

REFERENCES:
 DEED BOOK 8896, PAGE 339
 DEED BOOK 8712, PAGE 132
 PLAT BOOK 881, PAGE 90
 SLIDE 690, PAGE 236-A

THIS BLOCK IS RESERVED FOR THE
 CLERK OF SUPERIOR COURT

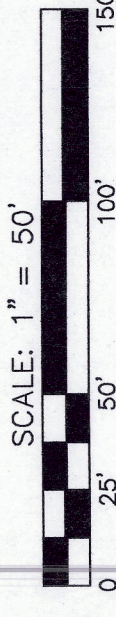
- LEGEND**
- IPF ○ IRON PIPE FOUND
 - IPF ○ OPEN TOP PIPE
 - S/W OPEN TYP PIPE
 - DR RIGHT-OF-WAY
 - PC DEED BOOK
 - CPP PAGE
 - CON CORRUGATED PLASTIC PIPE
 - POWER POLE
 - OVERHEAD ELECTRIC LINE
 - FENCE

④ NOW OR FORMERLY
 CHAO LI REAL ESTATE, INC.
 PB 881, PG 90
Chao Li Li
5291 Timberidge Rd
Gainesville, GA 30507

- NOTES**
- A LEICA GS14 GNSS DUAL FREQUENCY RTK SYSTEM WAS USED IN THE COLLECTION OF THE POSITIVE PLANNIMETRIC DATA FOR THIS SURVEY. THE POSITIVE PLANNIMETRIC TOLERANCE FOR GEOMETRIC PLANNIMETRIC FEATURES IS 0.10' RELATIVE POSITIVE TOLERANCE WAS CALCULATED AT 95% CONFIDENCE LEVEL BASED ON 2-SIGMA STATISTICAL VALUE OF OBSERVATIONAL RESIDUALS.
 - THE BASIS OF BEARING FOR THIS PLAT IS THE GEORGIA STATE PLANE COORDINATE SYSTEM, WEST ZONE (NAD 83/2011). ALL DISTANCES SHOWN HEREON ARE GROUND (NOT GRID) DISTANCES, AND ARE U.S. SURVEY FEET AS DEFINED AS 39.37 INCHES = 1 METER.
 - VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVOD88). SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ADJUSTED DATUM.
 - THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.
 - THIS SURVEY COMPLIES WITH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS (O.C.G.A. SECTION 13-6-67) AS AMENDED BY RULES 1100-01-01(16) AND 1100-01-01(17) AS AMENDED BY RULES 1100-01-01(18) AND 1100-01-01(19) THAT SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.

OWNER INFORMATION:
 CHAO LI REAL ESTATE, INC.
 5291 TIMBERIDGE ROAD
 GAINESVILLE, GA 30507

NOW OR FORMERLY
 RAYMOND DUNAGAN
 LOUISE DUNAGAN
 DB 8127, PG 764
 PB 101, PG 80



LINE BEARING	DISTANCE
1 N 82°37'41\"	E 53.34
2 N 83°21'26\"	E 35.09
3 N 84°15'55\"	E 2.86
4 N 84°15'55\"	E 65.75
5 N 88°31'38\"	E 25.67
6 N 88°31'38\"	E 22.33
7 S 88°17'21\"	E 69.07
8 S 29°27'58\"	E 49.70
9 S 46°27'06\"	E 42.57
10 S 46°40'48\"	E 117.58
11 S 35°51'05\"	E 21.60
12 S 34°18'08\"	E 69.83
13 S 34°18'08\"	E 131.56
14 S 26°54'22\"	E 50.27
15 S 27°21'25\"	E 65.80
16 S 26°54'22\"	E 117.35
17 S 26°54'22\"	E 117.35
18 S 26°54'22\"	E 117.35
19 S 26°54'22\"	E 117.35
20 S 26°54'22\"	E 117.35

HALL COUNTY 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 NOT LOCATED IN A FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAP #13139C0093G, HALL COUNTY GEORGIA, DATED 04/04/2018.
- 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.

NOW OR FORMERLY
 HOMER DOUGLAS CAGLE
 JOAN ELLEN CAGLE
 DB 1724, PG 304
 SLIDE 112, PG 215A

OLD FENCE IS
 PROPERTY LINE
 FENCE IS DOWN AND
 MISSING IN PLACES

SURVEYORS CERTIFICATION (HALL COUNTY)
 IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND THAT THE SURVEY WAS MADE BY THE SURVEYOR OR UNDER HIS PERSONAL SUPERVISION, THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED AS "FUTURE," AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE CORRECTLY SHOWN; AND THAT ALL RELEVANT REQUIREMENTS OF THE HALL COUNTY ZONING AND SUBDIVISION REGULATIONS HAVE BEEN MET.

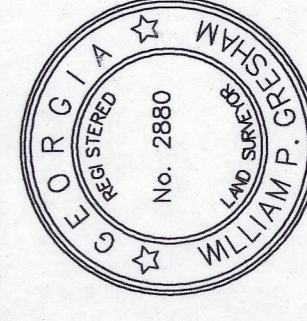
WILLIAM P. GRESHAM GA RLS #2880 DATE

SURVEYORS CERTIFICATION (STATE OF GEORGIA)
 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 SHALL BE THE SOLE RESPONSIBILITY OF THE PURCHASER OF APPROPRIATE COVENANTED PROPERTY. BY 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.

WILLIAM P. GRESHAM GA RLS #2880

REVISIONS

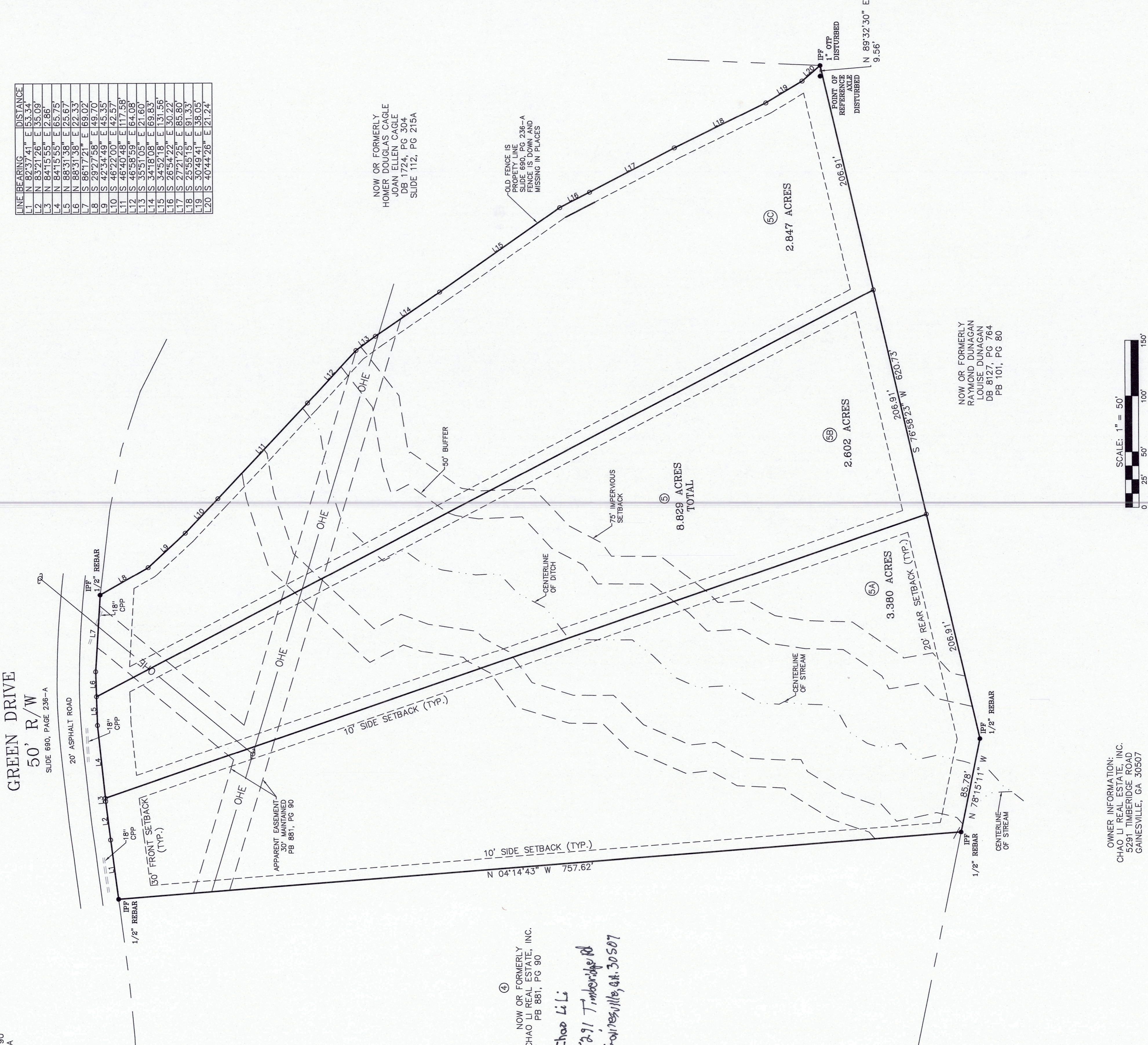
NO. DATE DESCRIPTION



DATE: MAY 5, 2023
 SCALE: 1" = 50'
 JOB NO: 230505-35
 SHEET 1 OF 1
 DRAWN: WPG CHECKED: WPG

FINAL SUBDIVISION PLAT FOR
DONNY WESTMORELAND
 LAND LOT 156 OF THE 10TH LAND DISTRICT
 HALL COUNTY, GEORGIA

G R E S H A M
 PLANNING & DEVELOPMENT, INC.
 P.O. BOX 2255
 CLARKESVILLE, GEORGIA 30523
 706-754-9844
 FAX 706-754-7145



DATE: 11/18/2021
TIME: 10:51 AM
PLAT BOOK: 881
PAGE: 90 - 91
FILING FEES: \$20.00
PART ID: 1652640740
RECORDED BY: CH
Charles Baker, C-S-G
Hill County, GA

HILL COUNTY

October 20, 2021
AK Chen
2414 Old Columbia Highway
Gainesville, GA 30607
352.8488 / 1772.9292

Application for Assent/Consent

Dear AK Chen:

Please be advised that in the Voting Meeting on October 14, 2021, the Hill County Board of Commissioners voted to approve the following application with the intent conditions:

Application of AK Chen to amend conditions of a previous recording on a parcel in the County of Hill, Georgia as set forth in the Rules and Regulations of the Georgia Board of Registration for Professional Surveyors and AS SET FORTH IN O.C.G.A. SECTION 14-6-62.

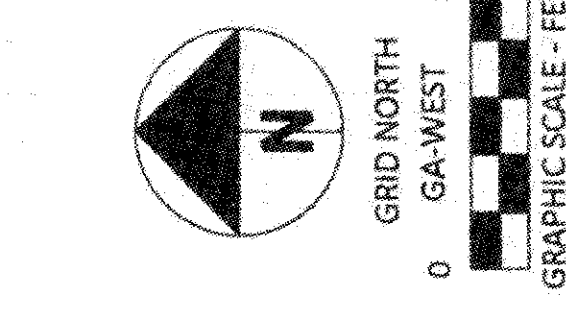
Conditions:

1. The original plat conditions from 2006 recording approval shall not apply until the development standards submitted as part of this application are approved.
2. Developments will be limited to homes having no less than 2,200 square feet of lot area.
3. The applicant shall coordinate with the Georgia Department of Transportation for the necessary utility easements for the proposed road and any necessary driveway easements for access off Clark's Bridge Road and/or Green Drive.
4. Green Drives, easements regarding the potential impacts of neighborhood operations in this area shall be made a part of any plat recorded and the applicant shall provide and maintain any utility easements and utility property lines in this area.

A signed copy of this application, including the original and certified true and correct copies of all exhibits, and the application of the applicant to the Board of Planning and Development, shall be prepared to report the effects of such platmaking.

SALESMAN'S CERTIFICATE
AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 14-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR IN COMPLIANCE WITH THE PROFESSIONAL STANDARDS FOR RECORDING AS ENFORCED BY LOCAL JURISDICTIONS FOR RECORDING, SIGNATURES, STAMPS, OR APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR APPROVAL CERTIFICATES OF A REGISTERED SURVEYOR. ALL AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENT AGENCIES BY ANY PURCHASER OF THE PROPERTY. THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE STANDARDS FOR RECORDING AND THAT THE SURVEYOR IS A MEMBER IN GOOD STANDING WITH THE BOARD OF REGISTRATION FOR PROFESSIONAL SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 14-6-62.

PATRICK D. CANADAY
S.P. 1265
C.O.A. NO. 157-0017
EMAIL: CLARKCANADAY@GMAIL.COM

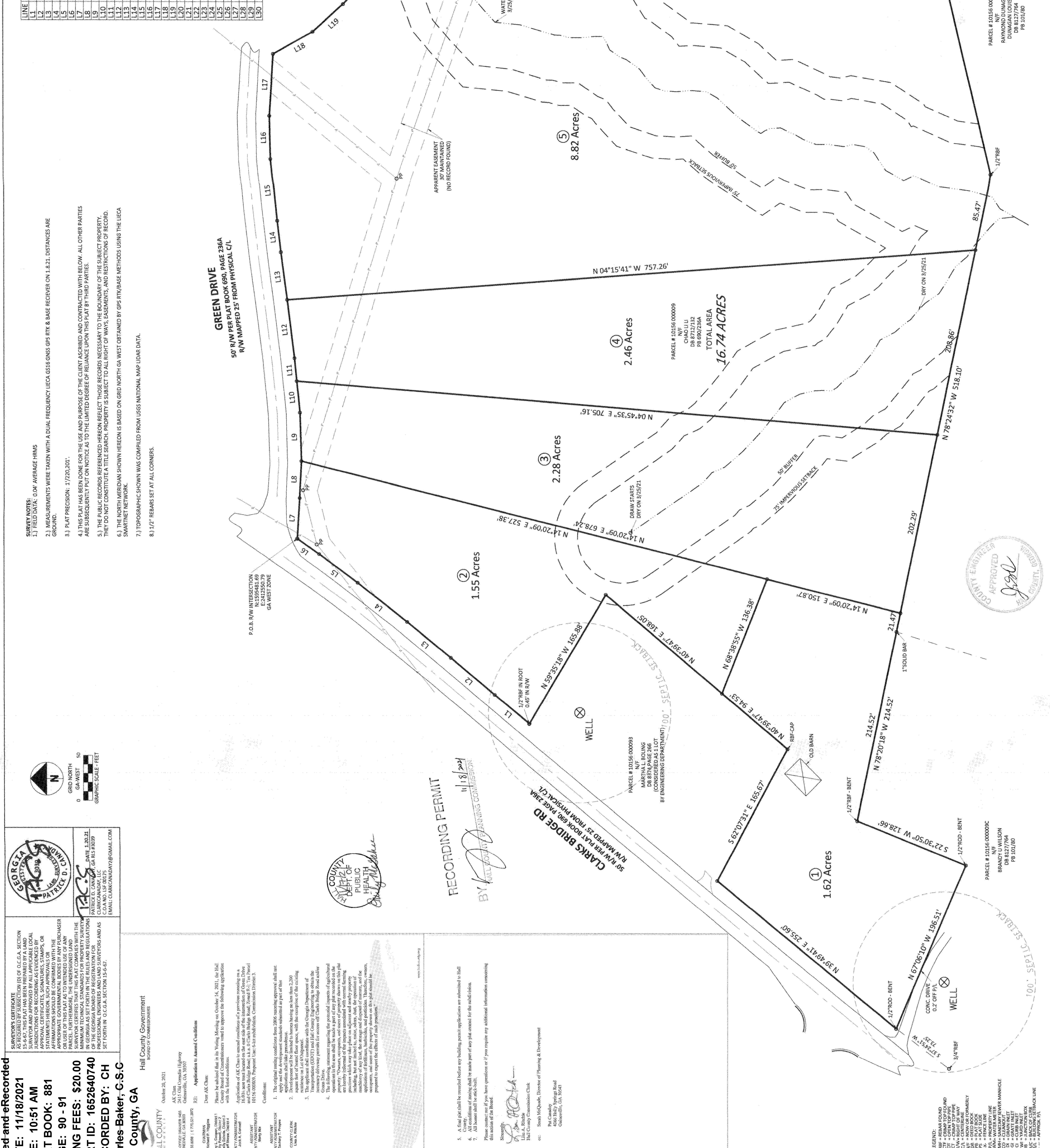


LINE	BEARING	DISTANCE
L1	N 39° 59' 31" E	49.51'
L2	N 40° 23' 59" E	62.71'
L3	N 39° 40' 03" E	62.41'
L4	N 38° 48' 33" E	53.90'
L5	N 35° 33' 22" E	29.41'
L6	S 86° 40' 40" E	45.71'
L7	S 87° 08' 28" E	41.10'
L8	N 88° 16' 35" E	53.78'
L9	N 84° 32' 57" E	25.51'
L10	N 84° 32' 57" E	25.51'
L11	N 84° 32' 57" E	25.51'
L12	N 82° 52' 46" E	64.93'
L13	N 82° 36' 42" E	59.34'
L14	N 83° 20' 27" E	35.09'
L15	N 84° 34' 36" E	66.61'
L16	S 87° 08' 28" E	41.10'
L17	S 86° 40' 40" E	45.88'
L18	S 89° 43' 56" E	49.89'
L19	S 42° 35' 48" E	45.35'
L20	S 46° 21' 59" E	42.57'
L21	S 46° 41' 47" E	117.58'
L22	S 35° 52' 04" E	64.08'
L23	S 35° 52' 04" E	21.60'
L24	S 34° 19' 07" E	69.93'
L25	S 34° 53' 37" E	131.56'
L26	S 26° 55' 37" E	30.72'
L27	S 27° 56' 14" E	91.33'
L28	S 30° 50' 40" E	38.05'
L29	S 40° 48' 27" E	20.11'

- COUNTY NOTES:
- 1.) ANY STREAM OR STATE WATER LOCATED ON THIS PROPERTY MAY BE SUBJECT TO A 50 FOOT UNDISTURBED NATURAL VEGETATIVE BUFFER AND A 75 FOOT IMPERVIOUS SURFACE SETBACK. (HALL COUNTY CODE § 17-23-030)
 - 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 § 17-23-040)
 - 3.) PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAP #13350C0095 HALL COUNTY GEORGIA, DATED 4/1/2018.
 - 4.) PROPERTY IS NOT LOCATED IN THE HALL COUNTY FUTURE FLOOD ZONE PER HALL COUNTY GIS.
 - 5.) IF RESIDENTIAL PROPERTY IS SUBDIVIDED INTO SEVEN LOTS OF MORE WITH ALL LOTS ACCESSING EXISTING HALL COUNTY, GEORGIA ROADS, THEN STORMWATER MANAGEMENT IS REQUIRED FOR COMPLIANCE. (HALL COUNTY CODE § 18.180.120)
 - 6.) PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAP #13350C0095 HALL COUNTY GEORGIA, DATED 4/1/2018.
 - 7.) SURVEYOR TO PROVIDE ALL PREVIOUS PARCEL MAPS OF LOTS AND PARCELS (OS).
 - 8.) ALL LOTS TO BE SERVED BY ON-SITE SEWAGE MANAGEMENT SYSTEMS TO BE PERMITTED BY THE HALL COUNTY ENVIRONMENTAL HEALTH DEPARTMENT.
 - 9.) ALL LOTS TO BE SERVED BY PUBLIC WATER THROUGH THE CITY OF GAINESVILLE OR THE CITY OF GAINESVILLE ENVIRONMENTAL HEALTH DEPARTMENT.
 - 10.) LOTS MUST HAVE A 15 FOOT WIDE SEWER MAIN AS SHOWN ON THE NON-RESTRICTED LOT SIZE AND SUITABLE SOIL AREA AVAILABLE FOR EACH LOT.
 - 11.) MUST NOTIFY HALL COUNTY ENVIRONMENTAL HEALTH DEPARTMENT BEFORE BURIAL OF MULCH, ORGANIC DEBRIS, TRASH OR OTHER MATERIAL AND WHEN SETTING UP BURN PITS.
 - 12.) MUST SUBMIT GRADING PLANS WITH SEPTIC TANK APPLICATION FOR ANY LOTS 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 MANAGEMENT SYSTEM.
 - 13.) SLAB CONSTRUCTION IS PROHIBITED WITHOUT GRADING PLANS ON ALL LOTS AT TIME OF SEPTIC SYSTEM PERMIT APPLICATION.

- SURVEY NOTES:
- 1.) FIELD DATA: 0.01' AVERAGE HRMS
 - 2.) MEASUREMENTS WERE TAKEN WITH A DUAL-FREQUENCY LEICA GS16 GNSS GPS RTX & BASE RECEIVER ON 1.821. DISTANCES ARE GROUND.
 - 3.) PLAT PRECISION: 1/720,001.
 - 4.) THIS PLAT HAS BEEN DONE FOR THE USE AND PURPOSE OF THE CLIENT AS DESCRIBED AND CONTRACTED WITHIN THE BELOW. ALL OTHER PARTIES ARE SUBSEQUENTLY PUT ON NOTICE AS TO THE LIMITED DEGREE OF RELIANCE UPON THIS PLAT BY THIRD PARTIES.
 - 5.) THE PUBLIC RECORDS REFERENCED HEREON REFLECT THOSE RECORDS NECESSARY TO THE SURVEY OF THIS SUBJECT PROPERTY. THEY DO NOT CONSTITUTE A TITLE SEARCH. PROPERTY IS SUBJECT TO ALL RIGHTS OF WAYS, EASEMENTS, AND RESTRICTIONS OF RECORD.
 - 6.) THE NORTH MERIDIAN SHOWN HEREON IS BASED ON GRID NORTH GA WEST OBTAINED BY GPS RTX/BASE METHODS USING THE LEICA SMARTNET NETWORK.
 - 7.) TOPOGRAPHIC SHOWN WAS COMPILED FROM USGS NATIONAL MAP LIDAR DATA.
 - 8.) 1/2" REMARKS SET AT ALL CORNERS.

GREEN DRIVE
50' R/W PER PLAT BOOK 690, PAGE 236A
R/W MAPPED 25' FROM PHYSICAL C/L



RECORDING PERMIT
BY [Signature]
HILL COUNTY PLANNING COMMISSION

HILL COUNTY DEPT. OF HEALTH
[Signature]
PUBLIC HEALTH

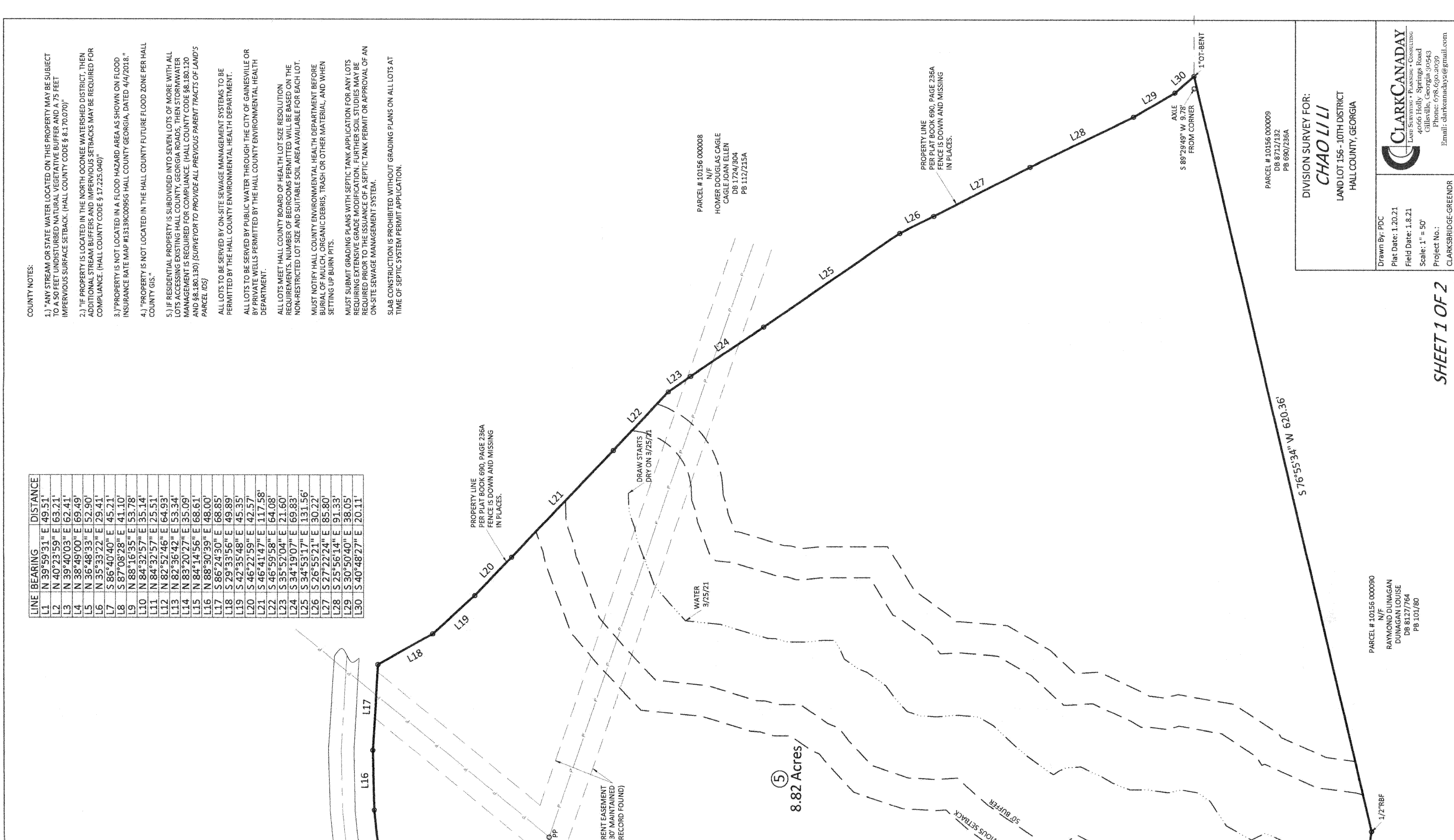
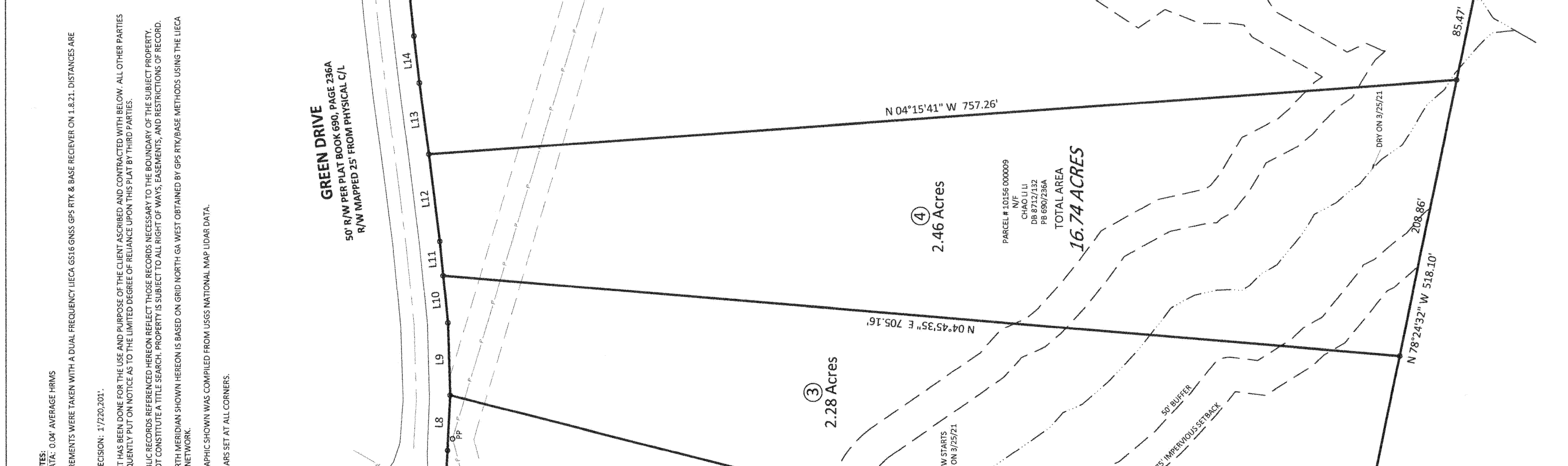
CLARK'S BRIDGE RD
50' R/W PER PLAT BOOK 690, PAGE 236A
R/W MAPPED 25' FROM PHYSICAL C/L

PARCEL # 10156 000093
MARTHA J. BOULD
DB 8374, PAGE 266
CONSIDERED AS LOT
BY ENGINEERING DEPARTMENT 01/18/2021

PARCEL # 10156 000099
CHAO LIU
DB 8712/132
DB 6907/386A

PARCEL # 10156 000090
N/A
RAYMOND MORGAN
DUMAGAN LOUISE
DB 8127/764
PB 101/80

PARCEL # 10156 00009C
N/A
BRANDY U. WILSON
DB 8127/764
PB 101/80



CLARK CANADAY
Land Surveyor - Professional, Licensed
Gainesville, Georgia 30606
Phone: 770-532-7777
Email: clarkcanaday@gmail.com

Drawn By: PDC
Plot Date: 1.20.21
Field Date: 1.8.21
Scale: 1" = 50'

Project No.:
DIVISION SURVEY FOR:
CHAOLIU
LAND LOT 156-10TH DISTRICT
HALL COUNTY, GEORGIA

PARCEL # 10156 000099
DB 8712/132
DB 6907/386A