

THIS BOX RESERVED FOR  
THE CLERK OF THE SUPERIOR COURT

LEGEND

ACRES - ACRES  
ACOE - ARMY CORPS OF ENGINEER  
APPROX - APPROXIMATE  
BL - BUILDING SETBACK LINE  
BPF - BUILDING FENCE  
CL - CENTERLINE  
CLF - CHAIN LINK FENCE  
CTP - CONCRETE PIPE  
CONC - CONCRETE  
DB, PG - DEED BOOK, PAGE  
EP - EDGE OF PAVEMENT  
GW - GUY WIRE  
HW - HEADWALL  
IPF - IRON PIN FOUND  
IPS - IRON PIN SET (1/2" R/B)  
WITH A YELLOW PLASTIC CAP  
STAMPED ROCHESTER LSF000484  
LLC - LAND LOT CORNER  
LL - LAND LOT  
LLL - LAND LOT LINE  
MON - MONUMENT  
N - NORTH  
OTP - OPEN TOP PIPE  
PL - PROPERTY LINE  
PM - POWER METER  
POB - POINT OF BEGINNING  
POL - POINT ON LINE  
PP - POWER POLE  
PTP - POWER & TELEPHONE LINE  
PTB - POWER & TELEPHONE POLE  
PB, PG - PLAT BOOK, PAGE  
RB - REBAR  
HWY - ROAD  
TBX - TELEPHONE BOX  
TFR - TRANSFORMER  
TPOB - TRUE POINT OF BEGINNING  
WV - WATER VALVE

HALL COUNTY ENGINEERING NOTES

1. ANY STREAM OR STATE WATER LOCATED ON THIS PROPERTY MAY BE SUBJECT TO A 50 FEET UNDISTURBED NATURAL VEGETATIVE BUFFER AND A 75 FOOT IMPERVIOUS SURFACE SETBACK. (HALL COUNTY CODE § 8.170.070)

2. 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)

3. THIS PROPERTY IS LOCATED IN THE HALL COUNTY FUTURE FLOOD ZONE PER HALL COUNTY GIS.

4. A PORTION OF THIS PROPERTY IS LOCATED IN A FLOOD HAZARD AREA "A" PER F.E.M.A. FLOOD INSURANCE RATE MAPS OF HALL COUNTY, GEORGIA. PANEL NO. 13139CC0088 G DATED: APRIL 4, 2018.

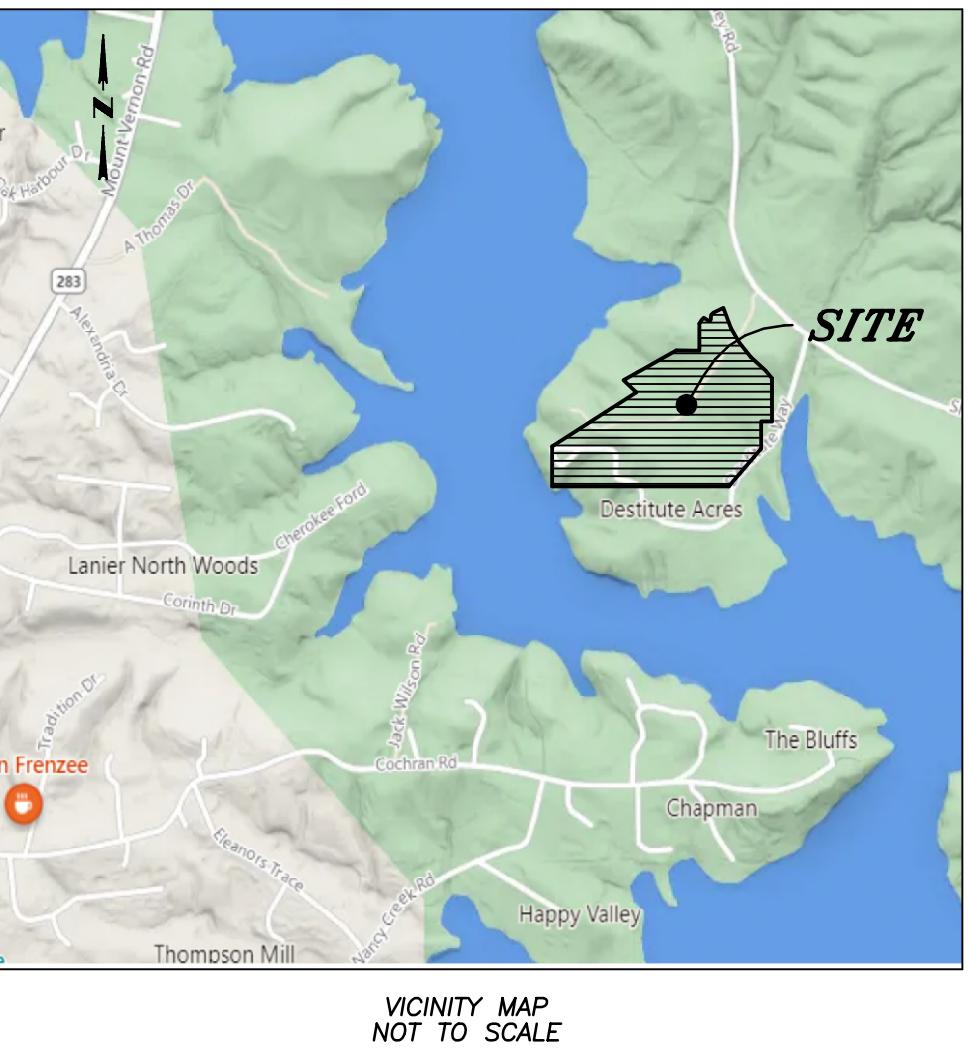
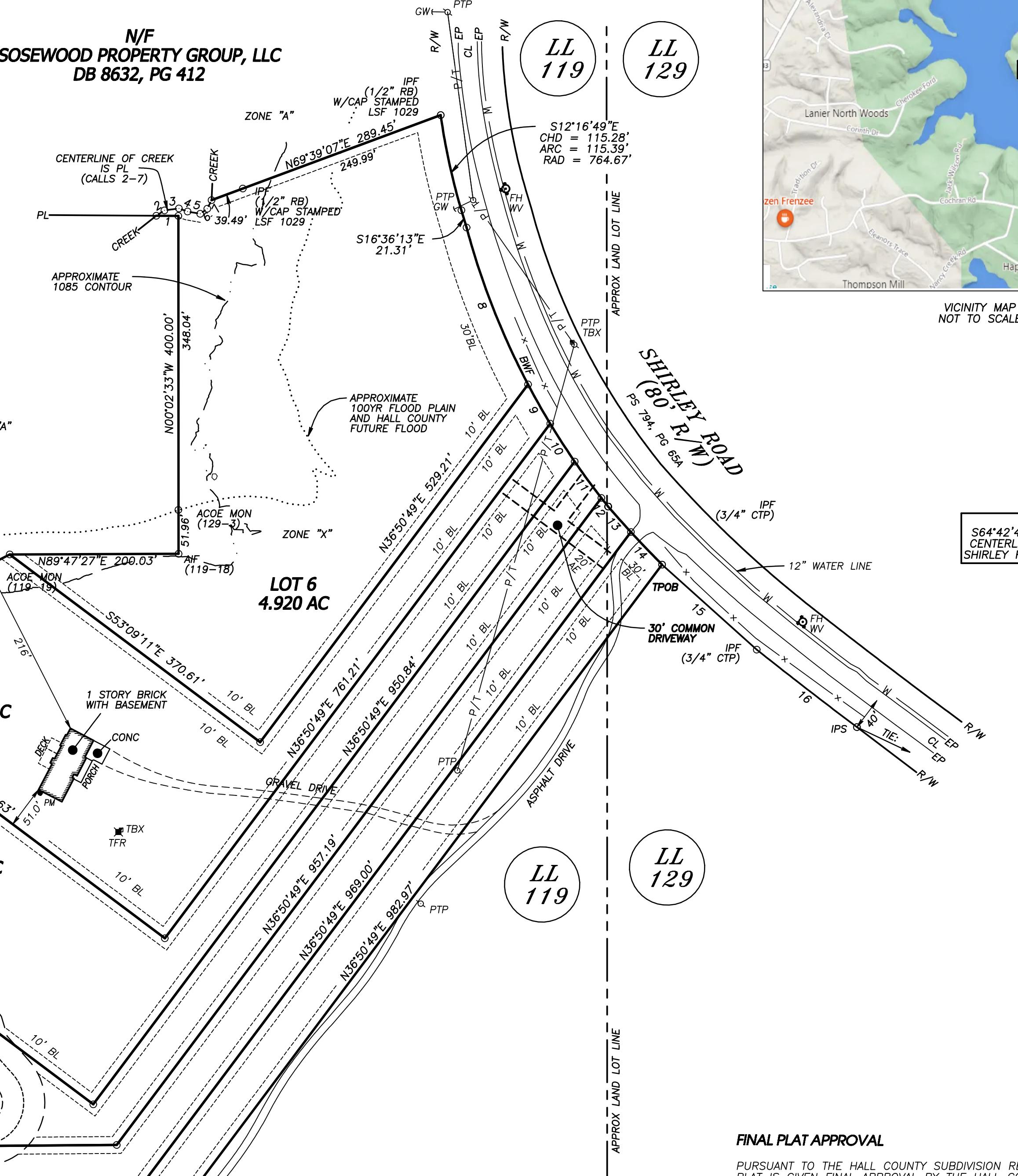
5. IF RESIDENTIAL PROPERTY IS SUBDIVIDED INTO SEVEN LOTS OR MORE WITH ALL LOTS ACCESSING EXISTING HALL COUNTY, GEORGIA ROADS, THEN STORMWATER MANAGEMENT IS REQUIRED FOR COMPLIANCE. (HALL COUNTY CODE § 8.180.120 AND § 8.180.130)\*

AREA SUMMARY

LOT 1 = 3.631 ACRES  
LOT 2 = 2.832 ACRES  
LOT 3 = 3.469 ACRES  
LOT 4 = 3.809 ACRES  
LOT 5 = 3.384 ACRES  
LOT 6 = 4.920 ACRES

TOTAL AREA = 22.045 ACRES

N/F  
SOSEWOOD PROPERTY GROUP, LLC  
DB 8632, PG 412



**Rochester** | **DCCM**

Rochester & Associates, LLC  
425 Oak St NW, Gainesville, GA 30501  
770.783.0600 p | www.rochester-assoc.com

MINOR SUBDIVISION PLAT  
FOR :  
LOCATED IN  
LAND LOTS 119 &  
129  
10TH DISTRICT  
HALL COUNTY, GEORGIA

NO.	DATE	DESCRIPTION	REVISIONS

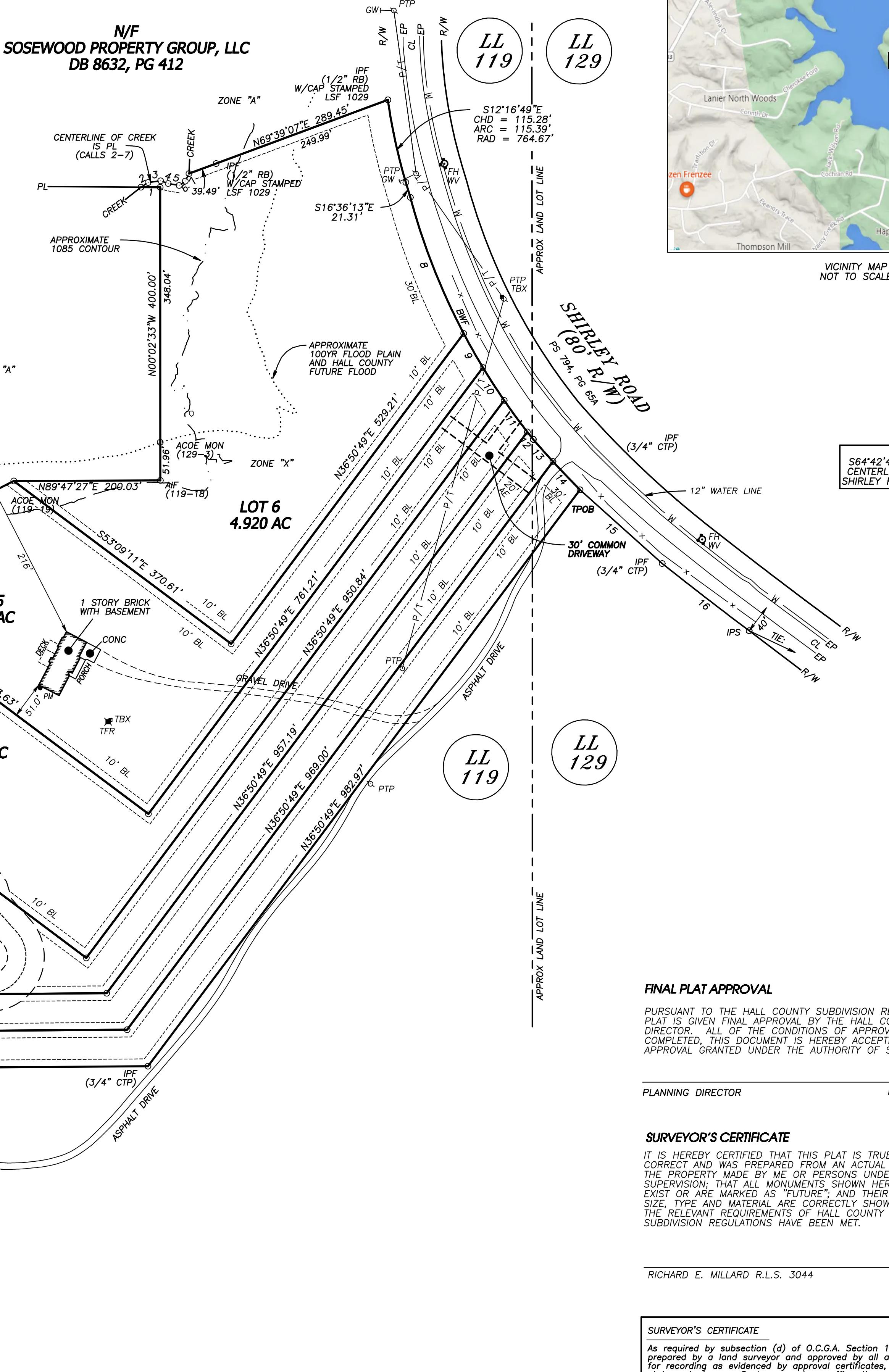


SHEET  
1  
OF  
1  
DATE : 11/03/22  
SCALE : 1" = 100'  
FILE NO. : G20123.WEB  
DRAWN BY: WDC

FOR REVIEW  
PURPOSES ONLY

REFERENCE PLATS

1. PLAT FOR VIRGINIA S. ROBERTS AND S.L.S. SHIRLEY, JR.  
PREPARED BY PATTON-BOYER, INC. DATED 1/16/2001 &  
RECORDED IN PS 794, PG 634, HALL COUNTY GEORGIA RECORDS.



TIE: 64°42'40"E 205.17' TO THE  
CENTERLINE INTERSECTION OF  
SHIRLEY ROAD & DESTITUDE WAY

#### FINAL PLAT APPROVAL

PURSUANT TO THE HALL COUNTY SUBDIVISION REGULATIONS, THIS PLAT IS GIVEN FINAL APPROVAL BY THE HALL COUNTY PLANNING DIRECTOR. ALL PLAT APPROVAL CONDITIONS IF APPROVED HAVE BEEN COMPLETED. THIS DOCUMENT IS HEREBY APPROVED AND THE APPROVAL GRANTED UNDER THE AUTHORITY OF SAID REGULATIONS.

PLANNING DIRECTOR DATE

#### 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 A REGISTERED LAND SURVEYOR OR PERSON UNDER HIS SUPERVISION; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED AS "FUTURE"; AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN; AND THAT THE RELEVANT REQUIREMENTS OF HALL COUNTY ZONING AND SUBDIVISION REGULATIONS HAVE BEEN MET.

RICHARD E. MILLARD R.L.S. 3044 DATE

SURVEYOR'S CERTIFICATE  
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 an applicable local jurisdiction to record and/or survey the same. The surveyor certifies that the statements herein, such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to the accuracy of any property boundaries, dimensions, or areas. The 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.

**DRAFT**  
REGISTERED GEORGIA LAND SURVEYOR  
RICHARD E. MILLARD R.L.S. 3044  
ROCHESTER & ASSOCIATES, LLC  
CERTIFICATE OF AUTHORIZATION NO. - LSF000484  
Email: remillard@rochester-assoc.com