

**GENERAL NOTES:**  
 1. The exceptions per title commitment package from First American Title Insurance Company, Commitment No. NCS-1265450-A-11.  
 2. This plat is subject to any restrictions, easements, covenants or restrictions that may exist either written or unrecorded.  
 3. Underground utilities shown on this survey are from a combination of utilities field marked by others and public records. Underground utilities not shown hereon may exist. The Surveyor does not take responsibility for absence or presence of any such utilities shown or not shown.  
 4. This Plat has been prepared for the exclusive use of the person(s) or entities named hereon.

CITY OF BUFORD  
 ZONING: M-1  
 MINIMUM FRONT SETBACK: 50' (ADJACENT TO FRIENDSHIP ROAD & GOLDEN PARKWAY)  
 MINIMUM SIDE SETBACK: 10'  
 MINIMUM REAR SETBACK: 10'

FIELD DATA:  
 DATE OF FIELD SURVEY 5-27-25.  
 THE CALCULATED POSITIONAL TOLERANCE BASED ON RELEVANT LINEAR MEASUREMENTS OF OBSERVED POSITIONS WAS FOUND TO BE 0.00 FEET.

EQUIPMENT:  
 ELECTRONIC TOTAL STATION AND R/R GPS  
 GPS RECEIVER: TRIMBLE R10L  
 OR: 6340000000000  
 6340000000000  
 NETWORK: TRIMBLE HAS NOW RINEX ONES

TOTAL AREA: 402,221 SQ. FT. 9.234 ACRES  
 CALCULATED PLAT CLOSURE: 1 FOOT IN 764,089 FEET

SURVEY DATA:  
 TYPE OF SURVEY: RETRACEMENT  
 SOURCE OF TITLE INFORMATION FOR SUBJECT PROPERTIES: DB 6132 PG 52  
 PROPERTY OWNERS AT TIME OF SURVEY:  
 ANKEN REAL ESTATE LP  
 PARCEL NUMBER: 00037 000037  
 REFERENCE: PB 851 PG 200  
 PB 809 PG 50-53  
 PB 146 PG 133  
 DB 6132 PG 527

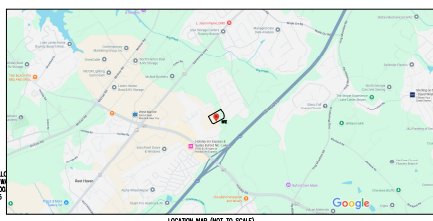
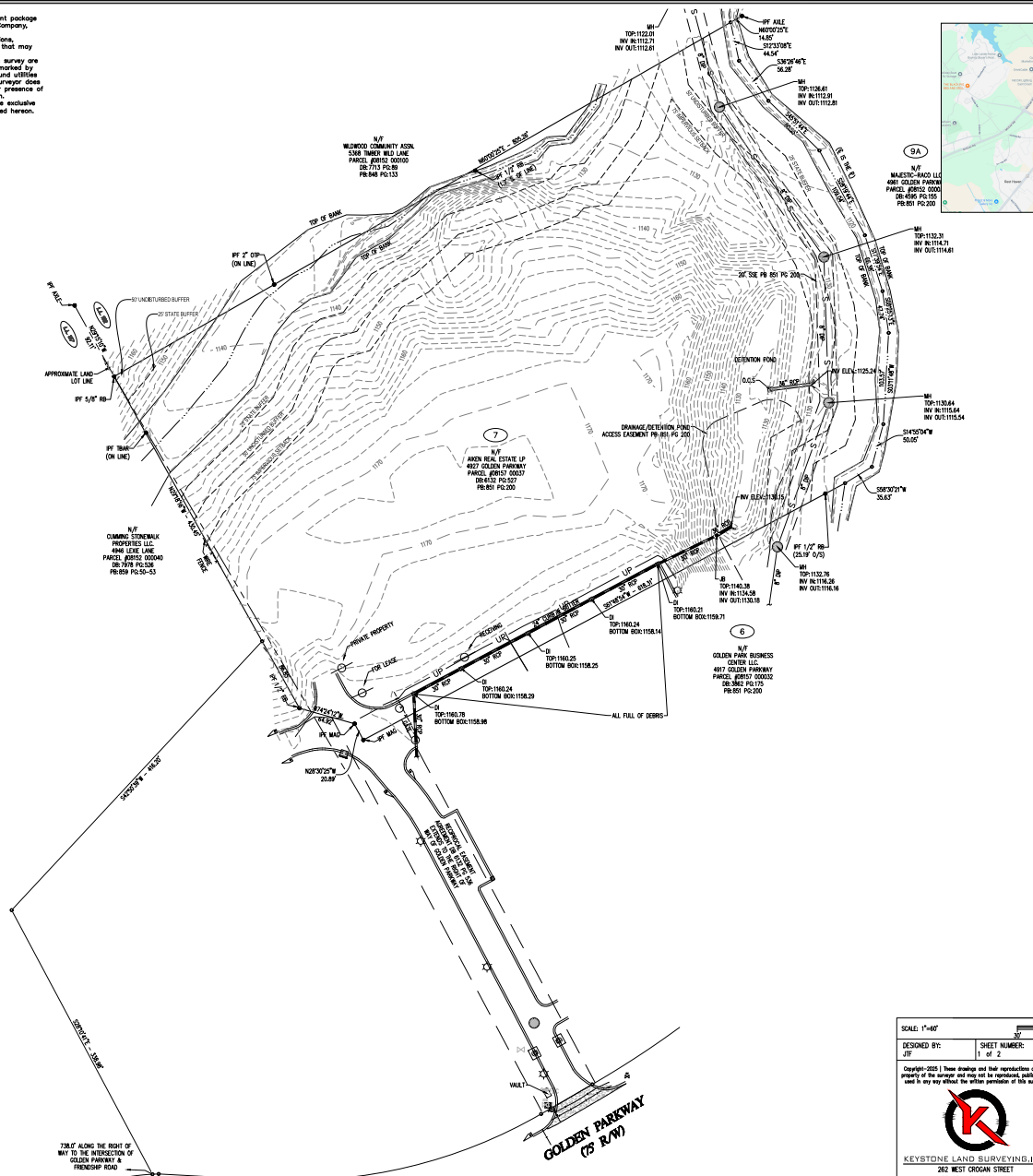
FLOOD HAZARD NOTE: A PORTION OF THIS PROPERTY IS LOCATED IN A "ZONE A" FLOOD HAZARD AREA AS DENIED BY FIRM MAP OF HALL COUNTY, GEORGIA 13060200PG EFFECTIVE DATE APRIL 4, 2016.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2023 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS AS SET FORTH IN THE ALTA AND NSPS, AND INCLUDES ITEMS 1-1, 700-A, 9, 12, 14, 16, 17-19 OF TABLE A. THEREFORE, THE FIELD WORK WAS COMPLETED ON MAY 22, 2025.

DATE OF PLAT OR MAP: 7-3-25

PARCEL F: DANEY, DEBRA ANN

THE TERM "CERTIFY" SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRAR AND IS NOT A GUARANTEE OF WARRANTY, EITHER EXPRESSED OR IMPLIED. GA 160-6-70(c) AND (3)



LEGEND	
BSL	BUILDING SETBACK LINE
SE	SEWER EASEMENT (STORM)
SE	SANITARY SEWER EASEMENT
EDP	EDGE OF PAVEMENT (CURB)
FF	FISHED FLOOR ELEVATION
R/W	RIGHT OF WAY
S/W	SEWERIAL
PGB	POINT OF BEGINNING
PC	POINT OF COMMENCEMENT
FFE	FISHED FLOOR ELEVATION
PAD	PAD ELEVATION
GFE	GARAGE FLOOR ELEVATION
M	MAIL BOX
WFE	WATER FINISHED FLOOR ELEVATION
○	IRON PIN FOUND
○	BOLLARD
—	OVERHEAD POWER
—	FIRE HYDRANT
—	WATER METER
—	WATER VALVE
—	GAS VALVE
—	GAS METER
—	LIGHT POLE
—	CONCRETE PAD
—	TELEPHONE MARKER
—	AIR CONDITIONER UNIT
—	MAIL BOX
—	CLEAN OUT
—	SANITARY SEWER MANHOLE
—	LEFT WING CATCH BASIN
—	RIGHT WING CATCH BASIN
—	DOUBLE WING CATCH BASIN
—	DROP INLET
—	HEADWALL

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SHOW OR CREATE A NEW PARCEL OR HAVE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLAT, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE CREATED. RECORDATION OF THIS PLAT DOES NOT CONSTITUTE AN APPROVAL OF ANY LOCAL, JURISDICTION, OR FEDERAL REQUIREMENTS WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERGROUND LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLES 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 15-4-67

SCALE: 1"=40'	GRAPHIC SCALE = 30 FEET	CLIENT: WILLIAM ANKEN
DESIGNED BY: JTF	SHEET NUMBER: 1 OF 2	DATE: 7-3-25
FILE NAME: 4927 GOLDEN PARKWAY_ALTA_R1	JOB NUMBER: SURV-3081	
ALTA/NSPS LAND TITLE SURVEY FIRST AMERICAN TITLE INSURANCE COMPANY		
GOLDEN PARK SUBDIVISION LOT 7, PHASE 2 4927 GOLDEN PARKWAY CITY OF BUFORD, HALL COUNTY, GEORGIA		
LAND LOTS 152 & 153, 8TH DISTRICT CITY OF BUFORD, HALL COUNTY, GEORGIA		
18-12-25 ADD RECORDATION AGREEMENT EASEMENT		
KEYSTONE LAND SURVEYING, INC. 262 WEST CROGAN STREET LAWRENCEVILLE, GEORGIA 30046 770.545.8700 www.keystonelandsurveying.com		FOR KEYSTONE LAND SURVEYING, INC. www.keystonelandsurveying.com