AD = AREA DRAIN PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A B/L = BUILDING SETBACK LIN NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL **SURVEY NOTES:** CMF = CONCRETE MONUMEN PROPERTY BOUNDARIES. THE RECORDING INFORMATION CTPF = CRIMP TOP PIPE OF THE DOCUMENTS, MAPS, PLATS, OR OTHER C/L = CENTERLINE 1.) FIELD DATA: 0.04' AVERAGE HRMS INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS C/O = CLEANOUT ARE STATED HEREON. RECORDATION OF THIS PLAT DOES DB = DEED BOOK ASPHALT SURFACE - 60' R/W NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, DCB = DOUBLE WING INLET R/W MAPPED 30' FROM PHYSICAL CENTERLINE 2.) MEASUREMENTS WERE TAKEN WITH A DUAL FREQUENCY CARLSON BRX7 GNSS GPS RTK & BASE RECIEVER AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL D.E. = DRAINAGE EASEMENT REGULATIONS OR REQUIREMENTS, OR SUITABILITY FO ON 9/15/23. DISTANCES ARE GROUND. EL = ELEVATION UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT FFE = FINISH FLOOR FLEVATION FH = FIRE HYDRANT 3.) PLAT PRECISION: 1'/88,663' GI = GRATE INLET SYMBOL LEGEND OTPF = OPEN TOP PIP RULES AND REGULATIONS OF THE GEORGIA BOARD OF = LIGHT POLE CLARKCANADAY, LI 4.) THIS PLAT HAS BEEN DONE FOR THE USE AND PURPOSE OF THE CLIENT ASCRIBED AND CONTRACTED WITH HGI = HOOD GRATE INLET REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND = SEWER LATER C.O.A NO. LSF 00175 SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION HW = HEADWALL BELOW. ALL OTHER PARTIES ARE SUBSEQUENTLY PUT ON NOTICE AS TO THE LIMITED DEGREE OF RELIANCE IE:1163.1 = WATER METER EMAIL: CLARKCANADAY2@GMAIL.CON IPS = IRON PIN SET (1/2" REBAR UPON THIS PLAT BY THIRD PARTIES. IRR = IRRIGATION METER = CABLE TV BOX RESERVED FOR CLERK OF SUPERIOR COURT = TELEPHONE CO. BOX LP = LIGHT POLE RECORDING INFORMATION 5.) THE PUBLIC RECORDS ARE THOSE PROVIDED IN: = FIRE HYDRANT N/F = NOW OR FORMERLY = WATER VALVE NTS = NOT TO SCALE CHICAGO TITLE INSURANCE COMPANY = OVERHEAD POWER LINI A:175.08' OCS = OUTLET CONTROL STRUCTURE COMMITMENT NUMBER: K6483-113 CHICAGO TITLE INSURANCE COMPANY x₋ = FENCE LINE PB = PLAT BOOK R:547.89' D- = U.G. COMMUNICATION LINE ISSUING OFFICE FILE NUMBER: K6483-113 COMMITMENT NUMBER: K6483-113 S 76°56'40" E P.O.C. = POINT OF COMMENCEMENT = GAS LINE PROPERTY ADDRESS: TRACT A- 2505 DANA CIRCLE, GAINESVILLE, GA, 30507 & TRACT B- 2511 DANA DRIVE, ISSUING OFFICE FILE NUMBER: K6483-113 W- = WATER LINE P.O.B. = POINT OF BEGINNING 174,34' GAINESVILLE, GA, 30507 PROPERTY ADDRESS: TRACT A- 2505 DANA CIRCLE, GAINESVILLE, GA, 30507 & TRACT B- 2511 DANA DRIVE, GAINESVILLE, GA, 30507 = TELEPHONE LINES & CABLE CONCRETE P/L = PROPERTY LINE FIRE HYDRANT = UNDERGROUND POWER RBF = REBAR FOUND CURB/SIDEWALK COMMITMENT DATE: 05/31/23 COMMITMENT DATE: 05/31/23 = SANITARY SEWER R/W = RIGHT OF WAY CITY/STATE BOLT=1176.28 = SET 1/2" REBAR = STORM PIPE SMH = SEWER MANHOLE 6.) THE NORTH MERIDIAN SHOWN HEREON IS BASED ON GRID NORTH GA WEST OBTAINED BY GPS RTK/BASE (SCHEDULE B-2 SURVEY RELATED ITEMS) = STREET OR TRAFFIC SIGN TBM = TEMP. BENCHMAR (R) = RECORD CALL METHODS USING THE LIECA SMARTNET NETWORK. WI = WEIR INLET 10. ALL MATTERS AND EXCEPTIONS APPEARING AT PLAT BOOK 32, PAGE 246, AFORESAID RECORDS. (TRACT A) ITEM IS A PREVIOUS SURVEY OF SUBJECT PROPERTY AND NO EASEMENTS OR SETBACKS SHOWN ON SAID ITEM. 7.) TOPOGRAPHY SHOWN HEREON IS BASED ON GROUND RUN DATA. CONTOURS SHOWN AT 1.0' INTERVALS. ELEVATIONS BASED ON MSL NAVD88 DATUM OBTAINED BY GPS OBSERVATIONS USING THE LIECA SMARTNET 11. ALL MATTERS AND EXCEPTIONS APPEARING AT PLAT BOOK 11, PAGE 47-48, AFORESAID RECORDS. (TRACT B) ITEM IS A PREVIOUS SURVEY OF SUBJECT PROPERTY AND NO EASEMENTS OR SETBACKS SHOWN ON SAID ITEM. **EDGE ASPHALT PARKING** 12. EASEMENT IN FAVOR OF GEORGIA POWER COMPANY, RECORDED AT DEED BOOK 221, PAGE 15, AFORESAID RECORDS. (TRACT B) ITEM AFFECTS SUBJECT PROPERTY, EASEMENT IS BLANKET NATURE AND COULD NOT BE PLOTTED. JD HAWKINS ESTATE S/D SURVEYOR'S CERTIFICATE PLAT BOOK 11, PAGE 24 TO: PINE LAKE MANAGEMENT LLC, - BRISKIN, CROSS & SANFORD, LLC, - BLUE SKY TITLE, LLC, AND 13. EASEMENT IN FAVOR OF GEORGIA POWER COMPANY, RECORDED AT DEED BOOK 222, PAGE 472, AFORESAID RECORDS. (TRACT B) ITEM AFFECTS SUBJECT PROPERTY, EASEMENT IS BLANKET NATURE AND COULD NOT BE PLOTTED. **CHICAGO TITLE INSURANCE COMPANY** 22 Parcel # 15021A000036 14. EASEMENT IN FAVOR OF GEORGIA POWER COMPANY, RECORDED AT DEED BOOK 294, PAGE 552, AFORESAID RECORDS. (TRACT B) ITEM AFFECTS SUBJECT PROPERTY, EASEMENT IS BLANKET NATURE AND COULD NOT BE PLOTTED. RBT HOLDINGS, LLC THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN DB 8351/8 ✓ OLD LOT LINE ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE PB 877/339 Parcel # 15021A000055 SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 8, RUBY GREENWAY TRUSTEE OF THE RUBY GREENWAY 15. EASEMENT IN FAVOR OF GEORGIA POWER COMPANY, RECORDED AT DEED BOOK 300, PAGE 32, AFORESAID RECORDS. (TRACT B) 9, 10,13,14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 8/30/23. ITEM AFFECTS SUBJECT PROPERTY, EASEMENT IS BLANKET NATURE AND COULD NOT BE PLOTTED. REVOCABLE LIVING TRUST DB 6905/449 DATE OF PLAT OR MAP: 9/18/23 16. EASEMENT IN FAVOR OF GEORGIA POWER COMPANY, RECORDED AT DEED BOOK 358, PAGE 495, AFORESAID RECORDS. (TRACT B) ITEM AFFECTS SUBJECT PROPERTY, EASEMENT IS BLANKET NATURE AND COULD NOT BE PLOTTED. TRACT B 17. EASEMENT IN FAVOR OF GEORGIA POWER COMPANY, RECORDED AT DEED BOOK 435, PAGE 292, AFORESAID RECORDS. (TRACT B) ITEM AFFECTS SUBJECT PROPERTY, EASEMENT IS BLANKET NATURE AND COULD NOT BE PLOTTED. **1.080 ACRES** 18. EASEMENT IN FAVOR OF GEORGIA POWER COMPANY, RECORDED AT DEED BOOK 568, PAGE 492, AFORESAID RECORDS. (TRACT B) ITEM AFFECTS SUBJECT PROPERTY, EASEMENT IS BLANKET NATURE AND COULD NOT BE PLOTTED. **UTILITY NOTES & INFORMATION:** RBF/CAP UTILITIES SHOWN ARE BASED ON ABOVE GROUND VISIBLE EVIDENCE AND MARKINGS FOUND ON SITE. CLARKCANADAY, LLC DOES NOT WARRANT THE EXACT SIZE, TYPE, LOCATION OF UTILITIES SHOWN AND NO AS-PROVIDED LEGAL DESCRIPTION GUARANTEE IS MADE THAT OTHER UTILITIES MAY EXIST ON SITE THAT ARE NOT SHOWN. AN 811 UTILITY LOCATE SHALL BE REQUESTED PRIOR TO ANY EXCAVATION ON SITE TRACT A- 2505 DANA CIRCLE, GAINESVILLE, GEORGIA ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN GMD 411, HALL COUNTY, GEORGIA AND BEING ALL OF LOT WATER NO. 1 OF THE H.D. GREENWAY SUBDIVISION ACCORDING TO A PLAT PREPARED BY PATTON-PLESS-JARRARD, DATED FEATURE OCTOBER 2, 1964 AND RECORDED AT PLAT BOOK 32, PAGE 246, HALL COUNTY, GEORGIA RECORDS. SAID PLAT IS INCORPORATED HEREIN FOR A MORE COMPLETE DESCRIPTION OF THE SUBJECT PROPERTY. ONE STORY DWELLING **AREA SUMMARY** TRACT B- 2511 DANA DRIVE, GAINESVILLE, GEORGIA TRACT A: 0.325 ACRES ALLTHAT TRACT OR PARCEL OF LAND SITUATED, LYING AND BEING IN THE GAINESVILLE MILITIA DISTRICT OF HALL **TRACT B: 1.080 ACRES** COUNTY, GEORGIA, ABOUT 2 ½ MILES NORTHEAST OF THE CITY LIMITS OF GAINESVILLE, GEORGIA, AND MORE **WOOD POST** PARTICULARLY DESCRIBED AS LOT NOS. 22 AND 23 OF THE JAMES DAVID HAWKINS. SR. ESTATE SUBDIVISION ACCORDING TO A PLAT PREPARED BY S.C. MOON, SURVEYOR, GRLS 267, WHICH PLAT IS RECORDED IN PLAT BOOK 11, PAGE 47-48, OF THE HALL COUNTY GEORGIA PLAT RECORDS. SAID PLAT IS INCORPORATED HEREIN FOR A MORE CARPORT COMPLETE DESCRIPTION OF THE SUBJECT PROPERTY. LESS AND EXCEPT PROPERTY CONVEYED AT DEED BOOK 8251, PAGE 8, AFORESAID RECORDS. CONC. AS-SURVEYED LEGAL DESCRIPTION: TRACT A ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN G.M.D. 411 GAINESVILLE DISTRICT AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND P.K. NAIL AT THE CENTERLINE INTERSECTION OF DANA CIRCLE AND DANA DRIVE, THENCE N **ASPHALT DRIVE** 28°06'58" E 26.78' TO A POINT AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY DANA CIRCLE (40' R/W) AND THE EASTERLY RIGHT OF WAY OF DANA DRIVE (40' R/W), SAID POINT BEING THE POINT OF BEGINNING FOR THE PARCEL HEREIN DESCRIBED; DRIVEWAY CULVERT THENCE FROM SAID POINT OF BEGINNING AND ALONG SAID EASTERLY RIGHT OF WAY DANA DRIVE FOR THE FOLLOWING **FULL OF DEBRIS COURSES:** N 27°28'20" W A DISTANCE OF 48.04' TO A POINT; AS-SURVEYED LEGAL DESCRIPTION: RBF/CAP THENCE N 29°30'27" W A DISTANCE OF 31.22' TO A POINT; THENCE N 29°27'05" W A DISTANCE OF 18.71' TO A POINT OVERALL (TRACT A & TRACT B COMBINED) THENCE LEAVING SAID RIGHT OF WAY N 80°37'45" E A DISTANCE OF 148.48' TO A FOUND 1/2" SOLID; 1/2"SOLID THENCE S 38°29'12" E A DISTANCE OF 101.43' TO A POINT ON THE AFOREMENTIONED NORTHERLY RIGHT OF WAY OF ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN G.M.D. 411 GAINESVILLE DANA CIRCLE DISTRICT AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; THENCE ALONG SAID NORTHERLY RIGHT OF WAY FOR THE FOLLOWING COURSES: N 80°37'45" E 148.48 S 80°08'16" W A DISTANCE OF 64.61' TO A POINT; COMMENCING AT A FOUND P.K. NAIL AT THE CENTERLINE INTERSECTION OF DANA THENCE S 79°28'24" W A DISTANCE OF 46.90' TO A POINT; CIRCLE AND DANA DRIVE, THENCE N 28°06'58" E 26.78' TO A POINT AT THE H.D. GREENWAY S/D SERVICE POLE THENCE S 78°03'48" W A DISTANCE OF 54.29' TO THE POINT OF BEGINNING. INTERSECTION OF THE NORTHERLY RIGHT OF WAY DANA CIRCLE (40' R/W) AND THE Parcel # 15021A0000360 EASTERLY RIGHT OF WAY OF DANA DRIVE (40' R/W), SAID POINT BEING THE POINT LCTL PROPERTIES, LLC SAID PARCEL CONTAINS 0.325 ACRES. OF BEGINNING FOR THE PARCEL HEREIN DESCRIBED; DB 8063/343 N 29°27'05" W PB 32/246 **AS-SURVEYED LEGAL DESCRIPTION:** THENCE FROM SAID POINT OF BEGINNING AND ALONG SAID EASTERLY RIGHT OF TRACT B WAY DANA DRIVE FOR THE FOLLOWING COURSES: 18"RCP TRACT A N 27°28'20" W A DISTANCE OF 48.04' TO A POINT; / IE:1170.3 ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN G.M.D. 411 GAINESVILLE DISTRICT AND BEING MORE **0.325 ACRES** THENCE N 29°30'27" W A DISTANCE OF 31.22' TO A POINT PARTICULARLY DESCRIBED AS FOLLOWS; THENCE N 29°27'05" W A DISTANCE OF 18.71' TO A POINT THENCE N 29°27'05" W A DISTANCE OF 58.70' TO A POINT ASPHALT MILLINGS COMMENCING AT A FOUND P.K. NAIL AT THE CENTERLINE INTERSECTION OF DANA CIRCLE AND DANA DRIVE, THENCE THENCE N 24°55'03" W A DISTANCE OF 56.79' TO A POINT DRIVEWAY N 28°06'58" E 26.78' TO A POINT AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY DANA CIRCLE (40' R/W) THENCE N 20°24'42" W A DISTANCE OF 55.09' TO A POINT AND THE EASTERLY RIGHT OF WAY OF DANA DRIVE (40' R/W), THENCE ALONG SAID EASTERLY RIGHT OF WAY DANA THENCE N 18°15'39" W A DISTANCE OF 52.74' TO A POINT H.D. GREENWAY S/D Parcel # 15021A000036B DRIVE FOR THE FOLLOWING COURSES: N 27°28'20" W A DISTANCE OF 48.04' TO A POINT; THENCE N 29°30'27" W A THENCE N 16°45'50" W A DISTANCE OF 57.48' TO A POINT DISTANCE OF 31.22' TO A POINT; THENCE N 29°27'05" W A DISTANCE OF 18.71' TO A POINT, SAID POINT BEING THE THENCE N 16°57'21" W A DISTANCE OF 66.08' TO A POINT AT THE INTERSECTION OF RUBY W GREENWAY POINT OF BEGINNING FOR THE PARCEL HEREIN DESCRIBED; SAID EASTERLY RIGHT OF WAY OF DANA DRIVE AND THE SOUTHERLY RIGHT OF WAY DB 8076/304 OF OLD CORNELIA HIGHWAY; PB 32/246 / 1.51' OFF R/W THENCE CONTINUING ALONG SAID EASTERLY RIGHT OF WAY DANA DRIVE FOR THE FOLLOWING COURSES: N 29°27'05" THENCE ALONG SAID SOUTHERLY RIGHT OF WAY WITH A CURVE TURNING TO THE ALTA/NSPS LAND TITLE SURVEY FOR: H.D.\GREENWAY\S/D W A DISTANCE OF 58.70' TO A POINT; LEFT WITH AN ARC LENGTH OF 175.08', WITH A RADIUS OF 547.89', WITH A CHORD N 84°57'10" E 124.52' PLAT BOXOK 32, PAGE 246 Pine Lake Management LLC, THENCE N 24°55'03" W A DISTANCE OF 56.79' TO A POINT BEARING OF S 76°56'40" E, WITH A CHORD LENGTH OF 174.34', TO A FOUND THENCE N 20°24'42" W A DISTANCE OF 55.09' TO A POINT CAPPED REBAR; Briskin, Cross & Sanford, LLC, THENCE N 18°15'39" W A DISTANCE OF 52.74' TO A POINT THENCE S 12°09'07" E A DISTANCE OF 93.57' TO A FOUND CAPPED REBAR; IE:1183.7 Blue Sky Title, LLC, and THENCE N 16°45'50" W A DISTANCE OF 57.48' TO A POINT THENCE S 21°20'17" E A DISTANCE OF 45.71' TO A FOUND CAPPED REBAR; GRID NORTH **FULL OF DEBRIS** THENCE N 16°57'21" W A DISTANCE OF 66.08' TO A POINT AT THE INTERSECTION OF SAID EASTERLY RIGHT OF WAY OF THENCE N 65°22'38" E A DISTANCE OF 22.03' TO A FOUND CAPPED REBAR; **Chicago Title Insurance Company GA-WEST** DANA DRIVE AND THE SOUTHERLY RIGHT OF WAY OF OLD CORNELIA HIGHWAY; THENCE S 24°14'51" E A DISTANCE OF 141.10' TO A FOUND CAPPED REBAR; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF Γ 22 & PART OF LOT 23 - JD HAWKINS ESTATE S/D & LOT 1 - H.D. GREENWAY S/D THENCE S 67°31'50" W A DISTANCE OF 14.35' TO A 1/2" SOLID; 175.08', WITH A RADIUS OF 547.89', WITH A CHORD BEARING OF S 76°56'40" E, WITH A CHORD LENGTH OF 174.34', GAINESVILLE G.M.D. 411 - HALL COUNTY, GEORGIA THENCE S 38°29'12" E A DISTANCE OF 101.43' TO A POINT ON THE FKA GREENWAY DRIVE - ASPHALT SURFACE - 40' R/W PER PB 32/246 TO A FOUND CAPPED REBAR; AFOREMENTIONED NORTHERLY RIGHT OF WAY OF DANA CIRCLE: THENCE S 12°09'07" E A DISTANCE OF 93.57' TO A FOUND CAPPED REBAR; THENCE ALONG SAID NORTHERLY RIGHT OF WAY FOR THE FOLLOWING COURSES: Drawn By: PDC R/W MAPPED 20' FROM PHYSICAL CENTERLINE THENCE S 21°20'17" E A DISTANCE OF 45.71' TO A FOUND CAPPED REBAR; S 80°08'16" W A DISTANCE OF 64.61' TO A POINT; P.O.B. Plat Date: 9/18/23 THENCE N 65°22'38" E A DISTANCE OF 22.03' TO A FOUND CAPPED REBAR; THENCE S 79°28'24" W A DISTANCE OF 46.90' TO A POINT; 15"RCP Field Date: 9/16/23 THENCE S 24°14'51" E A DISTANCE OF 141.10' TO A FOUND CAPPED REBAR; Land Surveying • Planning • Consulting THENCE S 78°03'48" W A DISTANCE OF 54.29' TO THE POINT OF BEGINNING.. FULL OF DEBRIS 4066 Holly Springs Road THENCE S 67°31'50" W A DISTANCE OF 14.35' TO A 1/2" SOLID; Scale: 1" = 20' IE:1171.2 THENCE S 80°37'45" W A DISTANCE OF 148.48' TO THE POINT OF BEGINNING SAID PARCEL CONTAINS 1.405 ACRES. Gillsville, Georgia 30543 P.O.C. - PK NAIL FOUND C/L INT. Project No.: Phone: 678.630.2039 N:1568439.44 -2511DANADR E:2415583.20 SAID PARCEL CONTAINS 1.080 ACRES. Email: clarkcanaday2@gmail.com GA WFST