

TAX MAP PARCEL # 08161 004005

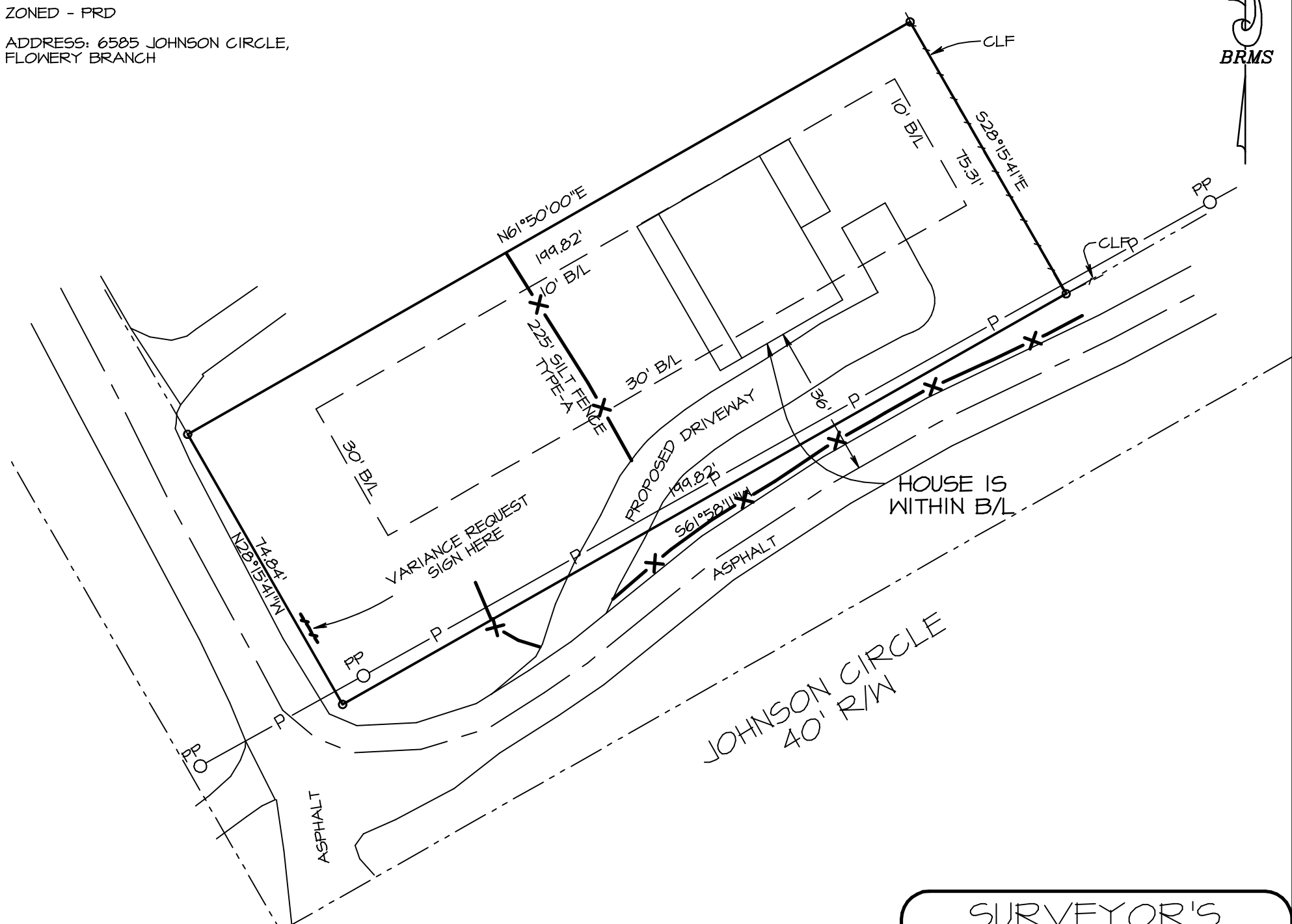
BUILDING HEIGHT : 36'

AREA TABULATION:
TOTAL HEATED - 1,940 SF
PORCHES - 240 SF
DECKS - 160 SF
LANDING/STAIRS - 15 SF
FRONT SETBACK - 25'
SIDE SETBACK - 20'
REAR - 5'
R/W - 40'

ZONED - PRD

ADDRESS: 6585 JOHNSON CIRCLE,
FLOWERY BRANCH

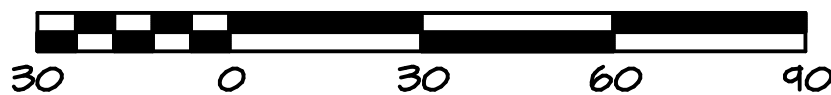
BRMS



LEGEND

- BL - BUILDING LINE
- BWF - BARBED WIRE FENCE
- CBX - CABLE TV BOX
- CB - CATCH BASIN
- C/G - CURB & GUTTER
- CMP - CORRUGATED METAL PIPE
- CL - CENTER LINE
- CLF - CHAIN LINK FENCE
- CPP - CORRUGATED PLASTIC PIPE
- CC - CONCRETE
- DB, PG - DEED BOOK, PAGE
- DI - DROP INLET
- EP - EDGE OF PAVEMENT
- FH - FIRE HYDRANT
- GW - GUY WIRE
- HW - HEAD WALL
- HWF - HOG WIRE FENCE
- IPF - IRON PIN FOUND
- IPS - IRON PIN SET-1/2"REBAR
- LP - PROPANE TANK
- LL - LAND LOT
- LLC - LAND LOT CORNER
- LLL - LAND LOT LINE
- MH - MAN HOLE
- N/F - NOW OR FORMERLY
- OTP - OPEN TOP PIPE
- PB, PG - PLAT BOOK, PAGE
- POB - POINT OF BEGINNING
- POC - POINT OF COMMENCEMENT
- PBX - POWER TRANSFORMER BOX
- P- - OVER HEAD POWER
- PL - PROPERTY LINE
- PP - POWER POLE
- PTP - POWER & TELEPHONE POLE
- RBF - REBAR FOUND
- RCF - ROCK CORNER FOUND
- RCP - REINFORCED CONCRETE PIPE
- R/W - RIGHT-OF-WAY
- TBX - TELEPHONE PEDALSTEL
- T- - OVER HEAD TELEPHONE
- TP - TELEPHONE POLE
- WM - WATER METER
- WV - WATER VALVE
- UGT - UNDERGROUND TELEPHONE
- UGP - UNDERGROUND POWER

GRAPHIC SCALE 1"=30'



SURVEYOR'S CERTIFICATION

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. 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.



J. Jason Henson
1-5-24

J. JASON HENSON GA. RLS #3007 | DATE

SHEET 1 OF 1
PROJ NAME:
BHH CRUZ

DATE: 1/5/24
SCALE: 1" = 30'
SURVEYED: TL/AS
DRAWN: BRB
CHECKED: JJH
APPROVED: JJH

HOUSE LOCATION PLAN FOR:
JOSE CRUZ
BEING LOT 50 OF H.M JOHNSON
SUBDIVISION
LOCATED IN LAND LOT 161,
8th DISTRICT 1st SECTION
HALL COUNTY, GEORGIA

Blue Ridge Mountain Surveying
PO BOX 893
BLAIRSVILLE, GA 30514
706.897.7900

BRMS

eFiled and eRecorded
 DATE: 09/07/2023
 TIME: 11:10 AM
 PLAT BOOK: 884
 PAGE: 3 - 3
 FILING FEES: \$10.00
 PART ID: 7402370769
 RECORDED BY: MB
 Charles Baker, C.S.C
 Hall County, GA

THIS BLOCK RESERVED FOR THE CLERK
 OF THE SUPERIOR COURT.

SURVEYORS CERTIFICATION

This plat is a retracement of an existing parcel of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats or other instruments which created the parcel or parcels are stated hereon. **RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND.** 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.

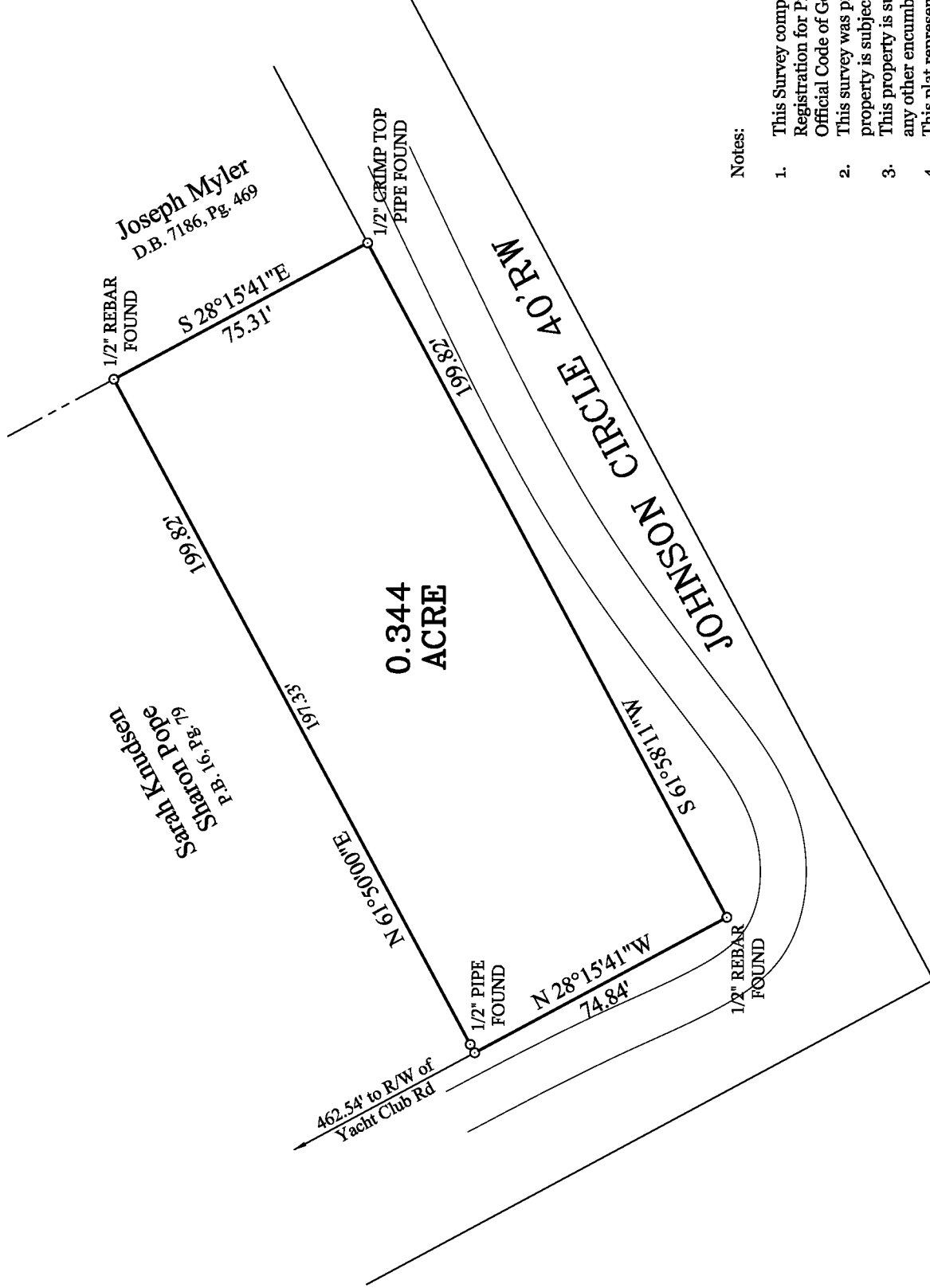
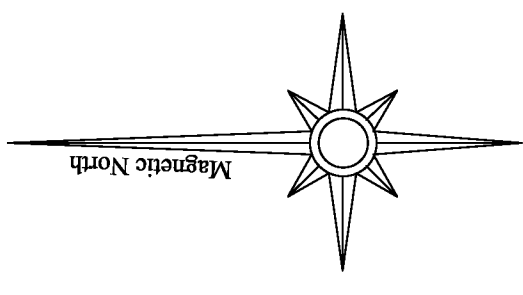

 Christopher J. Carlan Ga RLS #3003

**BOUNDARY SURVEY
 FOR**

**JOSE CRUZ
 ASTRID CRUZ**

LOCATED WITHIN
 Land Lot 161, 8th District
 Hall County, Georgia

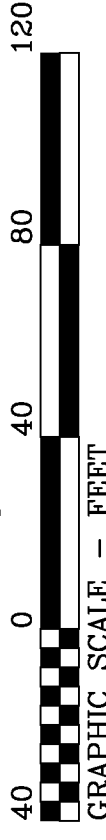
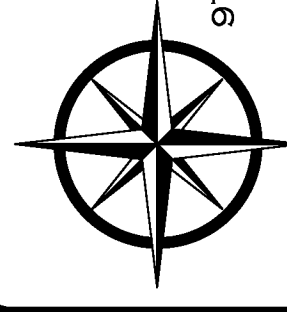
Scale: 1" = 40' September 7, 2023



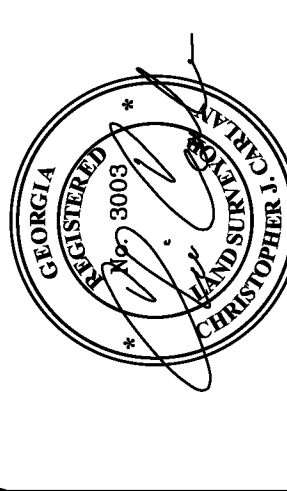
Notes:

1. This Survey complies with both the rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and the Official Code of Georgia Annotated (OCGA) 15-6-67.
2. This survey was prepared without the benefit of a title search. This property is subject to any concerns of which a title search would reveal.
3. This property is subject to any easements, restrictions, right-of-ways, or any other encumbrances, both public and private.
4. This plat represents that tract of land designated as Map & Parcel 08161 004005, according to Hall County Tax Assessors.
5. Reference for subject tract is Plat Book 16, Page 79.

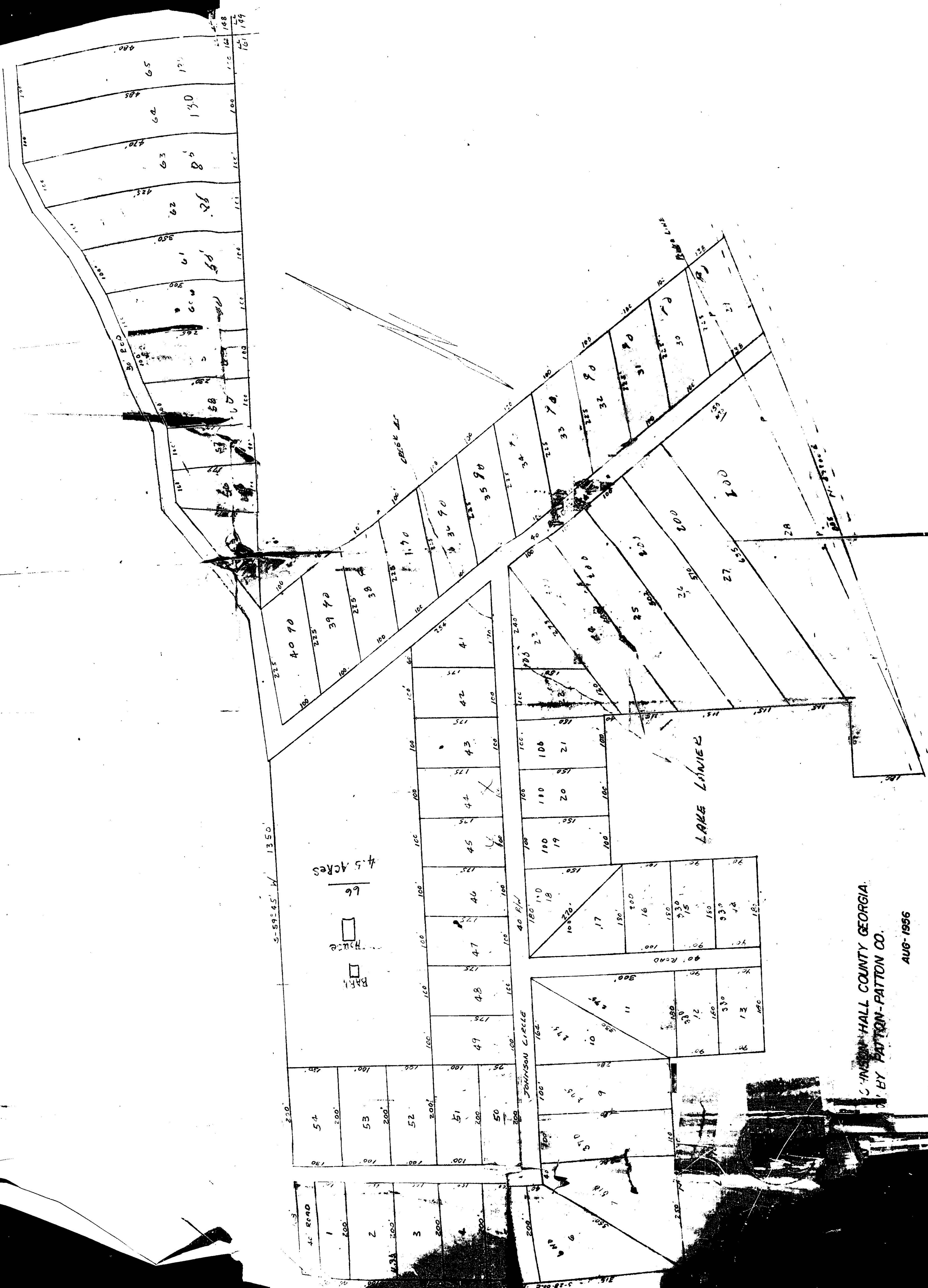
1. The field data upon which this plat is based has a closure precision of one foot in 17,640 foot and an angular error of 02" per angle point and was adjusted using the Compass Rule.
2. This plat has been calculated for closure and is found to be accurate within one foot in 94,531 feet.
3. The field equipment used in this survey was a Leica TS12-P Robotic Total Station.
4. The Field Work was completed 9/6/23.

CARLAN
 LAND SURVEYORS
 970 SOUTH BROAD STREET
 COMMERCE, GA 30529
 (706)336-5959



JOB NO. 23-241 P.B. A-792



CHAS. HALL COUNTY GEORGIA
 BY PATTON-PATTON CO.

AUG-1956

Return August 27, 1956 W.P. Davis