

ZONING AND BUILDING SETBACKS (S/B):
 INFORMATION PROVIDED BY HALL COUNTY G.I.S.
 WEB SITE LOCATED AT:
<http://gis.hallcounty.org/Public/WebPages/Map/FundyViewer.aspx>
 CURRENT HALL COUNTY ZONING:
 R-1 - RESIDENTIAL
 BUILDING SETBACKS:
 FRONT: 30' FROM RIGHT-OF-WAY LINE OR 55' FROM CENTERLINE ROAD (WHICHEVER IS GREATER)
 SIDE: 10' FROM PROPERTY LINE
 REAR: 20' FROM PROPERTY LINE

ZONING & BUILDING SETBACKS (S/B):
 INFORMATION PROVIDED BY HALL COUNTY G.I.S.
 WEB SITE LOCATED AT:
<http://gis.hallcounty.org/Public/WebPages/Map/FundyViewer.aspx>
 CURRENT HALL COUNTY ZONING:
 AR-III - AGRICULTURAL RESIDENTIAL III
 BUILDING SETBACKS:
 FRONT: 40' FROM RIGHT-OF-WAY LINE OR 65' FROM CENTERLINE ROAD (WHICHEVER IS GREATER)
 SIDE: 15' FROM PROPERTY LINE
 REAR: 25' FROM PROPERTY LINE

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 0304 F. EFFECTIVE DATE: SEPTEMBER 29TH, 2006. 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 STUDIED FLOOD ZONES AS SHOWN ON HALL COUNTY GIS WEB SITE LOCATED AT:
<http://gis.hallcounty.org/Public/WebPages/Map/FundyViewer.aspx>
- 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: 0.999915645. (GRID 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 CHAMPION TKO GNSS RECEIVER USING REALTIME KINEMATIC OBSERVATIONS PROCESSED THROUGH THE EOP5 NETWORK.
- THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 41,649 FEET AND AN ANGULAR CLOSURE OF 0'00"03" PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES RULE. FIELD PARTY D.W. & D.C.
- THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN PARCEL "A": 138,263 FEET. PARCEL "B": 148,250 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 PLAT 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 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 OCOONE 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 MARCH 16TH, 2022.
- THE UNDERGROUND UTILITIES SHOWN HEREON WERE LOCATED BASED ON SURFACE EVIDENCE AND FROM INFORMATION TAKEN FROM G.I.S./UTILITY WEB SITES. THERE MAY BE OTHER SUBSURFACE UTILITIES THAT SERVICE THE PROPERTY THAT ARE NOT SHOWN ON THIS SURVEY.

SURVEYOR'S CERTIFICATION:

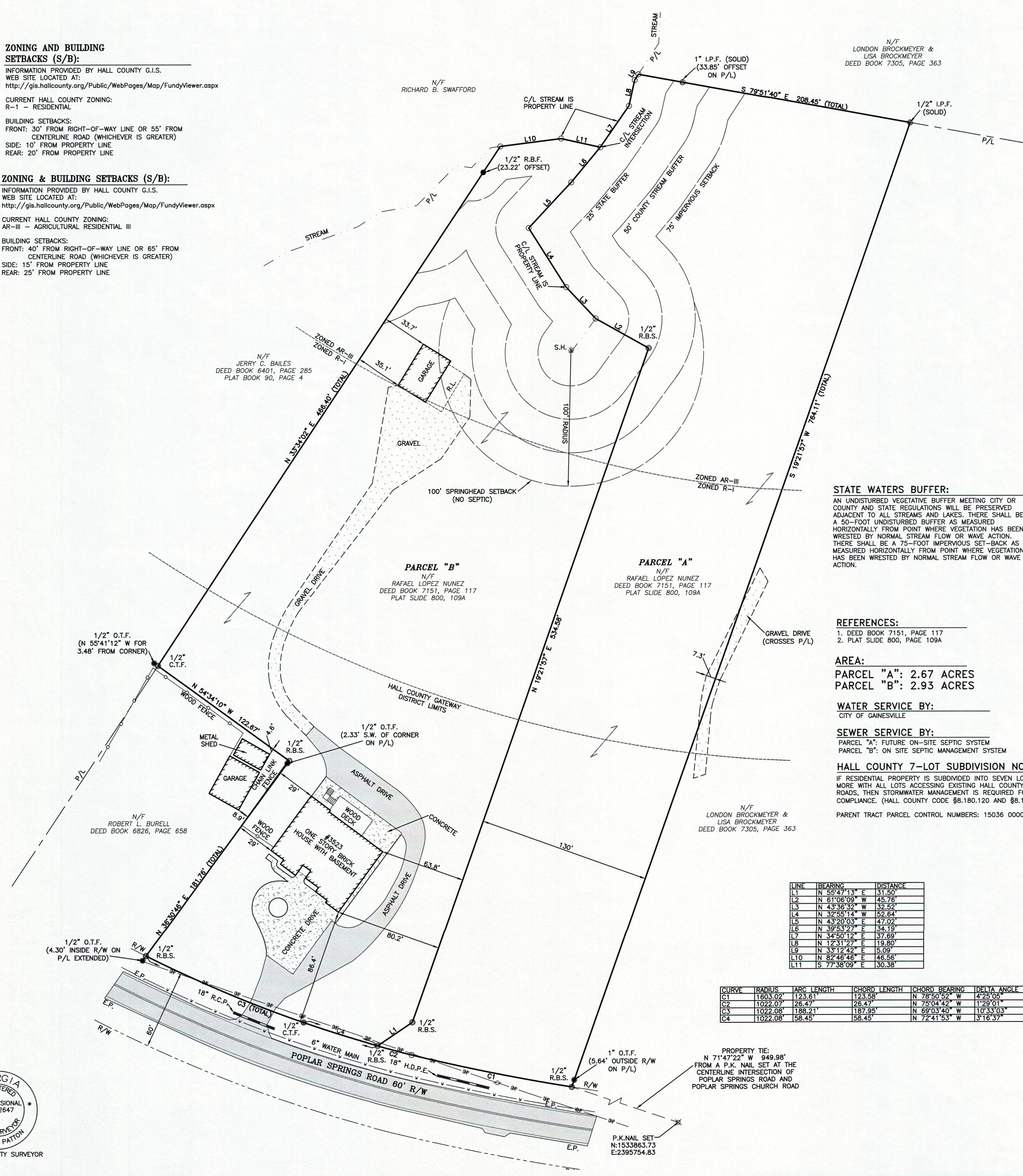
AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR. THIS PLAT HAS BEEN APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS THAT REQUIRE PRIOR APPROVAL FOR RECORDING THIS TYPE OF PLAT OR ONE OR MORE OF THE APPLICABLE LOCAL JURISDICTIONS DO NOT REQUIRE APPROVAL OF THIS TYPE OF PLAT. FOR ANY APPLICABLE LOCAL JURISDICTION THAT REQUIRES APPROVAL OF THIS TYPE OF PLAT, THE NAMES OF THE INDIVIDUALS SIGNING OR APPROVING THIS PLAT, 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 PLAT, 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, PLAT 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 PLAT AS TO INTENDED USE OF ANY PARCEL. 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 AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

CHRIS M. PATTON, GA. R.L.S. #2647
 DATE: 03/18/2022



LINE	BEARINGS	DISTANCE
L1	N 55°47'13" E	131.50'
L2	N 61°06'09" W	45.78'
L3	N 43°36'32" W	32.52'
L4	N 32°55'14" W	52.64'
L5	N 42°20'03" E	42.02'
L6	N 39°53'27" E	34.19'
L7	N 34°50'12" E	37.69'
L8	N 12°31'22" E	19.80'
L9	N 35°12'42" E	15.09'
L10	N 82°48'46" E	46.56'
L11	S 77°38'09" E	30.38'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1603.02'	123.61'	123.58'	N 78°50'52" W	4°25'05"
C2	1022.07'	26.47'	26.47'	N 79°04'42" W	1°29'01"
C3	1022.08'	188.21'	187.95'	N 69°33'40" W	1°53'03"
C4	1022.08'	58.45'	58.45'	N 72°41'53" W	5°16'37"

- 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
 - N.C.F. - NAIL FOUND
 - R.F. - ROCK FOUND
 - R.R.F. - RAILROAD SPIKE FOUND
 - T.F. - TRUCK FOUND
 - P.K.N.S. - PARKER KALON NAIL SET
 - R.B.S. - 1/2" REBAR SET & CAP STAMPED "LSF 1029"
 - C.M.S. - CONCRETE MONUMENT SET
 - N.S. - NAIL SET
 - C.P. - 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.F. - TELEPHONE POLE
 - T.M.H. - TELEPHONE MANHOLE
 - U.T.B. - UNDERGROUND TELEPHONE BOX
 - A.C. - AIR CONDITIONER
 - P.F. - POWER TRANSFORMER BOX
 - E.P.B. - ELECTRIC PULL BOX
 - 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.P. - 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 SPIGOT
 - B.O. - WATER BLOW OFF
 - B.F.P. - WATER BACKFLOW PREVENTER
 - SPK - SPRINKLER
 - S.C.C. - SANITARY CLEANOUT
 - S.S.M.H. - SANITARY SEWER MANHOLE
 - G.V. - SANITARY GATE VALVE
 - G.T. - GREASE TRAP
 - U.M. - UNKNOWN TYPE MANHOLE
 - GAS - GAS VALVE
 - G.M. - GAS METER
 - P.P. - 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
 - S.N.L. - 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
 - B.T. - BURIED TELEPHONE LINE
 - B.W.M. - BURIED WATER MAIN
 - B.S.L. - BURIED SEWER LINE
 - G. - BURIED GAS LINE
 - E. - BURIED ELECTRIC LINE
 - B.C.T.V. - BURIED CABLE TV
 - TV - CHAIN LINK FENCE
 - W. - WOOD FENCE
 - X - WIRE FENCE
 - W.I.F. - WROUGHT IRON FENCE
 - OHP - OVERHEAD POWER LINES
 - TS.1 - TRAFFIC SIGNAL LINE
 - F. - FENCE GATE
 - P/L - PROPERTY LINE
 - R/W - RIGHT-OF-WAY
 - N/F - NOW OR FORMERLY
 - C. - CENTERLINE
 - INTX - INTERSECTION
 - R - CURVE RADIUS
 - L - CURVE ARC LENGTH
 - Δ - CURVE CENTRAL ANGLE
 - C.BRG - CHORD BEARING
 - C.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.O.T. - GEORGIA DEPARTMENT OF TRANSPORTATION
 - STA. - STATION
 - SQ. FT. - SQUARE FEET
 - CO. - CONTINUOUS OWNERSHIP
 - φ - BUILDING HEIGHT LOCATION
 - 25.51 - BUILDING HEIGHT (FROM GROUND TO ROOF PEAK)
 - 25.52 - SPOT ELEVATION
 - C. - CONCRETE
 - W.D. - WOOD DECKING
 - G. - GRAVEL
 - A. - ASPHALT
 - P.B. - PAVERBRICK

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.

REFERENCES:

- DEED BOOK 7151, PAGE 117
- PLAT SLIDE 800, PAGE 109A

AREA:

PARCEL "A": 2.67 ACRES
 PARCEL "B": 2.93 ACRES

WATER SERVICE BY:

CITY OF GAINESVILLE

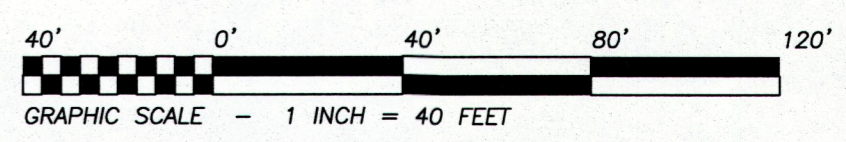
SEWER SERVICE BY:

PARCEL "A": FUTURE ON-SITE SEPTIC SYSTEM
 PARCEL "B": ON SITE SEPTIC MANAGEMENT SYSTEM

HALL COUNTY 7-LOT SUBDIVISION NOTE:

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 §§180.120 AND §§180.130)

PARENT TRACT PARCEL CONTROL NUMBERS: 15036 000005



REGISTERED PROFESSIONAL LAND SURVEYORS
 P.O. BOX 256
 GAINESVILLE, GA. 30503
 PHONE: (770) 532-6492
 FAX: (770) 632-1995
 www.pattonsurveying.com
PATTON
 LAND SURVEYING, LLC
 LAND SURVEYING FIRM
 CERTIFICATE OF AUTHORIZATION
 NUMBER LSF-001029

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

SUBDIVIDE SURVEY FOR:
RAFAEL LOPEZ NUNEZ
 - LOCATED IN -
G.M.D. 385 (MORGAN)
 HALL COUNTY, GEORGIA

REVISIONS

NO.	DATE	DESCRIPTION

SHEET NUMBER:
 1 of 1
 SCALE: 1" = 40'
 SURVEY DATE: 03/16/2022
 PLAT DATE: 03/18/2022
 22-027.dwg
 JN. 22-027