EXH D- LEGAL DESCRIPTION AND SURVEY

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PLAT BOOK: 883
PAGE: 19 - 19
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Charles Baker, C.S.C
Hall County, GA

ABBREVIATION LEGEND

- AE = access easement
- CB = catch basin
- CI = cleanout
- CMF = concrete monument found
- CRBF = reinforced metal rod
- CO = cleanout
- CMP = corrugated metal pipe
- CT = communication pedestal
- DE = drainage easement
- DI = drop inlet
- DIP = ductile iron pipe
- DWCB = double wing catch basin
- FH = fire hydrant
- GI = grate inlet
- GW = guy wire
- HW = head wall
- IPS = iron pin set
- JB = junction box
- LP = light pole
- MH = manhole (sanitary sewer)
- OCS = other control structure
- OT = open top pipe
- PP = power pole
- PCL = property line
- RCP = reinforced concrete pipe
- SMH = sewer manhole
- SSE = sanitary sewer easement
- SWCB = single wing catch basin
- TBM = traffic signal box
- TP = telephone pole
- TSP = traffic signal pole
- WM = water meter
- WV = water valve
- YI = yard inlet

SYMBOL LEGEND

- double wing catch basin
- fire hydrant
- guy wire
- light pole
- power pole
- sanitary sewer manhole
- clean out
- transformer
- water meter
- single wing catch basin
- grate inlet
- junction box
- head wall
- stop sign
- buffer
- bldg setback
- fence
- overhead electric
- underground electric
- water line
- sanitary line
- gas line
- computed point

PARCEL INFORMATION:

Parcel Id No.: 15024000019

Property is Zoned AR-IV, Hall County
Building setback lines are shown hereon. Any setbacks and buffers shown are governed by the local jurisdiction and should be confirmed in writing prior to land planning or any construction activities.

Building Setbacks:
Front: 40 Feet from Property Line or 65 Feet from centerline of the road whichever is greatest.
Side: 15 Feet
Rear: 25 Feet

Hall county engineering PLAT notes

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 MEASURED FROM THE POINT OF WRESTED VEGETATION (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)

This property OR A PORTION THEREOF is located in a flood hazard area as shown on flood insurance rate map #13139C0310F, Hall County Georgia, dated 9/26/06.

This property OR A PORTION THEREOF is not located in the Hall County STUDIED Flood Zone per Hall County GIS.

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 § 8.180.160)

ALL DRIVEWAYS MUST MEET HALL COUNTY DRIVEWAY REGULATIONS PER Code § 12.40.

ALL LAND DISTURBANCES OVER ONE ACRE SHALL REQUIRE AN EROSION SEDIMENTATION POLLUTION CONTROL PLAN.

SURVEY NOTES:

1. Certain interior improvements may not be shown hereon, i.e. fence lines, guy wires, etc.
2. Matters of record not shown hereon are excepted.
3. Bearing basis derived from 2 control points set with Carlson BRx7 GPS System and SmartNet network. All other work performed with methods described below.
4. Measurements shown are US Survey Feet (ground).
5. Field angles and linear distances measured using a Leica TS 12P Robotic Total Station.
6. Property corners marked IPS (Iron Pin Set) are 1/2" x 18" rebar with blue plastic cap (E303 LSF #1121) unless otherwise indicated. Unless indicated as set, monumentation shown was found.
7. No evidence of human burials or cemeteries was observed on site during the course of the fieldwork.
8. Riparian boundaries subject to change due to natural forces and may not represent the actual limit of title.
9. This plat has been calculated for closure and is found to be accurate within one foot in 220,116 feet.

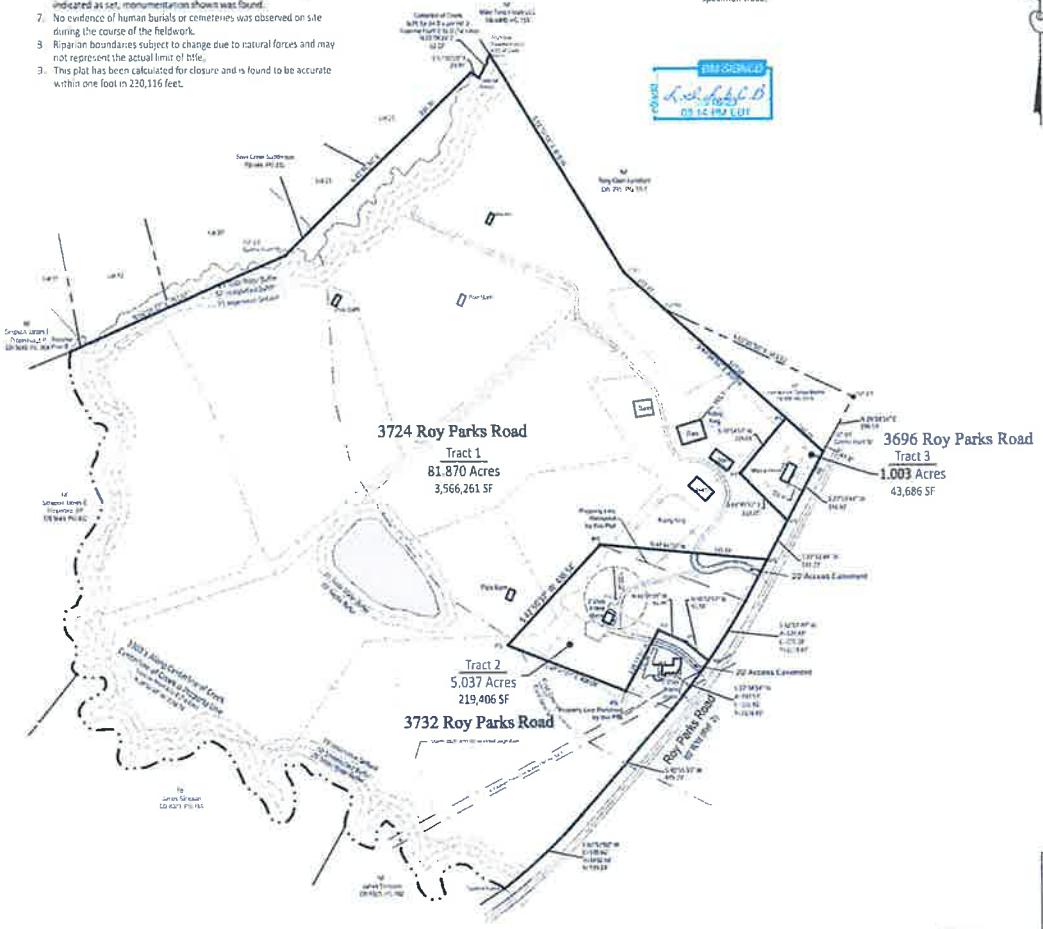
LEGAL DESCRIPTION

REFERENCES:

1. Limited Warranty Deed to _Willow Creek Farm of Talmo, LLCrecorded in Deed Book 8064, Page 718.
2. Survey for Pat and Warren Snipes recorded in Plat Book 723, Page 66A.
3. Survey for Walter Hope recorded in Plat Book 116, Page 66.

ENVIRONMENTAL NOTES:

1. Stream Buffers shown as required by the State of Georgia and Hall County.
2. No attempt was made by this firm to determine presence of wetlands.
3. No attempt was made by this firm to determine the presence of specimen trees.



LOCATION MAP
NOT TO SCALE

GENERAL NOTES:

1. Only evidence of easements or structures which are readily apparent from an above ground field inspection of the premises are shown, unless stated otherwise hereon. No liability is assumed by this firm for losses relating to the existence of any easement not discovered by above ground field inspection of the premises.
2. This plat was prepared for the exclusive use of the person, persons, or entity named hereon. Said certification does not extend to any unnamed persons without a recertification by the surveyor.
3. Jurisdictional areas or negative easements, if any, which might impact the use of the property were not located, unless stated otherwise. No liability is assumed by this firm for any losses resulting from the exercise of any government jurisdiction affecting the use of the property.
4. The property shown and described hereon is subject to any existing easements, rights-of-way, restrictive covenants, zoning regulations, underground utilities and/or setback lines whether or not they may be shown. No liability is assumed by this firm for any losses that may be associated with the existence of any easements or restrictions on the use of the property.
5. Location map from Hall County GIS.
6. All building ties are perpendicular to the property lines unless otherwise noted.
7. Only Surface Observable Utilities were located. Prior to any digging or construction, contact Georgia One Call (811) for utilities marking.

RTK GPS BOUNDARY NOTE:

1. Vertical Datum: NAVD 88 (2012 B)
2. Type of Survey: RTK (Real Time Kinematic)
3. Average Positional Accuracy Per Point: 0.04'
4. Horizontal Datum: NAD83 (2011)
5. Fixed Control Used: SmartNet network.
6. Geoid: Ellipsoid GRS1980
7. Combined Grid Factor: 0.99980748043 w/ a Bearing of S 69° 51' 19" E, a distance of 1,825' from Control Point "A" to Control Point "B".
8. Contours displayed at a 2-foot interval.
9. Date of Fieldwork: 11/16/22.

HALL COUNTY NOTES:

1. All lots to served by on-site sewage management systems permitted by Hall County.
2. All Lots are to be served by public water.
3. Must notify Hall County Public Health Department before burial of mulch, organic debris, trash or other material, and when setting up burn pit.
4. Must submit grading plans with septic tank application for any lot requiring extensive grade modification. Further soil studies may be required prior to the issuance of a septic tank permit or approval of an on-site sewage maintenance system.
5. Slab construction is prohibited without grading plans on all lots at the time of system permit application.

FLOOD HAZARD NOTE:

A portion of this property is contained within the limits of a Special Flood Hazard Zone as defined by the Federal Emergency Management Agency Flood Insurance Rate Map No. 13139C0310F of Hall County, GA. (Community Panel No. 13046C0310F), most recently revised 9/29/06.

RECORDING PERMIT

0' 200' 400' 600'
Scale: 1"= 200' (22"x34") 1"= 400' (11"x17")

SURVEYOR CERTIFICATION:

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. 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.

GA CERT OF AUTH. LSF 1121

GEORGIA NO. 2721 REGISTERED LAND SURVEYOR

Minor Plat:
Parcel Number: 15024000019
Willow Creek Farms of Talmo, LLC
UNINCORPORATED
Hall County, GA
Tadmore G.M.D. 288

GA Cert. of Auth. LSF 1121

Civil Engineering, Land Surveying, Stream and Wetland Restoration
108 Allen Street Cumming, Georgia 30040
Phone: 770.442.0500 www.engineering303.com

Drawn: KFT
Date: 12/05/22
Sheet: 1 of 1
Project Number: 22-4981

Package ID: 65F4B2F0C6405B0CDAA1D23EE6984CE6