SURVEYOR CERTIFICATION:

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. 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.

Surveyor's Certification

To: Stewart Title Guaranty Company & East Mountain Aggregates, LLC.

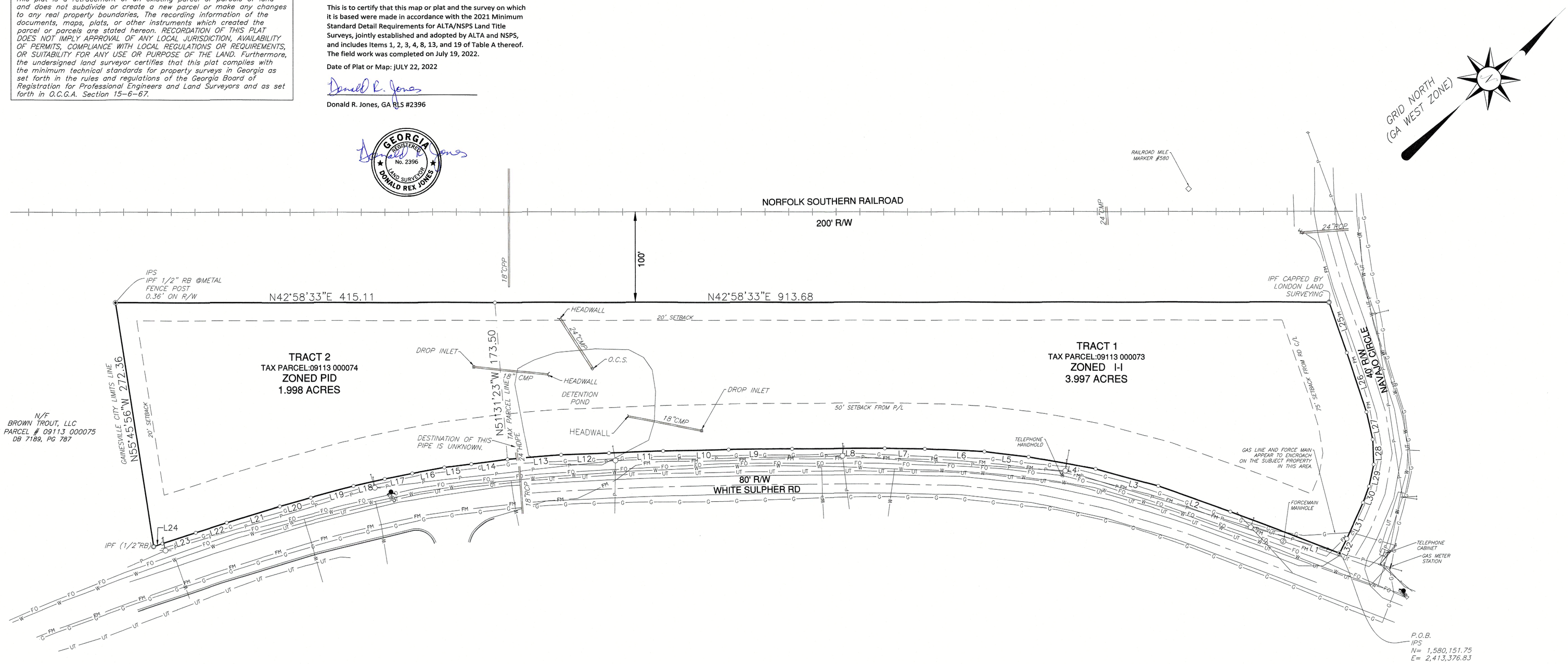
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 8, 13, and 19 of Table A thereof. The field work was completed on July 19, 2022.

Date of Plat or Map: jULY 22, 2022

Donald R. Jones

Donald R. Jones, GA RLS #2396

GEORGIA REGISTERED No. 2396 LAND SURVEYOR DONALD REX JONES



Schedule B-II Exceptions

7. *Easement to Georgia Power Company, recorded December 24, 1937, in Deed Book 77, Page 227, Hall County, Georgia records. Location cannot be determined from the information provided.*

8. *General Permit to Southern Bell Telephone and Telegraph Company, recorded March 09, 1948, in Deed Book 114, Page 364, Hall County, Georgia records.Location cannot be determined from the information provided.*

9. *Right of Way Deed to State Highway Department of Georgia, recorded August 17, 1955, in Deed Book 154, Page 182, Hall County, Georgia records. General easements for drainage and road slopes affect subject property, are blanket in nature and cannot be shown.*

10. *Easement to Georgia Power Company, recorded December 12, 1955, in Deed Book 157, Page 75, Hall County, Georgia records. Location cannot be determined from the information provided.*

11. *Right of Way Deed to Hall County, recorded in Deed Book 245, Page 237, Hall County, Georgia records. General easements for drainage and road slopes affect subject property, are blanket in nature and cannot be shown.*

12. *Easement to Georgia Power Company, recorded August 18, 1970, in Deed Book 429, Page 126, Hall County, Georgia records. Location cannot be determined from the information provided.*

13. *Easement to Georgia Power Company, recorded December 09, 1970, in Deed Book 437, Page 435, Hall County, Georgia records. Easement does not affect subject property.*

14. *Right of Way Deed to Department of Transportation, recorded January 23, 1981, in Deed Book 733, Page 202, Hall County, Georgia records. Location cannot be determined from the information provided.*

15. *Easement to City of Gainesville, recorded January 04, 1983, in Deed Book 785, Page 47, Hall County, Georgia records. Easement does not affect subject property.*

16. *Easement Deed by Court Order to WILTELL COMMUNICATIONS, LLC, et al, recorded January 10, 2014, in Deed Book 7309, Page 63, Hall County, Georgia records. Easement affects subject property, is blanket in nature and cannot be shown. It specifically states that it is an easement for communication lines along the railroad but no specific location is given.*

17. *All matters as shown on plat of survey recorded in Plat Book 3, Page 31, Hall County, Georgia records are shown hereon.*

18. *All matters as shown on plat of survey recorded in Plat Book 86, Page 60, Hall County, Georgia records are shown hereon.*

COURSE	BEARING	DISTANCE
L1	S64° 04' 45"W	128.22
L2	S62° 28' 32"W	83.79
L3	S58° 32' 10"W	71.14
L4	S53° 22' 26"W	74.81
L5	S49° 41' 39"W	48.68
L6	S45° 46' 29"W	65.27
L7	S43° 39' 44"W	43.92
L8	S42° 45' 42"W	101.40
L9	S42° 22' 23"W	69.82
L10	S41° 31' 46"W	71.58
L11	S41° 06' 28"W	59.39
L12	S40° 30' 21"W	52.45
L13	S38° 27' 11"W	58.79
L14	S35° 10' 47"W	39.93
L15	S35° 27' 43"W	29.92
L16	S32° 47' 06"W	35.71
L17	S31° 33' 45"W	30.66
L18	S29° 51' 27"W	35.01
L19	S28° 02' 50"W	48.56
L20	S27° 04' 34"W	35.22
L21	S25° 32' 10"W	60.77
L22	S25° 18' 46"W	35.63
L23	S24° 45' 02"W	38.32
L24	S23° 36' 12"W	10.27
L25	S66° 10' 11"E	59.18
L26	S65° 07' 31"E	69.09
L27	S60° 00' 10"E	31.05
L28	S49° 00' 21"E	27.72
L29	S35° 08' 09"E	24.70
L30	S26° 52' 40"E	19.10
L31	S22° 39' 03"E	43.47
L32	S20° 43' 19"E	17.96

NOTES:

1.) THIS PLAT HAS BEEN DONE FOR THE USE AND PURPOSE OF THE CLIENT ASCRIBED AND CONTRACTED WITH BELOW. ALL OTHER PARTIES ARE SUBSEQUENTLY PUT ON NOTICE AS TO THE LIMITED DEGREE OF RELIANCE UPON THIS PLAT BY THIRD PARTIES.

2.) THE PUBLIC RECORDS REFERENCED ON THIS PLAT ARE ONLY THOSE PROVIDED IN TITLE COMMITMENT FROM STEWART TITLE GUARANTY COMPANY, DATED JUNE 15, 2022, COMMITMENT #22000090471

3.) THE NORTH MERIDIAN SHOWN HEREON IS GRID NORTH AS BASED ON RTK OBSERVATIONS WITH A LEICA GS14 CONNECTED TO eGPS BASE STATION NETWORK.

4.) UNDERGROUND UTILITIES ARE BASED ON A SURVEY BY LONDON LAND SURVEYING & ASSOCIATED INC DATED FEBRUARY 12, 2021 AND ARE SHOWN FOR GENERAL INFORMATION ONLY. THEY SHOULD BE LOCATED BY A QUALIFIED SUE PERSON PRIOR TO CONSTRUCTION.

5.) THE CURRENT OWNER OF THE PROPERTY SHOWN HEREON IS SCOTTY F CLARK, TAX PARCEL # 09113 000073.

6.) NO BUILDINGS WERE OBSERVED.

7.)ZONING INFORMATION IS BASED ON THE HALL COUNTY GIS AND SHOULD BE CONFIRMED BEFORE CONSTRUCTION.

PLAT REFERENCES:

1.) SURVEY FOR SCOTT CLARK PREPARED BY H.G. JARRARD DATED FEBRUARY 12, 2000 REVISED OCTOBER 9, 2001

2.) SURVEY FOR NEMROD, LLC PREPARED BY LONDON LAND SURVEYING & ASSOCIATES INC. DATED FEBRUARY 12, 2021.

DEED REFERENCES:

1.) DEED BOOK 3710, PAGE 101.
2.) DEED BOOK 4035, PAGE 598.

FLOOD CERTIFICATION:

ACCORDING TO FIRM COMMUNITY PANEL NUMBER 13139C0183G & 13139C0185G OF HALL COUNTY, GEORGIA DATED 04-04-2018, THIS PROPERTY IS LOCATED IN ZONE "X" WITH NO BASE FLOOD ELEVATIONS BEING DETERMINED. THIS PROPERTY IS NOT SUBJECT TO 100-YEAR FLOOD HAZARD.

50 0 50 100 150
GRAPHIC SCALE - FEET

LEGEND

C&S = CITY STATE
OCS = OUTLET CONTROL STRUCTURE
TBM = TEMPORARY BENCH MARK
CONC. = CONCRETE
ELEV = ELEVATION
IPF = IRON PIN FOUND
IPS = IRON PIN SET (1/2"REBAR)
OT = OPEN TOP PIPE
CT = CRIMP TOP PIPE
CMF = CONC. MONUMENT FOUND
R/W = RIGHT OF WAY = -·-·-
P/L = PROPERTY LINE = -·--
C/L = CENTERLINE
LL = LAND LOT
LLL = LAND LOT LINE
N/F = NOW OR FORMERLY
DB = DEED BOOK
PB = PLAT BOOK
-X- = FENCE LINE
NTS = NOT TO SCALE
DWS = DETECTABLE WARNING SURFACE
PU = PLANT URN
= SIGN
FOC = FIBER OPTIC CABLE
SSMH = SANITARY SEWER MANHOLE
U.G. = UNDERGROUND
= TRAFFIC LIGHT
CP = CAMERA POLE
TP = TRAFFIC POLE
= ELECTRIC MANHOLE
= MAIL BOX
= ELECTRIC BOX
= FIRE DEPT. CONNECTION
FH = FIRE HYDRANT
WVM = WATER VALVE MONUMENT
WM = WATER METER
WV = WATER VALVE
CPP = CORRUGATED PLASTIC PIPE
DWCB = DOUBLE WING CATCH BASIN
SWCB = SINGLE WING CATCH BASIN
RB = REBAR
N = NORTHING
E = EASTING
HW = HEADWALL
CI = CURB INLET
DI = DRAIN INLET
JB = JUNCTION BOX
CMP = CORRUGATED METAL PIPE
RCP = REINFORCED CONCRETE PIPE
FES = FLARED END SECTION
CIP = CAST IRON PIPE
DIP = DUCTILE IRON PIPE
VCP = VITRIFIED CLAY PIPE
FFE = FINISHED FLOOR ELEVATION
BFE = BASEMENT FLOOR ELEVATION
CSE = CRAWL SPACE ELEVATION
HDPE = HIGH DENSITY POLYETHYLENE
D.E. = DRAINAGE EASEMENT
S.S.E. = SANITARY SEWER EASEMENT
= CABLE TV BOX
PP = POWER POLE
= LIGHT POLE
= YARD LIGHT
= GUY WIRE ANCHOR
TP = TELEPHONE POLE
= TELEPHONE MANHOLE
SB = SOUTHERN BELL (BELL SOUTH)
= TRANSFORMER
-P- = OVERHEAD POWER
-T- = OVERHEAD TELEPHONE
-P/T- = OVERHEAD POWER & TELE
-UGP- = UNDERGROUND POWER
-UGT- = UNDERGROUND TELEPHONE
-UGC- = U.G. COMMUNICATIONS
-G- = UNDERGROUND GAS
TT = TELEPHONE TERMINAL/BOX
TSB = TRAFFIC SIGNAL BOX
-W- = WATER LINE
-S- = SANITARY SEWER LINE

THE FIELD DATA ON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 30,019 FEET AND AN ANGULAR ERROR OF 02 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 67,004 FEET.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE 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 O.C.G.A. 15-6-67. AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

TYPE OF EQUIPMENT: TOPCON GTS-313

Atlas Technical Consultants, LLC
Engineering * Planning * Landscape Architecture * Land Acquisition * Surveying
LSF001323, EXP. 6/30/2024
930 Interstate Ridge Drive Suite "F"
Gainesville, Georgia 30501
PHONE:(770)532-4021 FAX:(770)532-4023

ALTA SURVEY FOR:

EAST MOUNTAIN AGGREGATES, LLC

LAND LOT 113 - 9TH DISTRICT
HALL COUNTY, GEORGIA

SHEET **1 of 1** SHEETS

VERTICAL SCALE:	N/A
HORIZONTAL SCALE:	1" = 50'
DATE:	7-21-2022
DATE OF FIELD SURVEY:	7-19-2022
DRAWN BY:	JVN
CHECKED BY:	DRJ
JOB NO.:	22G243

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