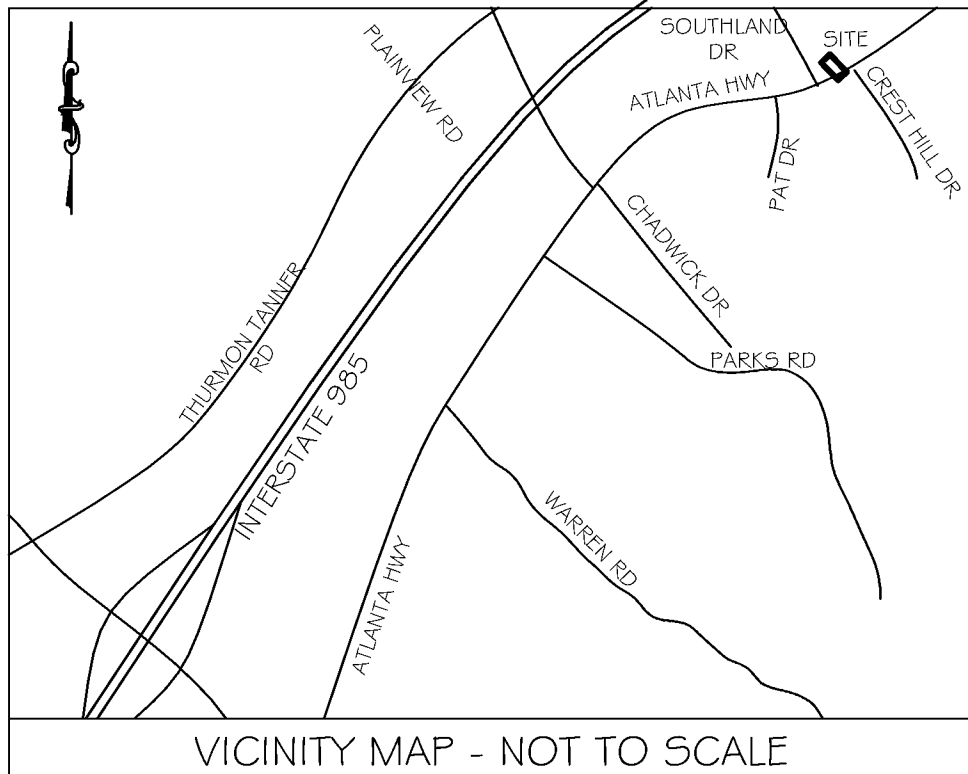
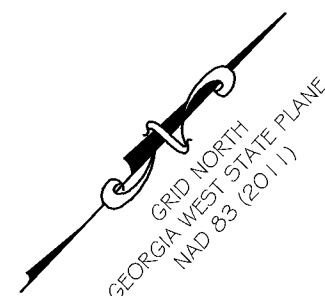


DATE: 05/16/2023
TIME: 4:45 PM
PLAT BOOK: 883
PAGE: 284 - 284
FILING FEES: \$10.00
PART ID: 8931030795
RECORDED BY: JP

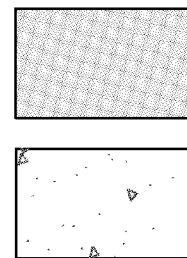
THIS BLOCK RESERVED FOR THE CLERK OF THE
SUPERIOR COURT

1. PLAT OF A SURVEY FOR JOHN LOVELL PREPARED BY FARLEY-COLLINS-WHIDDEN DATED SEPTEMBER 17TH 2003. (PLAT BOOK 836, PAGE 164A)
2. PLAT OF FAIRGROUND BUSINESS CENTER PREPARED BY MORELAND ANTOBELLI ASSOCIATES, INC. DATED JUNE 6TH, 2000. (PLAT BOOK 787, PAGE 222A)



1. All easements and rights of way of which the surveyor has knowledge are shown herein; others may exist of which the surveyor has no knowledge and of which there is no observable evidence.
2. The property shown herein is subject to all easements and restrictions of record both written and unwritten.
3. According to the Flood Insurance Rate Map (FIRM) for Hall County, Georgia, (Community-panel number 131380C0303G, dated December 1, 2023), all of the subject property lies within Zone X, defined as "Areas determined to be outside the 0.2% annual chance floodplain."
4. North arrow and bearings shown herein are based on GA West Zone - NAD83 adjusted 2011. Using Global Positional System (GPS) and obtained by RTK observations on 05-11-2023 using the Leica SmartNet System. All distances are horizontal ground measurements expressed in U.S. Survey Feet.
5. The field data upon which this plat is based has a closure precision of one foot in 28,283 feet and an angular error of no more than 14 seconds per angle point and was adjusted using the compass rule method.
6. Underground utilities were not located. Contact GA 811 prior to planning or construction activities.
7. The plat has been calculated for closure and is found to be accurate within one foot in 514,003 feet.
8. Equipment used for measurement:
Angular: Leica TS16; Robotic Total Station
Linear: Leica TS16; Robotic Total Station
GPS: Leica GS16; GPS Receiver
9. This plat was prepared for the exclusive use of the person, persons, or entity named herein. This plat does not extend to any unnamed person, persons, or entity without express written certification by the surveyor naming said person, persons, or entity.
10. State, County, and Local buffers and setbacks might exist on the subject property that are not shown herein.
11. This survey is not valid without the Original Signature and Seal of a Georgia Licensed Surveyor.
12. There was no observable evidence of Human Burials or Cemeteries on Subject Property at the time of the field Survey.
13. Alliance Surveying does not warrant the existence or nonexistence of any wetlands or hazardous wastes located on the Subject Property.
14. Current property owner: CHRISTIAN EDUCATIONAL CENTERS INC.
15. Current site address: 3584 Atlanta Highway Oakwood, Georgia

	SIGN
	PVC CONDUIT
	LIGHT POLE
	GRATE INLET
	SANITARY SEWER MANHOLE
	CLEANOUT
	GREASE TRAP
	UTILITY POLE
	GUY WIRE
	ELECTRIC METER
	TELEPHONE PEDESTAL
	IRON PIN FOUND
	IRON PIN SET
	CRUMP TOP PIPE
	OPEN TOP PIPE
	CORRUGATED METAL PIPE
	HIGH DENSITY POLYETHYLENE
	DUCTILE IRON PIPE
	POLYVINYL CHLORIDE PIPE
	REINFORCED CONCRETE PIPE
	OVERHANG
	POINT OF COMMENCEMENT
	POINT OF BEGINNING
	STORM SEWER LINE
	SANITARY SEWER
	OVERHEAD ELECTRIC
	PROPERTY LINE
	ADJACENT PROPERTY LINE
	FENCE



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 45°55'52" W	30.45'

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	832.74'	80.58'	80.55'	S 48°14'40" W	5°32'39"



THIS PLAN IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY OR OTHERS. THE RECORDING INFORMATION OF THE DOCUMENTS, EASEMENTS, RIGHTS, OR OTHER INTERESTS WHICH CREATED THE PARCELS OF LAND ARE STATED ON THE RECORDATION OF WHICH THIS DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAN COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYING AND MAPPING AS SET FORTH IN THE GEORGIA SURVEYING AND MAPPING ACT, CHAPTER 136 OF THE GEORGIA CODE, AS AMENDED, AND THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

 05/15/2023
Michael C. Bell, GA P.L.S. #3465 Date

SSUE: DATE	DESCRIPTION
INITIAL: 00/15/2023	
REV. 1:	
REV. 2:	
REV. 3:	
REV. 4:	
REV. 5:	
REV. 6:	
REV. 7:	

DRAFTED BY: DLB

CHECKED BY: MCB

PROJECT #: 23112



Know what's **below**.
Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

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LLC NO REPRODUCTION SHALL BE MADE
WITHOUT THE PRIOR WRITTEN CONSENT
OF ALLIANCE SURVEYING LLC

SHEET NO:

Of

LOCATED IN:
LAND LOT 47 - 8TH DISTRICT
CITY OF OAKWOOD
HALL COUNTY, GEORGIA

BOUNDARY SURVEY
TRACT 2-A OF
PLAT BOOK 836, PG 164A
FOR
STEVE PESCELLI

**AIS ALLIANCE
LAND SURVEYING**

L.S.F. 1322
4525 SOUTH LEE STREET
BUFORD, GEORGIA 30518
678.828.9424 J WWW.AEPATL.COM