

**SURVEYOR'S NOTES:**

1. THIS SURVEY WAS PREPARED ON A "LOCAL" ASSUMED COORDINATE BASE. THE BASIS OF BEARINGS ARE BASED ON DEED BOOK 6602, PAGE 203 & 204.
2. CONVENTIONAL EQUIPMENT USED FOR MEASUREMENT WAS A TOPCON PS 103. GPS EQUIPMENT USED FOR MEASUREMENT WAS A CHAMPION TKO GNSS RECEIVER USING REALTIME KINEMATIC OBSERVATIONS PROCESSED THROUGH THE EGPS NETWORK.
3. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 21,200 FEET AND AN ANGULAR CLOSURE OF 00'00"03" PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES RULE. FIELD PARTY D.G. & G.A.
4. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 274,087 FEET.
5. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF TITLE REVIEW AND IS SUBJECT TO ANY RESERVATIONS, RESTRICTIONS, RIGHTS-OF-WAY AND EASEMENTS OF RECORD.
6. 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.
7. THE FIELD SURVEY WAS CONDUCTED ON APRIL 15TH & 16TH, 2015.

**REFERENCES:**

1. DEED BOOK 7310, PAGES 139-142
2. DEED BOOK 6602, PAGES 203 & 204
3. DEED BOOK 7117, PAGES 285-291
4. DEED BOOK 5412, PAGE 563
5. PLAT BOOK 51, PAGE 87
6. PLAT BOOK 96, PAGE 129
7. PLAT BOOK 28, PAGE 40
8. PLAT BOOK 26, PAGE 43
9. PLAT SLIDE 842, PAGE 153

**ZONING AND SETBACKS:**

**CURRENT GAINESVILLE CITY ZONING:**

OFFICE and INSTITUTIONAL (O-I)

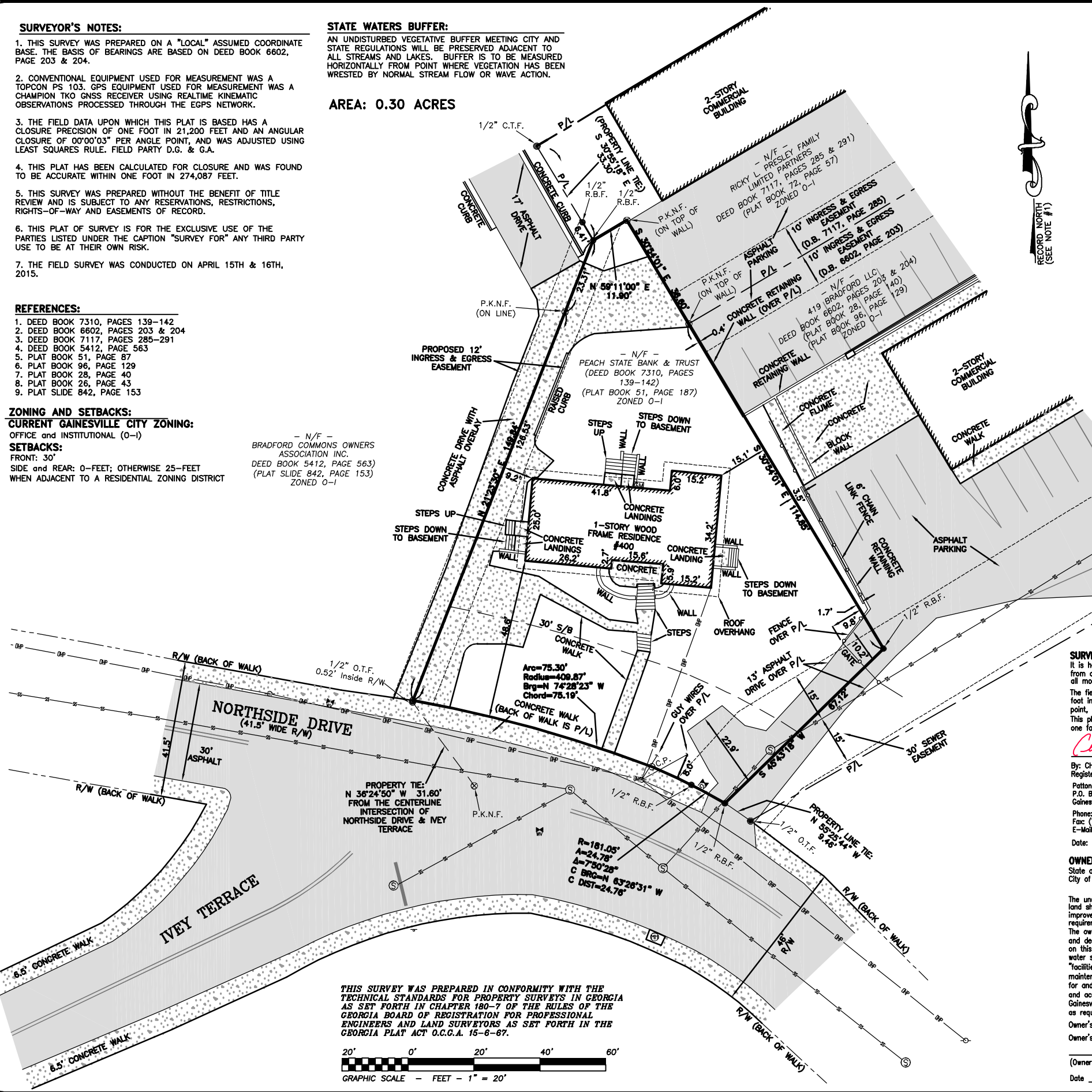
**SETBACKS:**

FRONT: 30'  
SIDE and REAR: 0-FEET; OTHERWISE 25-FEET  
WHEN ADJACENT TO A RESIDENTIAL ZONING DISTRICT

**STATE WATERS BUFFER:**

AN UNDISTURBED VEGETATIVE BUFFER MEETING CITY 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.

**AREA: 0.30 ACRES**

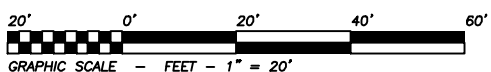


**LEGEND:**

- ⊙ 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
- ⊙ NF - NAIL FOUND
- ⊙ CP - CALCULATED POINT
- ⊙ D.I. - DROP INLET
- ⊙ G.W. - GUY WIRE
- ⊙ P.P. - POWER POLE
- ⊙ W.V. - WATER VALVE
- ⊙ I.C.V. - IRRIGATION CONTROL VALVE
- ⊙ S.S.M.H. - SANITARY SEWER MANHOLE
- ⊙ 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
- ⊙ SS - BURIED SEWER LINE
- ⊙ E - BURIED ELECTRIC LINE
- ⊙ O - CHAIN LINK FENCE
- ⊙ W - WOOD FENCE
- ⊙ X - WIRE FENCE
- ⊙ OHP - OVERHEAD POWER LINES
- P/L - PROPERTY LINE
- R/W - RIGHT-OF-WAY
- N/F - NOW OR FORMERLY
- C - CENTERLINE
- R - CURVE RADIUS
- L - CURVE ARC LENGTH
- A - CURVE CENTRAL ANGLE
- C BRG - CHORD BEARING
- C DIST - CHORD DISTANCE

RECORD NORTH (SEE NOTE #1)

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-8-87.



**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 35,857 feet, and an angular error of 00'00"00" per angle point, and was adjusted using Crandall's rule. This plat has been calculated for closure and is found to be accurate within one foot in 409,801 feet.

*Chris M. Patton*

By: CHRIS M. PATTON  
Registered Georgia Land Surveyor No. 2647  
Patton Land Surveying  
P.O. Box 256  
Gainesville, GA 30503  
Phone: (770) 532-6492  
Fax: (770) 532-1995  
E-Mail: cpatton@pattonsurveying.com  
Date: MAY 15, 2014

**OWNERS CERTIFICATE**

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: PEACHSTATE BANK & TRUST  
Owner's address: P.O. BOX 290 GAINESVILLE GA 30503

(Owner's signature)

Date \_\_\_\_\_

REGISTERED PROFESSIONAL  
LAND SURVEYORS

P.O. BOX 256  
GAINESVILLE, GA 30503  
PHONE: (770) 532-6492  
FAX: (770) 532-1995  
www.pattonsurveying.com

**PATTON**  
LAND SURVEYING, LLC

DRAFTED BY: C.K.  
CHECKED BY: C.M.F.  
SURVEYED BY: D.G. & G.A.  
COMPUTATIONS BY: C.M.F.



RETRACEMENT SURVEY FOR:  
**PEACH STATE BANK & TRUST**

- LOCATED IN -  
LAND LOT 147  
9TH LAND DISTRICT  
CITY OF GAINESVILLE  
HALL COUNTY, GEORGIA

**REVISIONS:**

| DATE: | REVISIONS: |
|-------|------------|
|       |            |
|       |            |
|       |            |

**SHEET NUMBER:**

1 of 1  
SCALE: 1" = 20'  
SURVEY DATE: 04/16/2015  
PLAT DATE: 04/20/2015  
15-078-.dwg  
JN. 15-078