

eFiled and eRecorded
 DATE: 10/26/2022
 TIME: 2:30 PM
 PLAT BOOK: 882
 PAGE: 414 - 414
 FILING FEES: \$10.00
 PART ID: 1443019564
 RECORDED BY: CH
 Charles Baker, C.S.C
 Hall County, GA

- HALL COUNTY ENGINEERING NOTES:
- Any stream or state water located on this property may be subject to a 50 foot undisturbed vegetative buffer and a 75 foot impervious surface setback. (Hall County code 8.170.070)
 - 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)
 - The site does show a portion within a FEMA floodplain as shown on Flood Insurance Rate Map 13 139C 0225F, Hall County Georgia Dated 08-29-2006.
 - The site does show a portion to lie within Hall County Future Flood Plain Zone per Hall County GIS, as shown on Hall County Web Site <http://gis.hallcounty.org/PublicWebPages/MapFundViewer.aspx>
 - If residential property is subdivided into seven lots or more, with all lots abutting Hall County roads, the stormwater management is required for compliance. (Hall County code 8.180.120, 8.180.130)
 - If this property contains FEMA and/or local Flood Hazard areas, both Federal and Local Regulations may apply.
 - The location of Flood Hazard Areas is determined from available maps and information. This is not a determination of Flood Hazard Status, but an interpretation of referenced maps and public information. The exact location or elevation of these areas should be determined by qualified experts. This firm assumes no responsibility or liability for the accuracy of the referenced maps and data.
 - This plat is for the exclusive use of the party listed as "Survey For"

RESERVED FOR CLERK SUPERIOR COURT

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A PRECISION OF 1 IN 10,000 AND AN ANGULAR ERROR OF 5 SECONDS PER ANGLE POINT. THIS PLAT HAS BEEN CALCULATED FOR BEARING AND HAS AN ACCURACY OF 1 IN 48,882.
 FIELD DATA ADJUSTED BY COMPASS RULE.
 INSTRUMENT USED: TOPCON 230 TOTAL STATION RECORD DATA COLLECTOR.
 THIS PROPERTY IS SUBJECT TO ANY EASEMENTS, RIGHT OF WAY, OR CONDITIONS OF LEGAL RECORD, BOTH WRITTEN AND UNWRITTEN.

1/8" = 10' BENCH SET
 1/2" = 20' BENCH
 3/4" = 30' BENCH
 1" = 40' BENCH
 CIP = CENTERLINE
 P.W. = RIGHT OF WAY
 P.L. = PROPERTY LINE
 C.L. = CENTERLINE

AS REQUIRED BY SUBSECTION (c) OF O.C.G.A. SECTION 15-6-87 THE LAND SURVEYOR HEREBY CERTIFIES THAT THIS MAP, PLAT, OR PLAN HAS BEEN APPROVED FOR FILING IN WRITING BY ANY AND ALL APPLICABLE MUNICIPAL, COUNTY, OR MUNICIPAL COUNTY PLANNING COMMISSIONS OR MUNICIPAL OR COUNTY GOVERNING AUTHORITIES.

HALL COUNTY PLANNING DIRECTOR _____ DATE _____
 SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER AS TO INTENDED USE OF ANY PARCEL. THE REGISTERED LAND SURVEYOR FURTHER CERTIFIES THAT THIS MAP, PLAT, OR PLAN COMPLIES WITH THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE GEORGIA SUPERIOR COURT CLERKS' COOPERATIVE AUTHORITY.
 Michael J. Smith 9-10-22
 MICHAEL J. SMITH GA. RLS 2391

R/W PECKERWOOD ROAD

Line	Bearing	Distance	Line	Bearing	Distance
1	N 19°23'09" W	39.84'	13	N 35°02'01" W	70.09'
2	N 16°08'27" W	81.28'	14	N 32°17'52" W	75.90'
3	N 14°33'27" W	91.40'	15	N 28°45'39" W	71.38'
4	N 14°14'28" W	58.14'	16	N 21°45'12" W	45.42'
5	N 16°14'50" W	86.68'	17	N 22°23'35" W	103.80'
6	N 17°50'08" W	84.72'	18	N 23°53'13" W	63.50'
7	N 20°03'17" W	77.76'	19	N 23°38'42" W	54.09'
8	N 22°14'19" W	59.70'	20	N 21°32'02" W	50.51'
9	N 26°07'57" W	41.74'	21	N 14°40'36" W	25.05'
10	N 32°28'09" W	42.08'	22	N 05°04'00" W	31.80'
11	N 35°25'14" W	83.72'	23	N 01°20'00" E	74.75'
12	N 35°54'59" W	131.94'	24	N 00°08'00" E	50.89'
			25	N 01°10'23" W	37.28'

127.81 ACRES
 REF.: DEED BOOK 8593, pg.747
 TAX PARCEL- 15003 000009
 ADDRESS: 4425 PECKERWOOD RD.
 GILLSVILLE, GA
 COUNTY ZONING: AR-IV
 88.07 Acres AR-IV

STABLES AND SUPPORT STRUCTURES THIS LOCATION

AT PRESENT THERE ARE NO BUILDINGS ON THE 127.81 ACRES. THE HIGHLIGHTED NARRATIVE DESCRIBES THE INTENDED USES.

40.74 ACRES R-1-L
 REF.: DEED BOOK 8593, pg. 752
 TAX PARCEL- 15003 000108
 ADDRESS: 4465 PECKERWOOD RD.
 GILLSVILLE, GA
 COUNTY ZONING: R-1-L

DRIVEWAY THIS LOCATION.
 MAIN HOUSE THIS LOCATION
 TENANT HOUSE
 FUTURE HOUSE
 EXISTING DRIVEWAY

SURROUNDING AREAS CONSIST OF AGRICULTURAL AND WIDELY SPACED HOUSING.

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.

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.

COMBINATION SURVEY FOR:
WEST HAMRYKA
 PROPERTY IN GILLSVILLE (1557) G.M.D., HALL COUNTY, GEORGIA
 SURVEYED: AUG. 23-25, 2021
 DRAWN: AUG. 26, 2021
 REVISED: JUNE 6, 2022
 REVISED: SEPT. 10, 2022



RECORDING PERMIT
 BY [Signature] 09/23/22
 HALL COUNTY PLANNING COMMISSION



SURVEYED BY:
MICHAEL J. SMITH
 GA. REG. LAND SURVEYOR No. 2391
 830 PINE VILLA DRIVE
 TOCCOA, GA. 30577
 Ph.: 706-886-5804