

SUBDIVIDE SURVEY FOR: STEVEN M. CRUMLEY & HOLLY V. CRUMLEY & REGINALD COCHRAN



VICINITY MAP
(NOT TO SCALE) PROJECT LOCATION

ZONING AND BUILDING SETBACKS (S/B):
INFORMATION PROVIDED BY HALL COUNTY G.I.S.
WEB SITE LOCATED AT: <http://gis.hallcounty.org/Public/WebPages/Map/FundyViewer.aspx>

CURRENT HALL COUNTY ZONING:
AR-IV - AGRICULTURAL RESIDENTIAL IV

BUILDING SETBACKS:
FRONT: 40' FROM RIGHT-OF-WAY LINE OR 65' FROM CENTERLINE ROAD (WHICHEVER IS GREATER)
SIDE: 15' FROM PROPERTY LINE
REAR: 25' FROM PROPERTY LINE

REFERENCES:

- DEED BOOK 3547, PAGES 198 & 199
- DEED BOOK 2014, PAGES 23 & 24
- DEED BOOK 7536, PAGES 340-342
- DEED BOOK 8940, PAGES 264-267
- DEED BOOK 7149, PAGES 706-712
- DEED BOOK 3155, PAGE 229
- PLAT SLIDE 685, PAGE 185A

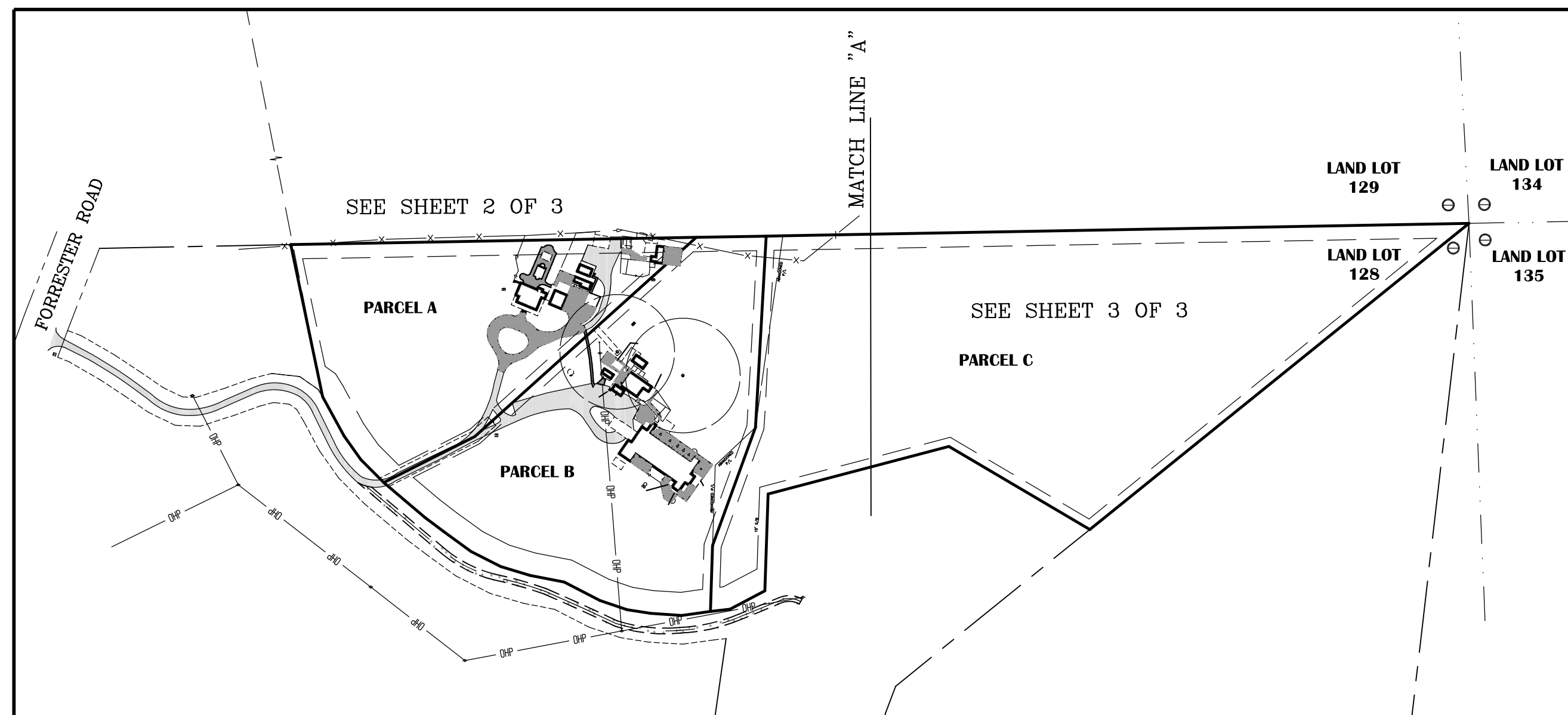
A. SURVEY PREPARED BY FARLEY-COLLINS ASSOCIATES FOR REGINALD COCHRAN, JOB #5345, DATED JULY 23RD, 1993.
B. SURVEY PREPARED BY FARLEY-COLLINS ASSOCIATES FOR FREEMAN OLIVER & MARY OLIVER, JOB #5345, DATED JULY 23RD, 1993.
C. SURVEY PREPARED BY FARLEY-COLLINS ASSOCIATES FOR SHERYL ASKEW, JOB #5345, DATED JULY 23RD, 1993.

AREAS:
PARCEL A: 3.93 ACRES
PARCEL B: 5.57 ACRES
PARCEL C: 10.07 ACRES

WATER SERVICE BY:
INDIVIDUAL WELLS

SEWER SERVICE BY:
ON SITE SEPTIC MANAGEMENT SYSTEMS

- LEGEND:**
- △ A.I.F. - ANGLE IRON FOUND
 - ⊙ A.F. - AXLE FOUND
 - C.M.F. - CONCRETE MONUMENT FOUND
 - A.M.F. - ALUMINUM MONUMENT FOUND
 - ⊙ C.T.F. - CRIMP TOP PIN FOUND
 - R.B.F. - REBAR FOUND (SEE DRAWING FOR SIZE)
 - ⊙ O.T.F. - OPEN TOP FOUND (SEE DRAWING FOR SIZE)
 - ⊙ I.P.F. - IRON PIN FOUND
 - ⊙ P.K.N.F. - PARKER KALON NAIL FOUND
 - ⊙ F.X. - X-CUT FOUND
 - ⊙ N.F. - NAIL FOUND
 - ⊙ R.F. - ROCK FOUND
 - ⊙ R.R.F. - RAILROAD SPIKE FOUND
 - ⊙ T.F. - TACK FOUND
 - ⊙ P.K.N.S. - PARKER KALON NAIL SET
 - ⊙ R.B.S. - 1/2" REBAR SET & CAP STAMPED "LSF 1029"
 - ⊙ C.M.S. - CONCRETE MONUMENT SET
 - ⊙ N.S. - NAIL SET
 - ⊙ C.P. - CALCULATED POINT
 - ⊙ D.I. - DROP INLET
 - ⊙ J.B. - JUNCTION BOX
 - ⊙ W.I. - WIER INLET
 - ⊙ Y.I. - YARD INLET
 - ⊙ C.V. - CABLE TV VAULT
 - ⊙ C.R. - CABLE RISER
 - ⊙ T.R. - TELEPHONE RISER
 - ⊙ T.V. - TELEPHONE VAULT
 - ⊙ T.P. - TELEPHONE POLE
 - ⊙ T.M.H. - TELEPHONE MANHOLE
 - ⊙ U.T.B. - UNDERGROUND TELEPHONE BOX
 - ⊙ A.C. - AIR CONDITIONER
 - ⊙ P.B. - POWER TRANSFORMER BOX
 - ⊙ E.P.B. - ELECTRIC PULL BOX
 - ⊙ E.M. - ELECTRIC METER
 - ⊙ P.P. - POWER POLE
 - ⊙ F.L. - FLOOD LIGHT
 - ⊙ S.P. - SERVICE POLE
 - ⊙ L.P. - LIGHT POLE
 - ⊙ G.W. - GUY WIRE
 - ⊙ G.A.P. - GUY ANCHOR POLE
 - ⊙ E.S. - ELECTRIC SERVICE
 - ⊙ W.M. - WATER METER
 - ⊙ W.V. - WATER VALVE
 - ⊙ F.H. - FIRE HYDRANT
 - ⊙ F.D.C. - FIRE DEPARTMENT CONNECTION
 - ⊙ I.C.V. - IRRIGATION CONTROL VALVE
 - ⊙ W.P. - WELL POINT
 - ⊙ S.P.G. - WATER SPIGOT
 - ⊙ B.O. - WATER BLOW OFF
 - ⊙ W.B.F. - WATER BACKFLOW PREVENTER
 - ⊙ S.P.K. - SPRINKLER
 - ⊙ C.O. - SANITARY CLEANOUT
 - ⊙ S.M.H. - SANITARY SINKER MANHOLE
 - ⊙ G.V. - SANITARY GATE VALVE
 - ⊙ G.T. - GREASE TRAP
 - ⊙ U.M. - UNKNOWN TYPE MANHOLE
 - ⊙ G.S. - GAS VALVE
 - ⊙ G.M. - GAS METER
 - ⊙ P.R. - PROPANE TANK
 - ⊙ F.P. - FLAG POLE
 - ⊙ T.S.P. - TRAFFIC SIGNAL POLE
 - ⊙ T.S.B. - TRAFFIC SIGNAL BOX
 - ⊙ M.W. - MONITORING WELL
 - ⊙ S.H. - SPRING HEAD
 - ⊙ B.P. - BOLLARD POST
 - ⊙ S.N.L. - TRAFFIC SIGN
 - ⊙ H.C.P. - HANDICAP PARKING
 - ⊙ B.M. - BENCHMARK
 - ⊙ M.B. - MAILBOX
 - ⊙ H.C.R. - HANDICAP RAMP
 - ⊙ A.H. - ACCESS HATCH
 - ⊙ R.L. - ROOF LINE
 - ⊙ E.P. - EDGE OF PAVEMENT
 - ⊙ B.C. - BACK OF CURB
 - ⊙ S.W.C.B. - SINGLE WING CATCH BASIN
 - ⊙ D.W.C.B. - DOUBLE WING CATCH BASIN
 - ⊙ I.E. - INVERT ELEVATION
 - ⊙ C.M.P. - CORRUGATED METAL PIPE
 - ⊙ R.C.P. - REINFORCED CONCRETE PIPE
 - ⊙ B.C.C.M.P. - BITUMINOUS COATED CORRUGATED PIPE
 - ⊙ H.D.P.E. - HIGH DENSITY POLYETHYLENE PIPE
 - ⊙ P.V.C. - POLYVINYL CHLORIDE PIPE
 - ⊙ D.I.P. - DUCTILE IRON PIPE
 - ⊙ R.W. - RETAINING WALL
 - ⊙ T - BURIED TELEPHONE LINE
 - ⊙ V - OVERHEAD TELEPHONE LINE
 - ⊙ B.W.M. - BURIED WATER MAIN
 - ⊙ SS - BURIED SEWER LINE
 - ⊙ G - BURIED GAS LINE
 - ⊙ E - BURIED ELECTRIC LINE
 - ⊙ TV - BURIED CABLE TV
 - ⊙ O - CHAIN LINK FENCE
 - ⊙ W - WOOD FENCE
 - ⊙ W.F. - WIRE FENCE
 - ⊙ M.F. - METAL FENCE
 - ⊙ OHP - OVERHEAD POWER LINES
 - ⊙ TSL - TRAFFIC SIGNAL LINE
 - ⊙ F - FENCE GATE
 - ⊙ P/L - PROPERTY LINE
 - ⊙ R/W - RIGHT-OF-WAY
 - ⊙ N/F - NOW OR FORMERLY
 - ⊙ C - CENTERLINE
 - ⊙ INTX - INTERSECTION
 - ⊙ R - CURVE RADIUS
 - ⊙ L - CURVE ARC LENGTH
 - ⊙ Δ - CURVE CENTRAL ANGLE
 - ⊙ C BRG - CHORD BEARING
 - ⊙ C DIST - CHORD DISTANCE
 - ⊙ L.L. - LAND LOT
 - ⊙ N - NORTHING COORDINATE
 - ⊙ E - EASTING COORDINATE
 - ⊙ S/B - SETBACK
 - ⊙ P.O.B. - POINT OF BEGINNING
 - ⊙ P.O.C. - POINT OF COMMENCEMENT
 - ⊙ G.D.O.I. - GEORGIA DEPARTMENT OF TRANSPORTATION STATION
 - ⊙ SQ. FT. - SQUARE FEET
 - ⊙ - CONTINUOUS OWNERSHIP
 - ⊙ - BUILDING HEIGHT LOCATION
 - ⊙ [25.5'] - BUILDING HEIGHT (FROM GROUND TO ROOF PEAK)



INDEX SHEET
(SCALE 1"=200')

SURVEYOR'S NOTES:

- THIS SURVEY WAS PREPARED ON THE GEORGIA STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR PROJECTION, WEST ZONE, NORTH AMERICAN DATUM OF 1983/2007 ADJUSTMENT. THE SCALE FACTOR FOR THIS SITE IS: 0.999921264. (GRID DISTANCE SCALE FACTOR=GROUND DISTANCE). ALL COORDINATES SHOWN HEREON ARE GRID COORDINATES UNLESS OTHERWISE STATED.
- THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGULATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (OCCA) 15-6-67 AS AMENDED BY HB76 (2017).
- CONVENTIONAL EQUIPMENT USED FOR MEASUREMENT WAS A TOPCON PS 103. GPS EQUIPMENT USED FOR MEASUREMENT WAS A CHAMPION TKO GNSS RECEIVER USING REALTIME KINEMATIC OBSERVATIONS PROCESSED THROUGH THE EGPS NETWORK.
- THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 25,102 FEET AND AN ANGULAR CLOSURE OF 0'00"03" PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES RULE. FIELD PARTY D.C. & D.T.
- THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE AS FOLLOWS:
PARCEL "A" - WITHIN ONE FOOT IN 588,006 FEET.
PARCEL "B" - WITHIN ONE FOOT IN 330,214 FEET.
PARCEL "C" - WITHIN ONE FOOT IN 290,886 FEET.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF TITLE REVIEW AND IS SUBJECT TO ANY RESERVATIONS, RESTRICTIONS, RIGHTS-OF-WAY AND EASEMENTS OF RECORD.
- THIS PLAT OF SURVEY IS FOR THE EXCLUSIVE USE OF THE PARTIES LISTED UNDER THE CAPTION "SURVEY FOR" ANY THIRD PARTY USE TO BE AT THEIR OWN RISK.
- THE FIELD SURVEY WAS CONDUCTED ON JANUARY 27TH-31ST, FEBRUARY 17TH & 20TH, 2023.

HALL COUNTY 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 OCOONEE WATERSHED DISTRICT, THEN ADDITIONAL STREAM BUFFERS AND IMPERVIOUS SETBACKS MAY BE REQUIRED FOR COMPLIANCE. (HALL COUNTY CODE § 17.225.040).
- THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA AS PER FIRM FLOOD INSURANCE RATE MAP OF HALL COUNTY, GA. COMMUNITY PANEL NO. 130466 0105 G, EFFECTIVE DATE: APRIL 4TH, 2018. THIS OPINION IS NOT A CERTIFICATION OF FLOOD HAZARD STATUS, BUT IS AN INTERPRETATION OF THE REFERENCED MAP AND PUBLIC DATA. IF THE EXACT LOCATION OR ELEVATIONS OF THE FLOOD HAZARD BOUNDARIES ARE NECESSARY, A MORE DETAILED STUDY MAY BE NEEDED. THIS FIRM ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE ACCURACY OF THE REFERENCED MAP OR PUBLIC DATA.
- 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 DISTURBANCE OVER ONE ACRE SHALL REQUIRE AN EROSION SEDIMENTATION POLLUTION CONTROL PLAN.

Hall County Government
COMMUNITY DEVELOPMENT AND INFRASTRUCTURE
PLANNING AND DEVELOPMENT

April 19, 2023

Steven & Holly Crumley
8730 Forester Road
Lula, GA 30554

Dear Property Owner:

On April 17, 2023 the Hall County Planning Commission voted to approve, with conditions your application for 8730 Forester Road | Variance | for a road frontage variance from 50 feet to 0 feet on a 9.54 acre tract located on the east side of Forester Road at approximately 297 feet from its intersection with Forester Road | Zoned AR-IV, Tax Parcel 12128 000009 | Proposed user: subdivide property | Commission District 3 | Steven & Holly Crumley, applicants.

Conditions:

- No further subdivision of the two newly created parcels shall be allowed.
- No expansion of the commercial kernel or its services shall be allowed. If expansion has occurred that is not included in the 2007 approval, the applicant shall submit a conditional use request to bring the commercial kernel operations into compliance.
- No residential dwelling may be added to the tract containing the commercial kernel.
- The following note shall be placed on the plat of record: "Purchaser understands that to the extent that the property is accessed through the current common access driveway, and non-exclusive perpetual easement, the current common access driveway is not maintained by Hall County, does not meet Hall County's common driveway standards, and may not be accessible to emergency vehicles."
- The following statement regarding the potential impacts of agricultural operations in the area shall be made a part of any plat recorded on the property. "Owners, occupants, and users of property shown on this plat are hereby informed of the impacts associated with normal farming practices which may take place on adjacent and nearby property including, but not limited to, noise, odors, dust, the operation of machinery of any kind, the storage and disposal of manure, and the application of fertilizers, herbicides, and pesticides. Therefore, owners, occupants, and users of the property shown on this plat should be prepared to expect the effects of such practices."
- Standard Hall County platting procedures shall be followed to include the plat by Patton Land Surveying, LLC dated March 1, 2023.
- All conditions of approval shall be included on any plat created for the property.

The Planning Commission's decision on this item will be the final action taken unless appealed. The Planning Commission's decision regarding the above request may be appealed to the Hall County Board of Commissioners by filing an application and appropriate appeal fee with the Hall County Planning Department within five working days of the date of the Planning Commission's decision.

www.hallcounty.org

If appealed, the above-referenced request will be heard by the Hall County Board of Commissioners at a public hearing on Tuesday, April 25, 2023 at 6:00 p.m. at the Hall County Government Center, 2nd Floor Meeting Room, 2075 Browns Bridge Road, Gainesville, Georgia.

Approval of your application by the Board is valid for one year. Failure to obtain the proper permits and/or licenses and proceed with the building, occupancy or establishment of business within that time will result in the Board's approval becoming null and void.

Please remember that removal of all Public Notice signs posted on the property is your responsibility and should be removed within five (5) working days following the Planning Commission's decision.

If you have any questions, please call this office.

Sincerely,
Randi Doveton
Director
isd

SURVEYOR'S CERTIFICATION:

CHRIS M. PATTON
LAND SURVEYOR
No. 2647
HALL COUNTY SURVEYOR

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.

Chris M. Patton
CHRIS M. PATTON, GA. R.L.S. #2647 DATE: 03/01/2023

REGISTERED PROFESSIONAL
LAND SURVEYORS

P.O. BOX 256
GAINESVILLE, GA. 30603
PHONE: (770) 532-6492
www.pattonsurveying.com
LAND SURVEYING FIRM
CERTIFICATE OF AUTHORIZATION
NUMBER LSF 001029

PATTON
LAND SURVEYING, LLC

COMPUTATIONS BY: C.K.	SURVEYED BY: D.C. & D.W.
DRAFTED BY: C.K.	CHECKED BY: C.P.

SUBDIVIDE SURVEY FOR:

**STEVEN M. CRUMLEY &
HOLLY V. CRUMLEY &
REGINALD COCHRAN**

- LOCATED IN -
LAND LOT 128
12TH LAND DISTRICT
HALL COUNTY, GEORGIA

REVISIONS

No.	DATE	DESCRIPTION
1	05-03-2023	ADDED VARIANCE LETTER AND NEW DEEDS
2	05-18-2023	ADDED DIMENSIONS PER COUNTY COMMENTS

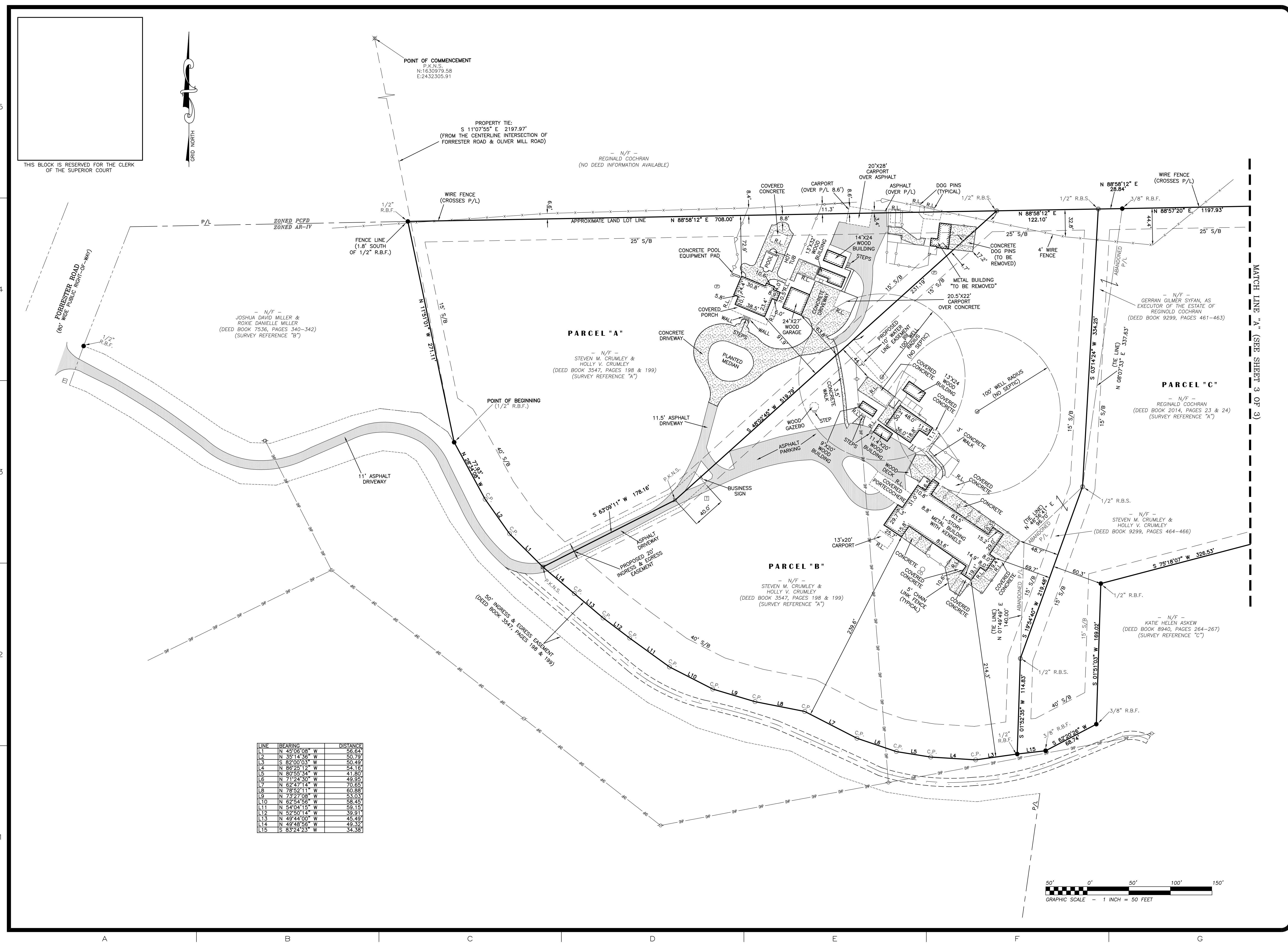
SHEET NUMBER:
1 of 3

SCALE: N/A

SURVEY DATE: 02/20/2023

PLAT DATE: 03/01/2023

22-199.dwg
JN. 22-199



THIS BLOCK IS RESERVED FOR THE CLERK OF THE SUPERIOR COURT



POINT OF COMMENCEMENT
 P.M.N.S.
 N:1630979.58
 E:2432305.91

PROPERTY TIE:
 S 11°07'55" E 2197.97'
 (FROM THE CENTERLINE INTERSECTION OF
 FORRESTER ROAD & OLIVER MILL ROAD)

- N/F -
 REGINALD COCHRAN
 (NO DEED INFORMATION AVAILABLE)

- N/F -
 JOSHUA DAVID MILLER &
 ROXIE DANIELLE MILLER
 (DEED BOOK 7536, PAGES 340-342)
 (SURVEY REFERENCE "B")

PARCEL "A"
 - N/F -
 STEVEN M. CRUMLEY &
 HOLLY V. CRUMLEY
 (DEED BOOK 3547, PAGES 198 & 199)
 (SURVEY REFERENCE "A")

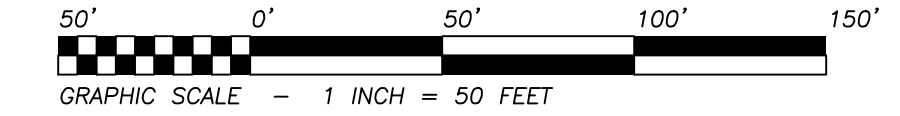
PARCEL "C"
 - N/F -
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 (DEED BOOK 2014, PAGES 23 & 24)
 (SURVEY REFERENCE "A")

PARCEL "B"
 - N/F -
 STEVEN M. CRUMLEY &
 HOLLY V. CRUMLEY
 (DEED BOOK 3547, PAGES 198 & 199)
 (SURVEY REFERENCE "A")

- N/F -
 STEVEN M. CRUMLEY &
 HOLLY V. CRUMLEY
 (DEED BOOK 9299, PAGES 464-466)

- N/F -
 KATIE HELEN ASKEW
 (DEED BOOK 8940, PAGES 264-267)
 (SURVEY REFERENCE "C")

LINE	BEARING	DISTANCE
L1	N 45°06'08" W	56.64
L2	N 35°14'36" W	50.79
L3	S 82°00'03" W	50.49
L4	N 86°25'12" W	54.16
L5	N 80°55'34" W	41.80
L6	N 71°24'30" W	49.95
L7	N 62°47'14" W	70.65
L8	N 78°52'11" W	60.88
L9	N 73°27'08" W	53.03
L10	N 62°54'56" W	58.45
L11	N 54°04'15" W	59.15
L12	N 52°50'14" W	39.91
L13	N 49°44'00" W	45.49
L14	N 49°48'56" W	49.32
L15	S 83°24'23" W	34.38



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 LAND SURVEYORS

PATTON
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SCALE: 1" = 50'

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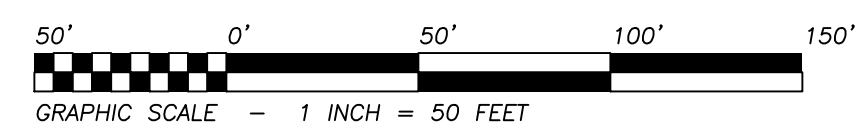
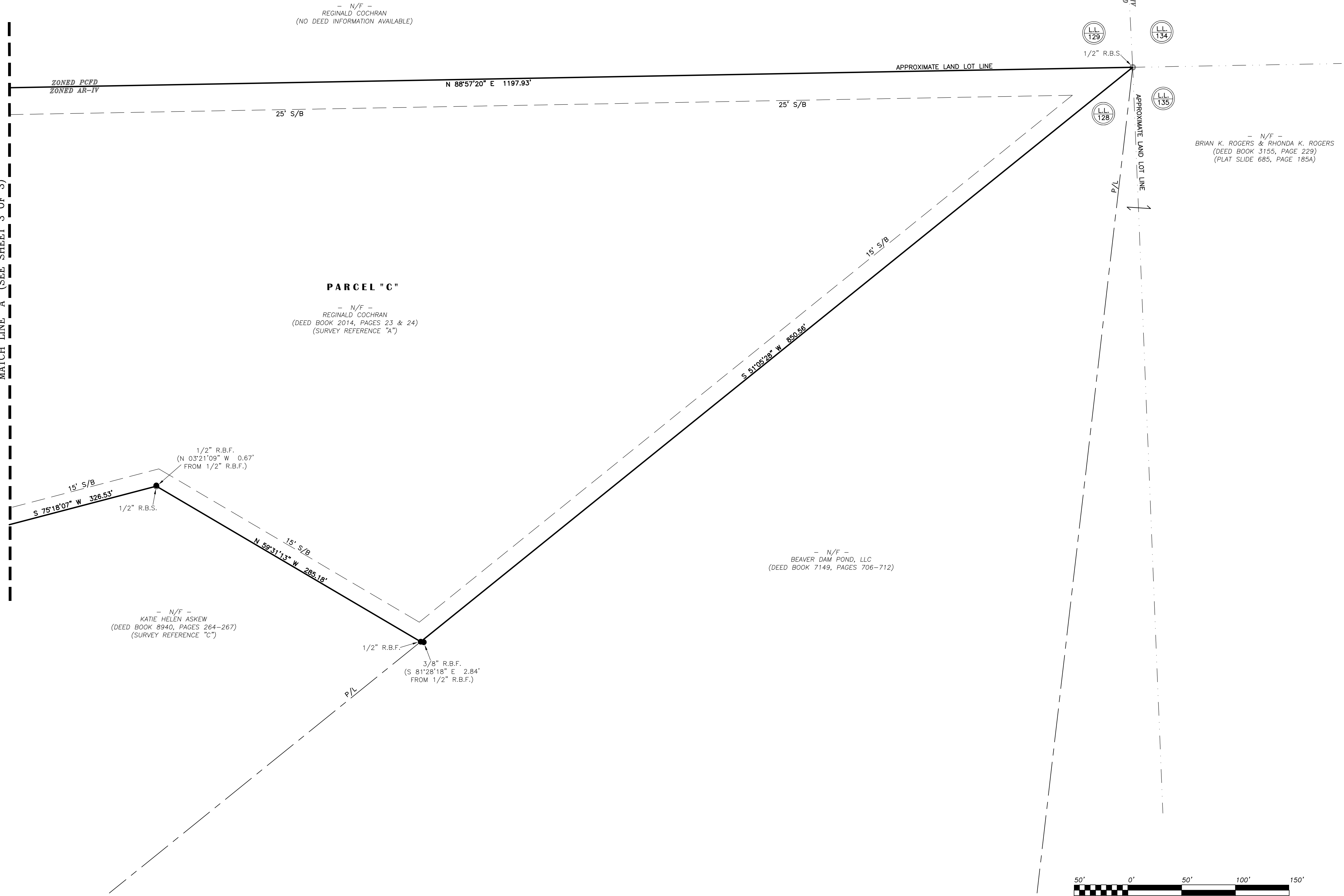
22-199.dwg
 JN. 22-199

THIS BLOCK IS RESERVED FOR THE CLERK OF THE SUPERIOR COURT



5
4
3
2
1

MATCH LINE "A" (SEE SHEET 3 OF 3)



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