

NOT FOR RECORDING



DRAWING INFORMATION
 P. DATE: 24 MARCH 2022 DATE: 25 MARCH 2022
 DRAWN BY: K.MANLEY CHECKED BY: K.MANLEY
 FILE NAME: 22133V.DWG
 PROJECT NO: 22133 DRAFFIN

ATLAS LAND SURVEYING & MAPPING, LLC
 97 GRINDLE BROTHERS ROAD
 MURRAYVILLE, GA 30564
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 LSF NO: 001344 (EX. 06.30.22)

REVISIONS

MINOR SKETCH FOR:

JAMES P. DRAFFIN
LINDA M. DRAFFIN

LAND LOT 48 - 10th DISTRICT
HALL COUNTY, GEORGIA



ENGINEERING NOTES

- ANY STREAM OR STATE WATER LOCATED ON THIS PROPERTY MAY BE SUBJECT TO A 50 FEET UNDESTRUCTURED NATURAL BUFFER AND A 75 FEET IMPERVIOUS SURFACE SETBACK. (HALL COUNTY CODE 8.170.070)
- IF A PROPERTY IS LOCATED IN THE NORTH OCOOEE WATERSHED DISTRICT, THEN ADDITIONAL STREAM BUFFER AND IMPERVIOUS SETBACKS MAY BE REQUIRED FOR COMPLIANCE. (HALL COUNTY CODE 17.225.040)
- THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAP NO 13139C 0175G, DATED 04 APRIL 2018.
- THIS PROPERTY IS NOT LOCATED IN THE HALL COUNTY FUTURE FLOOD ZONE PER HALL COUNTY GIS.
- 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 8.160.120 & 8.180.130)

SURVEYORS NOTES

- DATUM**
STATE PLANE GRID (GEORGIA WEST ZONE) AS DEFINED BY NAD83 & NAVD88 ESTABLISHED BY NETWORK RTK OBSERVATIONS
U.S. SURVEY FEET
- CLOSURE STATEMENT**
THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF 1 FOOT IN 25,319 FEET AND AN ANGULAR ERROR OF 04 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND THEIR ACCURACIES ARE:
TRACT "A": 1 FOOT IN 108,430 FEET
TRACT "B": 1 FOOT IN 204,530 FEET
- EQUIPMENT STATEMENT**
LINEAR AND ANGULAR MEASUREMENTS OBTAINED USING A LEICA TS12 ROBOTIC TOTAL STATION,
NETWORK RTK OBSERVATIONS OBTAINED USING A LEICA CS14 GPS RECEIVER.
- TITLE**
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT ABSTRACT OF TITLE. THERE COULD BE OTHER MATTERS OF RECORD AFFECTING THE PROPERTY.
- REFERENCE INFORMATION NOT SHOWN**
A. PB 65 PG 181
B. PB 69 PG 283
C. UNRECORDED SURVEY FOR JAMES P. DRAFFIN, PREPARED BY HENRY BAILEY, DATED 23 AUGUST 1977.
- CERTIFICATION**
A. THIS DRAWING WAS PREPARED FOR THE EXCLUSIVE USE FOR THE CLIENT NAMED HEREON AND REPRESENTS A SPECIFIC SCOPE OF SERVICES.
B. ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.
C. THE MUNICIPAL NOTES, STATEMENTS, AND/OR CERTIFICATIONS (EVEN IF SIGNED BY THE LISTED SURVEYOR) DEPICTED HEREON ARE REQUIRED FOR DEPARTMENTAL APPROVALS. ATLAS LAND SURVEYING & MAPPING, LLC DISCLAIMS ALL LIABILITY FOR ANY ISSUES THAT MAY ARISE BASED ON SAID NOTES, STATEMENTS, AND/OR CERTIFICATIONS.
- FLOOD ZONE**
BASED ON GRAPHICAL INTERPRETATION THIS PROPERTY IS SITUATED IN UNSHADED "ZONE X" (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN) AS DEPICTED ON THE NFIP FLOOD INSURANCE RATE MAP NO 13139C 0175G, HAVING AN EFFECTIVE DATE OF 04 APRIL 2018. USER OF THIS INFORMATION IS AT THEIR OWN RISK AND ARE CAUTIONED THAT A MORE PRECISE FLOOD DELINEATION MAY BE NECESSARY.
- STREAMS, BODIES OF WATER, & WETLANDS**
ALL STREAMS, BODIES OF WATER, AND WETLANDS MAY BE SUBJECT TO STATE, COUNTY, AND LOCAL BUFFERS AND/OR RESTRICTIONS. ATLAS LAND SURVEYING & MAPPING, LLC MAKES NO INTERPRETATION REGARDING THESE BUFFERS AND/OR RESTRICTIONS. USERS OF THIS SURVEY ARE CAUTIONED TO CONSULT WITH THE APPROPRIATE GOVERNING AUTHORITIES CONCERNING POSSIBLE BUFFERS OR RESTRICTIONS. ATLAS LAND SURVEYING & MAPPING, LLC DISCLAIMS ALL LIABILITY FOR ANY ISSUES THAT MAY ARISE BASED ON BUFFERS AND/OR RESTRICTIONS SHOWN HEREON. ANY BUFFERS, RESTRICTIONS, AND/OR STATEMENTS SHOWN HEREON ARE FOR INFORMATIONAL PURPOSES ONLY. USER OF THIS INFORMATION IS AT THEIR OWN RISK.
- ZONING/LAND USE**
THE PROPERTY DEPICTED MAY BE SUBJECT TO ADDITIONAL ZONING/LAND USE ORDINANCE AND/OR RESTRICTIONS. ATLAS LAND SURVEYING & MAPPING, LLC MAKES NO INTERPRETATION REGARDING THESE ORDINANCE AND/OR RESTRICTIONS. USERS OF THIS SURVEY ARE CAUTIONED TO CONSULT WITH THE APPROPRIATE GOVERNING AUTHORITIES CONCERNING THESE ORDINANCE AND/OR RESTRICTIONS. ATLAS LAND SURVEYING & MAPPING, LLC DISCLAIMS ALL LIABILITY FOR ANY ISSUES THAT MAY ARISE BASED ON ORDINANCE AND/OR RESTRICTIONS SHOWN HEREON. ANY ZONING/LAND USE ORDINANCE, RESTRICTIONS, AND/OR STATEMENTS THEREOF SHOWN HEREON ARE FOR INFORMATIONAL PURPOSES ONLY. USER OF THIS INFORMATION IS AT THEIR OWN RISK.

ABBREVIATION LEGEND

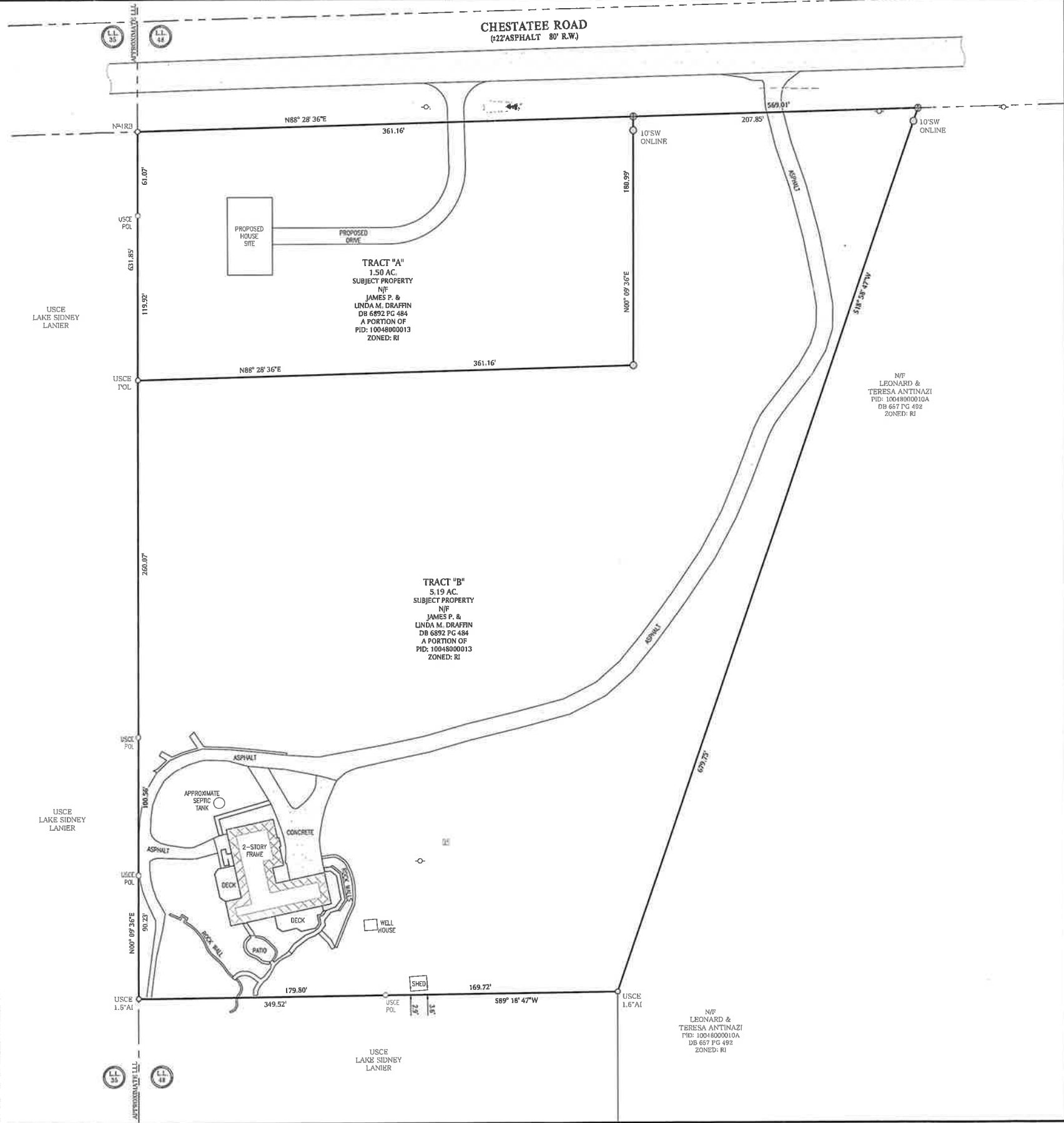
AC	ACRES	OCB	OUTLET CONTROL STRUCTURE
AN	ANGLE BORN	OFF	OFFSHORE PIPE
CL	CENTER LINE	PLN	PLAT NUMBER REF
CON	CONSTRUCTION	PG	PAGE
CYR	CONCRETE	FED	FEDERAL ESTATE TAX NUMBER
CTP	CURB/TURF	PL	PROPERTY LINE
DM	DECK	POB	POINT OF BEGINNING (CORNER/SECTION)
FST	FSTAY BRIS	FINC	FINISH W/CAP
LLL	LAND LOT LINE	HN	HOVW
LSL	LANDSCAPE STRIP	RW	RIGHT OF WAY
NS	NOT AVAILABLE OR ACCESSIBLE	SB	SANITARY/SANITARY SEWER
NSW	NON-SUBJECT PROPERTY	STC	STORMWATER
OS	OTHER ROAD	UG	UNDERGROUND

SYMBOL LEGEND

	BOX (P-POWER, COM-COMMUNICATION)		MONUMENT SET
	COMPUTED POINT (NOT MONUMENTED)		MOBILE STRIP
	CLEARCUT		UTILITY POLE
	FIRE DEPT CONNECTION-BUILDING		PROPERTY CORNER FOUND
	FIRE DEPT CONNECTION-POST		PROPERTY CORNER SET (NO. 4 ROD)
	FIRE HYDRANT		STREET SIGN
	GREASE TRAP		TEST HOLE
	GUY WIRE		TRAFFIC CONTROL BOX
	LIGHT POLE		TRAFFIC SIGNAL POLE
	MANHOLE (P-POWER, S-SANITARY SEWER)		TRAFFIC WALK POLE
	METER (P-POWER, W-WATER, G-GAS)		VALVE (G-GAS, W-WATER)
	MONUMENT FOUND		WIRE PULLBOX (P-POWER, TC-TRAFFIC)

LINE LEGEND

	OIL-STREAM		S.W. LIMITED ACCESS
	FENCE		STORM SEWER
	FLOODPLAIN		UTILITY-POWER MAIN
	FLOODWAY		UTILITY-GAS
	GUARDRAIL		UTILITY-POWER OH
	P/L-ADJACENT		UTILITY-POWER UG
	P/L-INTERIOR		UTILITY-SANITARY SEWER
	RAILROAD		UTILITY-WATER
	RIGHT-OF-WAY		



N/P LEONARD & TERESA ANTINAZI
PID: 1004800010A
DB 657 PG 492
ZONED: RI