

NOTES:

THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA AS PER FLOOD INSURANCE RATE MAP OF HALL COUNTY, GA. COMMUNITY PANEL NO. 30466 010 F EFFECTIVE DATE: SEPTEMBER 29, 2006 EQUIPMENT USED FOR MEASUREMENT: TOPCON G.T.S. 820K

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED, & HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

AREA: 5.40 ACRES

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 15,441 FEET AND AN ANGULAR ERROR OF 00'00'01" PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES RULE. PARTY:

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE 298,318 FEET.

THIS SURVEY WAS NOT PREPARED FROM THE OLD OF A TITLE SEARCH AND IS SUBJECT TO ANY RESTRICTIONS OR EASEMENTS THAT MIGHT BE RECORDED.

THIS PLAT OR SURVEY IS FOR THE EXCLUSIVE USE OF THE PARTY OR PARTIES LISTED UNDER THE CAPTION "SURVEY FOR." ANY THIRD PARTY USE TO BE AT THEIR OWN RISK.

STATE WATERS BUFFER:
AN UNDISTURBED VEGETATIVE BUFFER MEETING COUNTY AND STATE REGULATIONS WILL BE PRESERVED ADJACENT TO ALL STREAMS AND LAKES. BUFFER IS TO BE MEASURED HORIZONTALLY FROM POINT WHERE VEGETATION HAS BEEN WRESTED BY NORMAL STREAM FLOW OR WAVE ACTION.

REFERENCE:

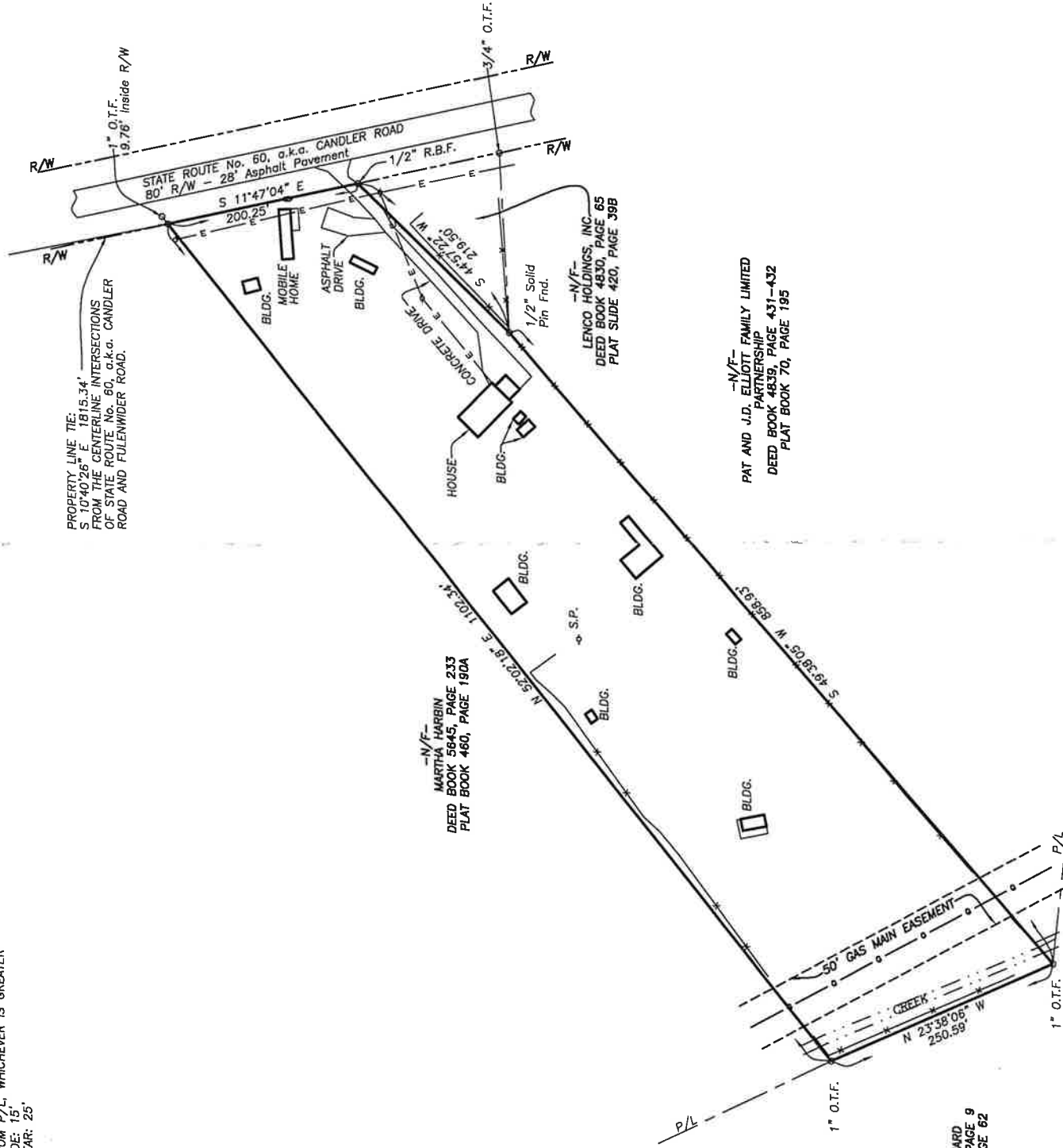
- DEED BOOK 2533, PAGE 250-251
- PLAT BOOK 21, PAGE 126

ZONING AND SETBACKS:

CURRENT HALL COUNTY ZONING: AGRICULTURE III - (AR-III)
SETBACKS:
FRONT: 100' FROM C/L OF ROAD OR 40' FROM P/L, WHICHEVER IS GREATER
SIDE: 15'
REAR: 25'

LEGEND:

- I.P.F. - IRON PIN FOUND
- C.T.F. - CRIMPED TOP PIN FOUND
- R.B.F. - REBAR PIN FOUND
- O.T.F. - OPEN TOP FOUND
- △ A.I.F. - ANGLE IRON FOUND
- C.M.F. - CONCRETE MONUMENT FOUND
- P/L - PROPERTY LINE
- R/W - RIGHT OF WAY
- N/O - NOW OR FORMERLY
- C/L - CENTER LINE
- L.L.L. - LAND LOT LINE
- F.H. - FIRE HYDRANT
- G.V. - GATE VALVE
- W.M. - WATER METER
- W- - WATER MAIN
- D.I.P. - DUCTILE IRON PIPE
- PVC - POLYVINYL CHLORIDE PIPE
- P.P. - POWER POLE
- S.P. - SERVICE POLE
- T.P. - TELEPHONE POLE
- P.B. - POWER TRANSFORMER BOX
- T.R. - TELEPHONE RISER
- E- - ELECTRICAL LINE
- T- - TELEPHONE CABLE
- G- - GAS MAIN
- C.M.P. - CORRUGATED METAL PIPE
- R.C.P. - REINFORCED CONCRETE PIPE
- C.B. - CATCH BASIN
- J.B. - JUNCTION BOX
- M.H. - STORM DRAIN MANHOLE
- D.I. - DROP INLET
- B.C. - BACK OF CURB
- S/B - SETBACK



-N/F-
ODIAN DAVID DEMARD
DEED BOOK 2407, PAGE 9
PLAT BOOK 54, PAGE 62

SURVEY FOR:

**PAT AND J.D. ELLIOTT
FAMILY LIMITED PARTNERSHIP**

BEING LOT 9 OF THE W.H. PECK SUBDIVISION.

LOCATED IN:

**CANDLER G.M.D. 1385
HALL COUNTY, GEORGIA**

SCALE: 1" = 100'

SURVEY DATE: 06 - 09 - 2009
PLAT DATE: 06 - 10 - 2009



County Surveyor
Hall County, Georgia

PATTON LAND SURVEYING

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P.M. CMP

J.N.:09-072