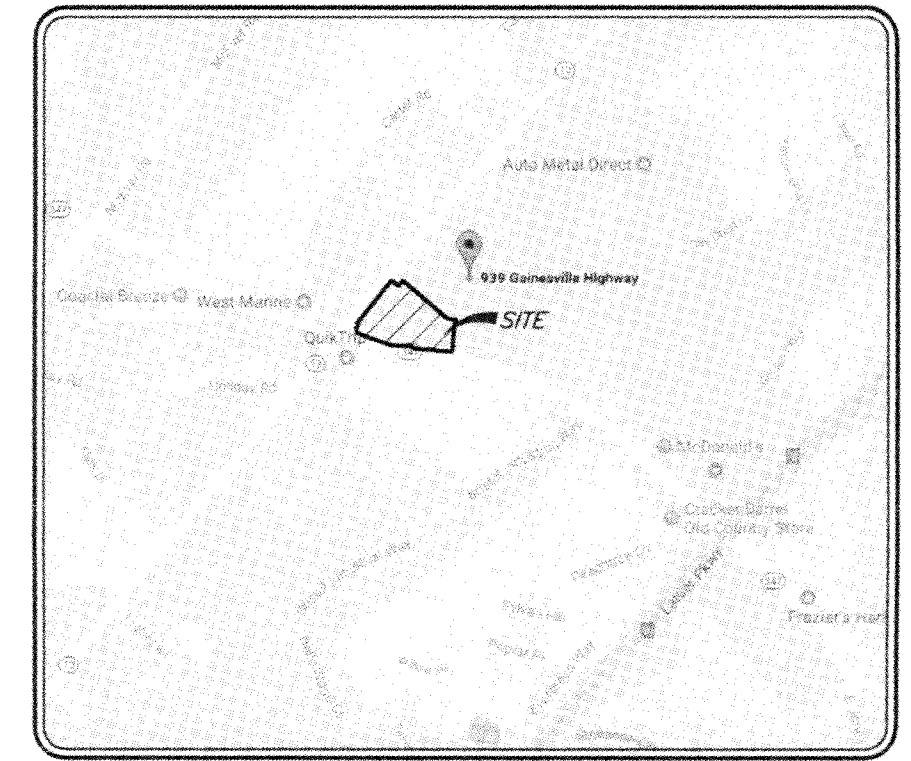


eFiled and eRecorded
 DATE: 06/08/2022
 TIME: 1:32 PM
 PLAT BOOK: 882
 PAGE: 40 - 40
 FILING FEES: \$10.00
 PART ID: 8091908343
 RECORDED BY: EAR
 Charles Baker, C.S.C
 Hall County, GA

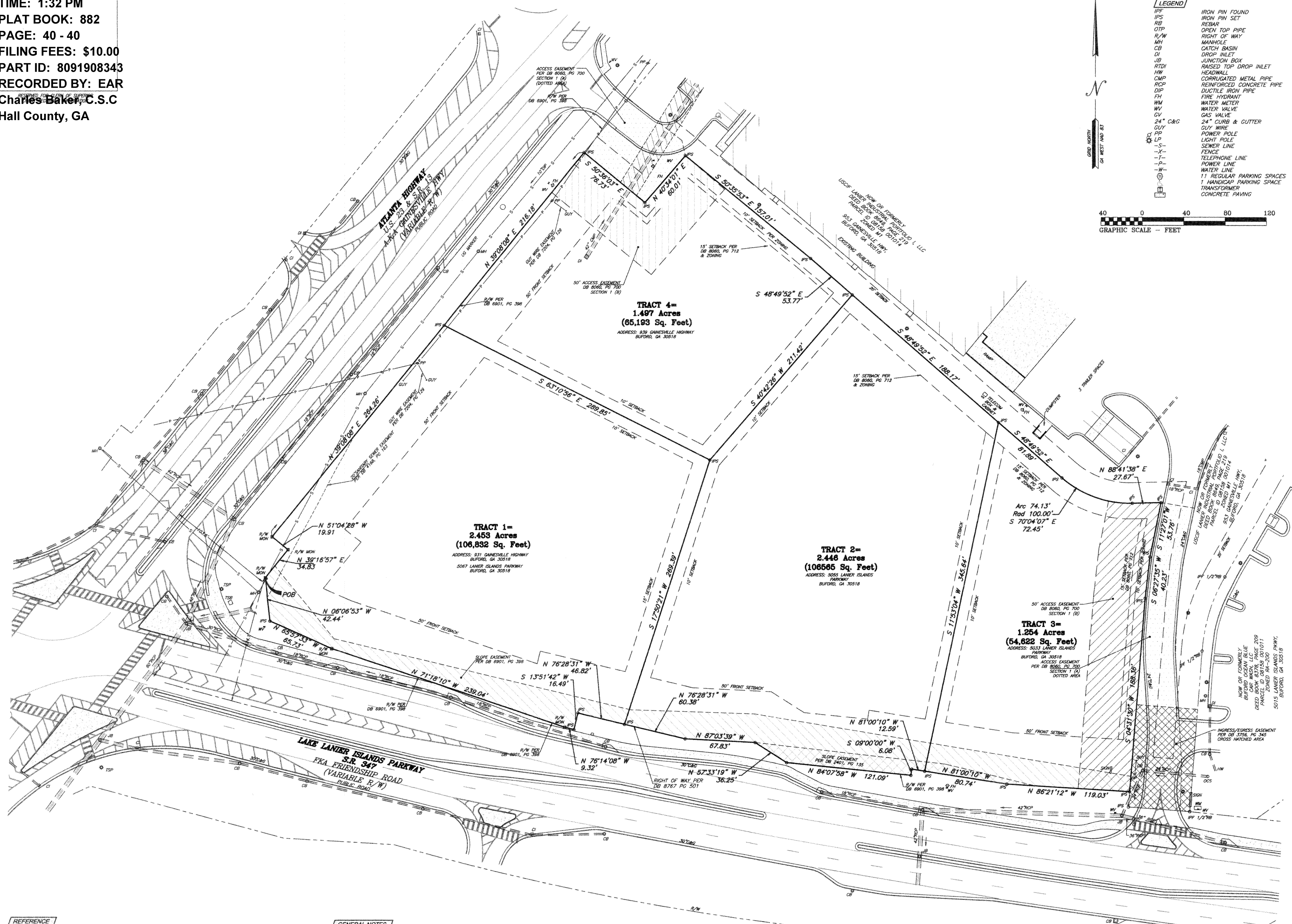
TSS
 TECHNICAL SURVEY SERVICES
 and Surveyors
 1641 Autumn Boulevard
 Conyers, Georgia 30012
 (770) 922-6391 Office
 info@tss-all.com
 www.tss-all.com



LEGEND

- IPP IRON PIN FOUND
- IPS IRON PIN SET
- RESAR REBAR
- OTP OPEN TOP PIPE
- R/W RIGHT OF WAY
- M/W MAINWALL
- CB CATCH BASIN
- DI DROP INLET
- UB JUNCTION BOX
- RTDI RAISED TOP DROP INLET
- HM HEADMILL
- CMP CORRUGATED METAL PIPE
- RCP REINFORCED CONCRETE PIPE
- DIP DUCTILE IRON PIPE
- FH FIRE HYDRANT
- WM WATER METER
- WV WATER VALVE
- GV GAS VALVE
- CV 24" C&G
- CUY CUY WIRE
- PP POWER POLE
- LP LIGHT POLE
- TL TELEPHONE LINE
- F FENCE
- WATER LINE
- 11 REGULAR PARKING SPACES
- 1 HANDICAP PARKING SPACE
- TRANSFORMER
- CONCRETE PAVING

GRAPHIC SCALE - FEET



PLAT APPROVAL
 The Planning Director of the City of Buford, Georgia, certifies that this plat complies with the City of Buford Zoning Ordinance, Conditions of Zoning Approval, and the City of Buford Development Regulations as amended, and that it has been approved by all other affected City and County Departments, as appropriate. This plat is approved, subject to ratification by the City Commission of the City of Buford, and subject to the provisions and requirements of the Development Performance and Maintenance Agreement executed for this project between the Owner and the City of Buford.
 DATED THIS DAY 6th of June, 2022
 M.C. COLLARD
 Planning Director

OWNERS ACKNOWLEDGEMENT
 (STATE OF GEORGIA)
 (COUNTY OF GWINNETT) (OF HALL)
 THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED THERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, AND DECLARES BY THIS DECLARATION TO THE USE OF THE PUBLIC FOREVER ALL STREETS, SEWER COLLECTORS, UTILITY STATIONS, DRAINS, GASMAINES, AND OTHER PUBLIC FACILITIES AND APPURTENANCES THEREON SHOWN.
 SIGNATURE OF SUBDIVIDER: M.C. COLLARD, DATE SIGNED: 6/6/22
 PRINTED OR TYPED NAME OF SUBDIVIDER: M.C. COLLARD
 SIGNATURE OF OWNER: M.C. COLLARD, DATE SIGNED: 6/6/22
 PRINTED OR TYPED NAME OF OWNER: M.C. COLLARD

FINAL SURVEYOR'S CERTIFICATE
 It is hereby certified that this plat is true and correct as to the property lines and all improvements shown thereon, and was prepared from an actual survey of the property made by me or under my supervision; that all monuments shown hereon actually exist, and their location, size, type, and material are correctly shown.

The field data upon which this plat is based has a closure precision of one (1) foot in 1,304.6 feet and an angular error of 0.2" per angle point, and was adjusted using the method of least squares. This plat has been calculated for closure and is found to be accurate within one (1) foot in 334,245 feet, and contains a total of 7.65 acres. The equipment used to obtain the linear and angular measures herein was a LEICA TS12.

By: AUBREY J. AKIN
 REGISTERED GEORGIA LAND SURVEYOR
 REG. NO. 3138 DATE OF EXPIRATION: 12/31/2022

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 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.



Aubrey J. Akin, GA RLS #3138
 Date: March 22, 2022

REFERENCE
 1. SURVEY FOR FRANK R. FREE, PREPARED BY HANNON, MEEK & BAGWELL, SURVEYORS & ENGINEERS, INC., DATED JUNE 5 1987 AND RECORDED IN PLAT BOOK 122, PAGE 46.
 2. RIGHT OF WAY DEDICATION PLAT FOR THE CITY OF BUFORD, PREPARED BY GASKINS SURVEYING & ENGINEERING COMPANY, DATED OCTOBER 4, 2002 AND RECORDED IN PLAT SLIDE 824, PAGE 724.
 3. ALTA FOR LANIER INDUSTRIAL, L.C. PREPARED BY TECHNICAL SURVEY SERVICES, DATED FEBRUARY 07, 2018.

FLOOD NOTE
 THE SUBJECT PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA PER FIRM MAP NUMBER 13139C0289C, DATED APRIL 4, 2018. THE SUBJECT PROPERTY LIES WITHIN A ZONE X, WHICH IS DEFINED AS AREAS OUTSIDE THE 500 YEAR FLOODPLAIN.

CLOSURE STATEMENT
 THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 1,304.6 FEET AND AN ANGULAR ERROR OF 0.2" PER ANGLE AND WAS ADJUSTED USING THE COMPASS RULE.
 A LEICA TS12 TOTAL STATION AND AN CARLSON DATA COLLECTOR WERE USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.
 THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 334,245 FEET.

GENERAL NOTES
 Public Notice - Drainage:
 Note: The City of Buford assumes no responsibility for overflow or erosion of natural or artificial drains beyond the extent of the street right-of-way, or for the extension of culverts beyond the point shown on the approved and recorded subdivision plat. The City of Buford does not assume the responsibility for the maintenance of pipes in drainage easements beyond the City right-of-way.
 Note: Stream Buffer Easements are to remain in a natural and undisturbed condition.
 Note: Structures are not allowed in drainage easements.

ZONING INFORMATION
 THE SUBJECT PROPERTY IS ZONED COMMERCIAL (C-2) PER CASE NUMBER (#2-17-10) DATED 12/4/2017
 MINIMUM LOT AREA: NO MINIMUM
 MINIMUM LOT WIDTH: N/A
 SETBACKS:
 FRONT YARD
 MINOR ROAD = 50 FEET FROM R/W
 CO. COLLECTOR, MAJOR HIGHWAY = 50 FEET FROM R/W
 STATE = 50 FEET FROM R/W
 SIDE YARD = 10 FEET
 REAR YARD = 15 FEET
 MAXIMUM BUILDING HEIGHT = 10 STORES

Date	Revision
2-24-2022	1
3-22-2022	2

Field Date: 02/09/2021
 Plat Date: 09/14/2021
 Scale: 1" = 40'

SUBDIVISION PLAT
 FOR
MPC DEVELOPMENT, LLC
 OF
939 GAINESVILLE HIGHWAY
 LAND LOT 158 - 8th DISTRICT
 CITY OF BUFORD, HALL COUNTY, GEORGIA