

eFiled & eRecorded  
 DATE: 5/26/2017  
 TIME: 3:40 PM  
 PLAT BOOK: 00874  
 PAGE: 00311  
 RECORDING FEE: 8.00  
 PARTICIPANT ID: 3677527367  
 CLERK: Charles Baker  
 Hall County, GA  
 NOTE: ch Page 1 of 2

THIS BLOCK RESERVED FOR THE CLERK  
 OF THE SUPERIOR COURT

- 1) ALL IPS ARE 1/2" REBAR WITH PLASTIC CAPS.
- 2) ALL LOTS TO BE SERVED BY ON-SITE SEWAGE SYSTEMS TO BE PERMITTED BY HALL CO. ENVIRONMENTAL HEALTH DEPT.
- 3) STATE WATERS EXIST ON SITE.
- 4) ANY ADDITIONAL SUBDIVISION OF THESE PROPERTIES WILL REQUIRE COMPLIANCE WITH HALL CO. STORMWATER MANAGEMENT ORD. CHAPTER 8.186.
- 5) ALL LOTS TO BE SERVED BY PUBLIC WATER THROUGH THE CITY OF GAINESVILLE.

**OWNERS ACKNOWLEDGMENT AND DECLARATION:**

STATE OF GEORGIA, COUNTY OF GWINNETT  
 THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, AND DEDICATED BY THIS ACKNOWLEDGMENT AND DECLARATION TO THE USE OF THE PUBLIC FOREVER ALL STREETS, SEWER COLLECTORS, LIFT STATIONS, DRAINS, EASEMENTS, AND OTHER PUBLIC FACILITIES AND APPURTENANCES THEREON SHOWN.

SIGNATURE OF SUBDIVIDER DATE SIGNED  
 Roger Allen Hughes 5-24-17

PRINTED OR TYPED NAME OF SUBDIVIDER  
 ROGER ALLEN HUGHES

SIGNATURE OF OWNER DATE SIGNED  
 Roger Allen Hughes 5-24-17

PRINTED OR TYPED NAME OF OWNER  
 ROGER ALLEN HUGHES

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON.

HALL COUNTY ENGINEERING DATE 5/23/17  
 S. Minnadi 5/23/17  
 HALL COUNTY PLANNING DATE 5/23/17  
 C. M. N. 5/23/17  
 HALL COUNTY HEALTH DATE 5/23/17  
 B. Sutherland 5/23/17

SUCH APPROVALS OR AFFIRMATIONS 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.

BRIAN R. SUTHERLAND GA. RLS #2900 DATE 5/23/17

**RECORDING PERMIT**

BY S. Minnadi 5/23/2008  
 HALL COUNTY PLANNING COMMISSION  
 CONDITIONS OF 11/13/2008 ZONING  
 ACTION SHALL APPLY

A TOPCON ES-105 TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 16,060 FEET AND AN ANGULAR ERROR OF 3" PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 277,947 FEET AND CONTAINS 35.084 ACRES.

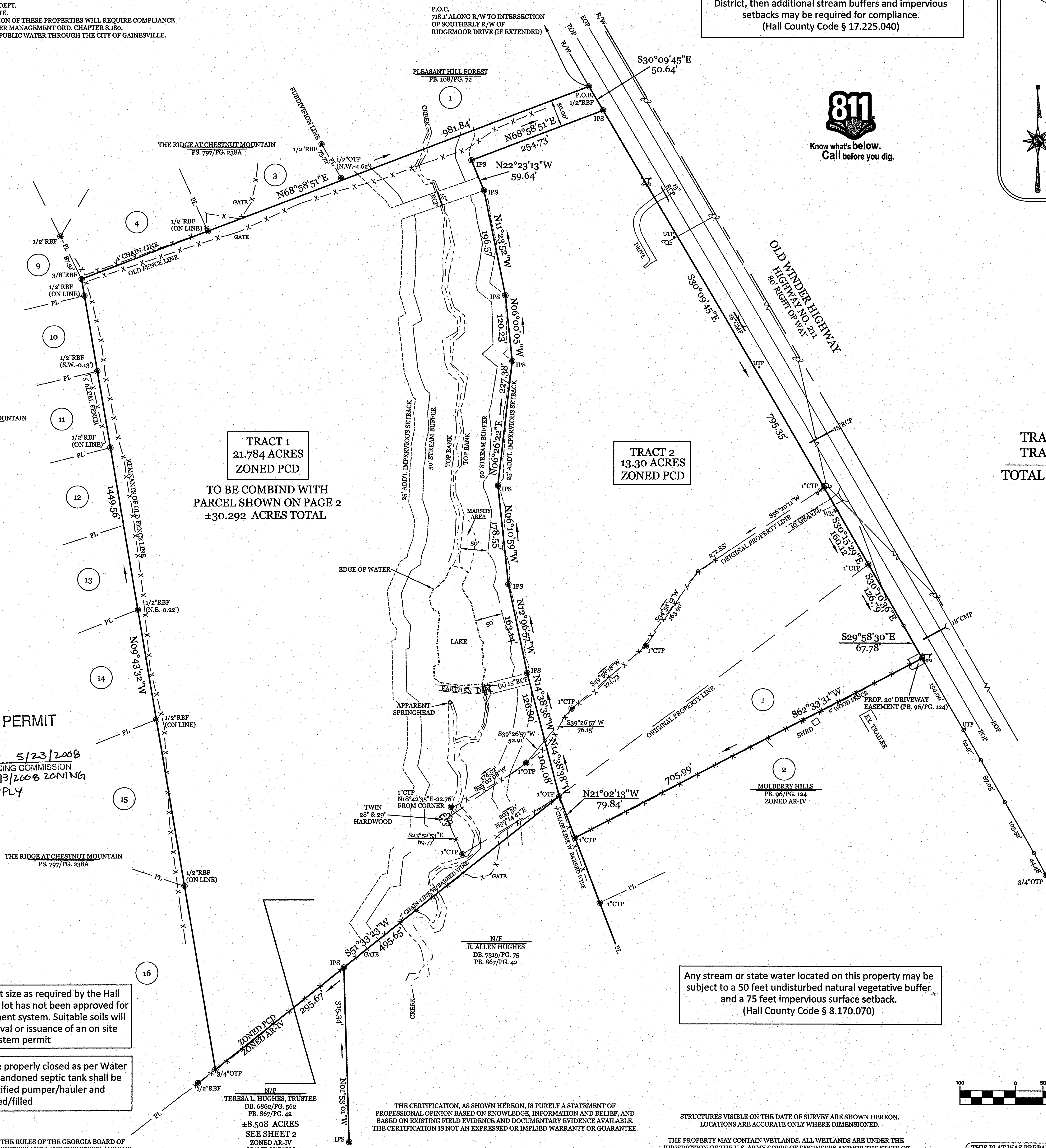
- LEGEND**
- NTS = NOT TO SCALE
  - IPS = 1/2" REBAR PIN SET
  - LL = LAND LOT
  - LL-L = LAND LOT LINE
  - PL = PROPERTY LINE
  - CL = CENTERLINE
  - IPF = IRON PIN FOUND
  - RFB = REBAR FOUND
  - CTP = CRIMP TOP PIPE
  - OTP = OPEN TOP PIPE
  - BSL = BUILDING SETBACK LINE
  - R/W = RIGHT-OF-WAY
  - SSE = SANITARY SEWER EASEMENT
  - DE = DRAINAGE EASEMENT
  - MH = MANHOLE
  - CB = CATCH BASIN
  - JB = JUNCTION BOX
  - HW = HEADWALL
  - DI = DROP INLET
  - CP = POWER/UTILITY POLE
  - FH = FIRE HYDRANT
  - IE = INVERT ELEVATION
  - FE = FIRST FLOOR ELEVATION
  - BFE = BASEMENT FLOOR ELEVATION
  - GFE = GARAGE FLOOR ELEVATION
  - UTP = UNDERGROUND TELE. PED.
  - SSW = SANITARY SEWER LINE/PIPE
  - SSM = STORM SEWER LINE/PIPE
  - FL = FENCE LINE
  - N/F = NOW OR FORMERLY
  - POB = POINT OF BEGINNING
  - POC = POINT OF COMMENCEMENT

This property meets the lot size as required by the Hall County Board of Health. This lot has not been approved for an on site sewage management system. Suitable soils will be required prior to approval or issuance of an on site sewage system permit

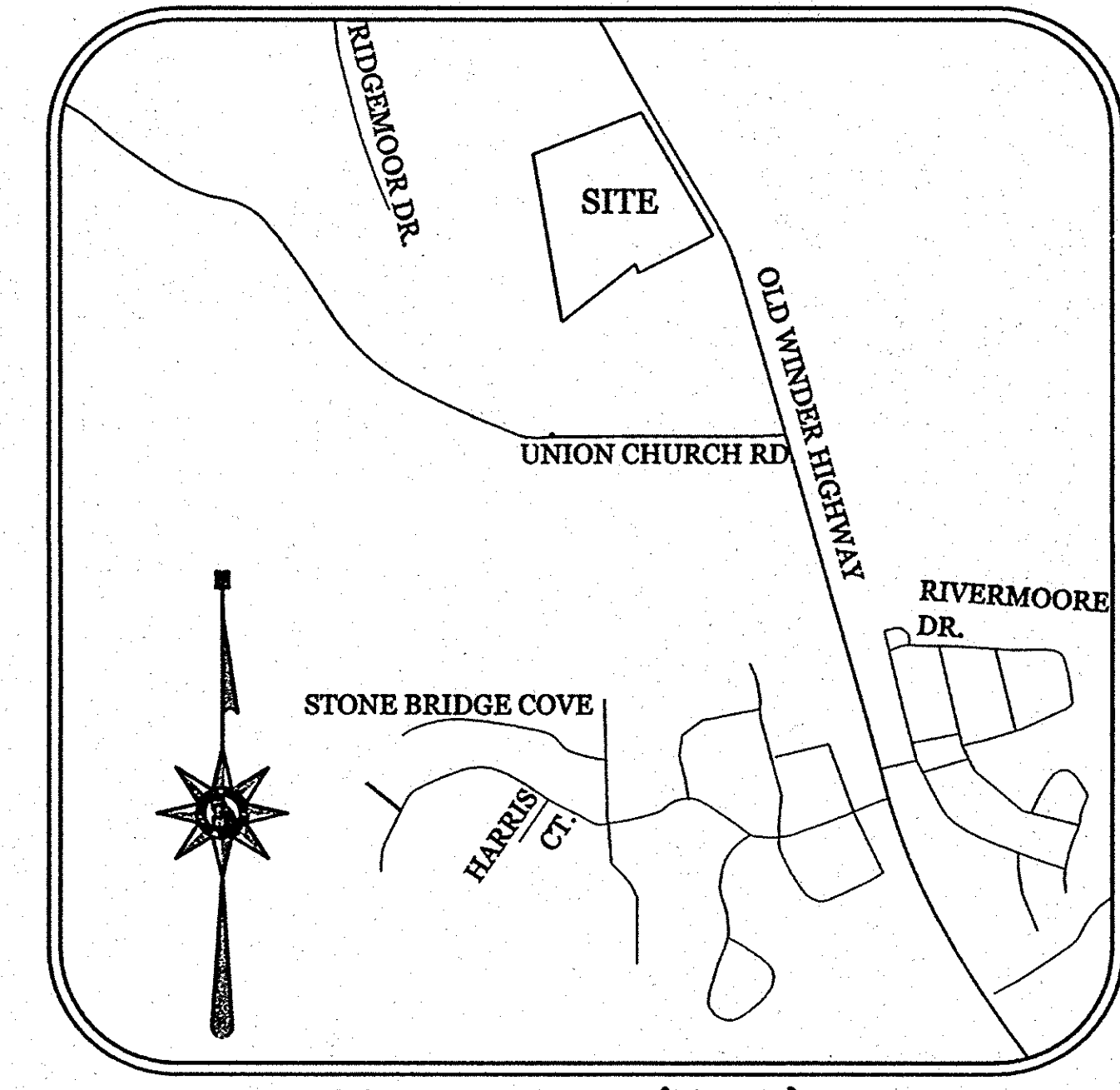
Any abandoned well shall be properly closed as per Water Well Standards Act. Any abandoned septic tank shall be pumped by a State certified pumper/hauler and crushed/filled

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.

THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (O.C.G.A.) 15-6-67 AS AMENDED BY HB1004 (2016), IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.

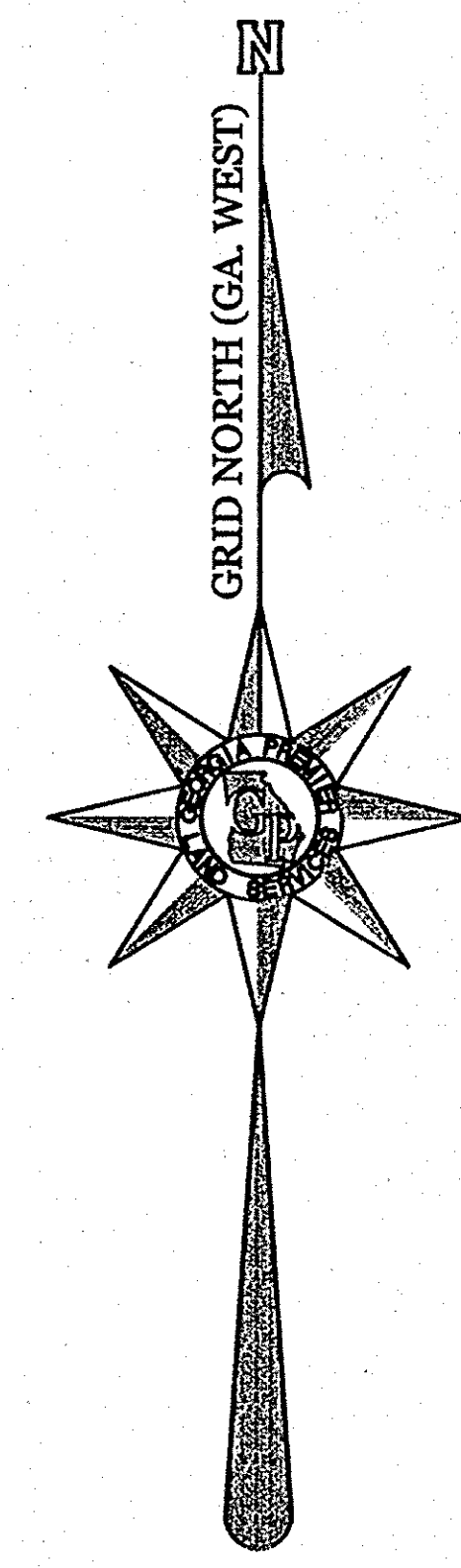


If property is located in the North Oconee Watershed District, then additional stream buffers and impervious setbacks may be required for compliance. (Hall County Code § 17.225.040)

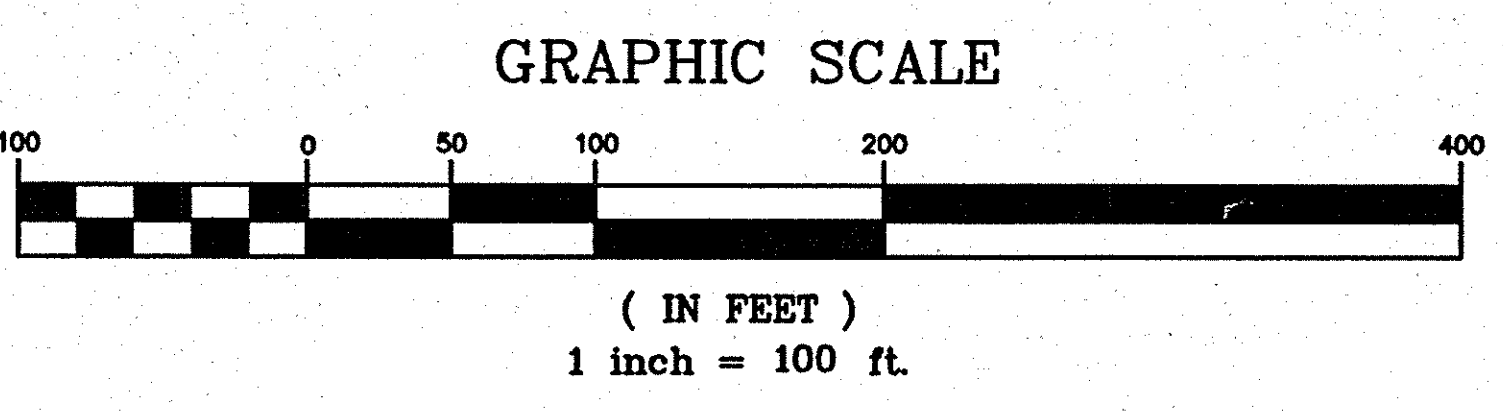


NO PORTION OF SUBJECT PROPERTY LIES WITHIN A DESIGNATED 100 YEAR FLOOD HAZARD AREA AS DEPICTED BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY PER F.I.R.M. PANEL NO. 131390034F, DATED SEPTEMBER 29, 2006

TRACT 1 21.784 ACRES  
 TRACT 2 13.30 ACRES  
 TOTAL AREA 35.084 ACRES



Any stream or state water located on this property may be subject to a 50 feet undisturbed natural vegetative buffer and a 75 feet impervious surface setback. (Hall County Code § 8.170.070)



IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.  
 Brian R. Sutherland, R.L.S.

THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.

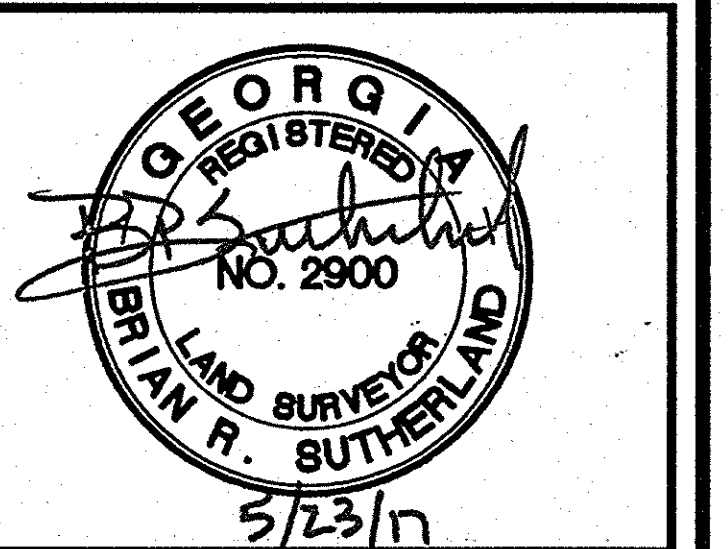
STRUCTURES VISIBLE ON THE DATE OF SURVEY ARE SHOWN HEREON. LOCATIONS ARE ACCURATE ONLY WHERE DIMENSIONED.

THE PROPERTY MAY CONTAIN WETLANDS. ALL WETLANDS ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS AND/OR THE STATE OF GEORGIA DEPARTMENT OF NATURAL RESOURCES. LOT OWNERS ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE PROTECTED AREAS WITHOUT THE PROPER PERMIT APPLICATION AND APPROVAL.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE, SUBJECT AND ADJACENT PROPERTY OWNER'S DEED REFERENCES WERE PROVIDED BY GEORGIA PREMIER LAND SERVICES, INC. AND ARE NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS.

**GEORGIA PREMIER LAND SERVICES, INC.**  
 PROFESSIONAL LAND SURVEYING  
 3000 HAMILTON MILL ROAD  
 BUFORD, GEORGIA 30519  
 (770) 614-3004 FAX (770) 614-3956  
 LAND SURVEYING COA #117

**R. ALLEN HUGHES**  
 5490 OLD WINDER HIGHWAY  
 TAX #15039A00003  
 EXEMPTION PLAT FOR:  
 LOCATED IN THE CLINCHEM DISTRICT - G.M.D. 392  
 HALL COUNTY, GEORGIA  
 SCALE 1" = 100'



DATE	NO	DESCRIPTION
4/26/17		

DATE 4/26/17  
 PROJ. NUMBER 17118  
 DRAWN BY BS