

Hall County Notes

ANY STREAM OR STATE WATER LOCATED ON THIS PROPERTY OR ADJACENT THEREOF SHALL BE PROTECTED BY THE VEGETATIVE BUFFER AND A 75 FEET IMPERVIOUS SURFACE SETBACK. (HALL COUNTY CODE §17.02.02)

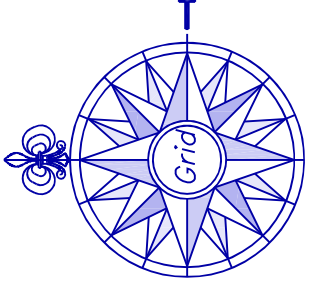
IF PROPERTY IS LOCATED IN THE NORTH OCEAN WATERSHED DISTRICT, THEN ADDITIONAL STREAM BUFFERS AND IMPERVIOUS SURFACE SETBACKS SHALL BE REQUIRED TO MEET THE COMPLIANCE. (HALL COUNTY CODE §17.02.04)

THIS PROPERTY OR A PORTION THEREOF IS NOT LOCATED IN A FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAP #1313SC029C, HALL COUNTY GEORGIA, DATED: 04/04/2018 COUNTY GIS.

IF RESIDENTIAL PROPERTY IS SUBMITTED INTO BEST USE ZONES OR MADE WITH ALL LOTS ACCESSING EXISTING HALL COUNTY, GEORGIA ROADS, THEN STORMWATER MANAGEMENT IS REQUIRED FOR COMPLIANCE. (HALL COUNTY CODE § 160.160).

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.



AND 81 GA. WEST ZONE

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 7248 PAGE 544
 - (14) DEED BOOK 847 PAGES 193-200
 - (15) DEED BOOK 8278 PAGES 621-622
 - (16) DEED BOOK 1537 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 SURV. FOR "YUNSOON AND JUNE KIM" PREPARED BY TOMMY J. PHILLIPS, DATED: APRIL 4, 2007, FILE NUMBER P1307.
 - (3) PLAT BOOK 847 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 WAYS AND EASEMENTS OF RECORD.

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

ALL PLATS, DRAINAGE, REPORTS, PLANS, AND OTHER DOCUMENTS, INCLUDING ALL DOCUMENTS ON FILE WITH THE HALL COUNTY SUPERIOR COURT, 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 50,000 FEET.

FIELD DATES: 1/24/2022 - 5/12/2022

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CALCULATED POSITIONAL TOLERANCE OF 0.06 FEET OBTAINED FROM A COMBINATION OF REDUNDANT ANGULAR MEASUREMENTS, DISTANCE MEASUREMENTS, AND ADJUSTED RPX AND YMS 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 TS17, 20

DISTANCE: LEICA DISTO 2

GPS: GARMIN 862T (BASE & ROVER), MULTIFREQUENCY RECORDERS

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

GRID SCALE FACTOR (GSF): 0.9999405048

ELEVATION SCALE FACTOR (ESF): 0.999950616844

COMBINED SCALE FACTOR (CSF): 0.99954678630

1/CSP: 1.0004532137

SCALE POINT (GRID TO GRID): SPC (GRID COORDINATE)

N: 1516286.97

E: 256157.37

Property Information

CURRENT OWNER: YUNSOON KIM

STREET ADDRESS: 6827 MISTY HARBOUR 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.

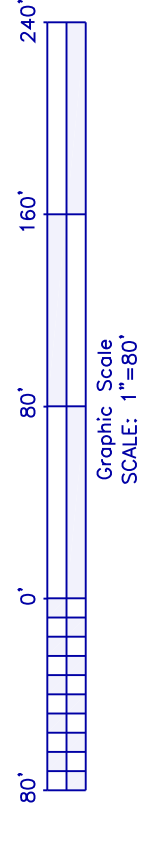
SIDE SETBACK: 10' FROM PROPERTY LINE

REAR SETBACK: 20' FROM PROPERTY LINE

LAKE SIDNEY LANER 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



SURVEYOR'S CERTIFICATION

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a duly licensed and approved by all applicable local jurisdictions for this jurisdiction. The surveyor certifies that the survey was conducted in accordance with 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.

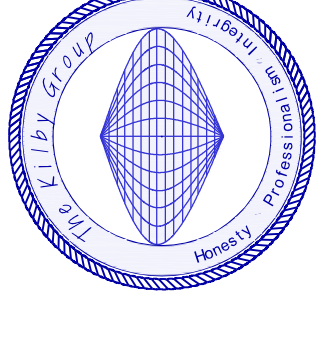
D. Keith Kilby, PLS
DATE: 08/28/2023

Preliminary for Review

NOTE: The signature is valid only if original, in contrasting color of ink, and seal is embossed.

Signature is valid only if original, in contrasting color of ink, and seal is embossed.

Notice of Reservations, Exceptions and Disclosures: This Survey and its findings were prepared by the Surveyor for 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 reservation of interest is extended to any party not named herein under the caption "SURVEY FOOT".



D. KEITH KILBY, PLS
Terrance W. North Carolina
Geographic Information Systems Consulting
4630 Woodlawn Drive
Cohasset, Ga. 30566
www.TheKilbyGroup.com

Legend

STANDARD SYMBOLS

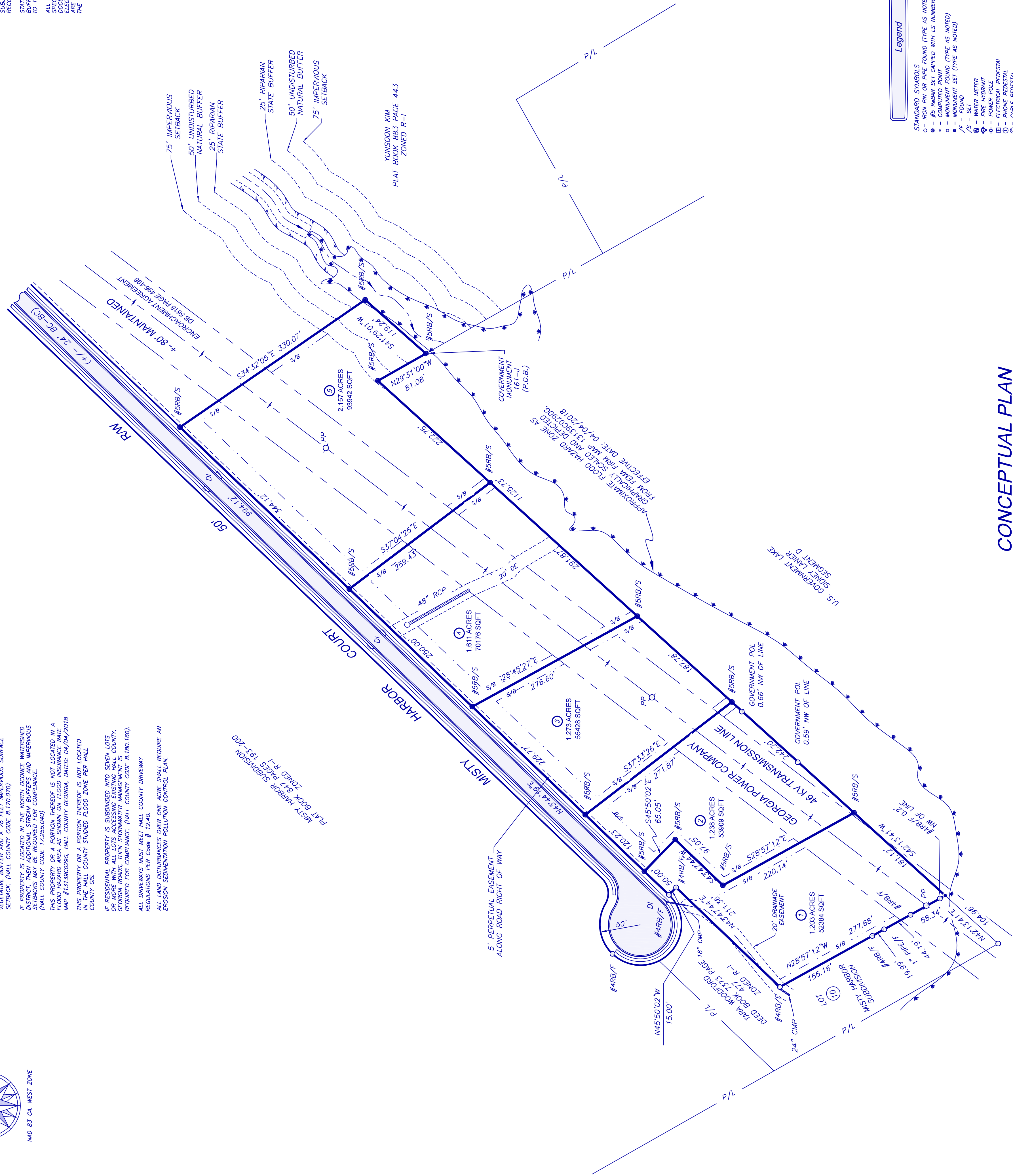
- - iron pin or pipe found (TYPE AS NOTED)
- - monument found (TYPE AS NOTED)
- ⊙ - monument found (TYPE AS NOTED)
- ⊕ - FOUNDING POINT
- ⊗ - FOUNDING SET (TYPE AS NOTED)
- ⊘ - SET
- ⊙ - WATER METER
- ⊕ - ELECTRICAL PEDESTAL
- ⊖ - CABLE RECEPTION

ABBREVIATIONS

- (P.O.B.) - POINT OF BEGINNING
- (P.O.E.) - POINT OF ENCUMBRANCE
- CON - CONCRETE
- C/L - CENTERLINE
- INT - INTERSECTION
- R/W - RIGHT-OF-WAY
- INT - INTERSECTION
- BC - BACK OF CURB

STANDARD LINE TYPES

- PROPERTIES LINES
- RIGHT OF WAY
- POWER LINES
- FENCE (TYPE AS NOTED)



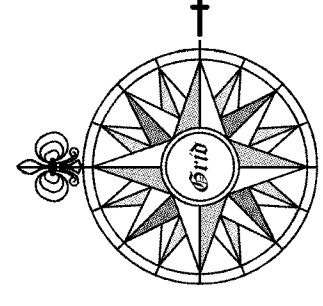
CONCEPTUAL PLAN

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
SURVEY FOR:

Filed and eRecorded
DATE: 08/21/2023
TIME: 1:30 PM
PLAT BOOK: 883
PAGE: 443 - 443
FILING FEES: \$10.00
PART ID: 331989938
RECORDED BY: CH
Charles Baker, C.S.C
Hall County, GA
 Clerk of the Superior Court.



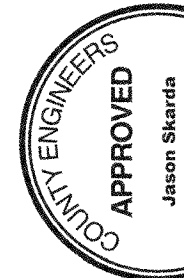
AND 83 GA. WEST ZONE

References

- DEEDS:
- (1) DEED BOOK 6764 PAGES 227-229
 - (2) DEED BOOK 5953 PAGES 680-670
 - (3) DEED BOOK 5142 PAGES 385-387
 - (4) DEED BOOK 5142 PAGES 385-387
 - (5) DEED BOOK 5142 PAGES 385-387
 - (6) DEED BOOK 8420 PAGE 284
 - (7) DEED BOOK 8139 PAGE 752
 - (8) DEED BOOK 7448 PAGE 566
 - (9) DEED BOOK 5952 PAGES 394-395
 - (10) DEED BOOK 8551 PAGE 124
 - (11) DEED BOOK 6777 PAGES 551-553
 - (12) DEED BOOK 2827 PAGES 79-100
 - (13) DEED BOOK 6777 PAGES 551-553
 - (14) DEED BOOK 7448 PAGE 566
 - (15) DEED BOOK 6756 PAGE 544
 - (16) DEED BOOK 847 PAGES 193-200
 - (17) DEED BOOK 8278 PAGES 621-622
 - (18) DEED BOOK 1543 PAGES 113-115
 - (19) DEED BOOK 1543 PAGES 113-115
 - (20) DEED BOOK 1543 PAGES 113-115
 - (21) DEED BOOK 1543 PAGES 113-115

PLATS:

- (1) PLAT BOOK 847 PAGES 193-200
- (2) PLAT ENTITLED SURVEY FOR YUNSON PHILLIPS, DATED: APRIL 4, 2007, FILE NUMBER P1307.
- (3) PLAT BOOK 858 PAGES 15-18
- (4) PLAT BOOK 851 PAGES 137-140
- (5) PLAT BOOK 71 PAGE 205
- (6) PLAT BOOK 870 PAGE 68



Hall County Notes

ANY STREAM OR STATE WATER LOCATED ON THIS PROPERTY MUST BE PROTECTED BY A 75 FEET WATERSHED SURFACE SETBACK (HALL COUNTY CODE §170.070).
 IF PROPERTY IS LOCATED IN THE NORTH OCEAN WATERSHED DISTRICT, THEN ADDITIONAL STREAM BUFFERS AND INTERZONES SHALL BE MAINTAINED TO MEET THE REQUIREMENTS OF 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 #13139C0296, HALL COUNTY GEORGIA, DATED: 04/04/2018.
 THIS PROPERTY OR A PORTION THEREOF IS NOT LOCATED IN A COUNTY STUDIED FLOOD ZONE PER HALL COUNTY GIS.
 IF RESIDENTIAL PROPERTY IS SUBMITTED AND USED LOTS OR MADE WITH ALL LOTS ACCESSING EXISTING HALL COUNTY, GEORGIA ROADS, THEN STORMWATER MANAGEMENT IS REQUIRED FOR COMPLIANCE. (HALL COUNTY CODE § 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.

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 WAYS 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 ELECTIONS, MUST BE PRESENTED BY THE SURVEYOR, L.S. TO THE PROPERTY OF D. KEITH KILBY, P.L.S.

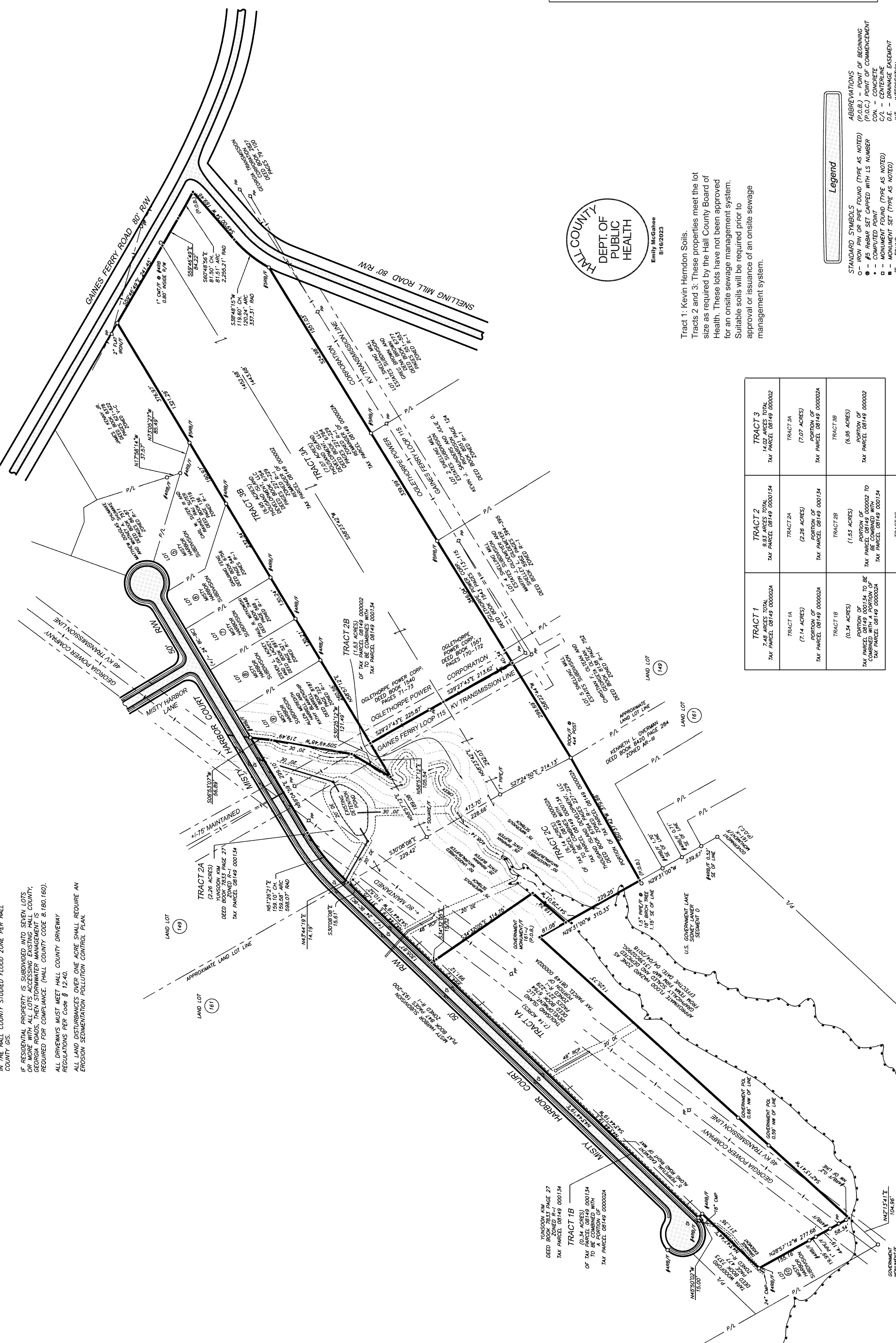
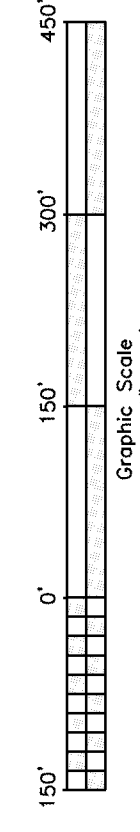
Survey Notes

TYPE OF SURVEY: COMBINATION
 THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 50,000 FEET.
 FIELD DATES: 1/20/2022 - 8/12/2023
 THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS A CALCULATED POSITIONAL TOLERANCE OF 0.02 FEET OBTAINED FROM A COMBINATION OF REDUNDANT ANGULAR MEASUREMENTS, DISTANCE MEASUREMENTS, AND PHOTOGRAMMETRY. THE DATA WAS ADJUSTED BY THE LEAST SQUARES METHOD.
 ALL DISTANCES, UNLESS OTHERWISE NOTED, ARE HORIZONTAL ON THE LOCAL SURFACE PLANE IN U.S. FEET.
 EQUIPMENT USED FOR MEASUREMENT:
 ANGULAR: LEICA T202
 DISTANCE: LEICA DISTO D2
 GPS: GARMIN 860 (BASE & BROADCAST), MANTIS FREQUENCIES RECORDERS
 STAFF PLANE OBTAINED FROM NTRIP GPS SURVEYS (RTN) WITH AN AVERAGE ERROR OF 0.02 FT HORIZONTAL
 GRID SCALE FACTOR (GSF): 0.99994082048
 ELEVATION SCALE FACTOR (ESF): 0.999950616844
 COMBINED SCALE FACTOR (CSF): 0.99994678630
 1/CSF: 1.00005321370
 SCALE POINT (GRID TO GRID): SPC (GRID COORDINATE)
 N: 1916286.97
 E: 2585157.31

Property Information

CURRENT OWNER: THOUSAND ISLAND DEVELOPMENT, LLC
 TAX PARCEL NUMBER: 08149 00002A
 ZONING: R-1
 CURRENT OWNER: YUNSON PHILLIPS
 OLD STONE COURT DULUTH GA 30092
 STREET ADDRESS: 657 WEST HARBOR COURT FLOWERY BRANCH, GA 30542
 WATER: CITY OF GAINESVILLE 000154
 ZONED: R-1
 CURRENT OWNER: THOUSAND ISLAND DEVELOPMENT, LLC
 TAX PARCEL NUMBER: 08149 00002C
 WATER: CITY OF GAINESVILLE
 ZONED: R-1
 CURRENT OWNER: THOUSAND ISLAND DEVELOPMENT, LLC
 TAX PARCEL NUMBER: 08149 00002B
 WATER: CITY OF GAINESVILLE
 ZONED: R-1

31.43 ACRES TOTAL
 (TRACTS 1, 2, AND 3)



Tract 1: Kevin Herndon Soils.
 Tracts 2 and 3: These properties meet the lot size as required by the Hall County Board of Health. These lots have not been approved for an onsite sewage management system. Suitable soils will be required prior to approval or issuance of an onsite sewage management system.

Legend

- STANDARD SYMBOLS**
- (P.O.C.) - POINT OF BEGINNING
 - (C.M.P.) - CORNER MONUMENT
 - (M.P.) - MONUMENT FOUND (TYPE AS NOTED)
 - (I.P.) - INTERSECTION
 - (S) - SET
 - (W.M.) - WATER METER
 - (E.P.) - ELECTRICAL PEDESTAL
 - (C.P.) - CABLE PEDESTAL
 - (C) - COMBINE
- ABBREVIATIONS**
- (P.O.C.) - POINT OF BEGINNING
 - (C.M.P.) - CORNER MONUMENT
 - (M.P.) - MONUMENT FOUND (TYPE AS NOTED)
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 - (W.M.) - WATER METER
 - (E.P.) - ELECTRICAL PEDESTAL
 - (C.P.) - CABLE PEDESTAL
 - (C) - COMBINE
- STANDARD LINE TYPES**
- PROPERTY LINES
 - RIGHT OF WAY
 - POWER LINES
 - FENCE (TYPE AS NOTED)

TRACT 1	TRACT 2	TRACT 3
TRACT 1A (7.14 ACRES) TAX PARCEL 08149 00002A	TRACT 2A (2.26 ACRES) TAX PARCEL 08149 00013A	TRACT 3A (7.07 ACRES) TAX PARCEL 08149 00002A
TRACT 1B (0.34 ACRES) TAX PARCEL 08149 00014A TO BE COMBINED WITH A PORTION OF TAX PARCEL 08149 00002A	TRACT 2B (1.83 ACRES) TAX PARCEL 08149 00015A TO BE COMBINED WITH A PORTION OF TAX PARCEL 08149 00014A	TRACT 3B (6.16 ACRES) TAX PARCEL 08149 00002C
	TRACT 2C (6.14 ACRES) TAX PARCEL 08149 00002A TO TAX PARCEL 08149 00002A TO TAX PARCEL 08149 00015A	

RECORDING PERMIT

By Beth Garmon
 HALL COUNTY PLANNING COMMISSION
 DATE: 8/11/2023

Yunson Kim
 LAND LOT 161 OF THE 8TH DISTRICT
 HALL COUNTY, GEORGIA
 PLAT DATE: 01/19/2023
 JOB#20092901 DRAWING#20092901_TR3

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 surveyor and approved by all applicable local jurisdictions for recording. The surveyor certifies that the information contained herein is true and correct to the best of his or her knowledge and belief. 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 property. The surveyor certifies that the survey 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.

D. Keith Kilby, P.L.S.
 NO. 2911
 DATE: 01/19/2023

NOTE: The approval signatures were not in place when this survey was issued and are to be properly obtained prior to recording.

Signature is valid only if original, in contrasting color of ink, and seal is embossed.

Notice of Reservations, Exceptions and Disclosures: This Survey and its findings were prepared for the client and are not to be used in the preparation of this survey or other public records, file data, or other sources as referenced. Other documents or conditions may exist that would affect the property and/or the opinion of this Surveyor. No reservation is intended to any party not named herein under the caption "SURVEY FOOT".

D. KEITH KILBY, P.L.S.
 4630 Woodlone Drive
 Conover, Ga. 30566
 www.TheKilbyGroup.com