TOTAL = 3.083 ACRES

134,291.932 SQUARE FEET

LEGEND

BOC = BACK OF CURB
BSL = BUILDING SETBACK LINE
P/L = PROPERTY LINE
R/W = RIGHT OF WAY
LL = LAND LOT
LLL = LAND LOT LINE
N/F = NOW OR FORMERLY
M/P# = TAX MAP / PARCEL NO.
POB = POINT OF BEGINNING
NTS = NOT TO SCALE
IPF = IRON PIN FOUND
IPS = IRON PIN SET
COR MON = USCOE MONUMENT
RB = REBAR
CTP = CRIMP TOP PIPE
OTP = OPEN TOP PIPE
SQ. ROD = SQUARE ROD
AIF = ANGLE IRON FOUND
CMP = CORRUGATED METAL PIPE
RCP = REINFORCED CONC. PIPE

LEGEND

WM = WATER METER
WV = WATER VALVE
⌀ = PP = POWER POLE
LP = LIGHT POLE
SP = SERVICE POLE
CP = COMMUNICATIONS POST
TR = TRANSFORMER
CO = SEWER CLEAN-OUT
MB = MAILBOX
SS = SANITARY SEWER
MH = MAN HOLE
FFE = FINISHED FLOOR ELEV.
FH = FIRE HYDRANT
---G--- = GAS LINE
---P--- = POWER LINE
---SS--- = SANITARY SEWER LINE
---FM--- = SANITARY FORCE MAIN
---T--- = TELEPHONE LINE
---W--- = WATER LINE
---X--- = FENCE LINE

THIS BLOCK RESERVED FOR THE CLERK OF SUPERIOR COURT

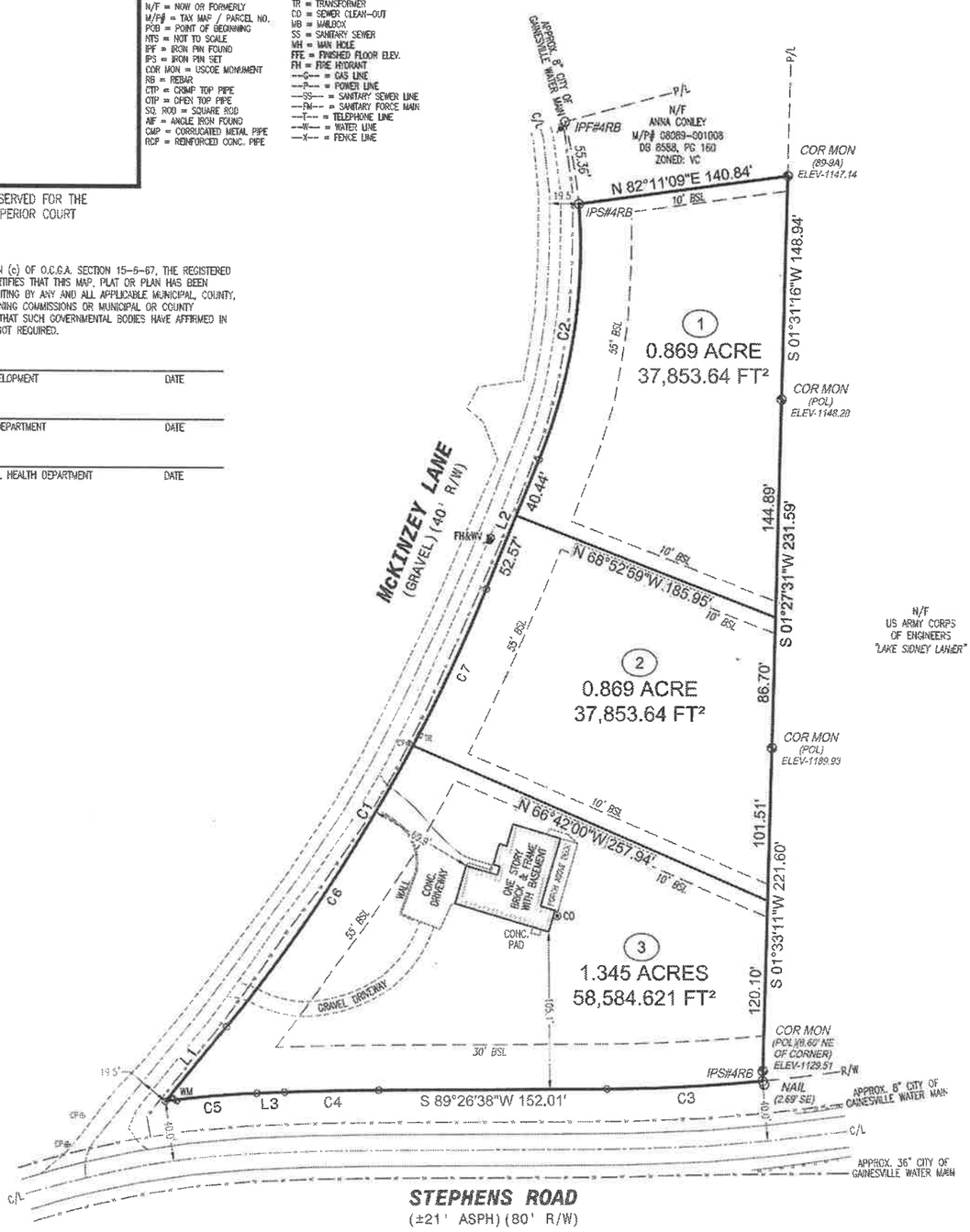
SURVEYORS CERTIFICATION

AS REQUIRED BY SUBSECTION (c) OF O.C.G.A. SECTION 15-6-67, THE REGISTERED 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 OR THAT SUCH GOVERNMENTAL BODIES HAVE AFFIRMED IN WRITING THAT APPROVAL IS NOT REQUIRED.

HALL COUNTY PLANNING DEVELOPMENT — DATE

HALL COUNTY ENGINEERING DEPARTMENT — DATE

HALL COUNTY ENVIRONMENTAL HEALTH DEPARTMENT — DATE



Course	Bearing	Distance
L1	N 39°11'04" E	64.39'
L2	N 22°04'58" E	93.01'
L3	S 87°38'26" W	18.48'

Curve	Radius	Length	Chord	Chord Bear.
C1	1140.00'	340.27'	339.01'	N 30°38'01" E
C2	375.00'	173.70'	172.15'	N 08°48'48" E
C3	1151.43'	104.21'	104.18'	S 86°51'04" W
C4	2000.00'	62.95'	62.95'	S 88°32'32" W
C5	616.41'	61.30'	61.28'	S 84°47'29" W
C6	1140.00'	225.05'	224.68'	N 33°31'45" E
C7	1140.00'	115.22'	115.17'	N 24°58'41" E

HALL COUNTY - STREAM BUFFER PROTECTION

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

IF PROPERTY IS LOCATED IN THE NORTH OCONEE WATERSHED DISTRICT, THEN ADDITIONAL STREAM BUFFERS AND IMPERVIOUS SETBACKS MAY BE REQUIRED FOR COMPLIANCE.
HALL COUNTY § 17.225.040

SUBDIVISION SURVEY FOR:

GARRY ENGLISH

LAND LOT 89
8TH DISTRICT
FLOWERY BRANCH G.M.D. 1270
HALL COUNTY, GEORGIA
PLAT DATE: MAY 26, 2023
REVISIONS:

60 0 60 120 180
GRAPHIC SCALE - 1"=60'

McCLURE SURVEYING, INC.
2505 JOHNSON DRIVE - SUITE D
CUMMING, GA 30040
O: (470) 297-5592 O: (770) 889-0281
CERTIFICATE OF AUTHORIZATION: LSF001203
NATHAN@MCCLURESURVEYING.COM
WWW.MCCLURESURVEYING.COM

THIS SURVEY AND IT'S FINDINGS DOES NOT CONSTITUTE A TITLE SEARCH OR TITLE OPINION BY McCLURE SURVEYING, INC. AS LAND SURVEYORS. ALL DATA USED FOR THE LOCATION OF PROPERTY LINES, EASEMENTS, ADJOINING OWNERS, ETC. WAS GAINED FROM PUBLIC RECORDS, THE CLIENT, OR OTHER SOURCES AS REFERENCED. NO ABSTRACT OF TITLE OR TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE PROVIDED TO THE SURVEYOR, UNLESS OTHERWISE NOTED. OTHER DOCUMENTS OR SITUATIONS MAY EXIST THAT WOULD AFFECT THIS PROPERTY, AS WITH ANY LAND TRANSACTION, A TITLE SEARCH AND CERTIFICATE IS RECOMMENDED IN CONJUNCTION WITH THIS SURVEY, OR YOU MUST CONSULT A COMPETENT TITLE ATTORNEY.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS OF PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN GEORGIA PLAT ACT O.C.G.A. 15-6-67. AUTHORITY O.C.G.A. SECS 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

PROPERTY OWNER ACKNOWLEDGES THAT ANY SEPTIC SYSTEMS CONFORM TO ALL SETBACK REQUIREMENTS. APPROVAL OF PLAT DOES NOT GUARANTEE THAT THE HALL COUNTY HEALTH DEPARTMENT WILL ISSUE A SEPTIC SYSTEM PERMIT.

STATE WATERS ARE LOCATED ON THIS PROPERTY.

DATE OF SURVEY: DECEMBER 13, 2021

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 181,085 FEET AN ANGULAR ERROR OF 04 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARED METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 105,372 FEET.

BEARINGS SHOWN ARE BASED ON ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION AND ARE SUBJECT TO FIELD CONDITIONS.

THE EQUIPMENT USED FOR ANGULAR AND DISTANCE MEASUREMENTS WAS A LEICA ROBOTIC TOTAL STATION, TS12.

THIS PROPERTY IS NOT LOCATED WITHIN THE 100-YEAR FLOOD HAZARD AREA AS PER FLOOD INSURANCE RATE MAP NO. 13139C0281G, DATED 4-4-18.

ACCORDING TO HALL COUNTY GIS, THIS PROPERTY DOES NOT LIE WITHIN ANY FUTURE FLOODPLAIN AREA.

NOTES & REFERENCES

1. TAX MAP/PARCEL
   PART OF #08089-001019
2. PARCEL IS ZONED V-C
   FRONT - 55 FEET FROM C/L
   FRONT - 30 FEET FROM P/L
   (WHICHEVER IS GREATER)
   SIDE - 10 FEET
   REAR - 20 FEET
   REAR - 0 FEET WHEN
   PROPERTY ABUTS USACE
   PROPERTY (LAKE SIDNEY
   LANIER)
3. DEED BOOK 2332 PAGE 195
4. PLAT BOOK 23 PAGE 106
5. PLAT BOOK 96 PAGE 246
6. PLAT BOOK 416 PAGE 249A
7. PLAT FOR GARRY ENGLISH, BY McCLURE SURVEYING, INC., DATED MAY 3, 2021,

Surveyor's Certificate

"It is hereby certified that all monuments and improvements shown hereon actually exist except as otherwise indicated and that their locations, size, type, and material are correctly shown.

By: _____

Registered Georgia Land Surveyor No. 3086

GEORGIA REGISTERED NO. 3086 PROFESSIONAL LAND SURVEYOR NATHAN M. McCLURE

JOB NO. 21176