

RECORDING INFORMATION

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 CONFORMED 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.

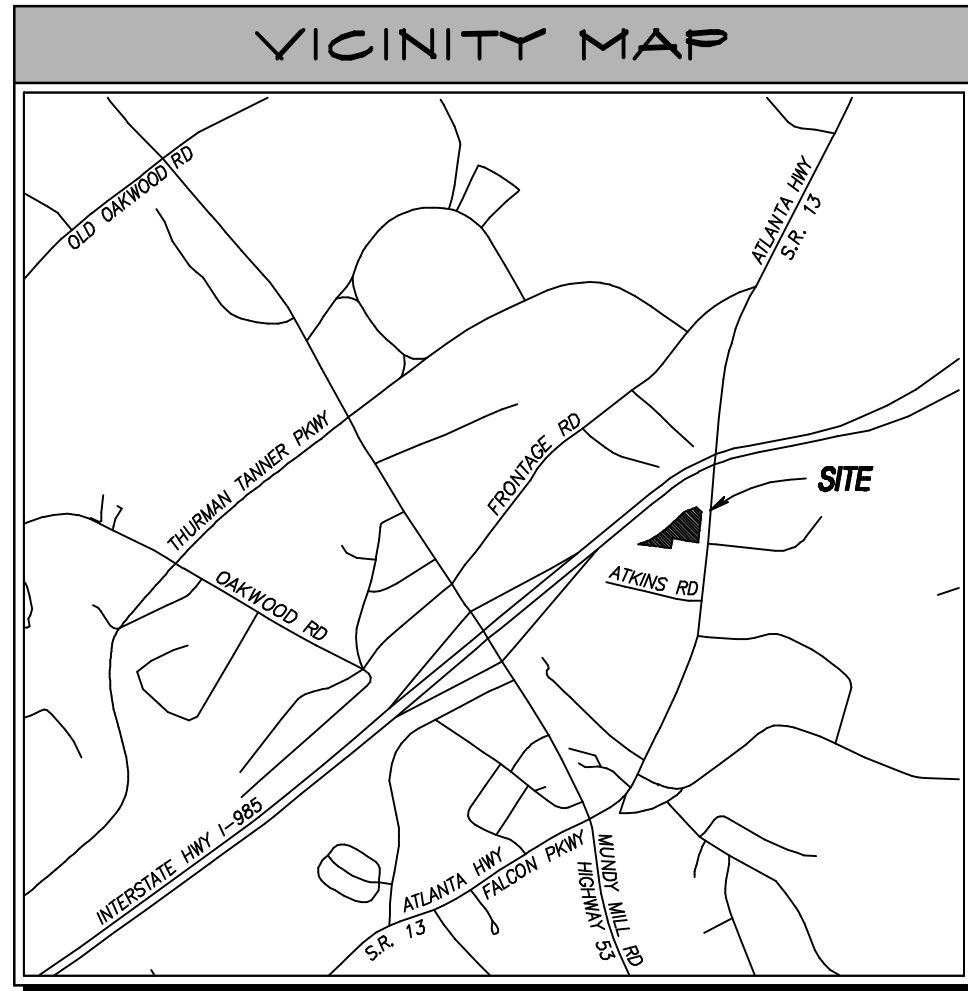
BENJAMIN L. DRERUP, LS GA# 3162

DATE

NOTES

- 1) THE PURPOSE OF THIS PLAT IS TO DEPICT ALL OF THE LAND(TRACT 1) CONVEYED TO BSIDE OAKWOOD, LLC, BY GEORGIA DEPARTMENT OF TRANSPORTATION VIA DB 9316 PG 171, DATED 04/27/2023 AND A PORTION OF THE LAND(TRACT 2) CONVEYED TO ERIC MONDI AND TREVOR DALE MILLSAPS BY VICKI LEA WOODALL VIA DB 8586 PG 239, DATED 09/03/2020 AND COMBINE THEM INTO A SINGLE PARCEL.
- 2) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. NO WARRANTY IS EXPRESSED OR IMPLIED WITH RESPECT TO THE QUALITY OF TITLE. EXCEPTION IS MADE AS TO ANY EASEMENTS OR OTHER RESTRICTIONS TO TITLE NOT SHOWN HEREON.
- 3) THE BASIS OF BEARING FOR THIS PLAT IS THE GEORGIA STATE PLANE COORDINATE SYSTEM, WEST ZONE (NAD 83). ALL DISTANCES SHOWN HEREON ARE GROUND (NOT GRID) DISTANCES. THE VERTICAL DATUM IS NAVD 88.
- 4) ALL IRON PINS SET(IPS) ARE 1/2" REBAR UNLESS OTHERWISE NOTED. ALL OTHER MONUMENTATION CALLED FOR HEREON WAS FOUND IN PLACE.
- 5) THE UTILITIES SHOWN HEREON ARE BASED ON ABOVE GROUND EVIDENCE VISIBLE AT THE TIME OF FIELDWORK, AND/OR AVAILABLE MAPS OR PLATS, AND ARE SHOWN AS ACCURATELY AS POSSIBLE FOR REFERENCE ONLY. NO WARRANTY IS EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY OF UTILITY LOCATIONS, WHICH SHOULD BE INDEPENDENTLY VERIFIED.
- 6) NO PORTION OF THE PROPERTY DEPICTED HEREON LIES WITHIN A FLOOD HAZARD ZONE PER FEMA FIRM MAP NUMBER 13139C0301G, EFFECTIVE DATE 04/04/2018.
- 7) THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A RELATIVE POSITIONAL ACCURACY OF 0.02 FEET + 50 PPM FOR THE SUBJECT PROPERTY CORNER MONUMENTS AND WAS ADJUSTED USING LEAST SQUARES. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS HEREIN WAS A LEICA TS12 ROBOTIC TOTAL STATION.
- 8) THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 194,619 FEET.
- 9) THIS SURVEY DOES NOT REPRESENT A THOROUGH INSPECTION OF THE INTERIOR OF THE PROPERTY SHOWN HEREON. IMPROVEMENTS, WETLANDS, DUMP SITES AND OTHER SIGNIFICANT FEATURES NOT SHOWN HEREON MAY EXIST.

COMBINED AREA = 2.361 ACRES



RECOMBINATION PLAT
OF
2926 ATLANTA HIGHWAY
FOR
BSIDE OAKWOOD, LLC.

LOCATED IN
OAKLAND MILITIA DISTRICT
GND 1605
HALL COUNTY, GEORGIA



P.O. BOX 631, JEFFERSON, GA 30549
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LEGEND

ABBREVIATIONS

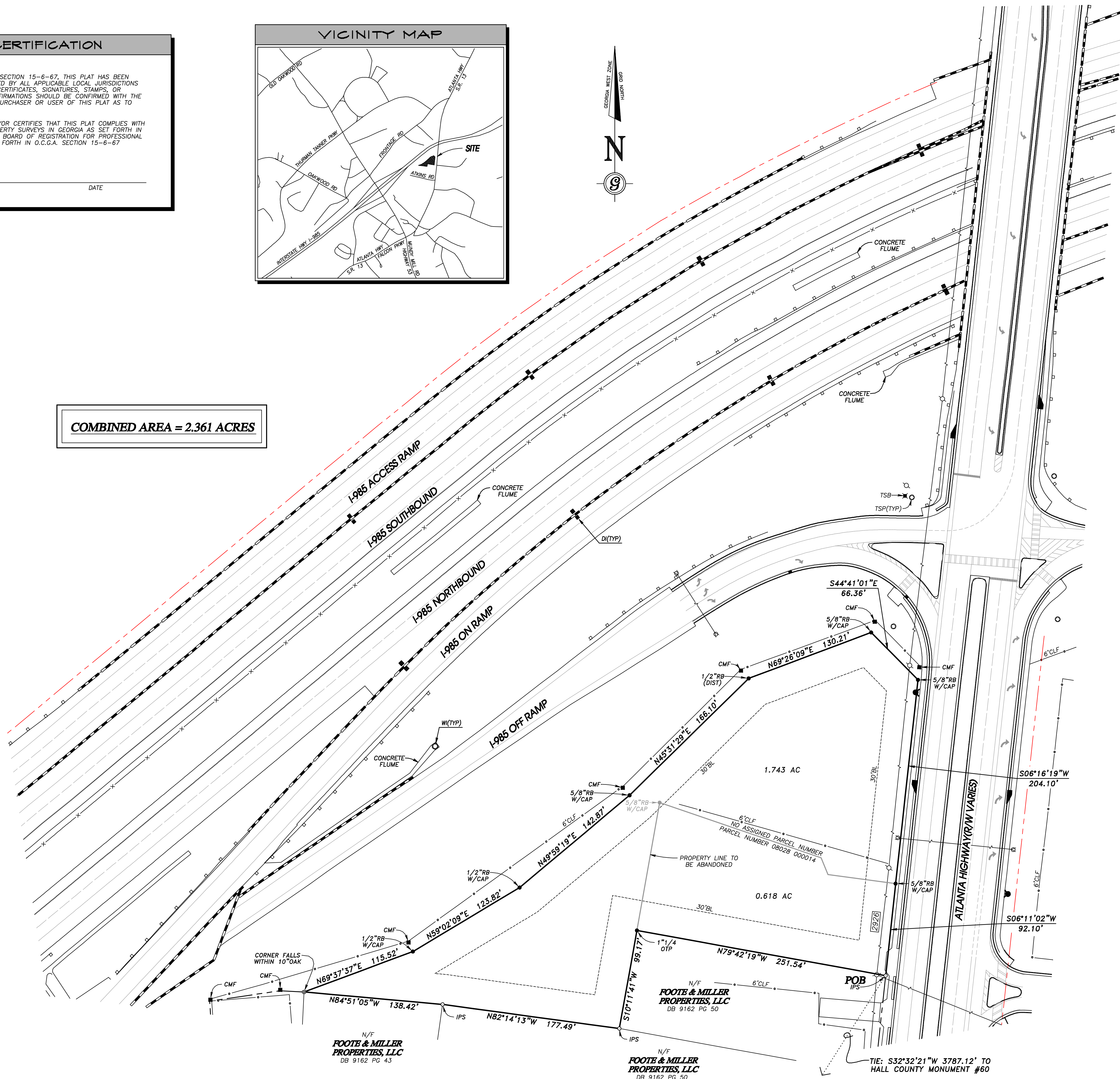
BL - BUILDING SETBACK LINE
BWF - BARB WIRE FENCE
CI - CURB INLET
CSG - CURB & GUTTER
CL - CENTERLINE
CLF - CHAIN LINK FENCE
CMF - CONCRETE MONUMENT FOUND
CMP - CORRUGATED METAL PIPE
CONC - CONCRETE
CTP - CRIMP TOP PIPE
D - DEPTH
DB - DEED BOOK
DE - DRAINAGE EASEMENT
DIP - DUCTILE IRON PIPE
DIST - DISTURBED
DNCB - DOUBLE WING CATCH BASIN
E - EAST
EA - EDGE OF ASPHALT
EC - EDGE OF CONCRETE
EG - EDGE OF GRAVEL
FFE - FINISHED FLOOR ELEVATION
FH - FIRE HYDRANT
G - UNDERGROUND GAS LINE
GM - GAS METER
GW - GUY WIRE
HWF - HOS WIRE FENCE
IPS - IRON PIN SET
JB - JUNCTION BOX
LLL - LAND LOT LINE
N - NORTH
N/F - NOW OR FORMERLY
OTP - OPEN TOP PIPE
PB - PLAT BOOK
PBX - POWER BOX
PAGE - PAGE
PKN - SURVEY NAIL (PARKER-KALON)
PL - PROPERTY LINE
PDB - POINT OF BEGINNING
POC - POINT OF COMMENCEMENT
PVC - POLYVINYL CHLORIDE PIPE
RB - REBAR
ROP - REINFORCED CONCRETE PIPE
REC - RECORDED
R/W - RIGHT-OF-WAY
S - SOUTH
SR - SOLID STEEL ROD
SSE - SANITARY SEWER EASEMENT
TSB - TRAFFIC SIGNAL BOX
TSP - TRAFFIC SIGNAL POLE
W - WEST
W - WATER LINE

SYMBOLS

● IRON PIN FOUND
■ CONCRETE MONUMENT FOUND
▲ ROCK FOUND
○ IRON PIN SET
⊙ COMPUTED POINT (NOT SET)
● FIRE HYDRANT
⋈ WATER VALVE
⊠ WATER METER
⊞ UTILITY POLE
— GUY WIRE
⊙ GUY POLE
⊛ LIGHT POLE
⊞ POWER BOX

LINETYPES

— X — WIRE FENCE
— □ — WOODEN FENCE
— ○ — CHAIN LINK FENCE
— ■ — IRON FENCE
— — — ROAD CENTERLINE
— · — · — RIGHT-OF-WAY LINE
— · — · — STREAM CENTERLINE
— · — · — OVERHEAD UTILITY LINE
— · — · — WETLANDS
— · — · — STORM PIPE
— · — · — GUARD RAIL
— · — · — EDGE OF WOODS



N/F
FOOTE & MILLER
PROPERTIES, LLC
DB 9162 PG 43

N/F
FOOTE & MILLER
PROPERTIES, LLC
DB 9162 PG 50

TIE: S32°32'21"W 3787.12' TO
HALL COUNTY MONUMENT #60