

ATWELL
 1800 PARKWAY PLACE, SUITE 200
 GAINESVILLE, GA 30607
 772.323.0807
 www.atwell-group.com
 COA# FE0050404

811
 Know what's below.
 Call before you dig.
 THE LOCATION OF UNDERGROUND UTILITIES MUST BE DETERMINED PRIOR TO ANY EXCAVATION OR CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.

24 HOUR EMERGENCY CONTACT
 IAN YOUNG
 (470) 278-8675

OVERALL SITE PLAN
 FINAL CONSTRUCTION DOCUMENTS
 FORESTAR
 POPLAR SPRINGS ROAD SUBDIVISION

SECTION ###
 3580 POPLAR SPRINGS ROAD
 GAINESVILLE
 HALL COUNTY, GA

DATE: 04/04/2022

REVISIONS

SCALE: 1"=100'

DRAWN BY: MSV
 CHECKED BY: DMS
 PROJECT MANAGER: DRG
 JOB #: 21002730
 FILE CODE: ##
 SHEET NO. C200

SITE NOTES

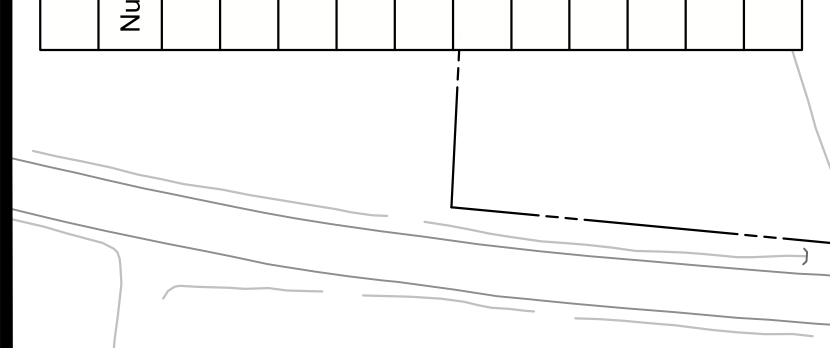
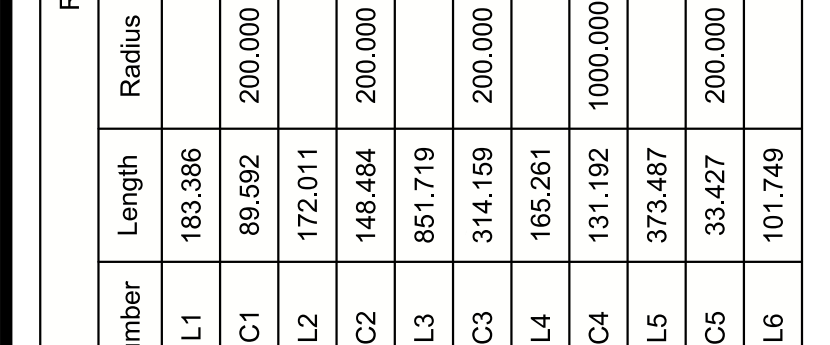
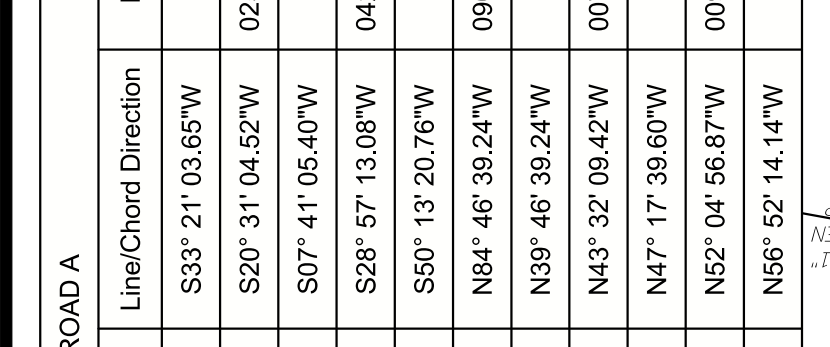
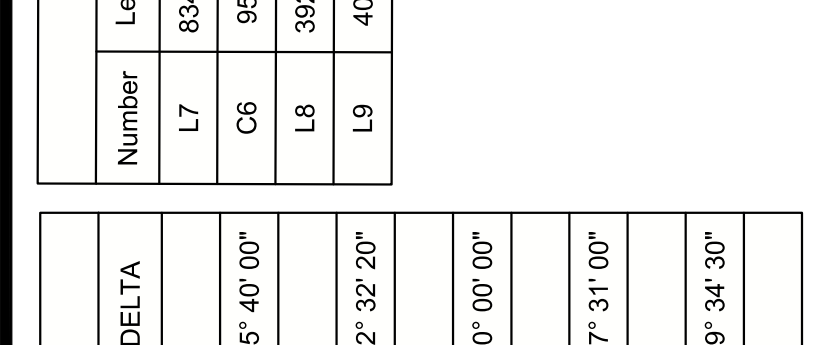
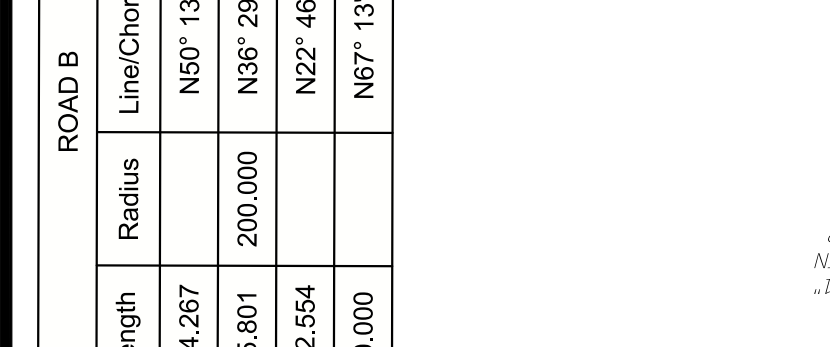
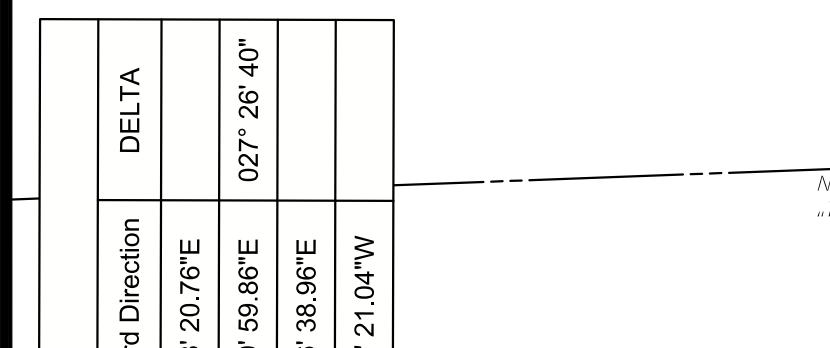
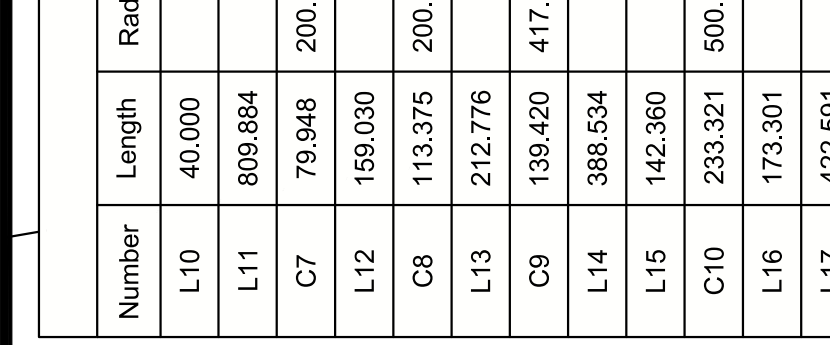
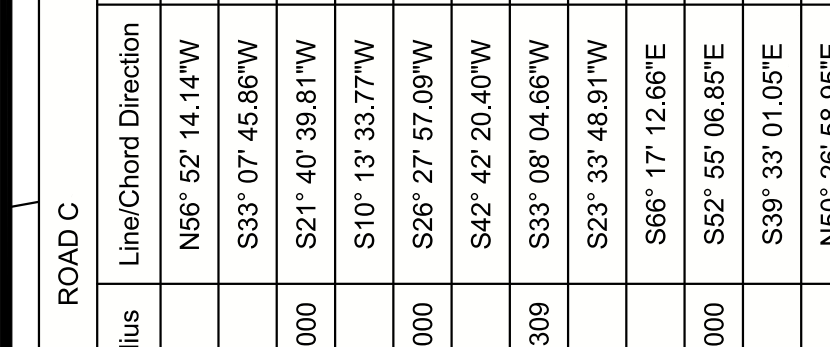
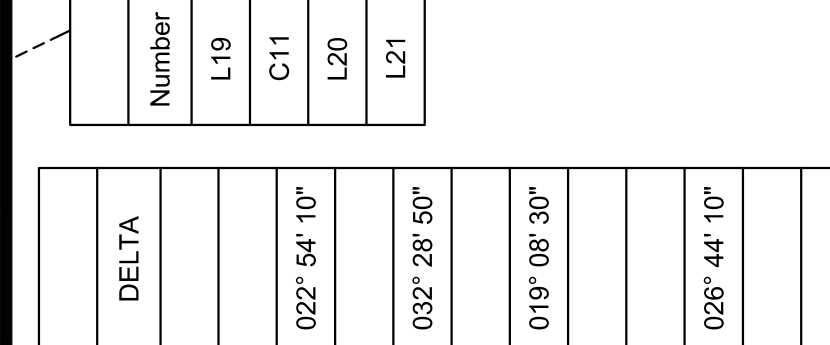
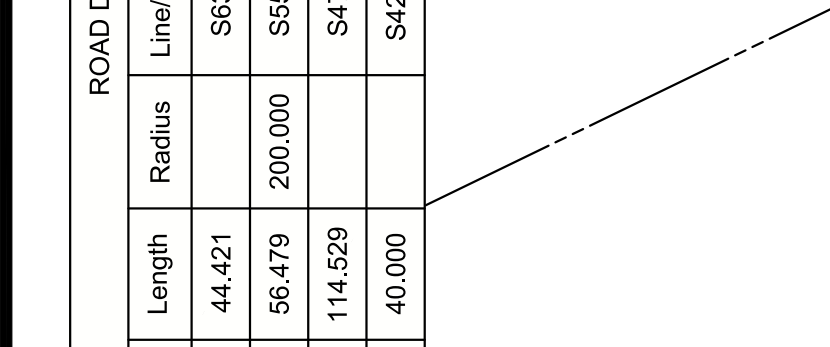
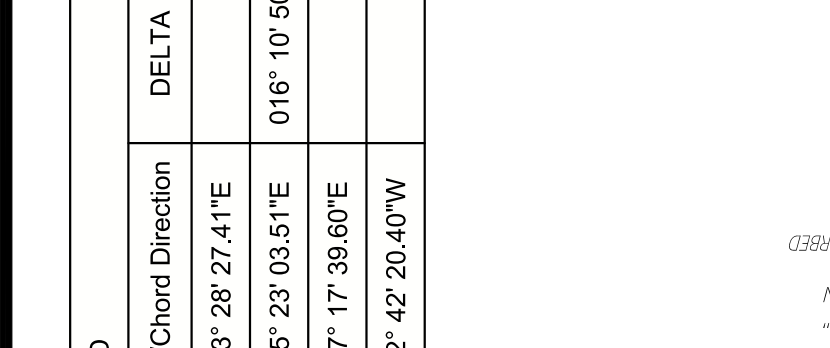
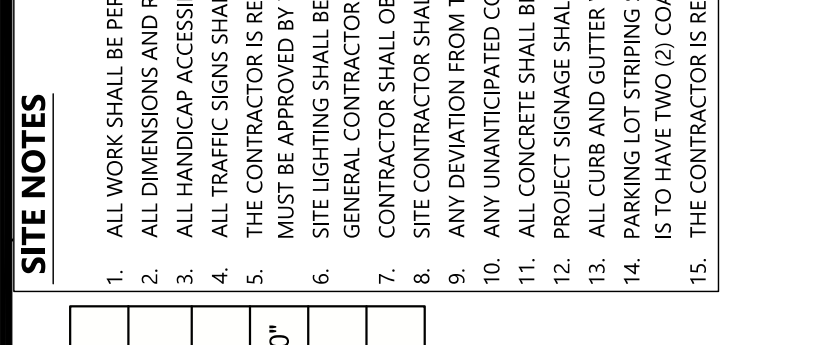
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PLANS AND SITE WORK SPECIFICATIONS AND SHALL COMPLY WITH APPLICABLE FEDERAL, STATE AND LOCAL CODES.
- ALL DIMENSIONS AND RADI ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHOWN TO BUILDINGS ARE TO OUTSIDE FACE OF BUILDING.
- ALL HANDICAP ACCESSIBLE PARKING SIGNS AND STRIPING SHALL BE IN ACCORDANCE WITH O.C.G.A. 46-6-221.
- ALL TRAFFIC SIGNS SHALL CONFORM TO THE UNIFORM TRAFFIC CONTROL MANUAL AND THE STATE OF GEORGIA DEPARTMENT OF TRANSPORTATION.
- THE CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ANY DAMAGE TO ANY EXISTING IMPROVEMENTS, ON-SITE OR OFF-SITE, SUCH AS PAVEMENT, UTILITIES, STORM DRAINAGE, ETC. THE REPAIR MUST BE APPROVED BY THE ENGINEER AND BE EQUAL OR BETTER THAN EXISTING CONDITIONS.
- SITE LIGHTING SHALL BE INCLUDED IN THE GENERAL CONTRACTOR'S SCOPE OF WORK. ALL PARKING LOT LIGHTING POLES, BASES AND FIXTURES WITH LAMPS SHALL BE INSTALLED BY THE GENERAL CONTRACTOR'S ELECTRICAL CONTRACTOR AND SHALL SUPPLY A ONE YEAR WARRANTY CERTIFICATE.
- CONTRACTOR SHALL OBTAIN ALL PERMITS BEFORE CONSTRUCTION BEGINS.
- CONTRACTOR SHALL OBTAIN ALL PERMITS BEFORE CONSTRUCTION BEGINS.
- ANY DEVIATION FROM THESE PLANS SHALL CAUSE THE WORK TO BE UNACCEPTABLE WITHOUT OWNER AND ENGINEER'S PRIOR APPROVAL.
- ANY UNANTICIPATED CONDITIONS ENCOUNTERED DURING THE CONSTRUCTION PROCESS SHALL BE IDENTIFIED TO THE ENGINEER IMMEDIATELY.
- ALL CONCRETE SHALL BE 3000 PSI 28 DAY COMPRESSIVE STRENGTH.
- PROJECT SIGNAGE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- ALL CURB AND GUTTER WITHIN THE DEVELOPMENT SHALL BE 24"
- ALL DRIVEWAYS SHALL BE 24" WIDE AND 4" THICK IN PAVING CONTRACTOR'S SCOPE OF WORK. STRIPING WILL BE ACCORDING TO OWNER'S SPECIFICATIONS UNLESS NOTED OTHERWISE. ALL STRIPING IS TO HAVE TWO COATS OF PAINT (MIN).
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY AND ALL OFF-SITE EASEMENTS NOT DELINEATED ON PLANS OR KNOWN OF AT TIME OF PLAN ISSUANCE.

ROAD A			
Number	Length	Radius	Line/Chord Direction
L1	183.386		S33° 21' 03.65"W
C1	88.592	200.000	S20° 31' 04.52"W
L2	172.011		S07° 41' 05.40"W
C2	148.484	200.000	S28° 57' 13.08"W
L3	851.719		S50° 13' 20.76"W
C3	314.159	200.000	N84° 46' 39.24"W
L4	165.261		N39° 46' 39.24"W
C4	131.192	1000.000	N43° 32' 09.42"W
L5	373.487		N47° 17' 39.60"W
C5	33.427	200.000	N52° 04' 56.87"W
L6	101.749		N58° 52' 14.14"W

ROAD B			
Number	Length	Radius	Line/Chord Direction
L7	834.267		N50° 13' 20.76"E
C6	95.801	200.000	N36° 29' 59.89"E
L8	382.554		N22° 46' 38.99"E
L9	40.000		N67° 13' 21.04"W

ROAD C			
Number	Length	Radius	Line/Chord Direction
L10	40.000		N68° 52' 14.14"W
L11	805.884		S33° 07' 45.86"W
C7	79.948	200.000	S21° 40' 39.81"W
L12	158.030		S10° 13' 33.77"W
C8	113.375	200.000	S28° 27' 57.09"W
L13	212.776		S42° 42' 20.40"W
C9	138.420	417.309	S33° 08' 04.66"W
L14	388.534		S23° 33' 48.91"W
L15	142.360		S68° 17' 12.66"E
C10	233.321	500.000	S52° 55' 06.85"E
L16	173.301		S39° 33' 01.05"E
L17	422.591		N50° 26' 58.95"E
L18	40.000		N39° 33' 01.05"W

ROAD D			
Number	Length	Radius	Line/Chord Direction
L19	44.421		S63° 28' 27.41"E
C11	56.479	200.000	S55° 23' 03.51"E
L20	114.529		S47° 17' 39.60"E
L21	40.000		S42° 42' 20.40"W





Know what's below.
Call before you dig.

THE LOCATIONS OF EXISTING UTILITIES SHOWN ON THIS SURVEY ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES BEFORE ANY EXCAVATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES WHICH MAY OCCUR AS A RESULT OF EXCAVATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES WHICH MAY OCCUR AS A RESULT OF EXCAVATION.

CONSTRUCTION SITE SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE PROTECTION OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES.

ATWELL
1800 PARKWAY PLACE
666.850.4200 WWW.ATWELL-GRP.COM
770.423.0802

LOCATED IN
MORGAN DISTRICT (GM 385)
HALL COUNTY, GEORGIA

ALTA/NSPS LAND TITLE
AND TOPOGRAPHIC SURVEY
POPULAR SPRINGS ROAD
FORESTAR GROUP, INC.
CLIENT

DATE 01/19/2022

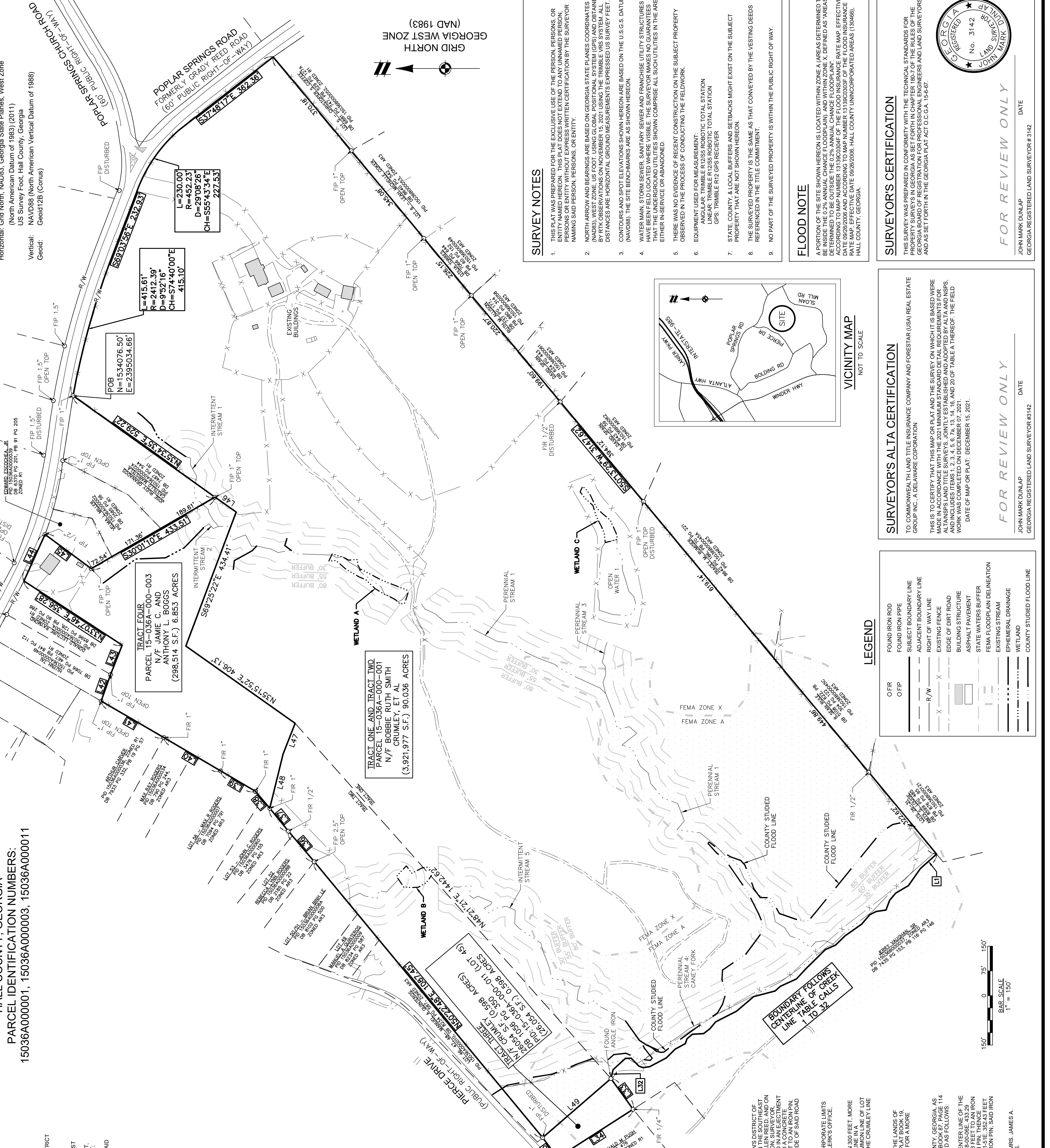
REVISIONS

DWG.	STH	CHK.	JMD
	P.M.	KMK	
CODE	AS-01		
JOB	210022730		
SHEET NO.	1 OF 6		

SHEET INDEX

COVER SHEET, ALTA AND BOUNDARY SURVEY
SHEETS 1, 2, 3
SHEETS 4, 5, 6

DATUMS
Horizontal: Grid North, NAD83, Georgia State Plane, West Zone
(North American Datum of 1983) (2011)
US Survey Foot, Hall County, Georgia
Vertical: NAVD83 (North American Vertical Datum of 1988)
Geoid: Goid12B (Contus)



ZONING

APPLICATION OF FORESTAR (USA) REAL ESTATE GROUP, INC. TO REZONE FROM AGRICULTURAL (R1) TO RESIDENTIAL (R-1) TO PLANNED RESIDENTIAL DEVELOPMENT (PRD) ON 98.46 ACRES TRACT LOCATED ON THE SOUTH SIDE OF POPULAR SPRINGS ROAD AT 3528 POPULAR SPRINGS RD. 3528 POPULAR SPRING RD. 3601 PIERCE DRIVE MORGAN DISTRICT (GEORGIA MILITIA DISTRICT 385) HALL COUNTY, GEORGIA. PARCEL IDENTIFICATION NUMBERS: 15036A000001, 15036A000002, 15036A000003, & 15036A000004. PROPOSED USE: 192 LOT SINGLE-FAMILY HOME DEVELOPMENT.

AS SURVEYED LEGAL DESCRIPTION (COMBINED)

COMBINED AS SURVEYED LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING OR BEING IN MORGAN DISTRICT (GEORGIA MILITIA DISTRICT 385), HALL COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF BEGINNING AT A FOUND IRON PIPE ON THE SOUTHERLY RIGHT-OF-WAY LINE OF POPULAR SPRINGS ROAD, 6.07 PUBLIC FOOT RIGHT-OF-WAY, AT THE NORTHWEST CORNER OF PARCEL 15-036A-000-001, HALL COUNTY, GEORGIA, 108.68 AN ARC DISTANCE OF 415.61 FEET; SAID CURVE HAVING A CHORD BEARING OF SOUTH 74°40'07" EAST, A CHORD DISTANCE OF 415.10 FEET; THENCE SOUTH 89°05'51" WEST, A DISTANCE OF 232.93 FEET; THENCE SOUTH 87°17'17" EAST, A DISTANCE OF 452.72 FEET; THENCE SOUTH 37°48'17" EAST, A DISTANCE OF 362.36 FEET; THENCE SOUTH 50°12'59" WEST, A DISTANCE OF 3147.62 FEET TO THE CENTERLINE OF A CREEK; THENCE NORTH 51°42'16" WEST, A DISTANCE OF 66.11 FEET; THENCE NORTH 45°42'16" WEST, A DISTANCE OF 66.11 FEET; THENCE NORTH 30°10'00" WEST, A DISTANCE OF 44.58 FEET; THENCE NORTH 30°10'00" WEST, A DISTANCE OF 44.58 FEET; THENCE NORTH 28°17'30" WEST, A DISTANCE OF 22.73 FEET; THENCE NORTH 39°05'51" WEST, A DISTANCE OF 61.92 FEET; THENCE NORTH 49°41'42" WEST, A DISTANCE OF 37.27 FEET; THENCE NORTH 44°34'17" WEST, A DISTANCE OF 80.05 FEET; THENCE NORTH 44°34'17" WEST, A DISTANCE OF 80.05 FEET; THENCE NORTH 24°03'27" WEST, A DISTANCE OF 61.92 FEET; THENCE NORTH 14°35'50" WEST, A DISTANCE OF 45.15 FEET; THENCE NORTH 40°30'45" WEST, A DISTANCE OF 20.09 FEET; THENCE NORTH 40°30'45" WEST, A DISTANCE OF 66.98 FEET; THENCE NORTH 50°14'44" WEST, A DISTANCE OF 20.09 FEET; THENCE NORTH 50°14'44" WEST, A DISTANCE OF 20.09 FEET; THENCE NORTH 37°21'04" WEST, A DISTANCE OF 24.60 FEET; THENCE NORTH 03°14'30" WEST, A DISTANCE OF 34.05 FEET; THENCE NORTH 39°05'51" WEST, A DISTANCE OF 61.92 FEET; THENCE NORTH 39°05'51" WEST, A DISTANCE OF 61.92 FEET; THENCE NORTH 28°17'30" WEST, A DISTANCE OF 22.73 FEET; THENCE NORTH 44°34'17" WEST, A DISTANCE OF 80.05 FEET; THENCE NORTH 44°34'17" WEST, A DISTANCE OF 80.05 FEET; THENCE NORTH 27°50'57" WEST, A DISTANCE OF 57.12 FEET; THENCE NORTH 19°25'22" EAST, A DISTANCE OF 13.52 FEET; THENCE NORTH 45°42'16" EAST, A DISTANCE OF 33.30 FEET; THENCE NORTH 45°42'16" EAST, A DISTANCE OF 33.30 FEET; THENCE NORTH 33°07'46" EAST, A DISTANCE OF 33.30 FEET; THENCE NORTH 07°25'02" WEST, A DISTANCE OF 17.50 FEET; THENCE NORTH 07°25'02" WEST, A DISTANCE OF 17.50 FEET; THENCE NORTH 26°17'52" WEST, A DISTANCE OF 27.73 FEET; THENCE NORTH 55°10'33" WEST, A DISTANCE OF 115.05 FEET; THENCE NORTH 32°24'10" WEST, A DISTANCE OF 272.48 FEET; THENCE NORTH 50°22'48" EAST, A DISTANCE OF 1087.46 FEET TO A FOUND 1" IRON PIPE (DISTURBED); THENCE NORTH 49°40'05" EAST, A DISTANCE OF 121.37 FEET TO A FOUND 1" IRON PIPE; THENCE NORTH 49°40'05" EAST, A DISTANCE OF 121.37 FEET TO A FOUND 1" IRON PIPE; THENCE NORTH 49°40'05" EAST, A DISTANCE OF 121.37 FEET TO A FOUND 1" IRON PIPE; THENCE NORTH 30°20'15" EAST, A DISTANCE OF 122.24 FEET TO A FOUND 1" IRON PIPE; THENCE SOUTH 30°20'15" EAST, A DISTANCE OF 122.24 FEET TO A FOUND 1" IRON PIPE; THENCE SOUTH 30°20'15" EAST, A DISTANCE OF 122.24 FEET TO A FOUND 1" IRON PIPE; THENCE SOUTH 33°07'46" EAST, A DISTANCE OF 33.30 FEET; THENCE SOUTH 33°07'46" EAST, A DISTANCE OF 33.30 FEET; THENCE SOUTH 65°37'20" EAST, A DISTANCE OF 159.08 FEET; THENCE SOUTH 65°37'20" EAST, A DISTANCE OF 159.08 FEET; THENCE SOUTH 30°10'00" WEST, A DISTANCE OF 433.51 FEET TO A FOUND 1" IRON PIPE; THENCE NORTH 35°34'35" EAST, A DISTANCE OF 529.22 FEET TO A FOUND 1" IRON PIPE; SAID IRON PIPE BEING THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINING 4,246,545 SQUARE FEET OR 97.487 ACRES, MORE OR LESS.

ALTA COMMITMENT FOR TITLE INSURANCE ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, ISSUING OFFICE FILE NO. G-12065, PROPERTY ADDRESS: 3580 POPULAR SPRINGS RD, 3528 POPULAR SPRINGS RD, 3601 PIERCE DR, COMMITMENT DATE: JULY 1, 2021 AT 8:00 A.M.:

SCHEDULE B, PART II, EXCEPTIONS

10. RIGHT OF WAY PART TO HALL COUNTY FROM MRS. JAMES A. (BOBBIE S) CRUMLEY ET AL DATED MAY 2, 1988, FILED JUNE 5, 1988, AND RECORDED AT DEED BOOK 372, PAGE 16, HALL COUNTY, GEORGIA RECORDS.

COMMITMENT 60 PUBLIC RIGHT-OF-WAY OF GRADY REED ROAD (POPULAR SPRINGS ROAD) LOCATED AS SHOWN, NO FLOTTABLE SURVEY EXCEPTIONS.

11. EASEMENT TO GEORGIA POWER COMPANY FROM JAMES A. CRUMLEY, DATED MARCH 4, 1971, FILED MARCH 9, 1971, AND RECORDED AT DEED BOOK 345, PAGE 48, HALL COUNTY, GEORGIA RECORDS.

COMMITMENT EASEMENT IS UNCLAIMED IN NATURE AND CANNOT BE FLOTTED FROM DEED.

12. NO ADDITIONAL SURVEY MATTERS SHOWN ON THE FOLLOWING PLATS:

(A) PLAT BOOK 5, PAGE 144 (B) PLAT BOOK 19, PAGE 87 (C) PLAT BOOK 87, PAGE 114, HALL COUNTY, GEORGIA RECORDS.

EXHIBIT 'A' LEGAL DESCRIPTION

TRACT ONE: ALL THAT TRACT OR PARCEL OF LAND CONTAINING 64.84 ACRES, MORE OR LESS, AND KNOWN AS THE FRANCES WARRICK OLD HOME PLACE, IN MORGAN DISTRICT OF HALL COUNTY, GEORGIA, LOCATED ON THE TANNERS MILL ROAD, ABOUT 1/2 MILE SOUTHERLY DIRECTION FROM GAINESVILLE, BOUNDED ON THE SOUTHEAST SIDE BY E. H. BRASELTON, ON THE SOUTHWEST SIDE BY E. T. HULSEY, ON THE NORTHEAST SIDE BY HERSCHEL BOLDING, BERT TANKERSLEY AND ALLEN REED, AND ON OCTOBER 1951, AS FOLLOWS: BEGINNING AT A CONCRETE MONUMENT ON THE WEST SIDE OF THE TANNERS MILL ROAD (THE CORNER ESTABLISHED IN AN ELECTRIC PRECEDING BETWEEN E. H. BRASELTON AND W. L. D. REED, NO. 5862 IN HALL SUPERIOR COURT) AND RUNNING THENCE S. 49° 40' W. 3.180 FEET TO A CONCRETE MONUMENT; THENCE S. 79° E. 160 FEET TO AN IRON PIN; THENCE N. 34° 12' E. 830 FEET TO THE TANNERS MILL ROAD; THENCE ALONG SAID ROAD TO THE WEST SIDE OF SAID ROAD S. 79° E. 258 FEET; THENCE S. 79° E. 400 FEET; THENCE S. 59° E. 200 FEET; THENCE S. 39° E. 388 FEET TO THE BEGINNING CONCRETE MONUMENT.

TRACT TWO: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE MORGAN DISTRICT OF HALL COUNTY, GEORGIA, ABOUT SIX MILES SOUTH OF THE CORPORATE LIMITS OF GAINESVILLE, GEORGIA, AND BEING PART OF TRACT NO. 2 OF THE A. W. BELL SUBDIVISION AS PER PLAT RECORDED IN PLAT BOOK 5, PAGE 144, CLEVER'S OFFICE, HALL COUNTY, GEORGIA, AND MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN CORNER COMMON TO THE PROPERTY OF GRANTOR, HEREIN AND C. B. TANKERSLEY RUNNING IN A WESTERLY DIRECTION 300 FEET, MORE OR LESS, TO AN IRON PIN CORNER 275 FEET, MORE OR LESS, TO A FOUND 1" IRON PIPE; THENCE SOUTHERLY DIRECTION TO AN IRON PIN LOCATED BETWEEN LOT 2 AND LOT 3 OF SAID SUBDIVISION, THENCE EASTERLY DIRECTION FOLLOWING COMMON LINE OF LOT 2 AND LOT 3 TO AN IRON PIN CORNER 275 FEET, MORE OR LESS, TO A FOUND 1" IRON PIPE; THENCE SOUTHERLY DIRECTION TO AN IRON PIN CORNER 275 FEET, MORE OR LESS, TO AN IRON PIN, THE SAME BEING THE BEGINNING CORNER.

TRACT THREE: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN MORGAN DISTRICT OF HALL COUNTY, GEORGIA, BEING ALL OF LOT NO. 45 OF THE LANDS OF MRS. JAMES A. (BOBBIE S) CRUMLEY ET AL, DATED MAY 2, 1988, FILED JUNE 5, 1988, AND RECORDED AT DEED BOOK 372, PAGE 16, HALL COUNTY, GEORGIA RECORDS.

TRACT FOUR: ALL THAT TRACT OR PARCEL OF LAND, TOGETHER WITH ALL IMPROVEMENTS THEREON, LYING AND BEING IN MORGAN (GM 385) DISTRICT, HALL COUNTY, GEORGIA, AS SHOWN AND DELINEATED ON A PLAT OF SURVEY PREPARED BY PARLEY-COLLINGS ASSOCIATES, DATED FEBRUARY 18, 1992, AND RECORDED IN PLAT BOOK 87, PAGE 114 OF THE CLERKS OFFICE OF THE SUPERIOR COURT, HALL COUNTY, GEORGIA PLAT RECORDS, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAME.

TRACT FIVE: ALL THAT TRACT OR PARCEL OF LAND, TOGETHER WITH ALL IMPROVEMENTS THEREON, LYING AND BEING IN MORGAN (GM 385) DISTRICT, HALL COUNTY, GEORGIA, AS SHOWN AND DELINEATED ON A PLAT OF SURVEY PREPARED BY PARLEY-COLLINGS ASSOCIATES, DATED FEBRUARY 18, 1992, AND RECORDED IN PLAT BOOK 87, PAGE 114 OF THE CLERKS OFFICE OF THE SUPERIOR COURT, HALL COUNTY, GEORGIA PLAT RECORDS, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAME.

TRACT SIX: ALL THAT TRACT OR PARCEL OF LAND, TOGETHER WITH ALL IMPROVEMENTS THEREON, LYING AND BEING IN MORGAN (GM 385) DISTRICT, HALL COUNTY, GEORGIA, AS SHOWN AND DELINEATED ON A PLAT OF SURVEY PREPARED BY PARLEY-COLLINGS ASSOCIATES, DATED FEBRUARY 18, 1992, AND RECORDED IN PLAT BOOK 87, PAGE 114 OF THE CLERKS OFFICE OF THE SUPERIOR COURT, HALL COUNTY, GEORGIA PLAT RECORDS, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAME.

TRACT SEVEN: ALL THAT TRACT OR PARCEL OF LAND, TOGETHER WITH ALL IMPROVEMENTS THEREON, LYING AND BEING IN MORGAN (GM 385) DISTRICT, HALL COUNTY, GEORGIA, AS SHOWN AND DELINEATED ON A PLAT OF SURVEY PREPARED BY PARLEY-COLLINGS ASSOCIATES, DATED FEBRUARY 18, 1992, AND RECORDED IN PLAT BOOK 87, PAGE 114

TOPOGRAPHIC SURVEY

GRID NORTH
GEORGIA WEST ZONE
(NAD 1983)

BAR SCALE
1" = 80'

DATUMS

Horizontal: Grid North, NAD83, Georgia State Planes, West Zone
(North American Datum of 1983) (2011)
US Survey Foot, Hall County, Georgia
Vertical: NAVD83 (North American Vertical Datum of 1988)
Geoid: Geoid12B (Contour)

SURVEY NOTES

- THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY. ANY WRITTEN CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY.
- NORTH ARROW AND BEARINGS ARE BASED ON GEORGIA STATE PLANES COORDINATES (North American Datum of 1983) (2011). BEARINGS AND DISTANCES DETERMINED BY RTK OBSERVATIONS ON NOVEMBER 15, 2021 USING THE TRIMBLE VRS SYSTEM. ALL DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS EXPRESSED IN SURVEY FEET.
- CONTOURS AND SPOT ELEVATIONS SHOWN HEREON ARE BASED ON THE U.S.G.S. DATUM (NAVD83). THE SITE BENCHMARKS ARE AS SHOWN HEREON.
- WATER MAIN, OFF-ROAD SEWER, SANITARY SEWER AND PEAK-TO-PEAK UTILITIES HAVE BEEN FIELD LOCATED WHERE INSURE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED.
- THERE WAS NO EVIDENCE OF RECENT CONSTRUCTION ON THE SUBJECT PROPERTY OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- EQUIPMENT USED FOR MEASUREMENTS:
ANGULAR: TRIMBLE R12SS ROBOTIC TOTAL STATION
LINEAR: TRIMBLE R12SS ROBOTIC TOTAL STATION
GPS: TRIMBLE R12 GPS RECEIVER
- STATE, COUNTY, & LOCAL BUFFERS AND SETBACKS MIGHT EXIST ON THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.
- THE SURVEYED PROPERTY IS THE SAME AS THAT CONVEYED BY THE VESTING DEEDS REFERENCED IN THE TITLE COMMITMENT.
- NO PART OF THE SURVEYED PROPERTY IS WITHIN THE PUBLIC RIGHT OF WAY.

FLOOD NOTE

A PORTION OF THE SITE SHOWN HEREON IS LOCATED WITHIN ZONE A (AREAS DETERMINED TO BE AT RISK OF FLOODING) OF THE FLOOD INSURANCE RATE MAP, EFFECTIVE ACCORDING TO MAP NUMBER 13390004F OF THE FLOOD INSURANCE RATE MAP, EFFECTIVE ACCORDING TO MAP NUMBER 13390004F OF THE FLOOD INSURANCE RATE MAP, EFFECTIVE DATE 09/26/2008. HALL COUNTY UNINCORPORATED AREAS (03468), HALL COUNTY, GEORGIA.

SURVEY REFERENCES

- RIGHT OF WAY MAP (U.S. HWY 41) SECTION NO. 10060-2212, ROAD NO. S.R. 45 PREPARED BY J.E. GREENER COMPANY INC. CONSULTING ENGINEERS, DATED MARCH 03, 1999.
- DEED RECORDS BOOK 8815, PAGE 4276, PREPARED BY CLERK OF CIRCUIT COURT, HILLSBOROUGH COUNTY, DATED OCTOBER 2, 1996.
- TRUSTEE'S DEED MADE THE 31ST DAY OF OCTOBER 1979 BY JOE OBAYVA FERNANDEZ.
- TRUSTEE'S DEED OFFICIAL RECORDS BOOK 8815, PAGE 4276, PREPARED BY CLERK OF CIRCUIT COURT, HILLSBOROUGH COUNTY, DATED OCTOBER 2, 1996.
- QUITCLAIM DEED OFFICIAL RECORDS BOOK 19266, PAGE 346, PREPARED BY COMMERCE TITLE SERVICES, INC., APRIL 02, 2007.

LEGEND

OFIR	FOUND IRON ROD
OTIP	FOUND IRON PIPE
---	SUBJECT BOUNDARY LINE
---	ADJACENT BOUNDARY LINE
R/W	RIGHT OF WAY LINE
X	EXISTING FENCE
---	EDGE OF DIRT ROAD
---	BUILDING STRUCTURE
---	ASPHALT PAVEMENT
---	STATE WATERS BUFFER
---	FEMA FLOODPLAIN DELINEATION
---	EXISTING STREAM
---	EPHEMERAL DRAINAGE
---	WETLAND
---	COUNTY STUDIED FLOOD LINE
---	EXISTING DITCH
---	LIMITS OF VEGETATION
---	EXISTING SPOT ELEVATION
---	EXISTING GROUND CONTOUR

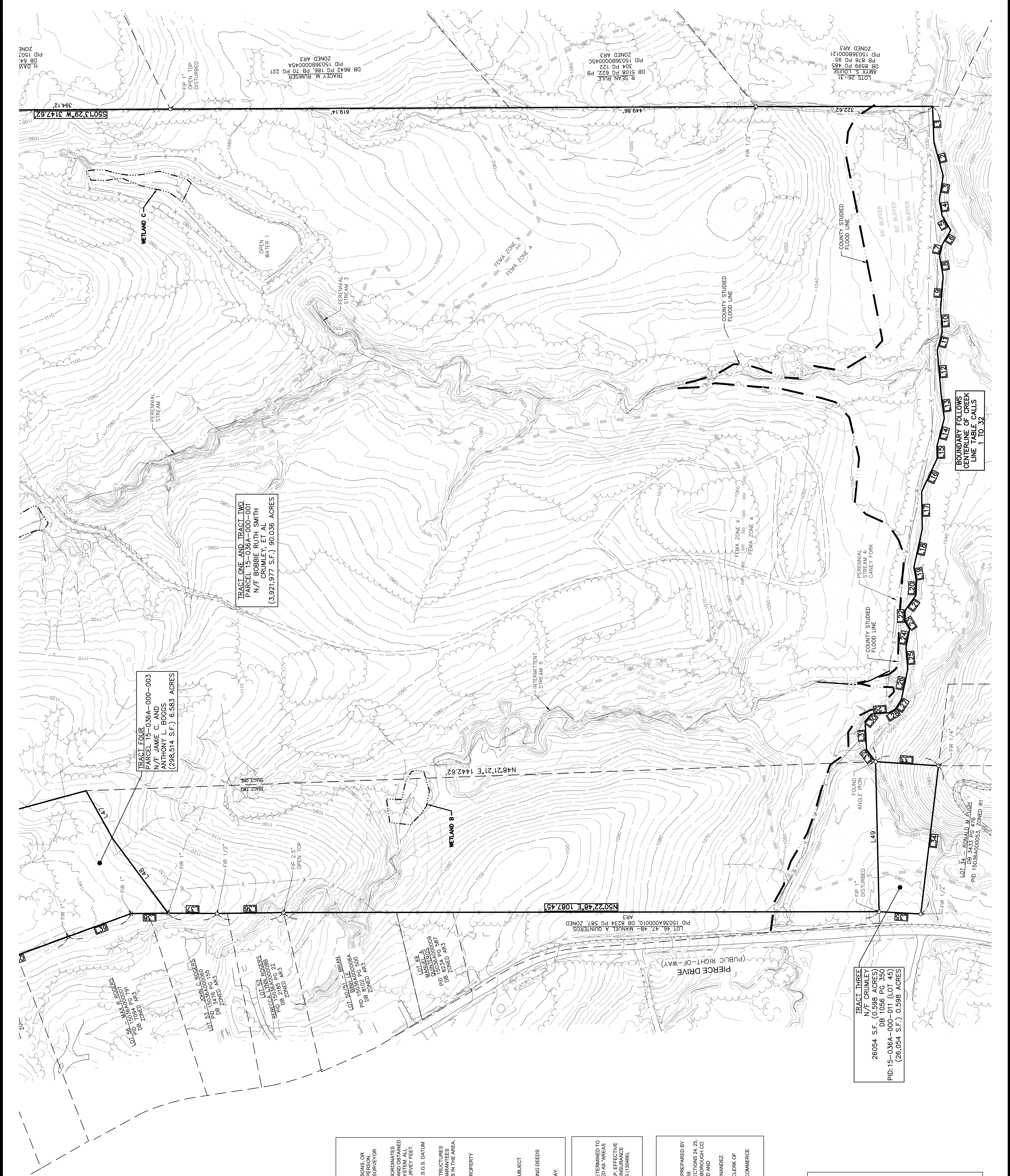
811
Know what's below.
Call before you dig.
THE LOCATIONS OF EXISTING UTILITIES SHOWN IN AN APPROXIMATE WAY IN THIS SURVEY. THE SURVEYOR IS NOT RESPONSIBLE FOR THE SAFETY OF ANY PERSONS OR PROPERTY IN THE WORK OF ANY NEARBY UTILITIES. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES.

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1800 PARKWAY PLACE
SUITE 700
MARTIN, GA 31059
770.423.0807
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LOCATED IN
MORGAN DISTRICT (GM 385)
HALL COUNTY, GEORGIA

FORESTAR GROUP, INC.
ALTA/NSP LAND TITLE
AND TOPOGRAPHIC SURVEY
POPLAR SPRINGS ROAD
SUBDIVISION

CLIENT: FORESTAR GROUP, INC.
DATE: 01/19/2022
DWG. STH: CHL, JMD
P.M. KMK
CODE: AS-01
JOB: 21002730
SHEET NO.: 3 OF 6





Know what's below.
Call before you dig.
 THE LOCATIONS OF EXISTING UTILITIES SHOWN IN AN APPROXIMATE WAY ON THIS PLAN ARE FOR INFORMATION ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES BEFORE ANY EXCAVATION OR CONSTRUCTION WORK. ANY DAMAGE TO UTILITIES OR OTHER STRUCTURES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

NOTICE:
 CONSTRUCTION SITE SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF ALL PERSONS AND PROPERTY IN THE WORK AREA. ANY ACCIDENTS OR DAMAGES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

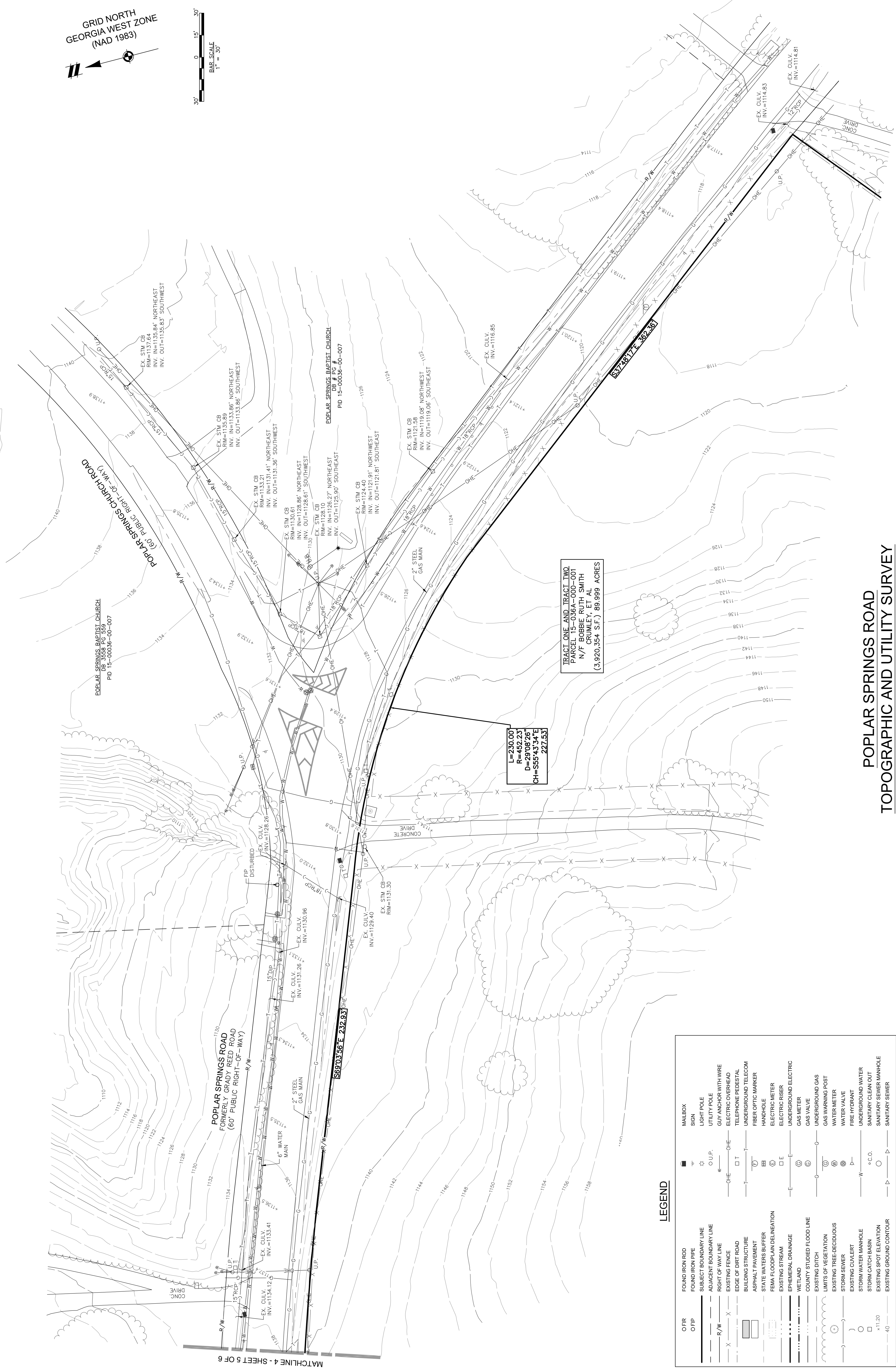
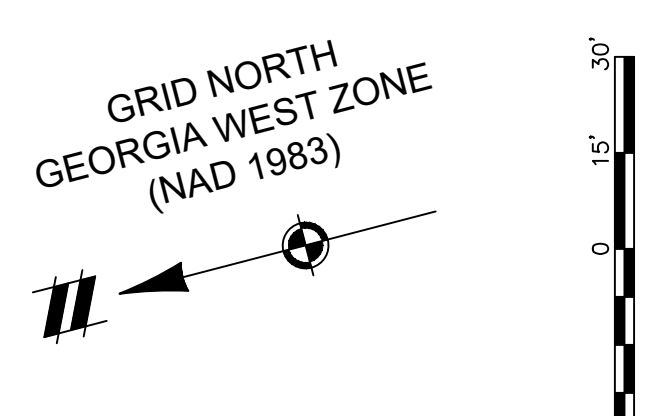
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 HALL COUNTY, GEORGIA

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FORESTAR GROUP, INC.
 ALTA/NSPS LAND TITLE
 AND TOPOGRAPHIC SURVEY
 POPLAR SPRINGS ROAD
 SUBDIVISION

DATE 01/19/2022
 SHEET NO. 6 OF 6
 JOB # 21002730
 CODE AS-01
 P.M. KMK
 DWS. STH. CH. JMD

DATUMS
 Horizontal: Grid North, NAD83, Georgia State Planes, West Zone
 (North American Datum of 1983) (2011)
 US Survey Foot, Hall County, Georgia
 Vertical: NAVD88 (North American Vertical Datum of 1988)
 Geoid: Geoid12B (Conus)



TRACT ONE AND TRACT TWO
 PARCEL 15-036A-000-001
 N/F BOBBIE RUTH SMITH
 CRUMLEY, ET AL
 (3,920.354 S.F.) 89.999 ACRES

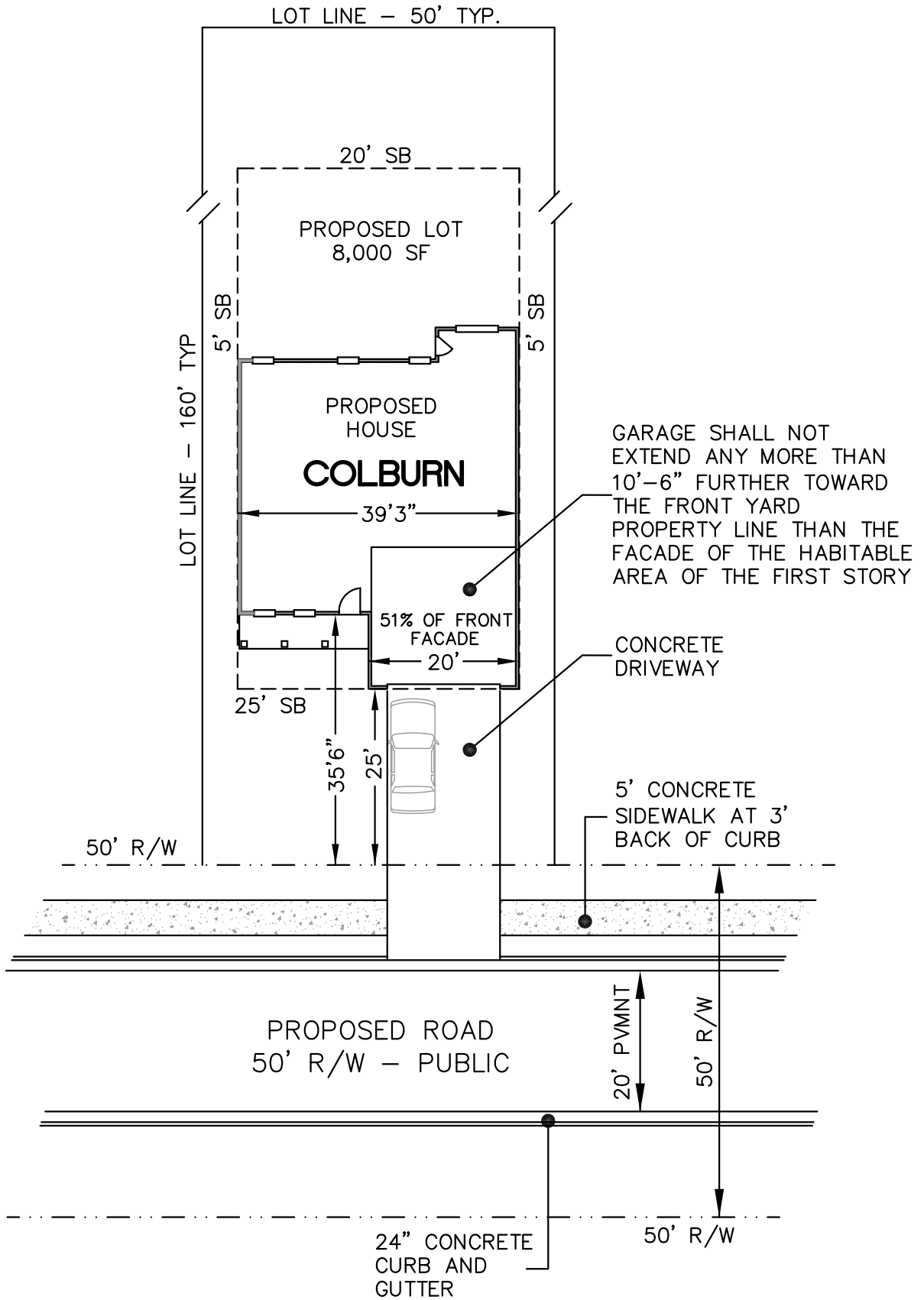
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 R=450.00
 D=59.023
 CH=55.934

LEGEND

○ F/R	FOUND IRON ROD	■ MALEBOX
○ F/P	FOUND IRON PIPE	○ SIGN
---	SUBJECT BOUNDARY LINE	○ LIGHT POLE
---	ADJACENT BOUNDARY LINE	○ UTILITY POLE
---	RIGHT OF WAY LINE	○ GUY ANCHOR WITH WIRE
X	EXISTING FENCE	○ TELEPHONE OVERHEAD
---	BUILDING STRUCTURE	○ UNDERGROUND TELECOM
---	ASPHALT PAVEMENT	○ FIBER OPTIC MARKER
---	STATE WATERS BUFFER	○ HANDHOLE
---	FEMA FLOODPLAIN DELINEATION	○ ELECTRIC METER
---	EXISTING STREAM	○ ELECTRIC RISER
---	EPHEMERAL DRAINAGE	○ UNDERGROUND ELECTRIC
---	WETLAND	○ GAS METER
---	COUNTY STUDIED FLOODLINE	○ GAS VALVE
---	LIMITS OF VEGETATION	○ GAS UNDERGROUND GAS
---	EXISTING TREE-DECIDUOUS	○ GAS WASHING POST
---	STORM SEWER	○ WATER METER
---	EXISTING CULVERT	○ WATER VALVE
---	STORM WATER MANHOLE	○ FIRE HYDRANT
○	STORM WATER MANHOLE	○ UNDERGROUND WATER
○	STORM WATER CLEAN OUT	○ SANITARY SEWER MANHOLE
○	EXISTING SPOT ELEVATION	○ SANITARY SEWER
○	EXISTING GROUND CONTOUR	

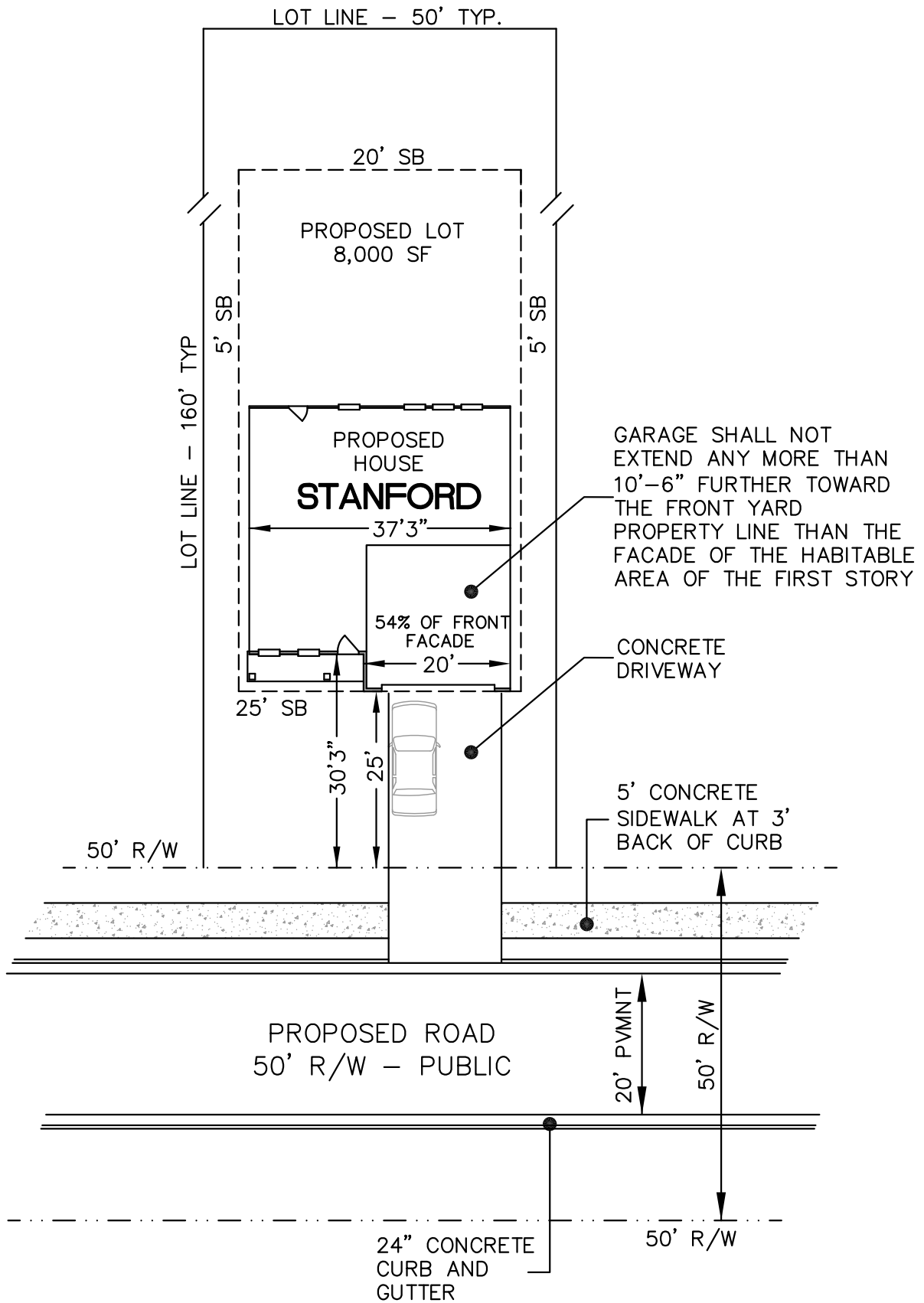
**POPLAR SPRINGS ROAD
 TOPOGRAPHIC AND UTILITY SURVEY**

MATCHLINE 4 - SHEET 5 OF 6



TYPICAL LOT LAYOUT

NTS



TYPICAL LOT LAYOUT

NTS