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SUBDIVIDE/TOPOGRAPHIC SURVEY FOR:  
PALMETTO CAPITAL GROUP

THIS BLOCK IS RESERVED FOR THE CLERK OF THE SUPERIOR COURT

**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. 130263, D188 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: 0.999910848. (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 (O.C.G.A.) 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 TWO GNSS RECEIVERS USING RELATIVE KINEMATIC OBSERVATIONS PROCESSED THROUGH THE EGPS NETWORK.
7. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 26,221 FEET AND AN ANGULAR CLOSURE OF 00'00"04" PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES RULE. FIELD PARTY R.H. & J.H.
8. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 135,849 FEET.
9. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF TITLE REVIEW AND IS SUBJECT TO ANY RESERVATIONS, RESTRICTIONS, RIGHTS-OF-WAY AND EASEMENTS OF RECORD (SEE NOTE #14).
10. 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.
11. THIS PROPERTY DOES NOT CONTAIN STATE WATERS REQUIRING AN UNDISTURBED NATURAL BUFFER. LOCAL ORDINANCES MAY ALSO REQUIRE ADDITIONAL BUFFERS FOR THESE AREAS.
12. IF THE PROPERTY IS LOCATED IN THE NORTH OCOFEE WATERSHED DISTRICT, THEN ADDITIONAL STREAM BUFFERS AND IMPERVIOUS SETBACKS MAY BE REQUIRED FOR COMPLIANCE. (HALL COUNTY CODE § 17.225.040).
13. THE FIELD SURVEY WAS CONDUCTED ON OCTOBER 8TH, 9TH, & 18, 2019.
14. THIS SURVEY WAS BASED ON A PREVIOUS ALTA/NSPS LAND TITLE SURVEY PREPARED BY THIS FIRM IN 2017 (SEE REFERENCE MATERIALS) WHICH REVIEWED A TITLE POLICY AS PART OF THAT PROJECT. ALL EASEMENTS THAT AFFECTED THAT SURVEY AT THE TIME OF TITLE REVIEW HAVE BEEN SHOWN THERE. THERE MAY BE EASEMENTS THAT AFFECT THE SUBJECT PROPERTY THAT HAVE BEEN RECORDED POST TITLE REVIEW. THE REFERENCED TITLE POLICY DID NOT REVEAL ANY EASEMENTS TO THE CITY OF GAINESVILLE FOR ANY SANITARY, STORM OR WATERLINE UTILITIES. THERE IS THE POSSIBILITY THAT THE SUBJECT PROPERTY MAY BE AFFECTED BY PRESCRIPTIVE EASEMENTS THAT COVER THESE UTILITIES.



NEIGHBORHOOD MAP  
(TO SCALE)

PROJECT LOCATION

**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. THIS PLAT HAS BEEN APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS THAT REQUIRE PRIOR APPROVAL FOR RECORDING THIS TYPE OF PLAT OR ONE OR MORE OF THE APPLICABLE LOCAL JURISDICTIONS DO NOT REQUIRE APPROVAL OF THIS TYPE OF PLAT. FOR ANY APPLICABLE LOCAL JURISDICTION THAT REQUIRES APPROVAL OF THIS TYPE OF PLAT, THE NAMES OF THE INDIVIDUALS SIGNING OR APPROVING THIS PLAT, THE AGENCY OR OFFICE OF THAT INDIVIDUAL, AND THE DATE OF APPROVAL ARE LISTED IN THE APPROVAL TABLE SHOWN HEREON. FOR ANY APPLICABLE LOCAL JURISDICTION THAT DOES NOT REQUIRE APPROVAL OF THIS TYPE OF PLAT, THE NAME OF SUCH LOCAL JURISDICTION AND THE NUMBER OF THE APPLICABLE ORDINANCE OR RESOLUTION PROVIDING THAT NO SUCH APPROVAL IS REQUIRED ARE LISTED IN THE APPROVAL TABLE SHOWN HEREON.

THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS PLAT OR PLAN FOR FILING:

CITY OF GAINESVILLE COMMUNITY DEVELOPMENT DEPARTMENT DATE:

SUCH APPROVALS, AFFIRMATIONS, OR ORDINANCE OR RESOLUTION NUMBERS 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.

*Chris M. Patton*  
CHRIS M. PATTON, G.A. R.L.S. #2647  
10-21-2019  
DATE:



Order Plans @

AREA: 0.84 ACRES

**SURVEYOR'S CERTIFICATE**

It is hereby certified that this plat is true and correct and was prepared from an actual survey of the property by me or under my supervision, that all monuments shown thereon actually exist. The field data upon which this plat is based has a closure precision of one foot in 26,221 feet, and an angular error of 00'00"04" per angle point, and was adjusted using least squares rule. This plat has been calculated for closure and is found to be accurate within one foot in 135,849 feet.

By: *Chris M. Patton*  
By: CHRIS M. PATTON  
Registered Georgia Land Surveyor No. 2647  
Patton Land Surveying  
P.O. Box 250 Gainesville, GA 30603  
Phone: (770) 532-6492  
Fax: (770) 532-1995  
E-Mail: [cpatton@pattonsurveying.com](mailto:cpatton@pattonsurveying.com)  
Date: OCTOBER 21ST, 2019

State of Georgia  
City of Gainesville, County of Hall

The undersigned certifies that he or she is the owner and subdivider of the land shown on this plat and that the plat and the public and private improvements contained therein or associated therewith meet all applicable requirements and standards of the Gainesville Unified Land Development Code. The owner further acknowledges this plat and allotment to be his free act and deed, and dedicates to the Public forever all areas shown or indicated on this plat as public streets, easements or other public use areas, and all water system, sewerage and other public improvements (hereinafter "facilities"). However, the City of Gainesville will not take ownership and maintenance of these facilities until such time as the undersigned petitions for and the Governing Body of the City of Gainesville accepts the dedication and acceptance of the facilities as provided in section 9-13-14-12 of the Gainesville Unified Land Development Code and provided a maintenance bond as required in sections 9-13-13-9 and 10.

Owner's name:  
Owner's address:  
Date:

**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 WAKE 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 WAKE ACTION. (HALL COUNTY CODE § 8.170.070)

**ZONING AND BUILDING SETBACKS (S/B):**

INFORMATION PROVIDED BY HALL COUNTY GIS.  
WEB SITE LOCATED AT: <http://gis.hallcounty.org/Public/WebPages/Map/FundyViewer.aspx>

CURRENT CITY OF GAINESVILLE ZONING:  
R-8 - REGIONAL BUSINESS DISTRICT

BUILDING SETBACKS:  
FRONT: 40' FROM RIGHT-OF-WAY LINE  
SIDE: 0' FROM PROPERTY LINE  
REAR: 0' FROM PROPERTY LINE  
MAX BUILDING HEIGHT: 75'  
MAX BUILDING COVERAGE: 80% OF LOT AREA

**WATER SERVICE BY:**

CITY OF GAINESVILLE

**SEWER SERVICE BY:**

CITY OF GAINESVILLE

**REFERENCES:**

1. DEED BOOK 7886, PAGES 478-482
2. DEED BOOK 7856, PAGES 483-487
3. DEED BOOK 6421, PAGES 128-133
4. ALTA/NSPS LAND TITLE SURVEY PREPARED FOR STOCKBRIDGE LAKESHORE LLC, STOCKBRIDGE ENTERPRISES INC. AND COMMONWEALTH LAND TITLE INSURANCE COMPANY BY PATTON LAND SURVEYING PROJECT NUMBER 17-092, DATED APRIL 14TH, 2017
5. GEORGIA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR STATE ROUTE 53 CONNECTOR, PROJECT NH-065-3(36), LAST REVISED OCTOBER 7TH, 1996.
6. ALTA/ACSM LAND TITLE SURVEY OF LAKESHORE PLAZA FOR PFP HOLDING COMPANY II, LLC, FFP II SUB 1, LLC AND CHICAGO TITLE INSURANCE COMPANY BY ARCADIS, PROJECT NUMBER GA063672-0025, DATED JUNE 29TH, 2011
7. SURVEY FOR METROPOLITAN LIFE INSURANCE COMPANY & TYCOR INSURANCE COMPANY OF CALIFORNIA & LITTLE-DAVENPORT ACQUISITION CORP., BY PATTON-PATTON & ASSOCIATES, JOB NUMBER 88-321, DATED MAY 4TH, 1988, LAST REVISED OCTOBER 31, 1988.

**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)
- D.T.F. - OPEN TOP FOUR (SEE DRAWING FOR SIZE)
- ⊙ I.P.F. - IRON PIN FOUND
- ⊖ P.K.N.F. - PARKER/KNALON NAIL FOUND
- ⊗ X.C. - X-CUT END
- N.F. - NAIL FOUND
- R.F. - ROD FOUND
- R.R.P. - RAILROAD SPIKE FOUND
- ⊖ K.N.S. - PARKER/KNALON NAIL SET
- ⊖ B.S. - BUSHING SET & CAP STAMPED "LSF 1029"
- ⊖ S.S. - STAKE/SPRUE MONUMENT SET
- NAIL SET
- CALCULATED POINT
- D.I. - DRAINAGE 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.B. - POWER TRANSFORMER BOX
- E.P.B. - ELECTRIC PULL BOX
- P.M. - POWER METER
- P.P. - POWER POLE
- F.L. - FLOOD LIGHT
- S.M. - SERVICE METER
- L.P. - LIGHT POLE
- G.W. - GUY WIRE
- G.A.P. - 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
- W.B.P. - WATER BACKFLOW PREVENTER
- S.C. - SANITARY CLEAVOUT
- S.S.M.H. - SANITARY SEWER MANHOLE
- G.V. - SANITARY GATE VALVE
- B.T. - BEACH TRAP
- OAK - OAK TREE
- P.T. - PINE TREE
- P.P. - POPULAR TREE
- S.G. - SWEETGUM TREE
- W.O. - WHITE OAK TREE
- R.O. - RED OAK
- H.C. - HICKORY TREE
- M.A.P. - MAPLE TREE
- W.O. - WATER OAK TREE
- E.L.M. - ELM TREE
- M.T. - MISCELLANEOUS TYPE TREE
- B.E. - BEECH TREE
- S.T. - SYCAMORE TREE
- D.W. - DOGWOOD TREE
- U.M. - UNKNOWN TYPE MANHOLE
- G. - GAS VALVE
- G.M. - GAS METER
- P.P. - 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
- B.P. - BOLLARD POST
- T.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
- E.L. - 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
- --- BURIED TELEPHONE LINE
- --- BURIED CABLE TV
- --- BURIED SEWER LINE
- --- BURIED GAS LINE
- --- BURIED ELECTRIC LINE
- --- BURIED CHAIN LINK FENCE
- --- WOOD FENCE
- --- WIRE FENCE
- --- WROUGHT IRON FENCE
- --- OVERHEAD TELEPHONE LINE
- --- BURIED WATER MAIN
- --- BURIED SEWER MAIN
- --- CHAIN LINK FENCE
- --- WOOD FENCE
- --- WIRE FENCE
- --- WROUGHT IRON FENCE
- --- OVERHEAD POWER LINES
- --- TRAFFIC SIGNAL LINE
- --- FENCE GATE
- P/L - PROPERTY LINE
- R/W - RIGHT-OF-WAY
- N/F - NOW OR FORMERLY CENTERLINE
- INTX - INTERSECTION
- R - CURVE RADIUS
- CURVE ARC LENGTH
- A - CURVE CENTRAL ANGLE
- C BRG - CHORD BEARING
- C DIST - 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
- S.O. FT. - SQUARE FEET
- M - MEASURED
- --- CONTINUOUS OWNERSHIP BUILDING HEIGHT LOCATION
- [ ] - BUILDING HEIGHT (FROM GROUND TO ROOF PEAK)
- [ ] - SPOT ELEVATION
- [ ] - CONCRETE
- [ ] - WOOD DECKING
- [ ] - GRAVEL
- [ ] - ASPHALT
- [ ] - PAVERBRICK

REGISTERED PROFESSIONAL LAND SURVEYORS

P.O. BOX 256  
GAINESVILLE, GA. 30603  
PHONE: (770) 532-6492  
FAX: (770) 532-1995  
[www.pattonsurveying.com](http://www.pattonsurveying.com)

COMPUTATIONS BY: C.H.K.  
SURVEYED BY: R.H. & J.H.  
DRAWN BY: C.H.K.  
CHECKED BY: C.M.P.

SUBDIVIDE/TOPOGRAPHIC SURVEY FOR:  
**PALMETTO CAPITAL GROUP**

LOCATED IN -

LAND LOT 164  
9TH LAND DISTRICT  
CITY OF GAINESVILLE  
HALL COUNTY, GEORGIA

REVISIONS

NO.	DATE	DESCRIPTION

SHEET NUMBER:

1 of 2

SCALE: N/A

SURVEY DATE: 10/18/2019

PLAT DATE: 10/21/2019

19-123.dwg

JN. 19-123