

THIS BLOCK IS RESERVED FOR THE CLERK OF THE SUPERIOR COURT

- REFERENCES:**
- DEED BOOK 3905, PAGES 666 & 667
 - DEED BOOK 765, PAGE 174
 - DEED BOOK 1954, PAGE 203
 - DEED BOOK 2275, PAGE 163
 - DEED BOOK 3836, PAGE 258 & 259
 - DEED BOOK 7157, PAGE 704
 - DEED BOOK 4744, PAGE 378
 - DEED BOOK 3378, PAGE 109
 - DEED BOOK 3360, PAGES 304 & 305
 - DEED BOOK 3948, PAGES 94-96
 - DEED BOOK 7237, PAGES 7-9
 - DEED BOOK 7237, PAGES 4-6
 - DEED BOOK 2135, PAGES 161 & 162
 - DEED BOOK 5273, PAGES 613 & 614
 - DEED BOOK 7738, PAGES 597 & 598
 - DEED BOOK 7738, PAGES 601 & 602
 - DEED BOOK 7738, PAGES 603 & 604
 - DEED BOOK 7738, PAGES 605 & 606
 - DEED BOOK 7738, PAGES 607 & 608
 - DEED BOOK 7738, PAGES 609 & 610
 - DEED BOOK 7738, PAGES 611 & 612
 - DEED BOOK 7738, PAGES 613 & 614
 - DEED BOOK 7738, PAGES 615 & 616
 - DEED BOOK 7701, PAGES 102 & 103
 - DEED BOOK 4594, PAGE 52
 - DEED BOOK 6536, PAGES 551 & 552
 - DEED BOOK 7613, PAGE 195
 - DEED BOOK 4003, PAGE 638 & 639
 - PLAT BOOK 18, PAGES 50 & 51
 - PLAT BOOK 86, PAGE 62
 - PLAT SLIDE 205, PAGE 148B
 - PLAT BOOK 202, PAGE 112A
 - PLAT BOOK 90, PAGE 12A
 - PLAT BOOK 75, PAGE 166
 - PLAT BOOK 130, PAGE 151
 - PLAT BOOK 45, PAGE 104
 - PLAT BOOK 90, PAGE 143
 - PLAT BOOK 136, PAGE 121
 - PLAT BOOK 92, PAGE 188
 - PLAT SLIDE 118, PAGE 22B
 - PLAT SLIDE 796, PAGE 172B
 - PLAT SLIDE 439, PAGE 221A

- REFERENCES: (CONTINUED)**
- SURVEY PREPARED FOR EULA MAE BAGWELL BY PATTON LAND SURVEYING, JOB #11-023, LAST REVISED FEBRUARY 7TH, 2011.
 - SURVEY PREPARED FOR BOBBY L. MCKENZIE & JANICE B. SHEFFIELD BY DWIGHT KIRBY, FILE #92109, DATED OCTOBER 8TH, 1992.
 - SURVEY PREPARED FOR REGGIE FORRESTER BY PATTON-BOYER, INC., JOB #01-100, DATED FEBRUARY 27TH, 2001.

SURVEYOR'S NOTES:

- THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA AS PER FIRM FLOOD INSURANCE RATE MAP OF HALL COUNTY, GA. COMMUNAL DATE NO. 130468 DATED FEBRUARY 29TH, 2006. 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 UNCERTAIN, A MORE DETAILED STUDY MAY BE NEEDED. THIS FIRM ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE ACCURACY OF THE REFERENCED MAP OR PUBLIC DATA.
- 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>
- IF THIS PROPERTY CONTAINS FEMA AND/OR LOCAL FLOOD HAZARD AREAS, BOTH FEDERAL AND LOCAL RESTRICTIONS MAY APPLY.
- 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: 0.999907209. (GRID DISTANCE/SCALE FACTOR=GROUND DISTANCE). ALL COORDINATES SHOWN HEREON ARE GRID COORDINATES UNLESS OTHERWISE STATED.
- 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).
- CONVENTIONAL EQUIPMENT USED FOR MEASUREMENT WAS A TOPCON PS 103. GPS EQUIPMENT USED FOR MEASUREMENT WAS A CHAMPION T20 GNSS RECEIVER USING REALTIME KINEMATIC OBSERVATIONS PROCESSED THROUGH THE GPS NETWORK.
- THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 28,790 FEET AND AN ANGULAR CLOSURE OF 00'00"00" PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES RULE. FIELD PARTY W.H. & H.R. & J.J.
- THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 607,741 FEET.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF TITLE REVIEW AND IS SUBJECT TO ANY RESERVATIONS, RESTRICTIONS, RIGHTS-OF-WAY AND EASEMENTS OF RECORD.
- 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.
- THIS PROPERTY DOES CONTAIN STATE WATERS REQUIRING AN UNDISTURBED NATURAL BUFFER. LOCAL ORDINANCES MAY ALSO REQUIRE ADDITIONAL BUFFERS FOR THESE AREAS.
- THE FIELD SURVEY WAS CONDUCTED ON OCTOBER 26TH, 27TH, 30TH, AND 31ST AND NOVEMBER 3RD & 8TH, 2017.

SURVEYOR'S CERTIFICATION:

AS REQUIRED BY SUBSECTION (C) 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 MAP, PLAT OR PLAN FOR FILING:

HALL COUNTY DEPARTMENT OF PUBLIC HEALTH	DATE:
HALL COUNTY PLANNING COMMISSION	DATE:
HALL COUNTY ENGINEERING	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, GA. R.L.S. #2647	DATE:

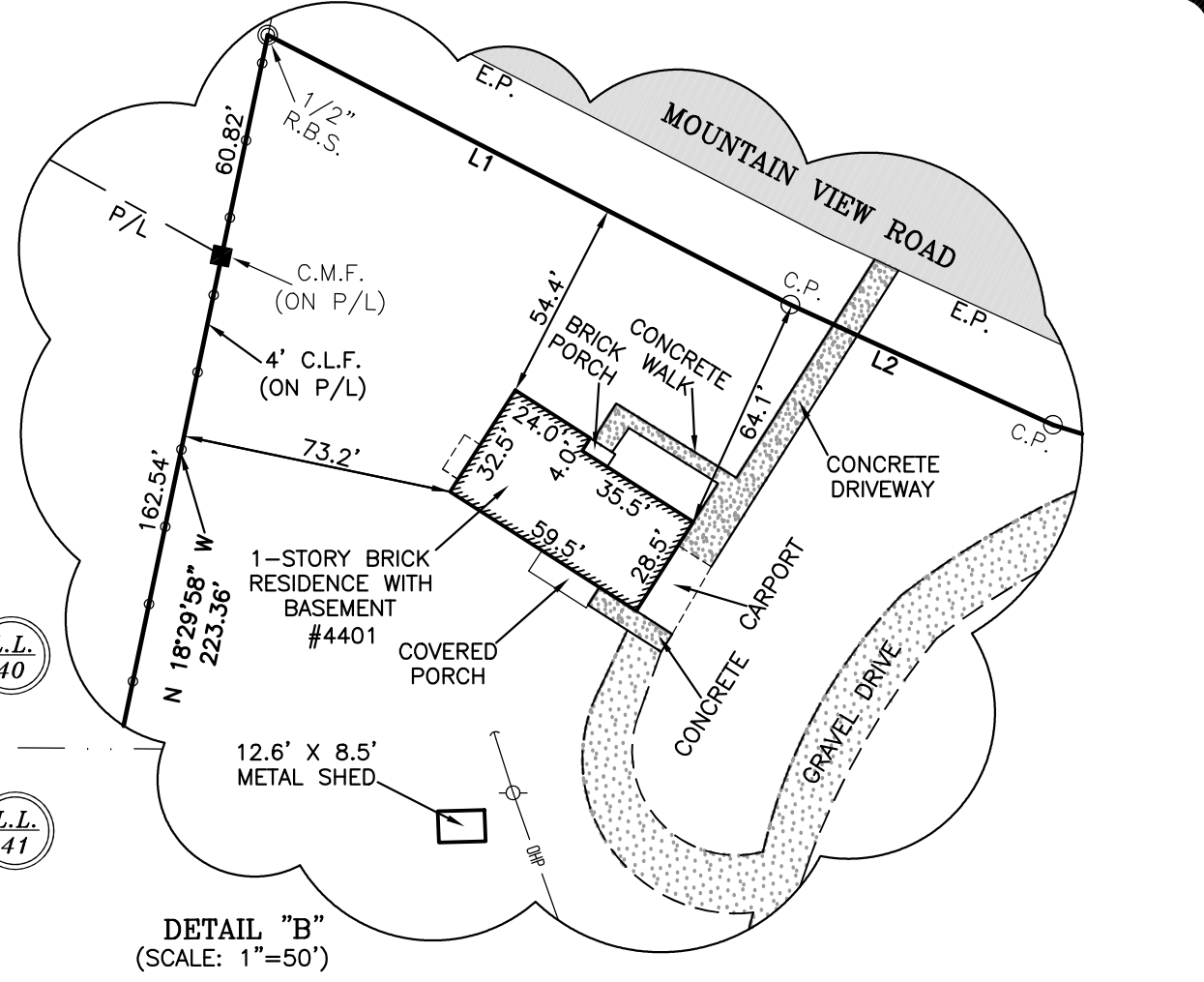
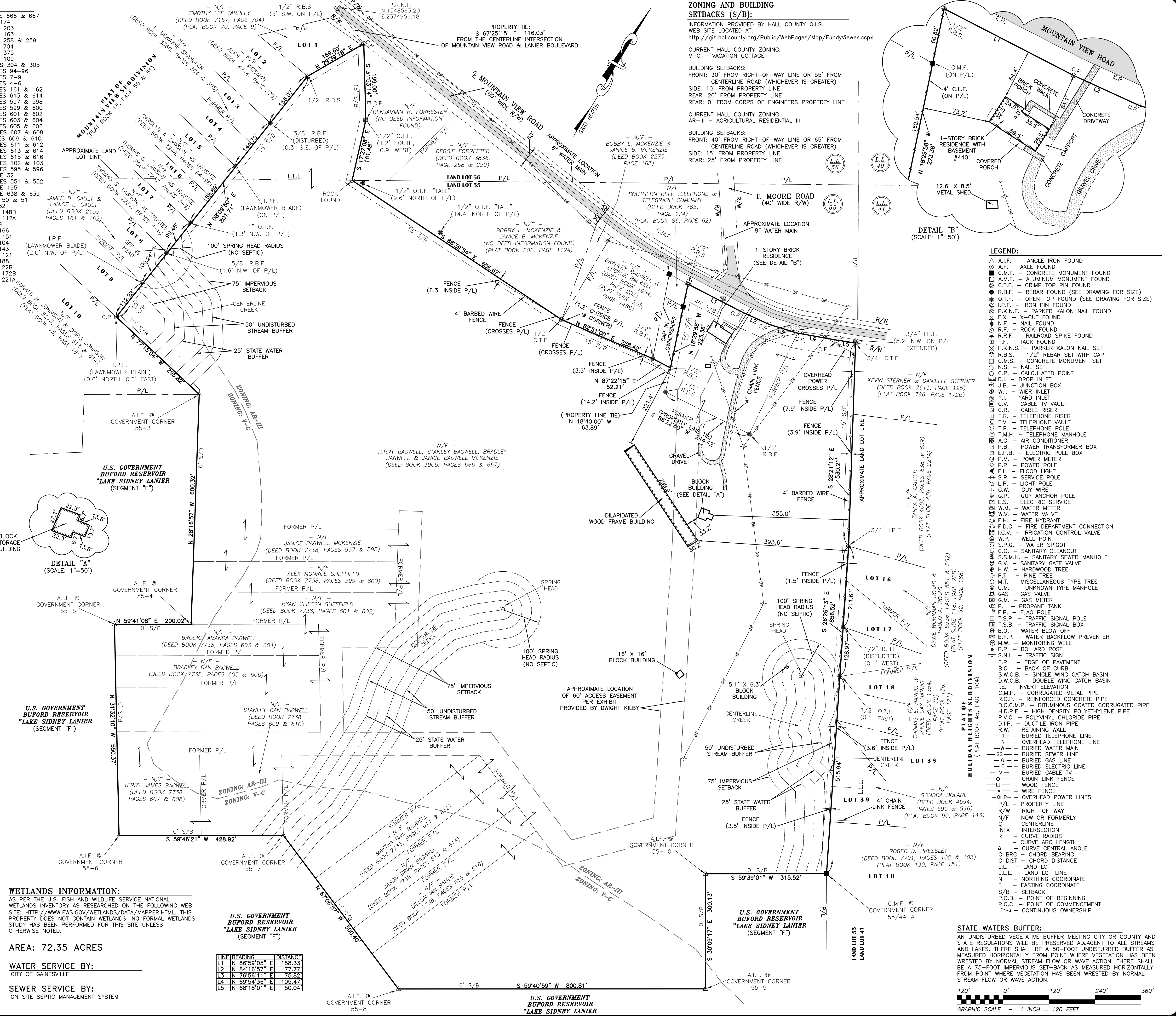
WETLANDS INFORMATION:
AS PER THE U.S. FISH AND WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY AS RESEARCHED ON THE FOLLOWING WEB SITE: <http://www.fws.gov/wetlands/data/mapper.html>. THIS PROPERTY DOES NOT CONTAIN WETLANDS, NO FORMAL WETLANDS STUDY HAS BEEN PERFORMED FOR THIS SITE UNLESS OTHERWISE NOTED.

AREA: 72.35 ACRES

WATER SERVICE BY:
CITY OF GAINESVILLE

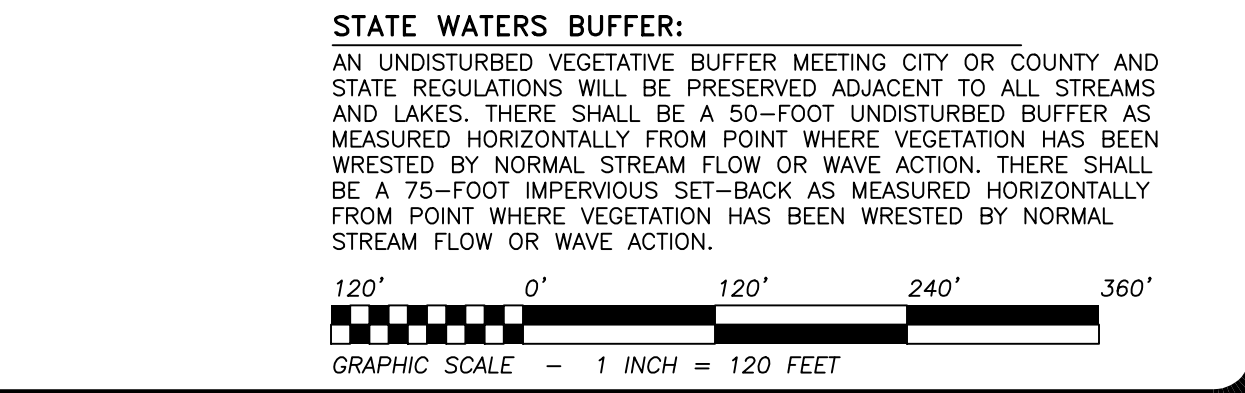
SEWER SERVICE BY:
ON SITE SEPTIC MANAGEMENT SYSTEM

LINE	BEARING	DISTANCE
L1	N 86°59'05" E	158.33
L2	N 84°18'59" E	77.77
L3	N 76°56'11" E	75.52
L4	N 69°54'36" E	105.47
L5	N 68°18'01" E	50.04



- 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\"/>

- PLAT OF HOLIDAY HEIGHTS SUBDIVISION (PLAT BOOK 45, PAGE 104)**
- 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
 - C.M.I. - 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.T. - BURIED TELEPHONE LINE
 - W. - BURIED WATER MAIN
 - SS. - BURIED SEWER LINE
 - B. - BURIED GAS LINE
 - E. - BURIED ELECTRIC LINE
 - TV. - BURIED CABLE TV
 - CL. - CHAIN LINK FENCE
 - W. - WOOD FENCE
 - X. - WIRE FENCE
 - OP. - OVERHEAD POWER LINES
 - P/L - PROPERTY LINE
 - R/W - RIGHT-OF-WAY
 - N/F - NOW OR FORMERLY
 - € - CENTERLINE
 - INTX. - INTERSECTION
 - R. - CURVE RADIUS
 - L. - CURVE ARC LENGTH
 - CA. - CURVE CENTRAL ANGLE
 - C.BRG. - CHORD BEARING
 - C.DIST. - CHORD DISTANCE
 - LL. - LAND LOT
 - LL.L. - LAND LOT LINE
 - N. - NORTHING COORDINATE
 - E. - EASTING COORDINATE
 - S/B. - SETBACK
 - P.O.B. - POINT OF BEGINNING
 - P.O.C. - POINT OF COMMENCEMENT
 - Z. - CONTINUOUS OWNERSHIP



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

COMBINATION SURVEY FOR:

TERRY BAGWELL, STANLEY BAGWELL, BRADLEY BAGWELL AND JANICE BAGWELL MCKENZIE

REGISTERED PROFESSIONAL LAND SURVEYOR

CHRIS M. PATTON

HALL COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYORS

TERRY BAGWELL, STANLEY BAGWELL, BRADLEY BAGWELL AND JANICE BAGWELL MCKENZIE

REGISTERED PROFESSIONAL LAND SURVEYOR

CHRIS M. PATTON

HALL COUNTY SURVEYOR

REVISIONS

NO.	DATE	DESCRIPTION

SHEET NUMBER:

1 of 1

SCALE: 1" = 120'

SURVEY DATE: 11/08/2017

PLAT DATE: 11/08/2017

17-236.dwg

JN. 17-236