RESERVED FOR CLERK OF SUPERIOR COURT

SUBJECT PROPERTY

OWNER: SANTOS G CALDERON ZAVALA TURCIOS &
ANA ROSA (PER TAX ASSESSOR)

ADDRESS: 1644 & 1646 MARCH DR, GAINESVILLE, GA 30507

TOTAL AREA: 0.22 ACRES

PARCEL # 15032E006034 & 15032E006035

REFERENCE: DEED BOOK 7736 - PAGE 348
PLAT BOOK 13 - PAGE 89 (LOT 46 & 47)

GENERAL NOTES

THIS SURVEY IS THE RESULTS OF RECOVERED FIELD EVIDENCE, DOCUMENTS PROVIDED BY THE CLIENT OR OTHER SOURCES, AND LIMITED COURTHOUSE RESEARCH OF PUBLIC RECORDS FOR EASEMENTS AND PROPERTY LINES OF THE SUBJECT AND ADJOINING PROPERTIES AS REFERENCED HEREON. NO ABSTRACT TITLE OR TITLE COMMITMENT WAS PROVIDED WHICH MAY CONTAIN ADDITIONAL RIGHTS-OF-WAY OR EASEMENTS NOT CURRENTLY SHOWN.

THE FIELD DATA UPON WHICH THIS SURVEY IS BASED ON HAS A RELATIVE POSITIONAL ACCURACY OF 0.02 FEET HORIZONTAL AT THE 95% CONFIDENCE LEVEL.

EQUIPMENT USED FOR ANGULAR AND LINEAR MEASUREMENTS: CARLSON BRX7 GNSS DUAL FREQUENCY RECIEVER, IN COMBINATION WITH A GEOMAX ZOOM 90 ROBOTIC TOTAL STATION. [DATE OF LAST FIELD VISIT: APRIL 2, 2026]

THE PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 606,749 FEET.

THE BASIS FOR THE DIRECTIONS SHOWN HEREON IS: GRID NORTH AS DEFINED BY NAD 83 AND NAVD 88 (GEOID 18) DATUM, GEORGIA WEST ZONE AND DETERMINED THROUGH RTK-GPS METHODS UTILIZING A GNSS REAL TIME NETWORK SOLUTION BY HILTON LAND SURVEYING.

NO PORTION OF THIS SITE APPEARS TO BE IN A SPECIAL FLOOD AREA, AS DEFINED BY THE HALL COUNTY F.E.M.A. F.I.R.M. COMMUNITY PANEL NUMBER 13139C0195H, DATED DECEMBER 1, 2022.

ZONING INFORMATION

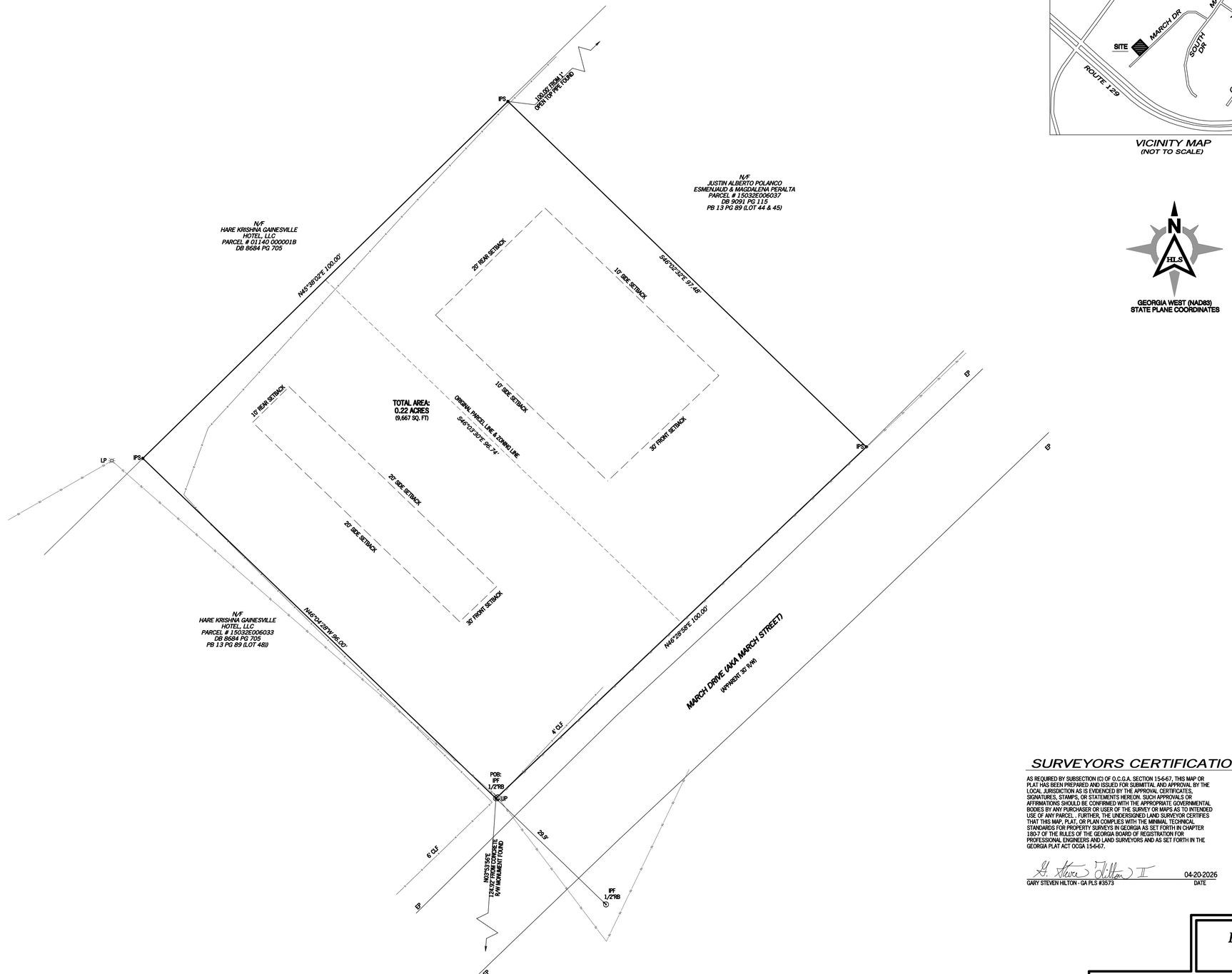
1644: R-1 ZONING DISTRICT (RESIDENTIAL 1)

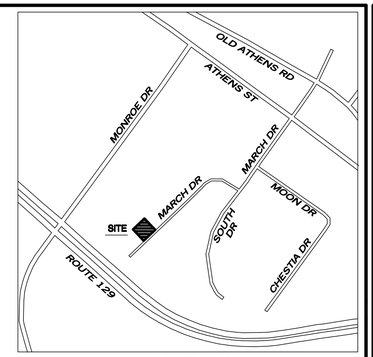
- MINIMUM LOT SIZE: 21,780 SQ. FT. WHEN SERVICED BY PUBLIC SEWER OR PRIVATE SYSTEM 35,000 SQ. FT. MIN. OTHERWISE
- MINUMUM ROAD FRONTAGE: 50 FEET
- MINIMUM FRONT YARD SETBACK: 30 FEET
- MINIMUM SIDE YARD SETBACK: 10 FEET
- MINIMUM REAR YARD SETBACK: 20 FEET

1646: H-B ZONING DISTRICT (HIGHWAY BUSINESS)

- MINIMUM LOT SIZE: 15,000 SQ. FT.
- MINUMUM ROAD FRONTAGE: 100 FEET
- MINIMUM FRONT YARD SETBACK: 30 FEET
- MINIMUM SIDE YARD SETBACK: 20 FEET
- MINIMUM REAR YARD SETBACK: 10 FEET

ZONING INFORMATION SHOW HEREON HAS BEEN TAKEN FROM THE HALL COUNTY ONLINE TAX ASSESSOR MAP AND THE HALL COUNTY ONLINE CODE OF ORDINANCES. ALL ZONING INFORMATION WILL NEED TO BE VERIFIED BEFORE THE APPROVAL OF PLAT.





VICINITY MAP
(NOT TO SCALE)

GEORGIA WEST (NAD83)
STATE PLANE COORDINATES

SYMBOLS
IPF = ⊙ - AS SHOWN HEREON
CMF = □ - CONCRETE R/W MONUMENT FOUND

LEGEND

POB POINT OF BEGINNING	LL LAND LOT
N/F NOW OR FORMERLY	PB PLAT BOOK
EP EDGE OF PAVEMENT	DB DEED BOOK
UP UTILITY POLE	PG PAGE
LP LIGHT POLE	R/W RIGHT-OF-WAY
OU OVERHEAD UTILITY	FES FLAIRED END SECTION
IPF IRON PIN FOUND	RCP REINFORCED CONCRETE PIP
OTP OPEN TOP PIPE	CMP CORRIGATED METAL PIPE
CMF CONCRETE MONUMENT FOUND	

10 5 0 10 20 30
GRAPHIC SCALE IN FEET
1" = 10'

SURVEYORS CERTIFICATION

AS REQUIRED BY SUBSECTION (C) OF O.C.G.A. SECTION 15-6-67, THIS MAP OR PLAT HAS BEEN PREPARED AND ISSUED FOR SUBMITTAL AND APPROVAL BY THE LOCAL JURISDICTION AS IS EVIDENCED BY THE 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 THE SURVEY OR MAPS AS TO INTENDED USE OF ANY PARCEL. FURTHER, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS MAP, PLAT, OR PLAN COMPLIES WITH THE MINIMAL 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 OCGA 15-6-67.

GARY STEVEN HILTON - GA PLS #3573 — DATE 04-20-2026

PURPOSE NOTE

THE PURPOSE OF THIS SURVEY IS TO COMBINE PARCEL # 15032E006034 AND 15032E006035 INTO ONE CONTIGUOUS PARCEL.

NO.	REVISIONS	DATE

HILTON LAND SURVEYING
165 PINEWOOD DRIVE
SENOIA, GA 30276
HILTONLS.COM
(e) STEVEN.HILTON@HILTONLS.COM
DEUT. 27:17 PROV. 22:28

A LOT COMBINATION SURVEY FOR:

SANTOS G CALDERON

LOT 46 & 47 S.C. MOON SUBDIVISION HALL COUNTY GEORGIA

GEORGIA REGISTERED No. 3573 PROFESSIONAL LAND SURVEYOR GARY STEVEN HILTON II

HLS JOB #26054

DRAWN BY	REVIEWED BY
RAC	NDW & GSH

ISSUE DATE 04/20/2026

PARCEL COMBINATION SURVEY

COA: LSF001476

1 OF 1