

THIS BLOCK IS RESERVED FOR THE CLERK OF THE SUPERIOR COURT

**SURVEYOR'S CERTIFICATION:**

AS REQUIRED BY SUBSECTION (C) OF O.C.G.A. SECTION 15-6-67, THIS PLAN HAS BEEN PREPARED BY A LAND SURVEYOR. THIS PLAN HAS BEEN APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS THAT REQUIRE PRIOR APPROVAL FOR RECORDING THIS TYPE OF PLAN OR ONE OR MORE OF THE APPLICABLE LOCAL JURISDICTIONS DO NOT REQUIRE APPROVAL OF THIS TYPE OF PLAN. FOR ANY APPLICABLE LOCAL JURISDICTION THAT REQUIRES APPROVAL OF THIS TYPE OF PLAN, THE AGENCY OR OFFICE INDIVIDUALS SIGNING OR APPROVING THIS PLAN, THE AGENCY OR OFFICE OF THAT INDIVIDUAL, AND THE DATE OF APPROVAL ARE LISTED IN THE APPROVAL TABLE SHOWN HEREON. FOR ANY APPLICABLE LOCAL JURISDICTION THAT DOES NOT REQUIRE APPROVAL OF THIS TYPE OF PLAN, THE NAME OF SUCH LOCAL JURISDICTION AND THE NUMBER OF THE APPLICABLE ORDINANCE OR RESOLUTION PROVIDING THAT NO SUCH APPROVAL IS REQUIRED ARE LISTED IN THE APPROVAL TABLE SHOWN HEREON.

THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS MAP, PLAN OR PLAN FOR FILING:

HALL COUNTY DEPARTMENT OF PUBLIC HEALTH	DATE:
HALL COUNTY PLANNING COMMISSION	DATE:
HALL COUNTY ENGINEERING	DATE:

SUCH APPROVALS, AFFIRMATIONS, OR ORDINANCE OR RESOLUTION NUMBERS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAN AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAN 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, GA. R.L.S. #2647  
8/27/2021  
DATE:



HALL COUNTY SURVEYOR

**SURVEYOR'S NOTES:**

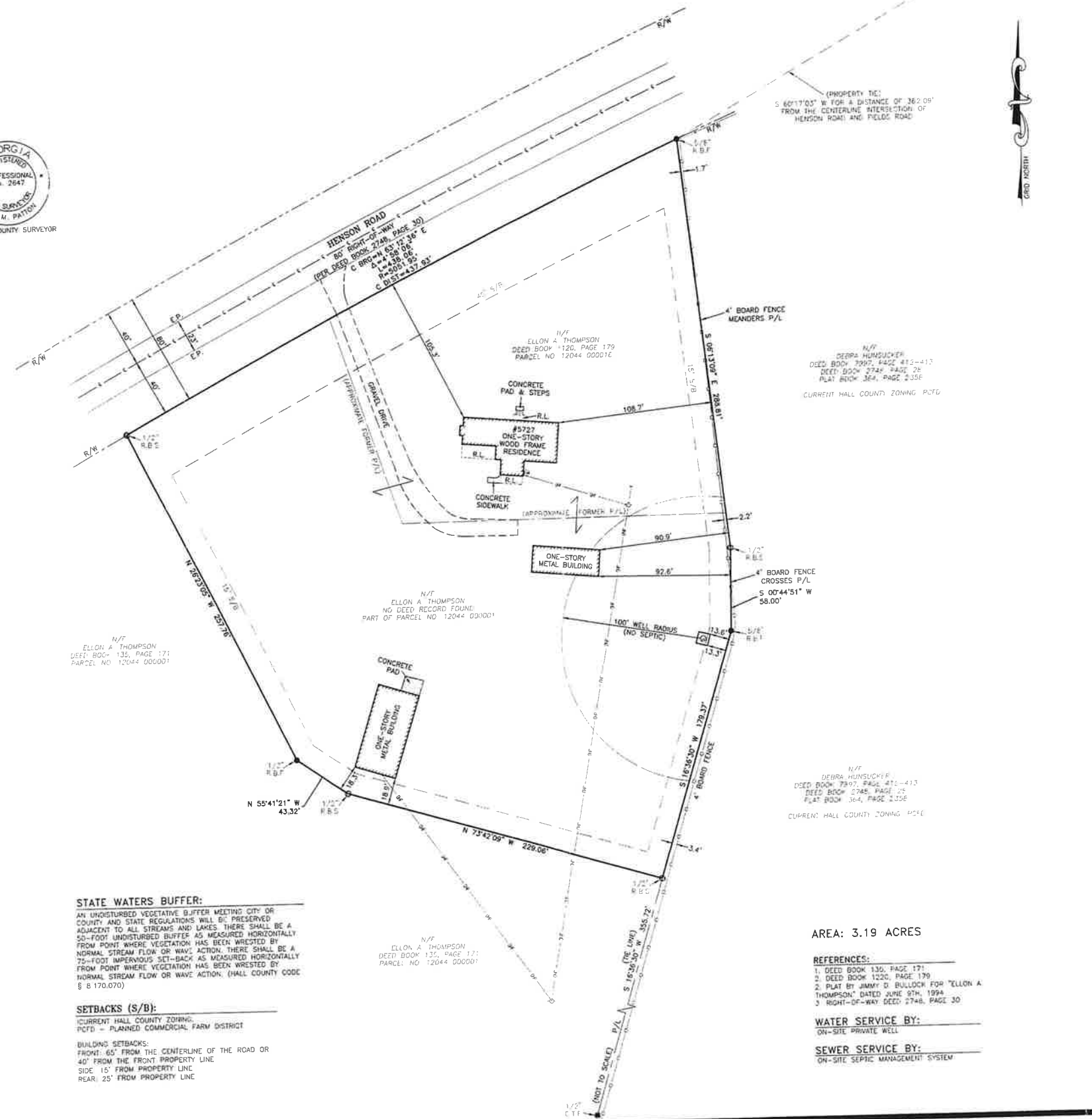
- THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA AS PER FIRM FLOOD INSURANCE RATE MAP OF HALL COUNTY, GA. COMMUNITY PANEL NO. 130466 DOES NOT EFFECTIVE DATE APRIL 4, 2018. THIS OPINION IS NOT A CERTIFICATION OF FLOOD HAZARD STATUS, BUT IS AN INTERPRETATION OF THE REFERENCED MAP AND PUBLIC DATA. 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.
- THIS PROPERTY IS NOT AFFECTED BY THE HALL COUNTY FUTURE FLOOD AREA AS SHOWN ON HALL COUNTY GIS WEB SITE LOCATED AT: <https://halls.maps.arcgis.com/apps/webappviewer/>
- IF THIS PROPERTY CONTAINS FEMA AND/OR LOCAL FLOOD HAZARD AREAS BOTH FEDERAL AND LOCAL RESTRICTIONS MAY APPLY.
- 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: 0.999914843. (GSD DISTANCE / SCALE FACTOR = GROUND DISTANCE). ALL COORDINATES SHOWN HEREON ARE GRID COORDINATES UNLESS OTHERWISE STATED.
- 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).
- CONVENTIONAL EQUIPMENT USED FOR MEASUREMENT WAS A TOPCON PS 103, GPS EQUIPMENT USED FOR MEASUREMENT WAS A CHAMPPION TKO GNSS RECEIVER USING REALTIME KINEMATIC OBSERVATIONS PROCESSED THROUGH THE EGPS NETWORK.
- THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 27,154 FEET AND AN ANGULAR CLOSURE OF 00'00"01" PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES RULE. FIELD PARTY: S.W. & J.H.
- THIS PLAN HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,533,969 FEET.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF TITLE REVIEW AND IS SUBJECT TO ANY RESERVATIONS, RESTRICTIONS, RIGHTS-OF-WAY AND EASEMENTS OF RECORD.
- THIS PLAN 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.
- THIS PROPERTY DOES NOT CONTAIN STATE WATERS REQUIRING AN UNDISTURBED NATURAL BUFFER. LOCAL ORDINANCES MAY ALSO REQUIRE ADDITIONAL BUFFERS FOR THESE AREAS.
- IF THE PROPERTY IS LOCATED IN THE NORTH OODNEE WATERSHED DISTRICT, THEN ADDITIONAL STREAM BUFFERS AND IMPERVIOUS SETBACKS MAY BE REQUIRED FOR COMPLIANCE. (HALL COUNTY CODE § 17.225.040)
- THE FIELD SURVEY WAS CONDUCTED ON AUGUST 20, 2021.
- THE UNDERGROUND UTILITIES SHOWN HEREON WERE LOCATED BASED ON SURFACE EVIDENCE AND FROM INFORMATION TAKEN FROM O.I.S./UTILITY WEB SITES. THERE MAY BE OTHER SUBSURFACE UTILITIES THAT SERVICE THE PROPERTY THAT ARE NOT SHOWN ON THIS SURVEY.

**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. (HALL COUNTY CODE § 8 170.070)

**SETBACKS (S/B):**

(CURRENT HALL COUNTY ZONING: PCFD - PLANNED COMMERCIAL FARM DISTRICT)  
BUILDING SETBACKS:  
FRONT: 65' FROM THE CENTERLINE OF THE ROAD OR 40' FROM THE FRONT PROPERTY LINE.  
SIDE: 15' FROM PROPERTY LINE  
REAR: 25' FROM PROPERTY LINE



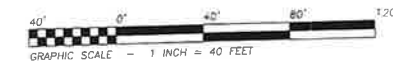
- LEGEND:**
- ▲ A.I.F. - ANGLE IRON FOUND
  - ▲ A.F. - AXLE FOUND
  - C.M.F. - CONCRETE MONUMENT FOUND
  - A.M.F. - ALUMINUM MONUMENT FOUND
  - C.T.F. - CRIMP TOP PIN FOUND
  - R.B.F. - REBAR FOUND (SEE DRAWING FOR SIZE)
  - O.T.F. - OPEN TOP FOUND (SEE DRAWING FOR SIZE)
  - I.P.F. - IRON PIN FOUND
  - P.K.N.F. - PARKER KALON NAIL FOUND
  - X.O.F. - X-CUT FOUND
  - N.F. - NAIL FOUND
  - R.F. - ROCK FOUND
  - R.S.F. - HALLOWED SPOKE FOUND
  - T.F. - TACK FOUND
  - P.K.N.S. - PARKER KALON NAIL SET
  - R.B.S. - 1/2" REBAR SET & CAP STAMPED "LSF 1028"
  - C.M.S. - CONCRETE MONUMENT SET
  - N.S. - NAIL SET
  - C.F. - 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.H. - UNDERGROUND TELEPHONE BOX
  - A.C. - AIR CONDITIONER
  - P.B. - POWER TRANSFORMER BOX
  - E.B. - ELECTRIC METER
  - 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.A. - 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
  - S.G.V. - SANITARY GATE VALVE
  - G.T. - GREASE TRAP
  - U.M. - UNKNOWN TYPE MANHOLE
  - G.V. - 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
  - H.C.R. - HANDICAP RAMP
  - A.H. - ACCESS HATCH
  - R.L. - ROOF LINE
  - E.P. - 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
  - E.L. - 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.T. - OVERHEAD TELEPHONE LINE
  - B.W. - BURIED WATER MAIN
  - S.W. - BURIED SEWER LINE
  - G.L. - BURIED GAS LINE
  - E.L. - BURIED ELECTRIC LINE
  - C.L. - BURIED CABLE TV
  - C.L.F. - CHAIN LINK FENCE
  - W.F. - WOOD FENCE
  - W.F. - WIRE FENCE
  - W.I.F. - WROUGHT IRON FENCE
  - O.H.P. - OVERHEAD POWER LINES
  - T.S.L. - TRAFFIC SIGNAL LINE
  - F.G. - FENCE GATE
  - P.L. - PROPERTY LINE
  - R/W - RIGHT-OF-WAY
  - N/F - NOW OR FORMERLY
  - INTX - INTERSECTION
  - R. - CURVE RADIUS
  - L. - CURVE LENGTH
  - Δ - CURVE CENTRAL ANGLE
  - C.B.S. - CHORD BEARING
  - 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.T. - GEORGIA DEPARTMENT OF TRANSPORTATION
  - STA - STATION
  - SO FT. - SQUARE FEET
  - C.O. - CONTINUOUS OWNERSHIP
  - B.H.L. - BUILDING HEIGHT LOCATION
  - B.H. - BUILDING HEIGHT (FROM GROUND TO ROOF PEAK)
  - S.P. - SPOT ELEVATION
  - C. - CONCRETE
  - W.D. - WOOD DECKING
  - G. - GRAVEL
  - A. - ASPHALT
  - P. - PAVERBRICK

AREA: 3.19 ACRES

- REFERENCES:**
- DEED BOOK 130, PAGE 171
  - DEED BOOK 1220, PAGE 179
  - PLAT BY JERRY D. BULLOCK FOR ELLON A. THOMPSON DATED JUNE 9TH, 1994
  - RIGHT-OF-WAY DEED 2748, PAGE 30

**WATER SERVICE BY:**  
ON-SITE PRIVATE WELL

**SEWER SERVICE BY:**  
ON-SITE SEPTIC MANAGEMENT SYSTEM



REGISTERED PROFESSIONAL LAND SURVEYORS  
P.O. BOX 256  
GAINESVILLE, GA. 30503  
PHONE: (770) 532-6492  
FAX: (770) 532-1995  
www.pattonsurveying.com  
LAND SURVEYING FIRM  
CERTIFICATE OF AUTHORIZATION  
NUMBER LSF 001029

COMPUTATIONS BY: W.D.H.  
SURVEYED BY: S.W. & J.H.  
DRAFTED BY: W.D.H.  
CHECKED BY: C.M.P.

COMBINATION SURVEY FOR:  
**ELLON A. THOMPSON**  
- LOCATED IN -  
LAND LOT 44  
12TH LAND DISTRICT  
HALL COUNTY, GEORGIA

**REVISIONS**

NO.	DESCRIPTION	DATE

SHEET NUMBER:  
**1 of 1**  
SCALE: 1" = 40'  
SURVEY DATE: 8/20/2021  
PLAT DATE: 8/273/2021  
21-189.dwg  
JN. 21-189