

Received 3-7-2024

THIS BLOCK RESERVED FOR THE CLERK OF SUPERIOR COURT

OWNER'S CERTIFICATE

STATE OF GEORGIA
COUNTY OF HALL

THE UNDERSIGNED CERTIFIES THAT HE OR SHE IS THE OWNER OF THE LAND SHOWN ON THIS PLAT AND THAT THE PLAT AND THE PUBLIC AND PRIVATE IMPROVEMENTS CONTAINED THEREIN OR ASSOCIATED THEREWITH MEET ALL APPLICABLE REQUIREMENTS AND STANDARDS OF THE GAINESVILLE UNIFIED LAND DEVELOPMENT CODE. THE OWNER FURTHER ACKNOWLEDGES THIS PLAT AND ALLOTMENT TO BE HIS FREE ACT AND DEED, AND DEDICATES TO THE CITY OF GAINESVILLE FOREVER ALL AREAS SHOWN OR INDICATED ON THIS PLAT AS PUBLIC STREETS, EASEMENTS OR OTHER PUBLIC USE AREAS, AND ALL WATER SYSTEM, SEWERAGE AND OTHER PUBLIC IMPROVEMENTS (HEREINAFTER "FACILITIES"). HOWEVER, THE CITY OF GAINESVILLE WILL NOT TAKE OWNERSHIP AND MAINTENANCE OF THESE FACILITIES UNTIL SUCH TIME AS THE UNDERSIGNED PETITIONS FOR AND THE GOVERNING BODY OF THE CITY OF GAINESVILLE ACCEPTS THE DEDICATION AND ACCEPTANCE OF THE FACILITIES AS PROVIDED IN SECTION 9-13-14-12 OF THE GAINESVILLE UNIFIED LAND DEVELOPMENT CODE AND PROVIDED A MAINTENANCE BOND AS REQUIRED IN SECTIONS 9-13-13-9 AND 10.

OWNER'S NAME: _____

OWNER'S ADDRESS: _____

DATE _____

(OWNER'S SIGNATURE)

N/F
MARIA ROSSO & PAMELA SIMMONS
M/P# 08089-001013
DB 8622, PG 556
ZONED: VC

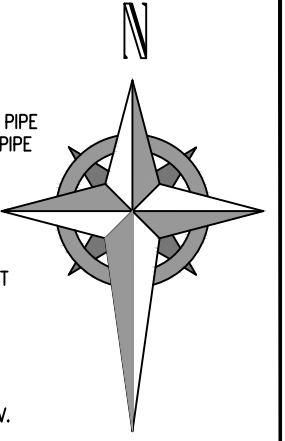
N/F
LUTHER PARKS
M/P# 08089-001009
DB 5575, PG 118
ZONED: VC

N/F
US ARMY CORPUS
OF ENGINEERS
"LAKE SIDNEY LANIER"

N/F
JAMES & MARLENE TAYLOR
M/P# 08089-001014
DB 8049, PG 289
ZONED: VC

MCKINZEY LANE DEVELOPMENT LLC
M/P# 08089-001019A
DB 9233, PG 2
ZONED: VC
(NOT A PORTION OF THE
PROPERTY BEING SUBDIVIDED)
5.930 ACRES
258,329.888 FT²

- LEGEND
- BFE = BASE FLOOD ELEVATION
 - BSL = BUILDING SETBACK LINE
 - P/L = PROPERTY LINE
 - R/W = RIGHT OF WAY
 - LL = LAND LOT
 - LLL = LAND LOT LINE
 - N/F = NOW OR FORMERLY
 - M/P# = TAX MAP / PARCEL NO.
 - POB = POINT OF BEGINNING
 - NTS = NOT TO SCALE
 - IPF = IRON PIN FOUND
 - IPS = IRON PIN SET
 - COR MON = USCOE MONUMENT
 - RB = REBAR
 - CTP = CRIMP TOP PIPE
 - OTP = OPEN TOP PIPE
 - SQ. ROD = SQUARE ROD
 - AIF = ANGLE IRON FOUND
 - CMP = CORRUGATED METAL PIPE
 - RCP = REINFORCED CONC. PIPE
 - WM = WATER METER
 - WV = WATER VALVE
 - PP = POWER POLE
 - LP = LIGHT POLE
 - SP = SERVICE POLE
 - CP = COMMUNICATIONS POST
 - AC = HVAC UNIT/PAD
 - CO = SEWER CLEAN-OUT
 - SB = SEPTIC BUFFER
 - SS = SANITARY SEWER
 - MH = MAN HOLE
 - FFE = FINISHED FLOOR ELEV.
 - FH = FIRE HYDRANT
 - G-- = GAS LINE
 - P-- = POWER LINE
 - SS-- = SANITARY SEWER LINE
 - FM-- = SANITARY FORCE MAIN
 - T-- = TELEPHONE LINE
 - W-- = WATER LINE
 - X-- = FENCE LINE



THIS SURVEY AND ITS FINDINGS DOES NOT CONSTITUTE A TITLE SEARCH OR TITLE OPINION BY MCCLURE SURVEYING, INC. AS LAND SURVEYORS. ALL DATA USED FOR THE LOCATION OF PROPERTY LINES, EASEMENTS, ADJOINING OWNERS, ETC. WAS GAINED FROM PUBLIC RECORDS, THE CLIENT, OR OTHER SOURCES AS REFERENCED. NO ABSTRACT OF TITLE OR TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE PROVIDED TO THE SURVEYOR, UNLESS OTHERWISE NOTED. OTHER DOCUMENTS OR SITUATIONS MAY EXIST THAT WOULD AFFECT THIS PROPERTY, AS WITH ANY LAND TRANSACTION, A TITLE SEARCH AND CERTIFICATE IS RECOMMENDED IN CONJUNCTION WITH THIS SURVEY, OR YOU MUST CONSULT A COMPETENT TITLE ATTORNEY.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS OF PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN GEORGIA PLAT ACT O.C.G.A. 15-6-67. AUTHORITY O.C.G.A. SECS 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

PROPERTY OWNER ACKNOWLEDGES THAT ANY SEPTIC SYSTEMS CONFORM TO ALL SETBACK REQUIREMENTS. APPROVAL OF PLAT DOES NOT GUARANTEE THAT THE HALL COUNTY HEALTH DEPARTMENT WILL ISSUE A SEPTIC SYSTEM PERMIT.

STATE WATERS ARE LOCATED ON THIS PROPERTY.

DATE OF SURVEY: APRIL 5, 2021

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 181,065 FEET AN ANGULAR ERROR OF 0.4 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARE METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 187,014 FEET.

BEARINGS SHOWN ARE BASED ON ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION AND ARE SUBJECT TO FIELD CONDITIONS.

THE EQUIPMENT USED FOR ANGULAR AND DISTANCE MEASUREMENTS WAS A LEICA ROBOTIC TOTAL STATION, TS12.

THIS PROPERTY IS NOT LOCATED WITHIN THE 100-YEAR FLOOD HAZARD AREA AS PER FLOOD INSURANCE RATE MAP NO. 13139C0281G, DATED 4-4-18.

ACCORDING TO HALL COUNTY GIS, THIS PROPERTY DOES NOT LIE WITHIN ANY FUTURE FLOODPLAIN AREA.

NOTES & REFERENCES

1. TAX MAP/PARCEL #08089-001019A & #08089-001019B (TO BE SUBDIVIDED)
2. PARCEL IS ZONED V-C FRONT - 55 FEET FROM C/L FRONT - 30 FEET FROM P/L (WHICHEVER IS GREATER) SIDE - 10 FEET REAR - 20 FEET
3. DEED BOOK 9233 PAGE 2
4. DEED BOOK 9233 PAGE 4
5. PLAT BOOK 23 PAGE 106
6. PLAT BOOK 96 PAGE 246
7. PLAT BOOK 416 PAGE 249A
8. PLAT FOR GARRY ENGLISH, BY MCCLURE SURVEYING INC., DATED MAY 3, 2021.
9. EACH NEW LOT CORNER WILL BE SET WITH AN IPS#4RB.

HALL COUNTY - STREAM BUFFER PROTECTION
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. HALL COUNTY CODE § 8.170.070

IF PROPERTY IS LOCATED IN THE NORTH OCOFEE WATERSHED DISTRICT, THEN ADDITIONAL STREAM BUFFERS AND IMPERVIOUS SETBACKS MAY BE REQUIRED FOR COMPLIANCE. HALL COUNTY § 17.225.040

THIS PROPERTY OR A PORTION THEREOF IS NOT LOCATED IN THE HALL COUNTY STUDIED FLOOD ZONE PER HALL COUNTY GIS.

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.

Curve	Radius	Length	Chord	Chord Bear.
C1	618.13'	3.54'	3.54'	S 76°11'08" W
C2	1120.20'	102.99'	102.95'	S 73°23'15" W
C3	3056.98'	47.63'	47.63'	S 70°18'26" W
C4	3056.98'	154.02'	154.01'	S 68°25'03" W
C5	3056.98'	105.43'	105.43'	S 65°59'10" W
C6	1226.65'	48.74'	48.73'	S 63°51'35" W
C7	1100.00'	152.13'	152.01'	S 20°40'52" E
C8	335.00'	273.20'	265.69'	S 01°16'49" E
C9	1100.00'	158.51'	158.37'	S 26°12'40" W
C10	1100.00'	116.32'	116.26'	S 33°22'07" W
C11	1100.00'	53.50'	53.49'	S 37°47'28" W

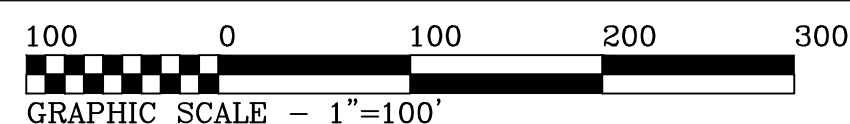
Course	Bearing	Distance
L1	S 19°12'34" E	102.44'
L2	S 16°43'09" E	59.23'
L3	S 24°38'36" E	37.42'
L4	S 22°04'58" W	93.01'
L5	S 39°11'04" W	109.45'

SUBDIVISION SURVEY FOR:

STEPHENS ROAD DEVELOPMENT LLC

LAND LOT 89
8TH DISTRICT
FLOWERY BRANCH G.M.D. 1270
HALL COUNTY, GEORGIA
PLAT DATE: MARCH 5, 2024
REVISION DATE:

TOTAL = 11.537 ACRES
502,567.660 SQUARE FEET



MCCLURE SURVEYING, INC.

2505 JOHNSON DRIVE - SUITE D
CUMMING, GA 30040
O: (470) 297-5592 O: (770) 889-0281
CERTIFICATE OF AUTHORIZATION: LSF001203
NATHAN@MCCLURESURVEYING.COM
WWW.MCCLURESURVEYING.COM



Surveyor's Certificate
"It is hereby certified that all monuments and improvements shown hereon actually exist except as otherwise indicated and that their locations, size, type, and material are correctly shown."
By: *Nathan M. McClure*
Registered Georgia Land Surveyor No. 3086

JOB NO. 21176