

AND 81 GA. WEST ZONE

Hall County Notes

ANY STREAM OR STATE WATER LOCATED ON THIS PROPERTY SHALL BE MAINTAINED AND KEPT OPEN TO THE NATURAL VEGETATIVE BUFFER AND A 75 FEET IMPERVIOUS SURFACE SETBACK. (HALL COUNTY CODE §17.02.02)

IF PROPERTY IS LOCATED IN THE NORTH OCEAN WATERSHED DISTRICT, THEN ADDITIONAL STREAM BUFFERS AND IMPERVIOUS SETBACKS SHALL BE REQUIRED TO COMPLY WITH THE DISTRICT'S COMPLIANCE. (HALL COUNTY CODE §12.255.040)

THIS PROPERTY OR A PORTION THEREOF IS NOT LOCATED IN A FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAP #13135C029C, HALL COUNTY GEORGIA, DATED: 04/04/2018

THIS PROPERTY OR A PORTION THEREOF IS NOT LOCATED IN A FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAP #13135C029C, HALL COUNTY GEORGIA, DATED: 04/04/2018

IF RESIDENTIAL PROPERTY IS SUBDIVIDED INTO RESIDENTIAL LOTS OR MOVED WITH ALL LOTS ACCESSING EXISTING HALL COUNTY, GEORGIA ROADS, THEN STORMWATER MANAGEMENT IS REQUIRED FOR COMPLIANCE. (HALL COUNTY CODE § 100.160).

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.

This block is reserved for the Clerk of the Superior Court.

References

- DEEDS:
- (1) DEED BOOK 6764 PAGES 227-229
 - (2) DEED BOOK 5053 PAGES 560-670
 - (3) DEED BOOK 5152 PAGES 385-387
 - (4) DEED BOOK 5152 PAGES 385-387
 - (5) DEED BOOK 7373 PAGE 477
 - (6) DEED BOOK 8420 PAGE 284
 - (7) DEED BOOK 8139 PAGE 752
 - (8) DEED BOOK 8952 PAGES 394-395
 - (9) DEED BOOK 8551 PAGE 124
 - (10) DEED BOOK 6777 PAGES 551-553
 - (11) DEED BOOK 2827 PAGES 79-100
 - (12) DEED BOOK 7448 PAGE 566
 - (13) DEED BOOK 6706 PAGE 544
 - (14) DEED BOOK 847 PAGES 193-200
 - (15) DEED BOOK 8278 PAGES 621-622
 - (16) DEED BOOK 1557 PAGES 170-172
 - (17) DEED BOOK 1540 PAGES 71-73
 - (18) DEED BOOK 1543 PAGES 113-115
 - (19) DEED BOOK 5618 PAGES 496-498
- PLATS:
- (1) PLAT BOOK 847 PAGES 133-200
 - (2) PLAT DIVIDED SURVEY FOR TOMMY J. PHILLIPS, DATED: APRIL 4, 2007, FILE NUMBER P1307.
 - (3) PLAT BOOK 84 PAGES 15-18
 - (4) PLAT BOOK 84 PAGE 172
 - (5) PLAT BOOK 851 PAGES 137-140
 - (6) PLAT BOOK 71 PAGE 205
 - (7) PLAT BOOK 870 PAGE 68
 - (8) PLAT BOOK 883 PAGE 443

General Notes

MATTERS OF ZONING AND LAND USE HAVE NOT BEEN VERIFIED. PARTIES INTERESTED IN ZONING OR LAND AUTHORITIES SHOULD CHECK WITH THE LOCAL ISSUING AUTHORITIES.

SUBJECT TO RIGHT OF WAQS AND EASEMENTS OF RECORD.

STATE OF GEORGIA AND CITY/COUNTY STREAM BUFFERS AND SETBACK REQUIREMENTS MAY APPLY TO THE SUBJECT PARCEL.

ALL PLATS, DRAWINGS, REPORTS, PLANS, AND OTHER DOCUMENTS, INCLUDING ALL DOCUMENTS ON FILE WITH THE HALL COUNTY CLERK'S OFFICE, SHALL REMAIN THE PROPERTY OF D. KEITH KILBY, P.L.S.

Survey Notes

TYPE OF SURVEY: SUBDIVISION

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 500,000 FEET.

FIELD DATES: 1/04/2022 - 5/12/2022

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CALCULATED POSITIONAL TOLERANCE OF 0.08 FEET OBTAINED FROM A COMBINATION OF REDUNDANT ANGULAR MEASUREMENTS, DISTANCE MEASUREMENTS, AND ADJUSTED RTK AND NETWORK ADJUSTED RTK, AND WAS ADJUSTED USING LEAST SQUARES.

ALL DISTANCES, UNLESS OTHERWISE NOTED, ARE HORIZONTAL ON THE LOCAL SURFACE PLANE IN U.S. FEET.

EQUIPMENT USED FOR MEASUREMENTS:

ANGULAR: LEICA TS1702
 DISTANCE: LEICA DISTO D2
 GPS: GARMIN 862X (BASE & ROVER), MULTIFREQUENCY RECORDERS

STATE PLANE OBTAINED FROM NAD83 EPSG:3147 WITH AN AVERAGE ERROR OF 0.02 FT HORIZONTAL

GRID SCALE FACTOR (CSF): 0.9999405208
 ELEVATION SCALE FACTOR (ESF): 0.999950610844
 COMBINED SCALE FACTOR (CSF): 0.99954678630
 1/CSP: 1.00045321370

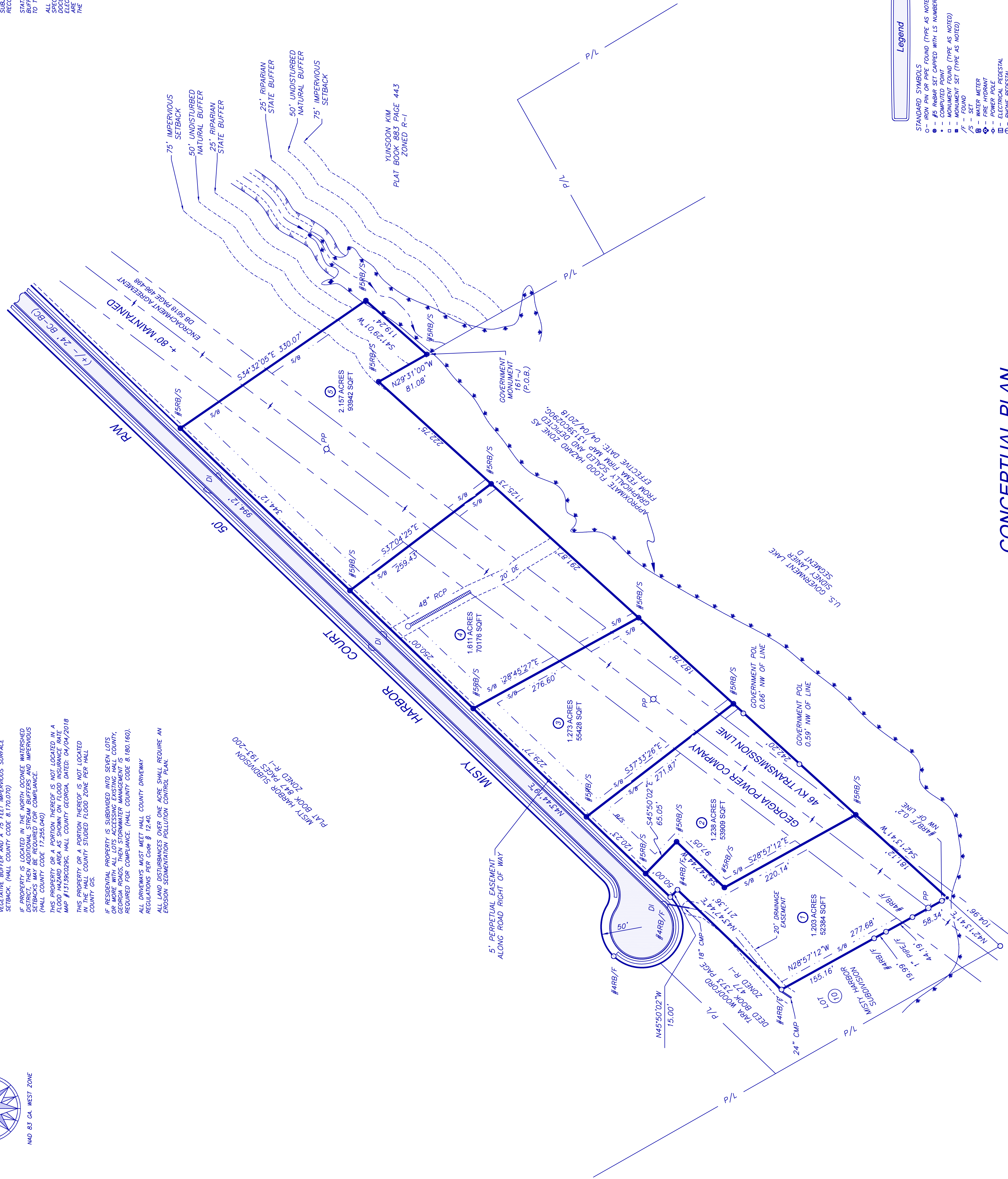
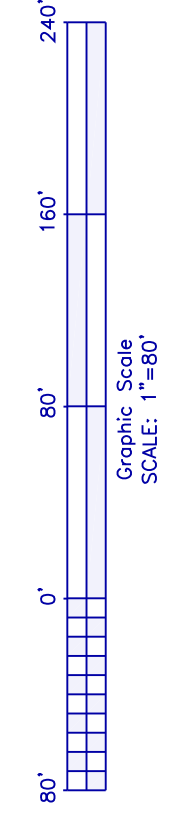
SCALE POINT (GRID TO GRID): SPC (GRID COORDINATE)
 N: 1516286.97
 E: 256157.37

Property Information

CURRENT OWNER: YUNSON KIM
 STREET ADDRESS: 6827 MISTY HARBOR COURT, FLOWERY BRANCH, GA 30542
 TAX PARCEL: 08149.000002A
 WATER: CITY OF GAINESVILLE
 SEWER: ON-SITE SEPTIC
 ZONED: R-1
 FRONT SET BACK: 55' FROM CENTERLINE ROAD OR 30' FROM PROPERTY LINE WHICHEVER IS GREATER.
 SIDE SETBACK: 10' FROM PROPERTY LINE
 REAR SETBACK: 20' FROM PROPERTY LINE
 LAKE SIDNEY LAKER SETBACK: 0'

7.47 ACRES TOTAL

BEING SHOWN AS TRACT 1 ON THE PLAT RECORDED IN PLAT BOOK 883 PAGE 443 OF THE HALL COUNTY PLAT RECORDS



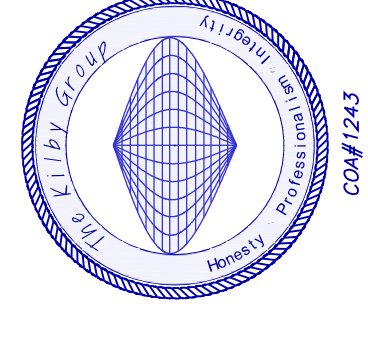
CONCEPTUAL PLAN

PROPOSED 5 LOT S/D
 LOTS RANGING FROM 1.203 ACRES TO 2.157 ACRES
 SHEET 1 OF 2 - PLAT

LAND LOT 161 OF THE 8TH DISTRICT
 HALL COUNTY, GEORGIA
 PLAT DATE: 08/28/2023
 JOB#23082801 DRAWING#23082801

Yunsoon Kim

LAND SURVEY FOR:



D. KEITH KILBY, P.L.S.
 Tennessee, North Carolina
 Georgia, Florida
 LAND SURVEYING & ENGINEERING & CONSULTING
 4630 Woodlawn Drive
 Conover, Ga. 30566
 Phone: 770-939-9999
 www.TheKilbyGroup.com

SURVEYOR'S CERTIFICATION

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a licensed land surveyor and approved by all applicable local jurisdictions for recording. The accuracy of the information shown on this plat is the responsibility of the surveyor. 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 the information shown hereon. This plat is prepared in accordance with the standards 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.

D. Keith Kilby, P.L.S.
 DATE: 08/28/2023

Preliminary for Review

NOTE: This plat is preliminary and subject to change. Signature is valid only if original, in contrasting color of ink, and seal is embossed.

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Notice of Reservations, Exceptions and Disclosures: This Survey and its findings are preliminary and subject to change. The surveyor has not conducted a physical inspection of the property and the information shown hereon is based on the information provided by the client, or other sources as referenced. Other documents or conditions may exist that would affect the property and/or the opinion of this Surveyor. No warranty is made by the surveyor as to the accuracy of the information shown hereon. This plat is extended to any party not named hereon under the caption "SURVEY FOR".

Legend

- STANDARD SYMBOLS
- - iron pin or pipe found (TYPE AS NOTED)
 - - monument found (TYPE AS NOTED)
 - - computed point (TYPE AS NOTED)
 - - monument found (TYPE AS NOTED)
 - - monument set (TYPE AS NOTED)
 - - SET
 - - WATER METER
 - - POWER POLE
 - - ELECTRICAL PEDESTAL
 - - CABLE RECEPTACLE
 - - COMBINE
- ABBREVIATIONS
- (P.O.B.) - POINT OF BEGINNING
 - (P.O.C.) - POINT OF COMMENCEMENT
 - CON - CONCRETE
 - C/L - CENTERLINE
 - INT - INTERSECTION
 - INT - INTERSECTION
 - R/W - RIGHT-OF-WAY
 - P/L - PROPERTY LINE
 - W/L - WATER LINE
 - BC - BACK OF CURB
- STANDARD LINE TYPES
- - PROPERTY LINE
 - - RIGHT OF WAY
 - - POWER LINES
 - - FENCE (TYPE AS NOTED)

