

THIS BLOCK IS RESERVED FOR
CLERK OF THE SUPERIOR COURT.

SURVEY NOTES

UTILITIES SHOWN ARE LOCATIONS OF GROUND IDENTIFIABLE ITEMS. ADDITIONAL UTILITIES MAY EXIST ABOVE OR BELOW GROUND. THE SURVEYOR ACCEPTS NO RESPONSIBILITY FOR THE COMPLETENESS OF THIS DATA.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 16,639 FEET, AND AN ANGULAR ERROR OF 03" PER ANGLE. IT WAS A CLOSED LOOP TRAVERSE AND WAS ADJUSTED USING THE COMPASS RULE. THE PLAT HAS BEEN CALCULATED FOR CLOSURE AND TRACT IS FOUND TO BE ACCURATE TO WITHIN 1 FOOT 1,000,000 FEET.

THIS PROPERTY IS SUBJECT TO ALL RIGHT OF WAYS AND EASEMENTS SHOWN OR NOT SHOWN, RECORDED OR UNRECORDED. LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED USING A NIKON DTM 551 TOTAL STATION. THE FIELDWORK WAS COMPLETED 06/18/2026 ON THIS PROJECT.

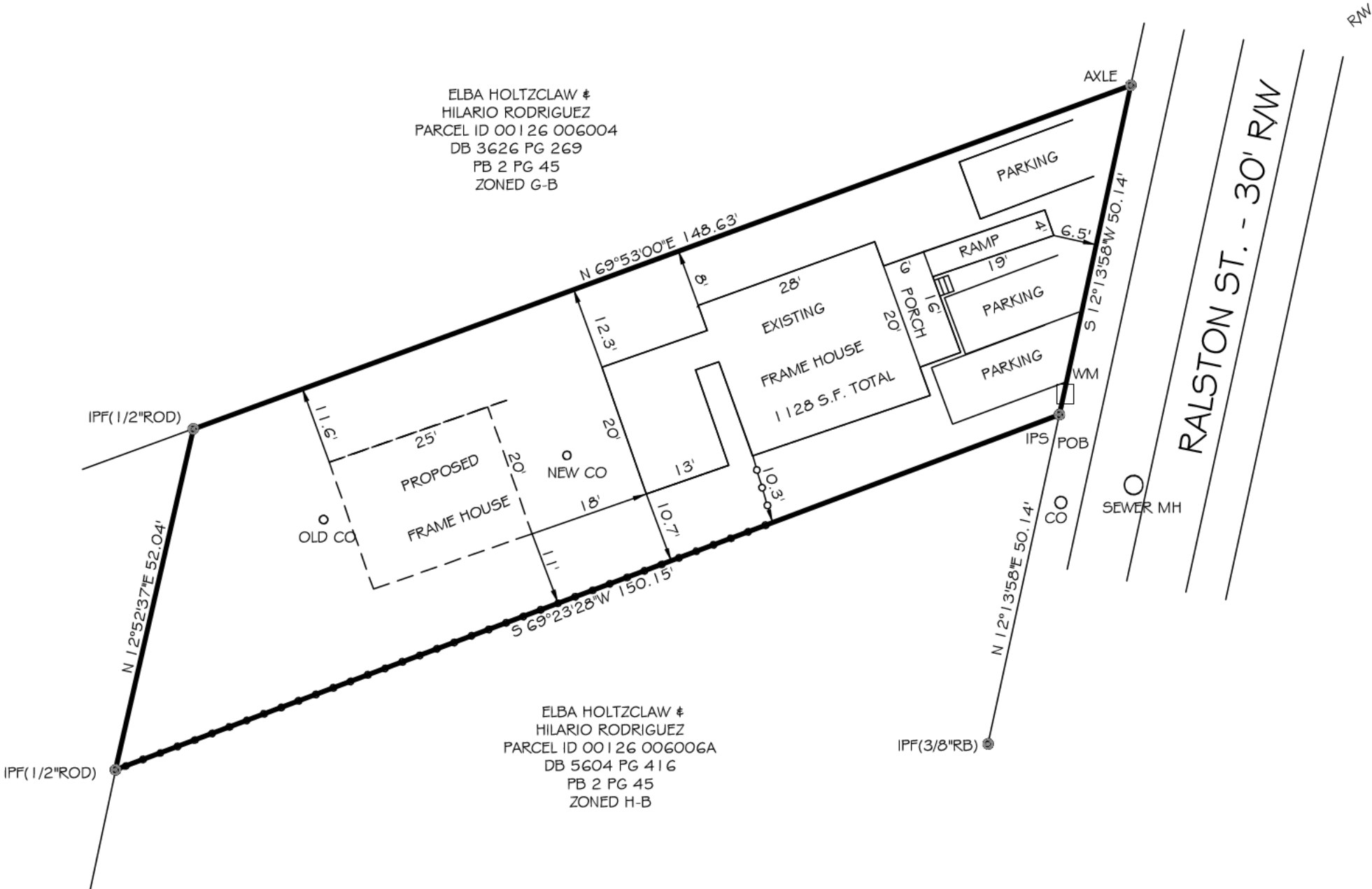
AS SHOWN ON FLOOD INSURANCE RATE MAP OF HALL COUNTY, GEORGIA COMMUNITY PANEL NUMBER: 13139C0187G EFFECTIVE DATE 4/4/2018, THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA NOR IN A HALL COUNTY FUTURE FLOOD HAZARD AREA..

33% COVERAGE INCLUDING PARKING SPACES

KFGO LLC
PARCEL ID 01126 006007
DB 9697 PG 12
PB 857 PG 105
ZONED G-B

ELBA HOLTZCLAW &
HILARIO RODRIGUEZ
PARCEL ID 00126 006004
DB 3626 PG 269
PB 2 PG 45
ZONED G-B

ELBA HOLTZCLAW &
HILARIO RODRIGUEZ
PARCEL ID 00126 006006A
DB 5604 PG 416
PB 2 PG 45
ZONED H-B



ENGINEERING NOTES

"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)."

"IF THE 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)."

"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)."

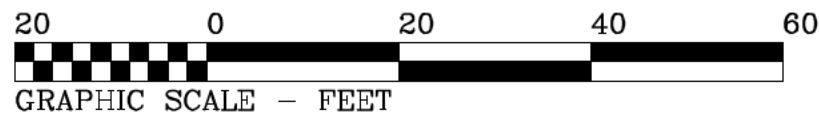
THIS PROPERTY OR A PORTION THEREOF IS NOT LOCATED IN A FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE MAP #13139C0091G, HALL COUNTY, GEORGIA DATED 4/4/2018.

THIS PROPERTY OR A PORTION THEREOF IS NOT LOCATED IN THE HALL COUNTY STUDIED FLOOD ZONE PER HALL COUNTY GIS.

ALL DRIVEWAYS MUST MEET HALL COUNTY DRIVEWAY REGULATIONS PER CODE: 12.40.

ALL LAND DISTURBANCES OVER ONE ACRE SHALL REQUIRE AN EROSION SEDIMENTATION POLLUTION CONTROL PLAN.

NO STATE WATERS ON THIS PROPERTY



SETBACKS

FRONT - 30 FEET
SIDE - 10 FEET
REAR - 20 FEET

REFERENCES:

PARCEL 00126 006007
DEED BOOK 8185 PAGE 759
PB 857 PG 105 (-RECORD)
ZONED H-B

SURVEYOR'S CERTIFICATION

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 hereon.

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 as set forth in O.C.G.A. Section 15-6-67.

GEORGIA REGISTRATION # 2885

THIS SURVEY AND ITS FINDINGS DOES NOT CONSTITUTE A TITLE SEARCH OR TITLE OPINION BY BAGWELL & ASSOC. AS LAND SURVEYORS. ALL DATA USED FOR THE LOCATION OF PROPERTY LINES, EASEMENTS, ADJOINING OWNERS, ETC. WAS GAINED FROM PUBLIC RECORDS, THE CLIENT, OR OTHER SOURCES AS REFERENCED. NO ABSTRACT OF TITLE OR TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE PROVIDED TO THE SURVEYOR. OTHER DOCUMENTS OR SITUATIONS MAY EXIST THAT WOULD AFFECT THIS PROPERTY. AS WITH ANY LAND TRANSACTION A TITLE SEARCH AND CERTIFICATE IS RECOMMENDED IN CONJUNCTION WITH THIS SURVEY, FOR YOU MUST CONSULT WITH A COMPETENT TITLE ATTORNEY.

LEGEND

1. BC = BACK OF CURB
2. BSL = BUILDING SETBACK LINE
3. CL = CENTER LINE
4. CMF = CONC. MONUMENT FOUND
5. CMP = CORRUGATED METAL PIPE
6. CT = CRIMP TOP
7. EL = ELEVATION (FT)
8. EP = EDGE OF PAVEMENT
9. FFEL = FINISHED FLOOR ELEV.
10. FH = FIRE HYDRANT
11. IPF = IRON PIN FOUND
12. IPS = IRON PIN SET NO.4 REBAR
13. LL = LAND LOT
14. LLL = LAND LOT LINE
15. N/F = NOW OR FORMERLY
16. NTS = NOT TO SCALE
17. OT = OPEN TOP
18. P.L. = PROPERTY LINE
19. POB = POINT OF BEGINNING
20. PP = POWER POLE
21. R/B = REBAR
22. RCP = REINFORCED CONC. PIPE
23. RW = RIGHT OF WAY
24. —G— = GAS LINE
25. —P— = POWER LINE
26. —S— = SEWER LINE
27. —T— = TELEPHONE LINE
28. —W— = WATER LINE
29. —X— = FENCE
30. [] = STREET ADDRESS
31. PHB = PHONE BOX
32. TF = TRANSFORMER
33. CP = CARPORT
34. PH = PUMP HOUSE



REVISIONS

REV 1
REV 2
REV 3
REV 4
REV 5
REV 6

The Drawings, Specifications and other documents prepared by G.W. Bagwell & Associates, Inc. (GWB) for this Project are instruments of GWB for use solely with respect to this Project and, unless otherwise provided, GWB shall be deemed the author of these documents and shall retain all common law, statutory and other reserved rights, including the copyright.

SITE PLAN FOR
CONDE PROPERTIES LLC
Lot 20 of W.L. Ralston S/D
Land Lot 166 - 9th District
Hall County, Georgia
JUNE 29, 2026 ~ Scale: 1"=20'
0.147 Acre - 6406 S.F.



PROPERTY ADDRESS

1322 RALSTON STREET
GAINESVILLE, GA 30501

SURVEY AUTHORIZED BY

SERGIO FELIX

G.W. BAGWELL & ASSOCIATES, INC.

LAND SURVEYING CONSULTANTS
6640 Jot em Down Rd GAINESVILLE,
GA 30506
PHONE: (770)-540-7281 - (770)-530-8208

SHEET

1
OF
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