ACTION
CL	CL
STA	NOW OR FORMERLY
BR	BURIED MARK
CP	CONTROL POINT

STRUCTURES VISIBLE ON THE DATE OF SURVEY ARE SHOWN HEREON.
LOCATIONS ARE ACCURATE ONLY WHERE DIMENSIONED.

P.O.C.
CENTERLINE INTERSECTION
OF FULENWIDER RD. AND
CANDLER RD.

NO PORTION OF SUBJECT PROPERTY LIES WITHIN A
DESIGNATED 100 YEAR FLOOD HAZARD AREA AS
DEPICTED BY SCALED MAP LOCATION AND GRAPHIC
PLOTING ONLY PER F.I.R.M. PANEL NO. 13139C0195H
DATED DECEMBER 01, 2022.

REFERENCES:

1. WARRANTY DEED FOR GEORGE W. ALLEN, JR. RECORDED IN DEED BOOK 7177, PAGES 385-387 HALL COUNTY RECORDS.
2. WARRANTY DEED FOR GEORGE W. ALLEN, JR. RECORDED IN DEED BOOK 7165, PAGES 321-323 HALL COUNTY RECORDS.
3. FINAL PLAT FOR PECK SUBDIVISION RECORDED IN PLAT BOOK 21, PAGE 126 HALL COUNTY RECORDS.
4. GEORGIA DEPT. OF TRANSPORTATION PLANS FOR FEDERAL AID PROJECT #S-0909 (1) DATED MARCH 5, 1951, LAST REVISED APRIL 4, 1951.

N/F
JAMES & MARCIE PARSON
D.B. 9397, PGS. 237-239
P.B. 21, PG. 126

N/F
TWO BIRDS INVESTMENTS, LLC
D.B. 6860, PGS. 43-44
P.B. 864, PG. 7

SURVEYOR CERTIFICATION:
THIS SURVEY IS A RETRACEMENT OF AN EXISTING PARCEL OF LAND AND DOES NOT
DUPLICATE OR CREATE A NEW PARCEL. THE RECORDING INFORMATION OF THE
SUBDIVISION, MAP, PLAT, PLAN, OR OTHER INSTRUMENT(S) WHICH CREATED THE
PARCEL(S) ARE STATED HEREON:
RECORDING OF THIS SURVEY DOES NOT IMPLY APPROVAL OF THE LOCAL
JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS,
OR THE ACCURACY, RELIABILITY, OR INTENT USE OR PURPOSE OF THE SURVEY.
FURTHER, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS MAP, PLAT,
OR PLAN COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY
SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 48-67 OF THE RULES OF THE
SUPERIOR COURT OF GEORGIA. THE SURVEYOR'S LICENSE NUMBER IS 10000 AND
LAND SURVEYORS ARE SET FORTH IN THE GEORGIA PLAT ACT OCCGA 56-5-67.


BRIAN R. SUTHERLAND
GEORGIA RLS NO. 2900

A TRIMBLE S-7 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 29,150
FEET AND AN ANGULAR ERROR OF 05"
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 343,776
FEET AND CONTAINS 9.717 ACRES.

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. ALSO, UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. 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 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.

1	BS	05/01/26	ADD RECORDING INFORMATION ONLY NO ADDITIONAL FIELDWORK
No.	By	Date	Revision
Cadd File No: 26/26096/1546-1558CandlerRoad/096Bndy.DWG			

RETRACEMENT SURVEY FOR:

Matt Pridemore



**GEORGIA PREMIER
LAND SERVICES, INC.**
PROFESSIONAL LAND SURVEYING
3010 HAMILTON MILL ROAD
BUFORD, GEORGIA 30519
(770) 614-3004 FAX (770) 614-3956

Date: 04.27.2026	G.M.D. 1385	Sheet No. 1 of 1
County: HALL, GEORGIA	Scale: 1" = 60'	
Project: 26096	Drawn By: AS	

GEORGIA811
www.Georgia811.com