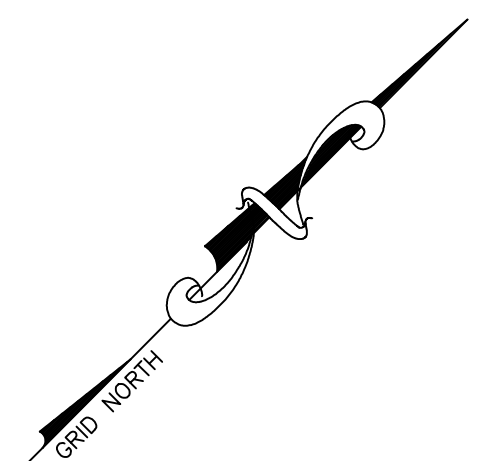
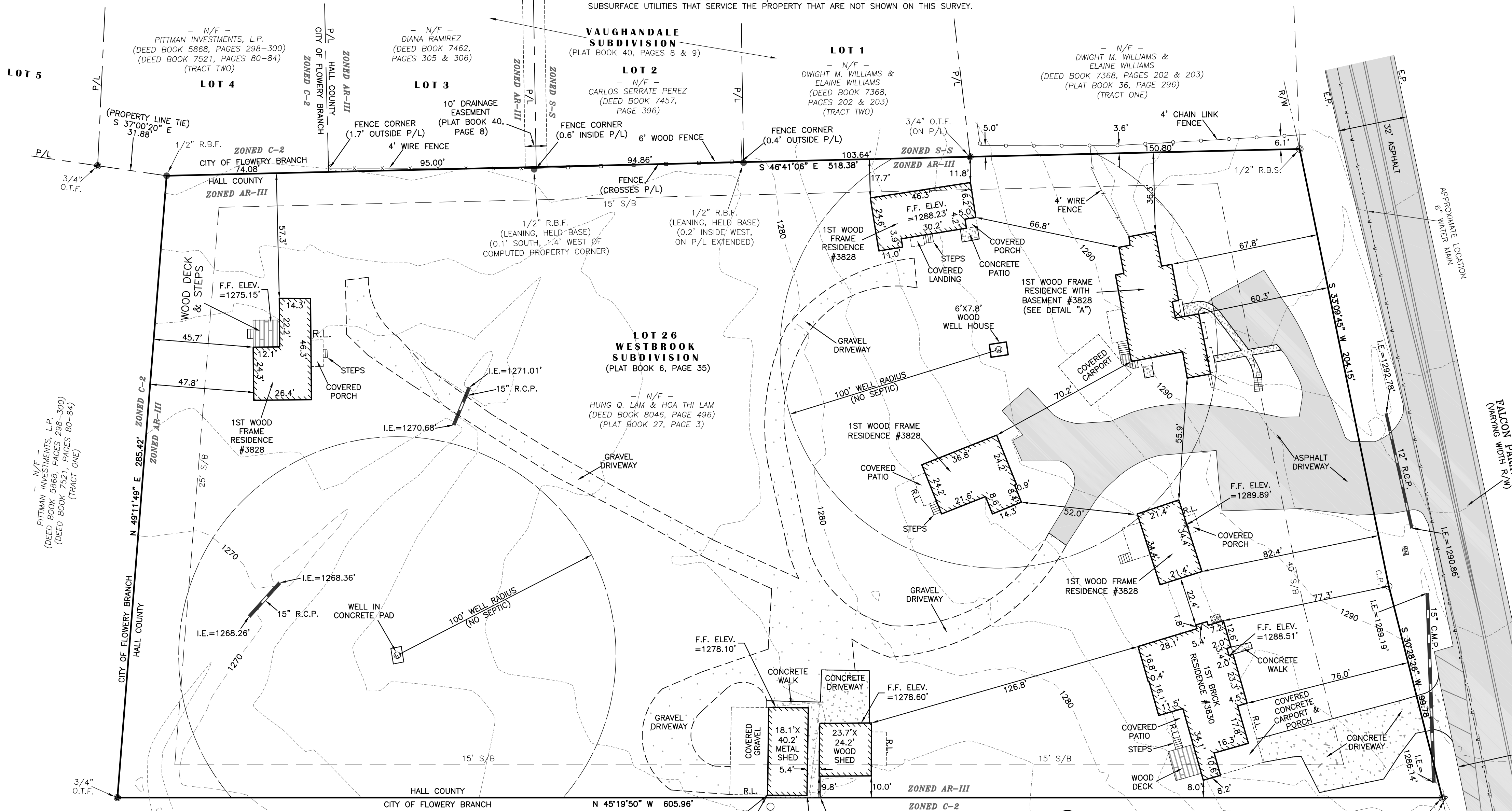


SURVEYOR'S NOTES:

1. 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 0284 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. THIS PROPERTY IS NOT AFFECTED BY THE HALL COUNTY FUTURE FLOOD AREA AS SHOWN ON HALL COUNTY GIS WEB SITE LOCATED AT: <http://gis.hallcounty.org/Public/WebPages/Map/FundyViewer.aspx>
3. IF THIS PROPERTY CONTAINS FEMA AND/OR LOCAL FLOOD HAZARD AREAS, BOTH FEDERAL AND LOCAL RESTRICTIONS MAY APPLY.
4. 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: 0.999908622. (GRID DISTANCE/SCALE FACTOR=GROUND DISTANCE). ALL COORDINATES SHOWN HEREON ARE GRID COORDINATES UNLESS OTHERWISE STATED.
5. 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).
6. 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 EGPS NETWORK.
7. 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.
8. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 21,625 FEET AND AN ANGULAR CLOSURE OF 00'00"04" PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES RULE. FIELD PARTY W.H. & J.M..
9. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 652,677 FEET.
10. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF TITLE REVIEW AND IS SUBJECT TO ANY RESERVATIONS, RESTRICTIONS, RIGHTS-OF-WAY AND EASEMENTS OF RECORD.
11. 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.
12. THIS PROPERTY DOES NOT CONTAIN STATE WATERS REQUIRING AN UNDISTURBED NATURAL BUFFER. LOCAL ORDINANCES MAY ALSO REQUIRE ADDITIONAL BUFFERS FOR THESE AREAS.
13. IF THE PROPERTY IS LOCATED IN THE NORTH OCOONEE WATERSHED DISTRICT, THEN ADDITIONAL STREAM BUFFERS AND IMPERVIOUS SETBACKS MAY BE REQUIRED FOR COMPLIANCE. (HALL COUNTY CODE § 17.225.040).
14. THE FIELD SURVEY WAS CONDUCTED ON FEBRUARY 17TH, 23RD & MARCH 1ST & 3RD, 2021.
15. 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.

THIS BLOCK IS RESERVED FOR THE CLERK OF THE SUPERIOR COURT



P.K.N.S.
N:1532631.86
E:2383566.03

PROPERTY TIE:
S 42°17'28" W 168.12'
(FROM THE CENTERLINE INTERSECTION OF
FALCON PARKWAY & CHRIS AVENUE)

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.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.S. - POWER TRANSFORMER BOX
- E.P.B. - ELECTRIC PULL BOX
- P.M. - POWER 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 SPIGOT
- B.O. - WATER BLOW OFF
- B.F.P. - WATER BACKFLOW PREVENTER
- C.O. - SANITARY CLEANOUT
- S.S.M.H. - SANITARY SEWER MANHOLE
- S.C.V. - SANITARY GATE VALVE
- G.T. - GREASE TRAP
- OAK - OAK TREE
- P.T. - PINE TREE
- P.O. - POPLAR TREE
- SC. - SWEETGUM TREE
- W.O. - WHITE OAK TREE
- R.O. - RED OAK TREE
- HIC. - HICKORY TREE
- MAP. - MAPLE TREE
- W.O. - WATER OAK TREE
- ELM. - ELM TREE
- M.T. - MISCELLANEOUS TYPE TREE
- BE. - BEECH TREE
- SY. - SYCAMORE TREE
- D.W. - DOGWOOD TREE
- U.M. - UNKNOWN TYPE MANHOLE
- GAS. - GAS VALVE
- 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
- S.P. - SOLLARD 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
- 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
- B.U. - BURIED TELEPHONE LINE
- O.T. - OVERHEAD TELEPHONE LINE
- W. - BURIED WATER MAIN
- S.S. - BURIED SEWER LINE
- G. - BURIED GAS LINE
- E. - BURIED ELECTRIC LINE
- T.V. - BURIED CABLE TV
- C.L. - CHAIN LINK FENCE
- W. - WOOD FENCE
- X. - WIRE FENCE
- - O. - WROUGHT IRON FENCE
- - P. - OVERHEAD POWER LINES
- - T. - 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
- - C. - CURVE CENTRAL ANGLE
- - C.B. - 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
- - SQ. FT. - SQUARE FEET
- - C.O. - CONTINUOUS OWNERSHIP
- - B. - BUILDING HEIGHT LOCATION
- - H. - BUILDING HEIGHT (FROM GROUND TO ROOF PEAK)
- - 25.52 - SPOT ELEVATION
- - CONCRETE
- - WOOD DECKING
- - GRAVEL
- - ASPHALT
- - PAVERBRICK

REGISTERED PROFESSIONAL LAND SURVEYORS

PATTON LAND SURVEYING, LLC

P.O. BOX 256
GAINESVILLE, GA. 30503
PHONE: (770) 532-6492
FAX: (770) 532-1995
www.pattonsurveying.com

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

RETRACEMENT SURVEY FOR:
HUNG Q. LAM & HOA THI LAM
(BEING ALL OF LOT 26, WESTBROOK SUBDIVISION)
- LOCATED IN -
LAND LOT 50
8TH LAND DISTRICT
HALL COUNTY, GEORGIA

REVISIONS

NO.	DATE	DESCRIPTION

SHEET NUMBER:
1 of 1

SCALE: 1" = 30'

SURVEY DATE: 03/03/2020

PLAT DATE: 03/03/2020

21-009.dwg
JN. 21-009

SURVEYOR'S CERTIFICATION:



HALL COUNTY SURVEYOR

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.

FURTHER, 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 THE GEORGIA PLAT ACT OCGA 15-6-67.

Chris M. Patton
CHRIS M. PATTON, GA. R.L.S. #2647

03/03/2021
DATE:

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

NOTE: THIS PROPERTY LIES WITHIN THE HALL COUNTY GATEWAY OVERLAY DISTRICT. THERE MAY BE OTHER REQUIREMENTS OR RESTRICTIONS THAT AFFECT THE SUBJECT PROPERTY. SEE CITY OF OAKWOOD CODE OF ORDINANCES CHAPTER 54 ZONING ARTICLE IV.

THIS PROPERTY ALSO LIES IN THE OAKWOOD CORRIDOR OVERLAY DISTRICT. THERE MAY BE OTHER REQUIREMENTS OR RESTRICTIONS THAT AFFECT THE SUBJECT PROPERTY. SEE CITY OF OAKWOOD CODE OF ORDINANCES CHAPTER 54 ZONING ARTICLE IV.

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)

AREA: 3.74 ACRES

WATER SERVICE BY:
CITY OF GAINESVILLE

SEWER SERVICE BY:
ON SITE SEPTIC MANAGEMENT SYSTEMS

- REFERENCES:**
1. DEED BOOK 8046, PAGE 496
 2. DEED BOOK 5868, PAGES 298-300
 3. DEED BOOK 7521, PAGES 80-84
 4. DEED BOOK 7462, PAGES 305 & 306
 5. DEED BOOK 7457, PAGE 396
 6. DEED BOOK 7368, PAGES 202 & 203
 7. PLAT BOOK 6, PAGE 35
 8. PLAT BOOK 27, PAGE 3
 9. PLAT BOOK 40, PAGES 8 & 9
 10. PLAT BOOK 36, PAGE 296
 11. HALL COUNTY RIGHT-OF-WAY DEED PER DEED BOOK 4032, PAGES 509 & 510

