

NOTE:  
STATE PLANE COORDINATE BASED UPON GPS OBSERVATIONS  
USING A CARLSON BRX6 PLUS DUAL FREQUENCY RECEIVER  
RUNNING CARLSON SURVCE SOFTWARE. RTK NETWORK UTILIZING  
THE TRIMBLE VRS NOW NETWORK.

FLOOD NOTE:  
THIS PROPERTY IS NOT IN A FLOOD HAZARD AREA  
AS PER FEMA FLOOD INSURANCE RATE MAP OF  
HALL COUNTY, GEORGIA  
COMMUNITY PANEL NUMBER: 130466 0175 G  
EFFECTIVE DATE: APRIL 4, 2018  
REVISION DATE: APRIL 4, 2018

A LEICA TS 06 PLUS TOTAL STATION  
WAS USED TO OBTAIN THE LINEAR AND  
ANGULAR MEASUREMENTS USED IN THE  
PREPARATION OF THIS PLAT.  
THE FIELD DATA UPON WHICH THIS MAP  
OR PLAT IS BASED HAS A CLOSURE  
PRECISION OF ONE FOOT IN 344,823  
FEET AND AN ANGULAR ERROR OF 01"  
PER ANGLE POINT, AND WAS ADJUSTED  
USING THE (NO ADJUST.) RULE METHOD.  
THIS MAP OR PLAT HAS BEEN  
CALCULATED FOR CLOSURE AND IS  
FOUND TO BE ACCURATE WITHIN ONE  
FOOT IN 218,380 (TOTAL) FEET.

LEGEND:

AI	ANGLE IRON
ASP	ASPHALT
BL	BUILDING LINE
BWF	BARB WIRE FENCE
CL	CENTERLINE
CLF	CHAIN LINK FENCE
CMF	CONCRETE MONUMENT FOUND
CMP	CORRUGATED METAL PIPE
CONC	CONCRETE
CTP	CRIMPED TOP PIPE
DI	DROP INLET
EP	EDGE OF PAVEMENT
FH	FIRE HYDRANT
GW	GUY WIRE
HWF	HOG WIRE FENCE
IPF	IRON PIN FOUND
IPS	IRON PIN SET (1/2"REBAR)
LL	LAND LOT
LLL	LAND LOT LINE
MR	MANHOLE
MH	METAL ROD
N/F	NOW OR FORMERLY
OTP	OPEN TOP PIPE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PL	PROPERTY LINE
P/TP	POWER & TELEPHONE POLE
RB	REBAR
RCP	REINFORCED CONCRETE PIPE
R/W	RIGHT OF WAY
SP	SERVICE POLE
TB	TELEPHONE BOX
WM	WATER METER
WV	WATER VALVE

NOTE:  
POINTS ALONG R/W ARE CALCULATED  
POINTS UNLESS OTHERWISE NOTED.

THIS BLOCK RESERVED FOR  
THE CLERK OF SUPERIOR COURT

Course	Bearing	Distance
1	S86°25'44"E	52.95'
2	S85°05'19"E	83.92'
3	S86°09'06"E	48.92'
4	S87°23'29"E	46.26'
5	S89°51'17"E	48.99'
6	N88°02'06"E	101.52'
7	RAD. = 151.79' Ton: 57.37' Chd: S71°34'07"E	ARC = 109.70' CA: 41°24'33" 107.33'
8	S50°51'50"E	57.39'
9	S49°36'22"E	87.16'
10	RAD. = 95.23' Ton: 22.20' Chd: S36°28'54"E	ARC = 43.63' CA: 26°14'54" 43.25'
11	RAD. = 95.23' Ton: 30.78' Chd: S05°26'51"E	ARC = 59.54' CA: 35°49'12" 58.57'
12	S12°10'54"W	104.35'
13	N88°05'59"W	32.11'
14	S01°07'01"W	64.38'
15	S09°06'35"E	31.49'
16	S09°06'35"E	24.97'
17	S70°50'50"W	59.91'
18	N00°34'22"E	60.19'
19	N11°35'57"E	39.04'
20	S76°59'27"E	199.73'
21	N11°35'09"E	121.53'

N/F  
MARK & TESSA GAILEY  
DB 1378 PG 330  
DB 2016 PG 89  
PB 78 PG 22  
PS 265 PG 242B

N/F  
JOSHUA BRYANT  
DB 8146 PG 754  
PB 859 PG 106

TRACT 1 = 5.42 ACRES (235,885 SQ.FT.)  
TRACT 2 = 0.86 ACRE (37,415 SQ.FT.)  
TRACT 3 = 0.83 ACRE (36,039 SQ.FT.)  
TRACT 4 = 0.80 ACRE (35,004 SQ.FT.)

NOTE:  
A PORTION OF THIS PROPERTY BEING A  
PORTION OF LOT R-5 AND ALL OF LOTS  
R-6, R-7 & R-8 LANIER NORTHWEST.

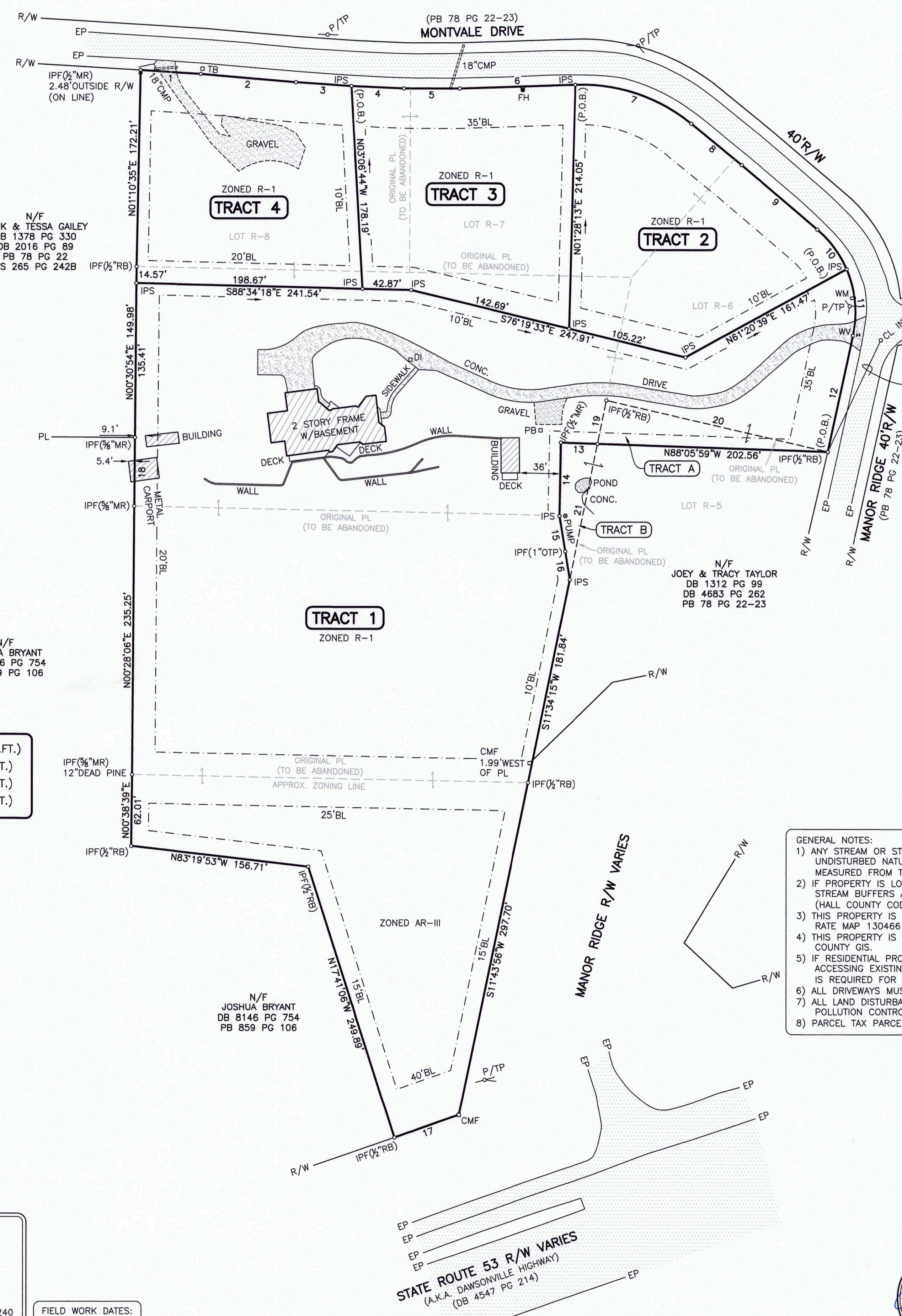
TRACT A = 0.09 ACRE/3,897 SQ.FT.  
TRACT B = 0.05 ACRE/2,246 SQ.FT.

NOTE:  
TRACT A TO BE COMBINED WITH THE  
ADJOINING PROPERTY OF ZACH MILNE  
TO MAKE ONE TRACT. TRACT B TO BE  
COMBINED WITH THE ADJOINING  
PROPERTY OF JOEY & TRACY TAYLOR  
TO MAKE ONE TRACT.

REVISED: JULY 26, 2023: ADDED TRACTS 3 & 4  
REVISED: NOVEMBER 3, 2022: REVISED SWAP AREAS  
REVISED: SEPTEMBER 6, 2022: REVISED TRACTS

RECONFIGURATION/COMBINATION SURVEY FOR  
**ZACHARY LEWIS BOYD MILNE**  
LOCATED IN  
LAND LOT 46 10th DISTRICT  
HALL COUNTY, GEORGIA  
SCALE: 1" = 60' AUGUST 2, 2022  
GRAPHIC SCALE  
0 60 120 180 240  
SCALE IN FEET

FIELD WORK DATES:  
JUNE 23, 2022  
JULY 12, 2022  
NOVEMBER 1, 2022

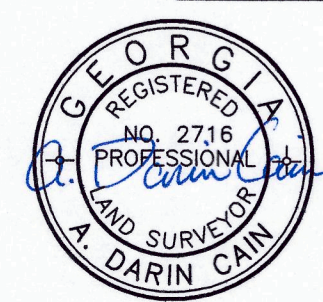


DEED REFERENCE:(CURRENT OWNER)  
DEED FOR ZACHARY LEWIS BOYD MILNE  
DATED MAY 5, 2021  
DEED BOOK 8815 PAGES 372-375.

- PLAT REFERENCES:
- 1) SURVEY FOR LANIER NORTHWEST  
PREPARED BY RILEY, PARKS, HAYDEN & ASSOC.  
DATED MARCH 3, 1980  
PLAT BOOK 78 PAGES 22-23.
  - 2) SURVEY FOR ROBERT PECKHAM  
PREPARED BY H.G. JARRARD  
DATED APRIL 10, 1990  
PLAT BOOK 142 PAGE 77.
  - 3) SURVEY FOR JOE & ELNA MARKERT  
PREPARED BY HENRY BAILEY  
DATED MARCH 20, 1992  
PLAT SLIDE 132 PAGES 164A.
  - 4) SURVEY FOR JOE & ELNA MARKERT  
PREPARED BY HENRY BAILEY  
DATED MARCH 20, 1992  
PLAT SLIDE 229 PAGE 140A.
  - 5) SURVEY FOR JOE & ELNA MARKERT  
PREPARED BY HENRY BAILEY  
DATED DECEMBER 30, 1996  
PLAT SLIDE 577 PAGE 110A.
  - 6) SURVEY FOR JOE MARKERT  
PREPARED BY PATTON-BOYER, INC.  
DATED FEBRUARY 25, 2004  
PLAT BOOK 839 PAGE 48.
  - 7) GEORGIA D.O.T. R/W PLANS  
PROJECT NUMBER STP-065-3(37).
  - 8) SURVEY FOR ZACHARY LEWIS BOYD MILNE  
PREPARED BY LONDON LAND SURVEYING  
DATED AUGUST 2, 2022  
LAST REVISED NOVEMBER 3, 2022  
PLAT BOOK 883 PAGE 2.

- GENERAL 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 FEET IMPERVIOUS SURFACE SETBACK MEASURED FROM THE POINT OF WRESTED VEGETATION. (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 NOT LOCATED IN A FLOOD HAZARD AREA AS SHOWN FEMA FLOOD INSURANCE RATE MAP 130466 0175G, HALL COUNTY, GA. DATED APRIL 4, 2018.
  - 4) THIS PROPERTY IS NOT LOCATED IN THE HALL COUNTY STUDIED FLOOD ZONE PER HALL COUNTY GIS.
  - 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 8.180.160).
  - 6) ALL DRIVEWAYS MUST MEET HALL COUNTY DRIVEWAY REGULATIONS PER CODE 12.40.
  - 7) ALL LAND DISTURBANCES OVER ONE ACRE SHALL REQUIRE AN EROSION SEDIMENTATION POLLUTION CONTROL PLAN.
  - 8) PARCEL TAX PARCEL: 10046 000015

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 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.  
*A. Darin Cain* 07/26/2023  
A. DARIN CAIN, RLS 2716 DATE



**LONDON LAND SURVEYING & ASSOCIATES, INC.**  
167 EAST JARRARD STREET  
CLEVELAND, GEORGIA 30528  
(706) 865-0749  
LICENSE No. LSF 522

TO WHOM IT MAY CONCERN:  
 THIS IS TO CERTIFY THAT THE MAP  
 HEREON IS A TRUE AND CORRECT COPY  
 OF THE ORIGINAL MAP AS FILED IN  
 THE OFFICE OF THE CLERK OF THE  
 SUPERIOR COURT OF HALL COUNTY,  
 GEORGIA, ON THE 18th DAY OF  
 SEPTEMBER, 1997, AT 10:00 A.M.  
 IN ACCORDANCE WITH THE  
 PROVISIONS OF THE ACTS OF  
 MARCH 15, 1907, AND  
 APRIL 15, 1908, AND  
 ANY AMENDMENTS THEREOF.  
 WITNESSED MY HAND AND  
 SEAL OF OFFICE ON THE 18th DAY OF  
 SEPTEMBER, 1997.

REVISIONS OF LINDER NORTHWEST  
 P.O. BOX 423  
 PLUS ADDITIONAL PROPERTY

**LEGEND**

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1.99	SHALL BE THE
2.00	SHALL BE THE

CONTRACTOR:  
 ROBERT BRYANT  
 P. O. BOX 966  
 QUINCYVILLE, GEORGIA 30153-0966  
 PHONE: (770) 538-4435

CONTRACTOR:  
 ROBERT BRYANT  
 D. BR. #1580 - P.O.S.  
 PHONE: (770) 538-4435

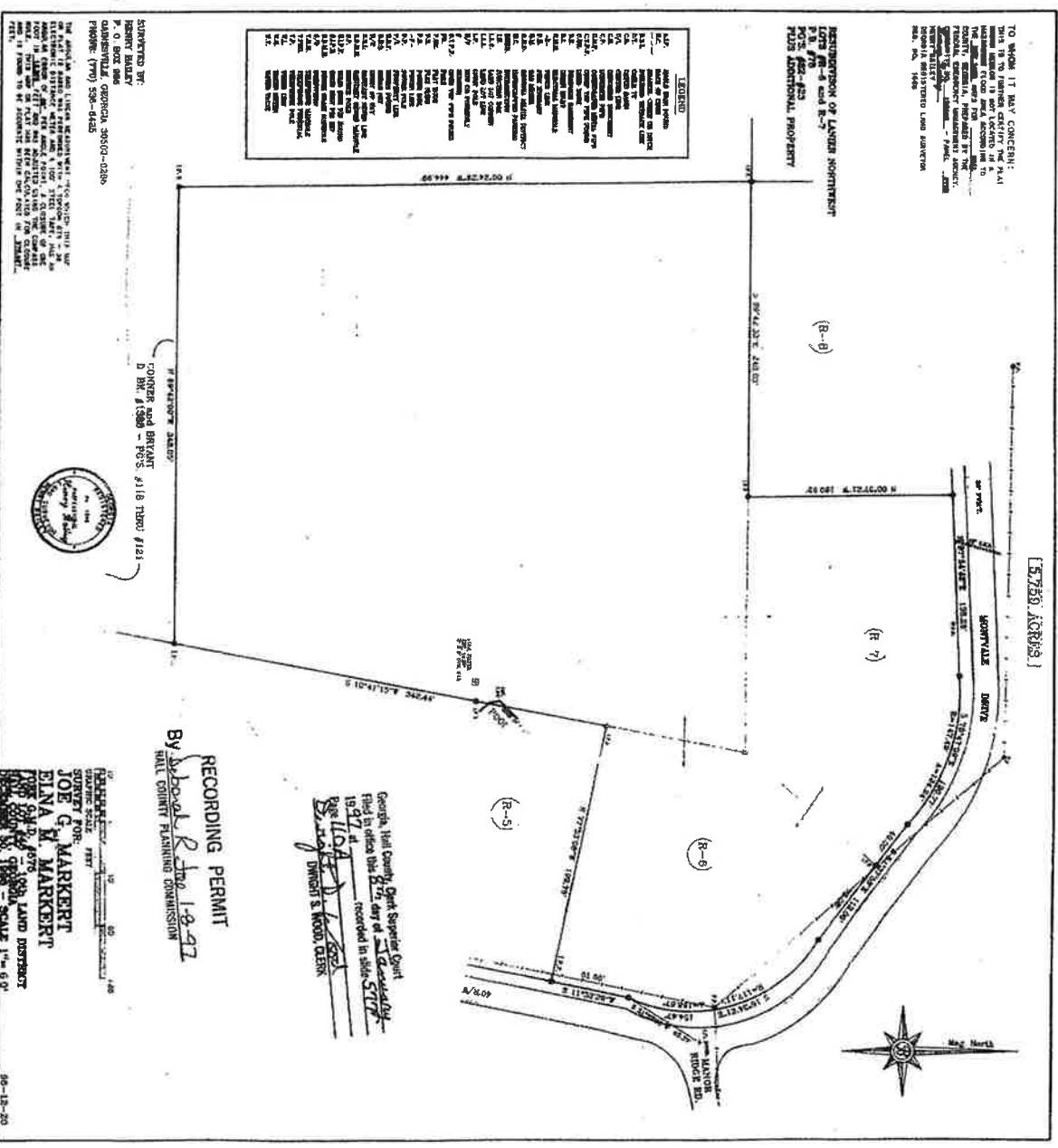
RECORDING PERMIT  
 BY *David R. Ho* 18-97  
 HALL COUNTY PLANNING COMMISSION

96-15-20  
 500-604

PLANNING PERMIT  
 SCALE 1" = 50'  
 SURVEY FOR:  
 JOE G. MARKERT  
 EINA M. MARKERT  
 LAND DISTRICT

Georgia, Hall County Clerk Superior Court  
 Filed in office this 18th day of September  
 1997 at  
 10:00 A.M.  
 By *David R. Ho* 18-97  
 DIMON & WOOD, CLERK

500-604



eFiled and eRecorded  
 DATE: 12/07/2022  
 TIME: 1:40 PM  
 PLAT BOOK: 883  
 PAGE: 2 - 2  
 FILING FEES: \$10.00  
 PART ID: 8062808767  
 RECORDED BY: JP  
 Charles Baker, S.C. CL  
 THE CLERK OF SUPERIOR COURT  
 Hall County, GA

NOTE:  
 STATE PLANE COORDINATE BASED UPON GPS OBSERVATIONS  
 USING A CARLSON BRUIE PLUS DUAL FREQUENCY RECEIVER  
 RUNNING CARLSON SURFACE SOFTWARE, RTN NETWORK UTILIZING  
 THE TRIMBLE V50 RTN NETWORK.

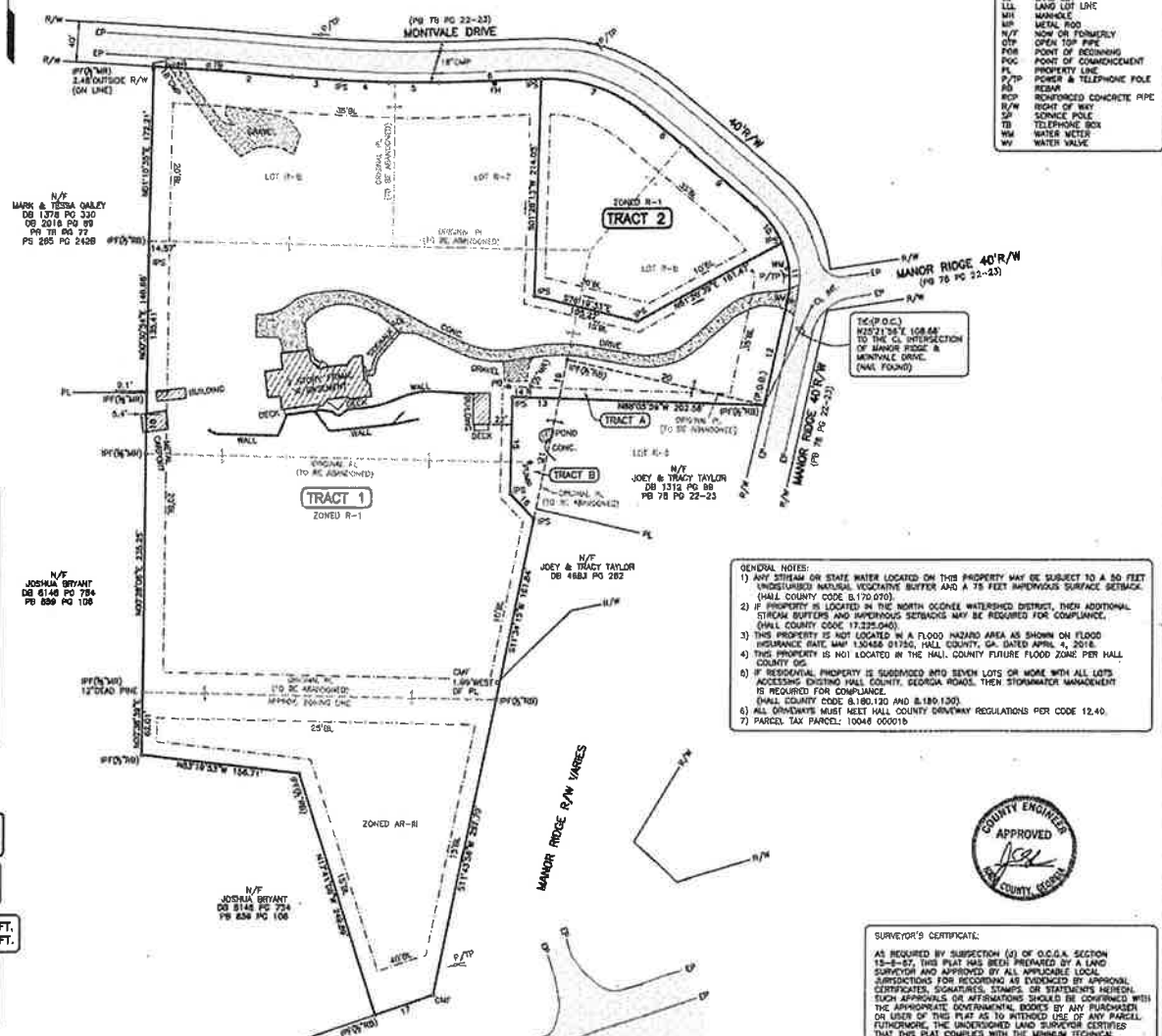
FLOOD NOTE:  
 THIS PROPERTY IS NOT IN A FLOOD HAZARD AREA  
 AS PER FEMA FLOOD INSURANCE RATE MAP OF  
 HALL COUNTY, GEORGIA.  
 COMMUNITY PANEL NUMBER: 130456 0175 G  
 EFFECTIVE DATE: APRIL 4, 2018  
 REVISION DATE: APRIL 4, 2018

A LEICA TS 08 PLUS TOTAL STATION  
 WAS USED TO OBTAIN THE LINEAR AND  
 ANGULAR MEASUREMENTS LISTED IN THE  
 PREPARATION OF THIS PLAT.  
 THE FIELD DATA UPON WHICH THIS MAP  
 OF PLAT IS BASED WAS A CLOSED  
 POLYGON OF ONE (1) FOOT IN 10,000  
 FEET AND AN ANGULAR ERROR OF 5"  
 PER ANGLE POINT, AND HAS ADJUSTED  
 USING THE (NO ADJUST) RULE METHOD.  
 THIS MAP OF PLAT HAS BEEN  
 CALCULATED FOR SCISSOR AND IS  
 FOUND TO BE SCISSOR FREE WITH ONE  
 FOOT IN 218,820/218 FEET.

LEGEND:

AI	ANGLE IRON
AS	ASPHALT
BL	BUILDING LINE
BWF	BARNS WHITE FENCE
CL	CEMENTLINE
CLF	CHAIN LINK FENCE
CMF	CONCRETE FOUNDATION FOUND
CMP	COMBINATION METAL PIPE
CC	CONCRETE
CTP	CRACKED TOP PIPE
DI	DIAPY INLET
EP	EDGE OF PAVEMENT
FI	FIRE HYDRANT
INT	INTERSECTION
IPF	IRON PIN FOUND
IPS	IRON PIN SET (1/2" DIA)
LL	LAND LOT
LLL	LAND LOT LINE
MI	MANSION
MR	METAL ROD
N/T	NOW OR FORMERLY
OTF	OPEN TOP PIPE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PL	PROPERTY LINE
P/TP	POWER & TELEPHONE POLE
REB	REBAR
ROD	REINFORCED CONCRETE PIPE
R/W	RIGHT OF WAY
SP	SCISSOR POLE
TB	TELEPHONE BOX
WM	WATER METER
WV	WATER VALVE

Course	Bearing	Distance
1	N 74° 14' 30" W	12.14
2	S 74° 14' 30" E	12.14
3	N 74° 14' 30" W	12.14
4	S 74° 14' 30" E	12.14
5	N 74° 14' 30" W	12.14
6	S 74° 14' 30" E	12.14
7	N 74° 14' 30" W	12.14
8	S 74° 14' 30" E	12.14
9	N 74° 14' 30" W	12.14
10	S 74° 14' 30" E	12.14
11	N 74° 14' 30" W	12.14
12	S 74° 14' 30" E	12.14
13	N 74° 14' 30" W	12.14
14	S 74° 14' 30" E	12.14
15	N 74° 14' 30" W	12.14
16	S 74° 14' 30" E	12.14
17	N 74° 14' 30" W	12.14
18	S 74° 14' 30" E	12.14
19	N 74° 14' 30" W	12.14
20	S 74° 14' 30" E	12.14
21	N 74° 14' 30" W	12.14
22	S 74° 14' 30" E	12.14
23	N 74° 14' 30" W	12.14
24	S 74° 14' 30" E	12.14
25	N 74° 14' 30" W	12.14
26	S 74° 14' 30" E	12.14
27	N 74° 14' 30" W	12.14
28	S 74° 14' 30" E	12.14
29	N 74° 14' 30" W	12.14
30	S 74° 14' 30" E	12.14



DEED REFERENCE (CURRENT OWNER)  
 DEED FOR ZACHARY LEWIS BOYD MILNE  
 DATED MAY 8, 2021  
 DEED BOOK 8815 PAGES 372-376.

- PLAT REFERENCES:
- 1) SURVEY FOR LAMAR NORTHWEST  
 PREPARED BY BRUCE PARKS, HATHORN & ASSOC.  
 DATED MARCH 3, 1989  
 PLAT BOOK 78 PAGES 42-23.
  - 2) SURVEY FOR ROBERT PEDDHAM  
 PREPARED BY H.G. LAWRENCE  
 DATED APRIL 10, 1990  
 PLAT BOOK 142 PAGE 77.
  - 3) SURVEY FOR JOE & ELNA MARKERT  
 PREPARED BY HENRY BAILEY  
 DATED MARCH 20, 1992  
 PLAT SLIDE 133 PAGES 184A.
  - 4) SURVEY FOR JOE & ELNA MARKERT  
 PREPARED BY HENRY BAILEY  
 DATED MARCH 20, 1992  
 PLAT SLIDE 158 PAGES 10A.
  - 5) SURVEY FOR JOE & ELNA MARKERT  
 PREPARED BY HENRY BAILEY  
 DATED DECEMBER 30, 1995  
 PLAT SLIDE 577 PAGE 110A.
  - 6) SURVEY FOR JOE MARKERT  
 PREPARED BY RALPH BOYER, INC.  
 DATED FEBRUARY 23, 2004  
 PLAT BOOK 839 PAGE 40.
  - 7) GEORGIA D.O.T. R/W PLANS  
 PROJECT NUMBER 371-088-3(37).

- GENERAL NOTES:
- 1) ANY STREAM OR STATE WATER LOCATED ON THIS PROPERTY MAY BE SUBJECT TO A 50 FEET UNDEVELOPED NATURAL VEGETATIVE BUFFER AND A 75 FEET IMPERVIOUS SURFACE SETBACK. (HALL COUNTY CODE 8.170.070)
  - 2) IF PROPERTY IS LOCATED IN THE NORTH OCOEE WATERSHED DISTRICT, THEN ADDITIONAL STREAM BUFFERS AND IMPERVIOUS SETBACKS MAY BE REQUIRED FOR COMPLIANCE. (HALL COUNTY CODE 8.172.040)
  - 3) THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAP 130456 0175G, HALL COUNTY, GA, DATED APRIL 4, 2018.
  - 4) THIS PROPERTY IS NOT LOCATED IN THE HALL COUNTY FUTURE FLOOD ZONE PER HALL COUNTY OS.
  - 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)
  - 6) ALL DRIVEWAYS MUST MEET HALL COUNTY DRIVEWAY REGULATIONS PER CODE 12.40.
  - 7) PARCEL TAX PARCEL: 10046 000016.

TRACT 1 = 7.01 ACRES  
 TRACT 2 = 0.88 ACRE

NOTE:  
 A PART OF THIS PROPERTY BEING A  
 PORTION OF LOT R-6 AND ALL OF LOTS  
 R-6, R-7 & R-8 LAMAR NORTHWEST.

TRACT A = 0.09 ACRE/3,897 SQ.FT.  
 TRACT B = 0.09 ACRE/3,904 SQ.FT.

NOTE:  
 TRACT A TO BE COMBINED WITH THE  
 ADJOINING PROPERTY OF ZACH MILNE  
 TO MAKE ONE TRACT. TRACT B TO BE  
 COMBINED WITH THE ADJOINING  
 PROPERTY OF JOEY & TRACY TAYLOR  
 TO MAKE ONE TRACT.

REVISED: NOVEMBER 3, 2022; REVISED SNAP AREAS  
 REVISED: SEPTEMBER 6, 2022; REVISED TRACTS

RECONFIGURATION/COMBINATION SURVEY FOR  
**ZACHARY LEWIS BOYD MILNE**  
 LOCATED IN  
 LAND LOT 48 10th DISTRICT  
 HALL COUNTY, GEORGIA  
 SCALE: 1" = 80' AUGUST 2, 2022  
 GRAPHIC SCALE  
 SCALE IN FEET

RECORDING PERMIT

By *[Signature]*  
 HALL COUNTY PLANNING COMMISSION  
 & RECONFIGURATION, PARTIAL  
 RECONFIGURATION, JOEY & TRACY  
 TAYLOR (DB 834 PG 89)  
 ALL BEING A  
 RECALC PLAT.  
 & PARTIAL R/W SURVEY  
 POTENTIALS, SMOKE, UNHEALTHY  
 SMOKE OR HAZARDOUS

STATE ROUTE 53 R/W VARIES  
 (A.K.A. MONTVALE AVENUE)  
 (DB 1547 PG 311)



1-E-2854  
 OSC 0605  
 2-Mil Creek



SURVEYOR'S CERTIFICATE:  
 AS REQUIRED BY SUBSECTION (5) OF O.C.G.A. SECTION  
 18-6-87, 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 CONFERRED 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 15-6-87.  
 Charles Baker  
 A. SURV CAN, R/S 2718 DATE: 11/03/2022

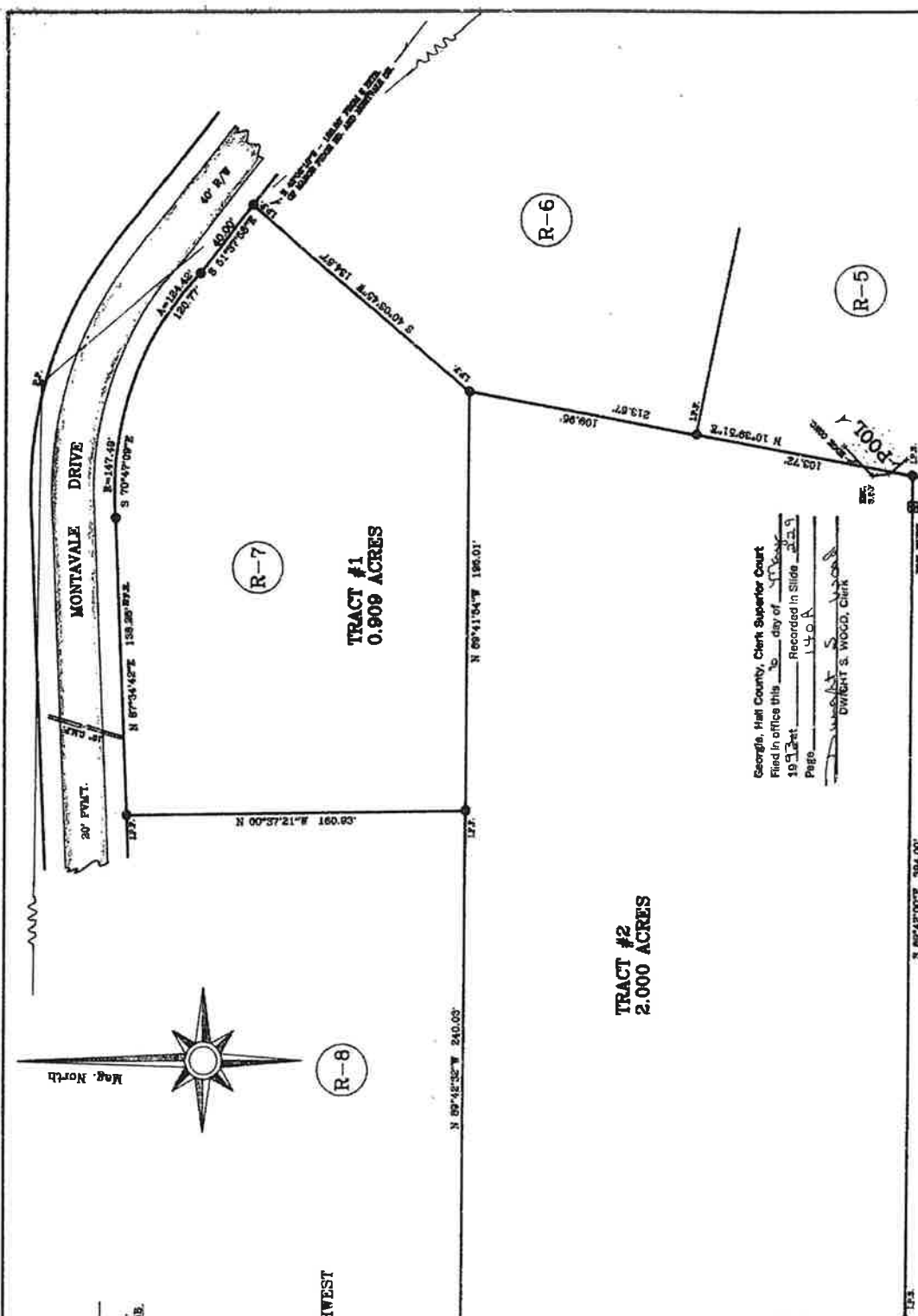
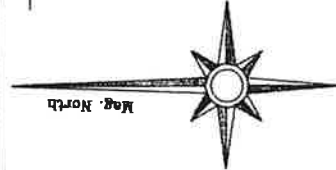
LONDON LAND SURVEYING  
 & ASSOCIATES, INC.  
 187 EAST JARRARD STREET  
 CLEVELAND, GEORGIA 30518  
 (706) 681-0149  
 LICENSE NO. LSF 532

J088 21167.02

TO WHOM IT MAY CONCERN:  
 THIS IS TO FURTHER CERTIFY THE PLAT  
 SHOWN HEREON IS NOT LOCATED IN A  
 HAZARDOUS FLOOD AREA ACCORDING TO  
 THE NOVEMBER, 1988, MAPS FOR HALL  
 COUNTY, GEORGIA, PREPARED BY THE  
 FEDERAL EMERGENCY MANAGEMENT AGENCY,  
 COMMUNITY DEVELOPMENT - PANEL J703.  
 HENRY BASKLEY  
 GEORGIA REGISTERED LAND SURVEYOR  
 REG. NO. 1986

RESUBDIVISION OF LANIER, NORTHWEST  
 LOT # R-7  
 P.B. #78  
 P.G.'S. #22-#23  
 PLUS (2,300 ACRES TRACT)

LEGEND	
P.P.	POWER POLE
S.P.	SERVICE POLE
L.P.	LIGHT POLE
P.B.	POWER BOX
A.I.F.	ANGLE IRON FOUND
I.P.F.	IRON PIN FOUND
I.P.S.	IRON PIN SET
C.M.	CONCRETE MENTMENT
R/W	RIGHT OF WAY
F.H.	FLY HYDRANT
C/L	CENTER LINE
—	FENCE LINE
—	PROPERTY LINE
D.I.	DRAIN INLET



GRAPHIC SCALE - FEET  
 0 40 80 120

SURVEY FOR:  
**JOE G. MARKERT**  
**ELNA M. MARKERT**  
 FORK G.M.D. #576  
 LAND LOT #46 - 10th LAND DISTRICT  
 HALL COUNTY, GEORGIA  
 MARCH 20, 1992 - SCALE 1" = 40'



THE PARCEL(S) Tract #2  
 SHOWN ON THIS PLAT IS NOT APPROVED AS A  
 SEPARATE BUILDING LOT(S). THE PARCEL(S)  
 IS TO BE COMBINED WITH THE ADJACENT  
 PROPERTY SHOWN AS BELONGING TO  
Tract #1

Georgia, Hall County, Clerk Superior Court  
 Filed in office this 10 day of February  
 1992  
 Page 140A  
 DWIGHT S. WOOD, Clerk

RECORDING PERMIT  
 By [Signature]  
 HALL COUNTY PLANNING COMMISSION

92-03-11  
 1700-673

**NOTES:**

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 0175 E EFFECTIVE DATE: MARCH 21, 2000.

EQUIPMENT USED FOR MEASUREMENT: TOPCON G.T.S. 303.

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED, & HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

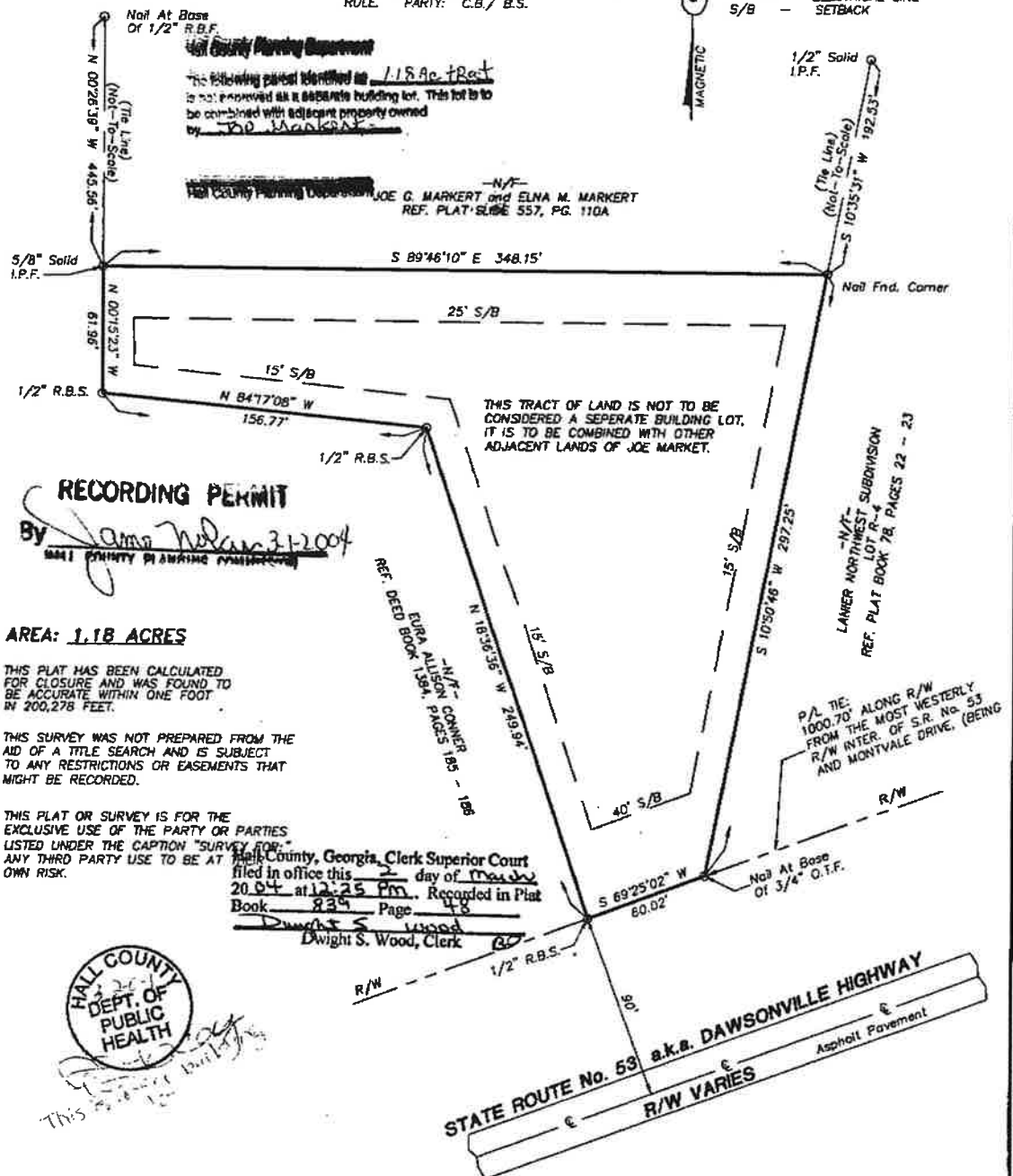
**ZONING AND SETBACKS:**

CURRENT HALL COUNTY ZONING: AGRICULTURE-III (AR-III)  
 SETBACKS:  
 FRONT: 100' FROM C/L OF ROAD, OR 40' FROM P/L, WHICHEVER IS GREATER  
 SIDE: 15'  
 REAR: 25'

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 28,155 FEET AND AN ANGULAR ERROR OF 00'00"02" PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES RULE. PARTY: C.B./B.S.

**LEGEND:**

- I.P.F. - IRON PIN FOUND
- ⊙ C.T.F. - CRIMPED TOP PIN FOUND
- ⊗ R.B.F. - REBAR PIN FOUND
- ⊗ R.B.S. - REBAR PIN SET
- ⊙ O.T.F. - OPEN TOP FOUND
- △ A.I.F. - ANGLE IRON FOUND
- ⊙ C.M.F. - CONCRETE MONUMENT FOUND
- P/L - PROPERTY LINE
- R/W - RIGHT OF WAY
- N/F - NOW OR FORMERLY
- C/L - CENTER LINE
- L.L.L. - LAND LOT LINE
- E- - ELECTRICAL LINE
- S/B - SETBACK



**AREA: 1.18 ACRES**

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 200,278 FEET.

THIS SURVEY WAS NOT PREPARED FROM THE AID OF A TITLE SEARCH AND IS SUBJECT TO ANY RESTRICTIONS OR EASEMENTS THAT MIGHT BE RECORDED.

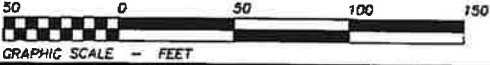
THIS PLAT OR SURVEY IS FOR THE EXCLUSIVE USE OF THE PARTY OR PARTIES LISTED UNDER THE CAPTION "SURVEY FOR," ANY THIRD PARTY USE TO BE AT OWN RISK.

Hall County, Georgia, Clerk Superior Court  
 filed in office this 2 day of March  
 2004 at 12:25 Pm. Recorded in Plat  
 Book 834 Page 48  
 Dwight S. Wood, Clerk



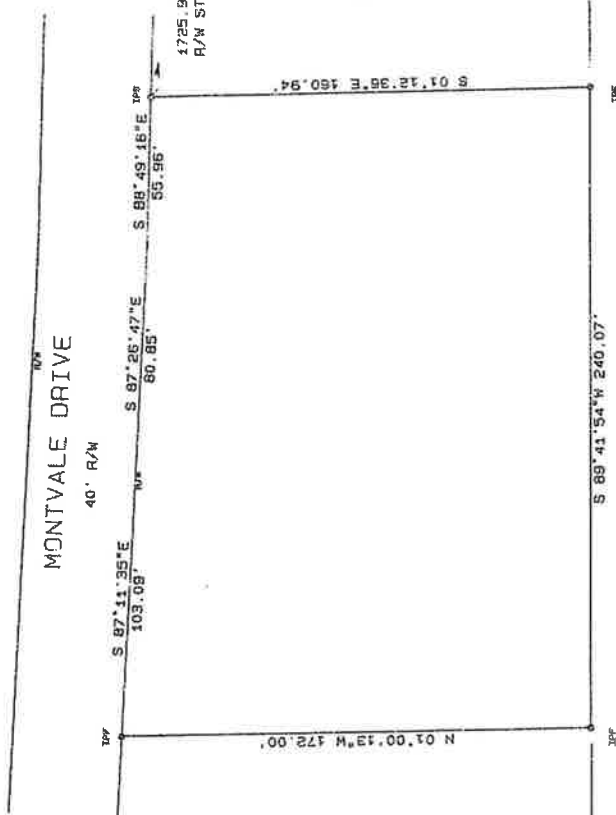
**SURVEY FOR: JOE MARKERT**

LOCATED IN:  
 LAND LOT 46, 10th LAND DISTRICT  
 HALL COUNTY, GEORGIA  
 SCALE: 1" = 50'  
 SURVEY DATE: 02 - 23 - 2004  
 PLAT DATE: 02 - 25 - 2004



**Patton - Boyer, Inc.**  
 LAND SURVEYORS & CIVIL ENGINEERS  
 909 ATLANTA HIGHWAY  
 GAINESVILLE, GEORGIA 30501  
 (877) 807 - 2481  
 PHONE (770) 532 - 6492  
 FAX (770) 532 - 1995  
 P.M. CMP J.N.: 03-024

EQUIPMENT USED TOPCON EDM STS 2.  
THIS PROPERTY IS NOT LOCATED IN AN  
AREA HAVING SPECIAL FLOOD HAZARDS.

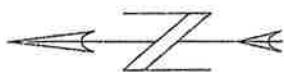


MONTVALE DRIVE  
40' R/W

4725.93' ALONG R/W TO  
R/W STATE ROUTE 53

LOT R-7

LOT R-9



PLAT FOR  
**ROBERT S. PECKHAM**  
LOT R-8 LANIER NORTHWEST RESUBD.  
LAND LOT 46 DISTRICT 10  
HALL COUNTY GEORGIA  
SCALE: 1"=40'  
APRIL/10/1990



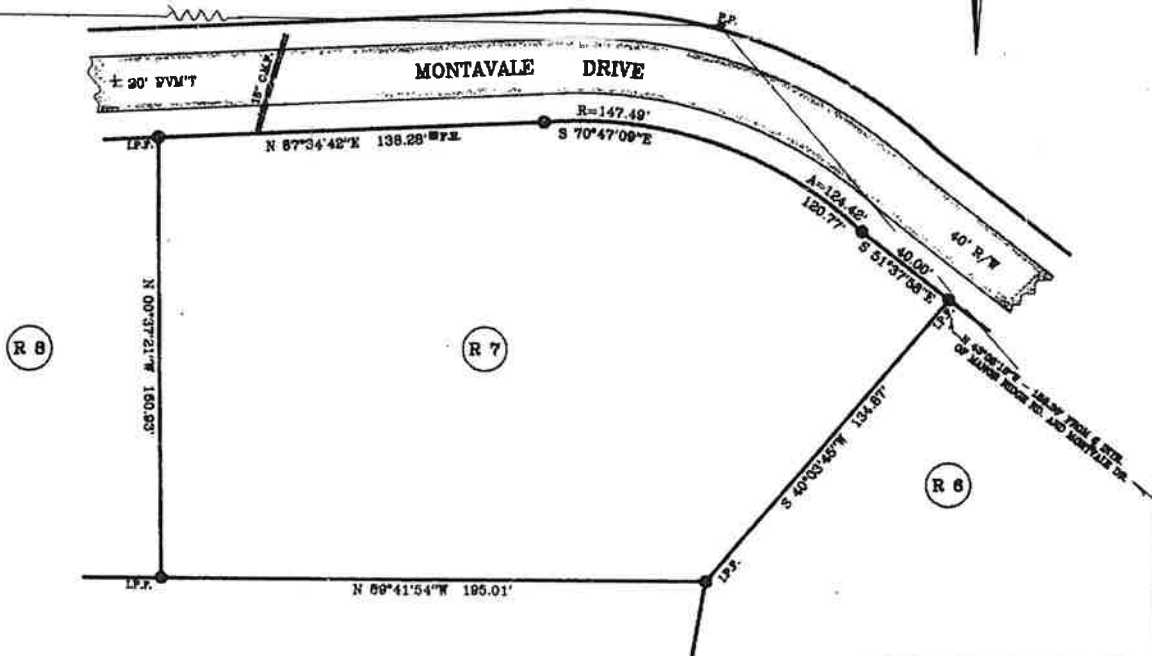
JOB: 1590

*Recorded April 11, 1990*

*Robert S. Peckham, Clerk*

THE ANGULAR AND LINEAR MEASUREMENT UPON WHICH THIS MAP OR PLAT IS BASED WAS PERFORMED WITH A TOPCON GTS-3B ELECTRONIC DISTANCE METER AND A 100' STEEL TAPE, HAS AN ANGULAR ERROR OF 0.01" PER ANGLE POINT, A CLOSURE OF ONE FOOT IN 11,833 FEET AND WAS ADJUSTED USING THE COMPASS RULE. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 153,004 FEET.

**0.909 ACRES**



TO WHOM IT MAY CONCERN:  
 THIS IS TO FURTHER CERTIFY THE PLAT SHOWN HEREON IS NOT LOCATED IN A HAZARDOUS FLOOD AREA ACCORDING TO THE NOV. 1983 MAPS FOR HALL COUNTY, GEORGIA, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. COMMUNITY NO. 130466 - PANEL #75B  
*Henry Bailey*  
 HENRY BAILEY  
 GEORGIA REGISTERED LAND SURVEYOR  
 REG. NO. 1586

LEGEND	
P.P.	POWER POLE
S.P.	SERVICE POLE
L.P.	LIGHT POLE
P.B.	POWER BOX
A. I. F.	ANGLE IRON FOUND
I. P. F.	IRON PIN FOUND
I. P. S.	IRON PIN SET
C. M.	CONCRETE MONUMENT
R-W	RIGHT OF WAY
F. H.	FIRE HYDRANT
C/L	CENTER LINE
-x-	FENCE LINE
R	PROPERTY LINE
D. I.	DRAIN INLET

RESUBDIVISION OF LANIER NORTHWEST  
 LOT # R-7  
 P.B. #76  
 PG'S. #22-#23

RECORDING PERMIT

By *D. Wood* 4/6/92  
 HALL COUNTY PLANNING COMMISSION

Georgia, Hall County, Clerk Superior Court  
 Filed in office this 4 day of April  
 1992 at \_\_\_\_\_ Recorded in Slide 132  
 Page 164A  
*Dwight S. Wood*  
 DWIGHT S. WOOD, Clerk



SURVEY FOR:  
**JOE G. MARKERT**  
**ELNA M. MARKERT**  
 FORK G.M.D. #575  
 LAND LOT #46 - 10th LAND DISTRICT  
 HALL COUNTY, GEORGIA  
 MARCH 20, 1992 - SCALE 1" = 40'



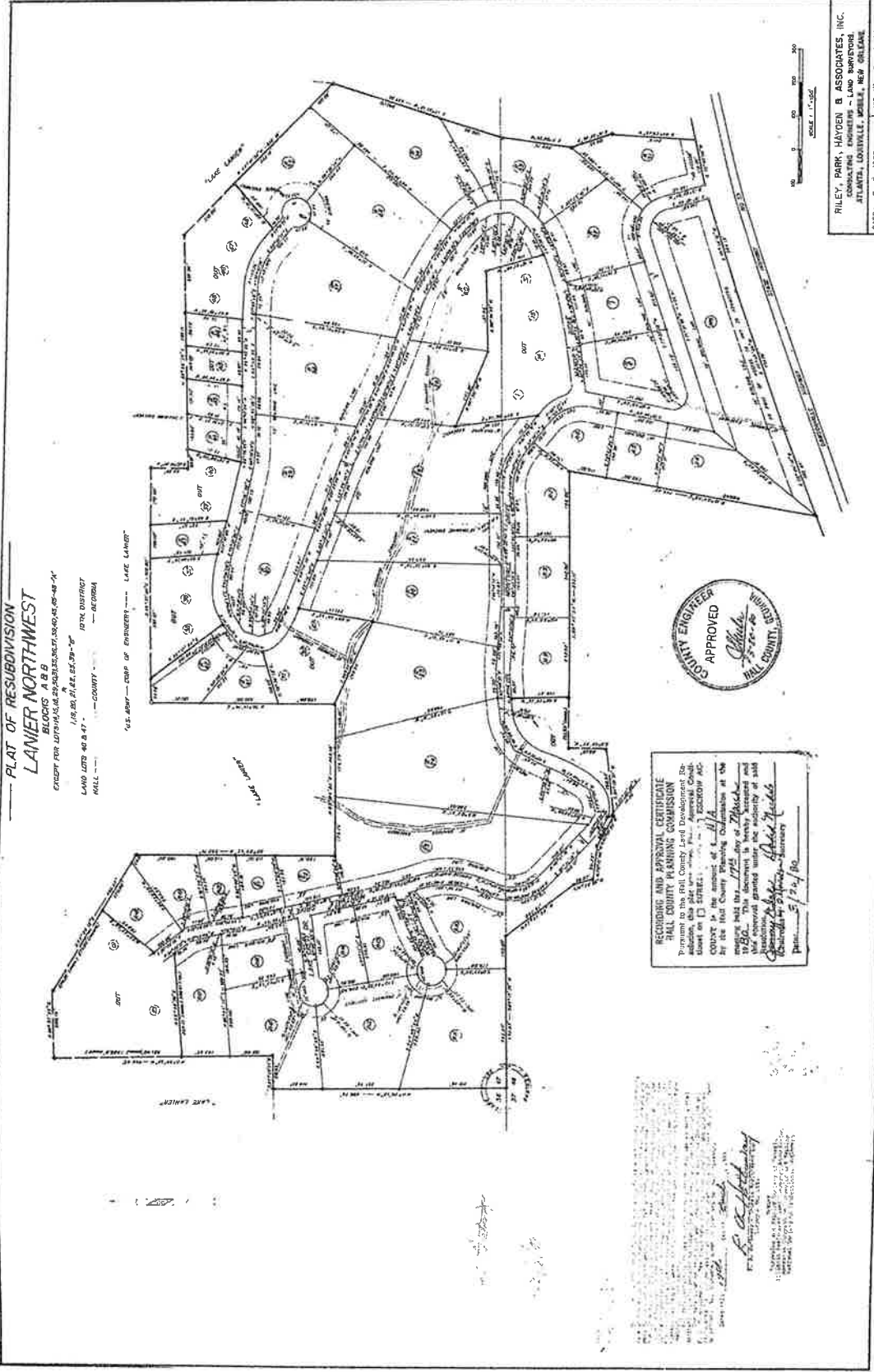
*Henry Bailey*

92-03-11  
 100-2082

For Certification of Connection see Deed Book 712 Page 603

PLAT OF RESUBDIVISION  
LANIER NORTHWEST

DEED BOOK 712 PAGE 603  
EXCEPT FOR LOTS 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000



RECORDING AND APPROVAL CERTIFICATE  
HALL COUNTY PLANNING COMMISSION  
Pursuant to the Hall County Land Development Ordinance, Chapter 12, Article 1, Section 12-1-1, the Planning Commission has reviewed and approved the plat of resubdivision of the land shown on this plat.  
COUNTY OF HALL, GEORGIA  
By the Hall County Planning Commission at the meeting held on the 20th day of March, 1980. This document is hereby accepted and recorded in the public records of Hall County, Georgia.  
Secretary: [Signature] [Name]  
Date: 3/20/80

RILEY, PARK, HAYDEN B ASSOCIATES, INC.  
CONSULTING ENGINEERS - LAND SURVEYORS  
ATLANTA, GEORGIA  
DATE: 3-2-1980 JOB NO. E-79-704

Recorded March 20, 1980  
V. Study Nation - clerk  
For Certification of Connection see Deed Book 712 Page 603