

THIS BLOCK IS RESERVED FOR THE CLERK OF THE SUPERIOR COURT

THIS BLOCK IS RESERVED FOR CITY OF GAINESVILLE APPROVAL STAMP

REFERENCES:

1. DEED BOOK 6443, PAGES 191-192

AREA: 0.63 ACRES

WATER SERVICE BY: CITY OF GAINESVILLE

SEWER SERVICE BY: CITY OF GAINESVILLE

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/FundViewer.aspx

CURRENT CITY OF GAINESVILLE ZONING: O-1 - OFFICE AND INSTITUTIONAL DISTRICT

BUILDING SETBACKS: FRONT: 30' FROM RIGHT-OF-WAY LINE SIDE: 0' FROM PROPERTY LINE REAR: 0' FROM PROPERTY LINE MAX BUILDING HEIGHT: 60' MAX BUILDING COVERAGE: 50% OF LOT AREA



SURVEYOR'S NOTES:

- 1. A PORTION OF THIS PROPERTY IS LOCATED WITHIN A FLOOD HAZARD AREA AS PER FIRM FLOOD INSURANCE RATE MAP OF HALL COUNTY, GA. COMMUNITY PANEL NO. 130263 0169 G, EFFECTIVE DATE: APRIL 4TH, 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.
2. IF THIS PROPERTY CONTAINS FEMA AND/OR LOCAL FLOOD HAZARD AREAS, BOTH FEDERAL AND LOCAL RESTRICTIONS MAY APPLY.
3. 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: 0.999907847. (GRID DISTANCE/SCALE FACTOR=GROUND DISTANCE). ALL COORDINATES SHOWN HEREON ARE GRID COORDINATES UNLESS OTHERWISE STATED.
4. 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).
5. CONVENTIONAL EQUIPMENT USED FOR MEASUREMENT WAS A TOPCON PS 103. GPS EQUIPMENT USED FOR MEASUREMENT WAS A CHAMPION TKNO RECEIVER USING REALTIME KINEMATIC OBSERVATIONS PROCESSED THROUGH THE EGPS NETWORK.
6. THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). CONTOURS WERE COMPUTED BASED ON FIELD LOCATED SPOT ELEVATIONS AND ARE SHOWN AT 2'-FOOT INTERVALS.
7. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 19,315 FEET AND AN ANGULAR CLOSURE OF 00'00"05" PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES RULE. FIELD PARTY D.C. & D.T.
8. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 85,063 FEET.
9. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF TITLE REVIEW AND IS SUBJECT TO ANY RESERVATIONS, RESTRICTIONS, RIGHTS-OF-WAY AND EASEMENTS OF RECORD.
10. 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.
11. THIS PROPERTY DOES CONTAIN STATE WATERS REQUIRING AN UNDISTURBED NATURAL BUFFER. LOCAL ORDINANCES MAY ALSO REQUIRE ADDITIONAL BUFFERS FOR THESE AREAS.
12. THE FIELD SURVEY WAS CONDUCTED ON JULY 21ST, 2023.
13. 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.

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.

SURVEYOR'S CERTIFICATE

It is hereby certified that this plat is true and correct and was prepared from an actual survey of the property by me or under my supervision; that all monuments shown thereon actually exist. The field data upon which this plat is based has a closure precision of one foot in 19,315 feet, and an angular error of 00'00"05" per angle point, and was adjusted using Least Squares Rule. This plat has been calculated for closure and is found to be accurate within one foot in 85,063 feet.

Chris M. Patton

By: CHRIS M. PATTON Registered Georgia Land Surveyor No. 2647

Patton Land Surveying P.O. Box 256 Gainesville, GA 30503 Phone: (770) 532-6492 Fax: (770) 532-1995 E-Mail: cpattton@pattonsurveying.com Date: JULY 28TH, 2023

OWNER'S CERTIFICATE:

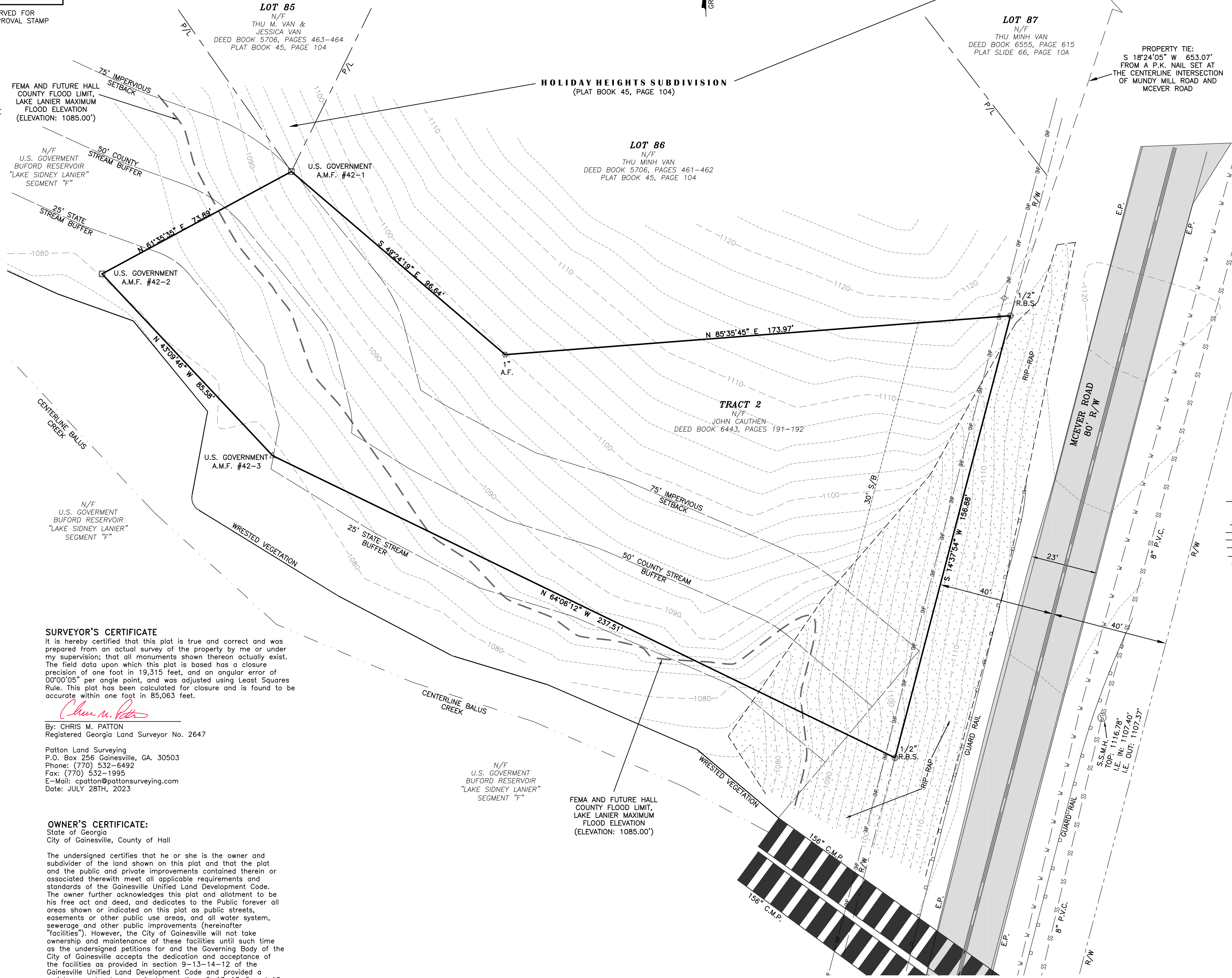
The undersigned certifies that he or she is the owner and subdivider of the land shown on this plat and that the plat and the public and private improvements contained therein or associated therewith meet all applicable requirements and standards of the Gainesville Unified Land Development Code. The owner further acknowledges this plat and allotment to be his free act and deed, and dedicates to the Public forever all areas shown or indicated on this plat as public streets, easements or other public use areas, and all water system, sewerage and other public improvements (hereinafter "facilities"). However, the City of Gainesville will not take ownership and maintenance of these facilities until such time as the undersigned petitions for and the Governing Body of the City of Gainesville accepts the dedication and acceptance of the facilities as provided in section 9-13-14-12 of the Gainesville Unified Land Development Code and provided a maintenance bond as required in sections 9-13-13-9 and 10.

Owner's name: JOHN CAUTHEN Owner's address: 4050 CHESTNUT DRIVE FLOWERY BRANCH, GA 30542

(Owner's signature)

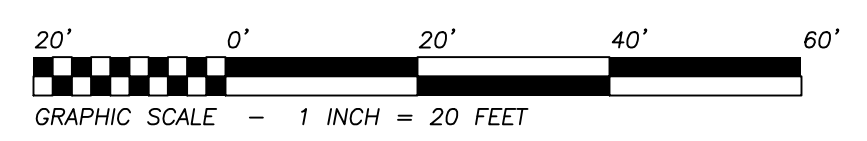
Date

SURVEYOR'S CERTIFICATION: GEORGIA REGISTERED PROFESSIONAL LAND SURVEYOR CHRIS M. PATTON HALL COUNTY SURVEYOR AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY 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 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 07/28/2023 DATE:



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
F.X. - X-CUT FOUND
N.F. - NAIL FOUND
R.F. - ROCK FOUND
R.R.F. - RAILROAD SPIKE FOUND
T.F. - TACK 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.S.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.P. - TELEPHONE POLE
T.M.H. - TELEPHONE MANHOLE
U.T.B. - UNDERGROUND TELEPHONE BOX
A.C. - AIR CONDITIONER
P.B. - POWER TRANSFORMER BOX
E.P.B. - ELECTRIC PULL BOX
E.M. - ELECTRIC METER
P.P. - POWER POLE
F. - FLOOR JOIST
S.P. - SERVICE POLE
L.P. - LIGHT POLE
G.W. - GUY WIRE
C.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.C. - WATER SPIGOT
B.O. - WATER BLOW OFF
W.B.P. - WATER BACKFLOW PREVENTER
S.P.K. - SPRINKLER
C.O. - SANITARY CLEANOUT
S.S.M.H. - SANITARY SEWER MANHOLE
G.V. - SANITARY GATE VALVE
G.T. - GREASE TRAP
U.M. - UNKNOWN TYPE MANHOLE
G. - GAS
G.M. - GAS METER
P.R. - 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
M.B. - MAILBOX
H.C.R. - HANDICAP RAMP
A.H. - ACCESS HATCH
R.L. - ROOF LINE
E.P. - EDGE OF PAVEMENT
C.C. - CURB OF CURB
S.W.C.B. - SINGLE WING CATCH BASIN
D.W.C.B. - DOUBLE WING CATCH BASIN
E. - INVERT ELEVATION
EL - 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
V - OVERHEAD TELEPHONE LINE
B.W.M. - BURIED WATER MAIN
B.S. - BURIED SEWER LINE
G - BURIED GAS LINE
E.L. - BURIED ELECTRIC LINE
TV - BURIED CABLE TV
C.L.F. - CHAIN LINK FENCE
W.F. - WOOD FENCE
W.I.F. - WIRE FENCE
OHP - WROUGHT IRON FENCE
T.S.L. - TRAFFIC SIGNAL LINE
FENCE GATE
P/L - PROPERTY LINE
R/W - RIGHT-OF-WAY
N/F - NOW OR FORMERLY
C.L. - CENTERLINE
INTX - INTERSECTION
R - CURVE RADIUS
C.A.L. - CURVE ARC LENGTH
C.C.A. - CURVE CENTRAL ANGLE
C.B.R.G. - CHORD BEARING
C.D. - 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
C.O. - CONTINUOUS OWNERSHIP
B.H.L. - BUILDING HEIGHT LOCATION
B.H. - BUILDING HEIGHT (FROM GROUND TO ROOF PEAK)
X 25.5' - SPOT ELEVATION
CONCRETE
WOOD DECKING
GRAVEL
ASPHALT
PAVERBRICK



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

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

RETRACEMENT / TOPOGRAPHIC SURVEY FOR: JOHN CAUTHEN - LOCATED IN - LAND LOT 42 8TH LAND DISTRICT CITY OF GAINESVILLE HALL COUNTY, GEORGIA

REVISIONS table with columns for No., Date, and Description.

SHEET NUMBER: 1 of 1 SCALE: 1" = 20' SURVEY DATE: 07/21/2023 PLAT DATE: 07/28/2023 23-085.dwg JN. 23-085