

TOTAL = 17.141 ACRES
746,658.49 SQUARE FEET
PARCELS 15046-000087, 15046-000088,
15046-000089, & 15046-000100
ZONED R-I

- LEGEND**
- BOC = BACK OF CURB
 - 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
 - POB = POINT OF BEGINNING
 - NTS = NOT TO SCALE
 - IPF = IRON PIN FOUND
 - IPS = IRON PIN SET
 - COR MON = USCOC 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
 - PH. BOX = PHONE BOX
 - U/G = UNDERGROUND
 - C.O. = SEWER CLEAN-OUT
 - SS = SANITARY SEWER
 - MH = MAN HOLE
 - FFE = FINISHED FLOOR ELEV.
 - FH = FIRE HYDRANT
 - DE = DRAINAGE EASEMENT
 - PDI = PEDESTAL DROP INLET
 - DI = DROP INLET
 - LGP = LOT GRADING PLAN
 - SWCB = SINGLE WING CATCH BASIN
 - DWCB = DOUBLE WING CATCH BASIN
 - G-- = GAS LINE
 - P-- = POWER LINE
 - SS-- = SANITARY SEWER LINE
 - FM-- = SANITARY FORCE MAIN
 - T-- = TELEPHONE LINE
 - W-- = WATER LINE
 - X-- = FENCE LINE

DATE OF SURVEY: 12-12-2022 & 01-12-2024

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN N/A (OPEN TRVS) FEET AN ANGULAR ERROR OF N/A SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARED METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 840,405 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 NIKON TOPGUN.

A PORTION THIS PROPERTY IS LOCATED WITHIN THE 100-YEAR FLOOD HAZARD AREA AS PER FLOOD INSURANCE RATE MAP 13139C0292G, DATED ON 12/01/2022.

THIS SURVEY AND ITS FINDINGS DOES NOT CONSTITUTE A TITLE SEARCH OR TITLE OPINION BY RICHARD WEBB & ASSOCIATES 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.

Course	Bearing	Distance
L1	S 88°56'54" W	107.54'
L2	S 88°56'54" W	52.36'
L3	S 88°56'54" W	49.46'
L4	S 88°56'54" W	13.79'
L5	S 84°13'35" W	36.85'
L6	N 04°04'25" W	10.23'
L7	N 84°13'35" E	38.05'
L8	N 04°27'14" W	10.24'
L9	S 88°56'54" W	31.01'
L10	N 72°16'17" W	63.92'
L11	N 01°36'27" W	148.12'
L12	N 11°43'25" E	151.55'
L13	N 89°51'47" E	170.10'

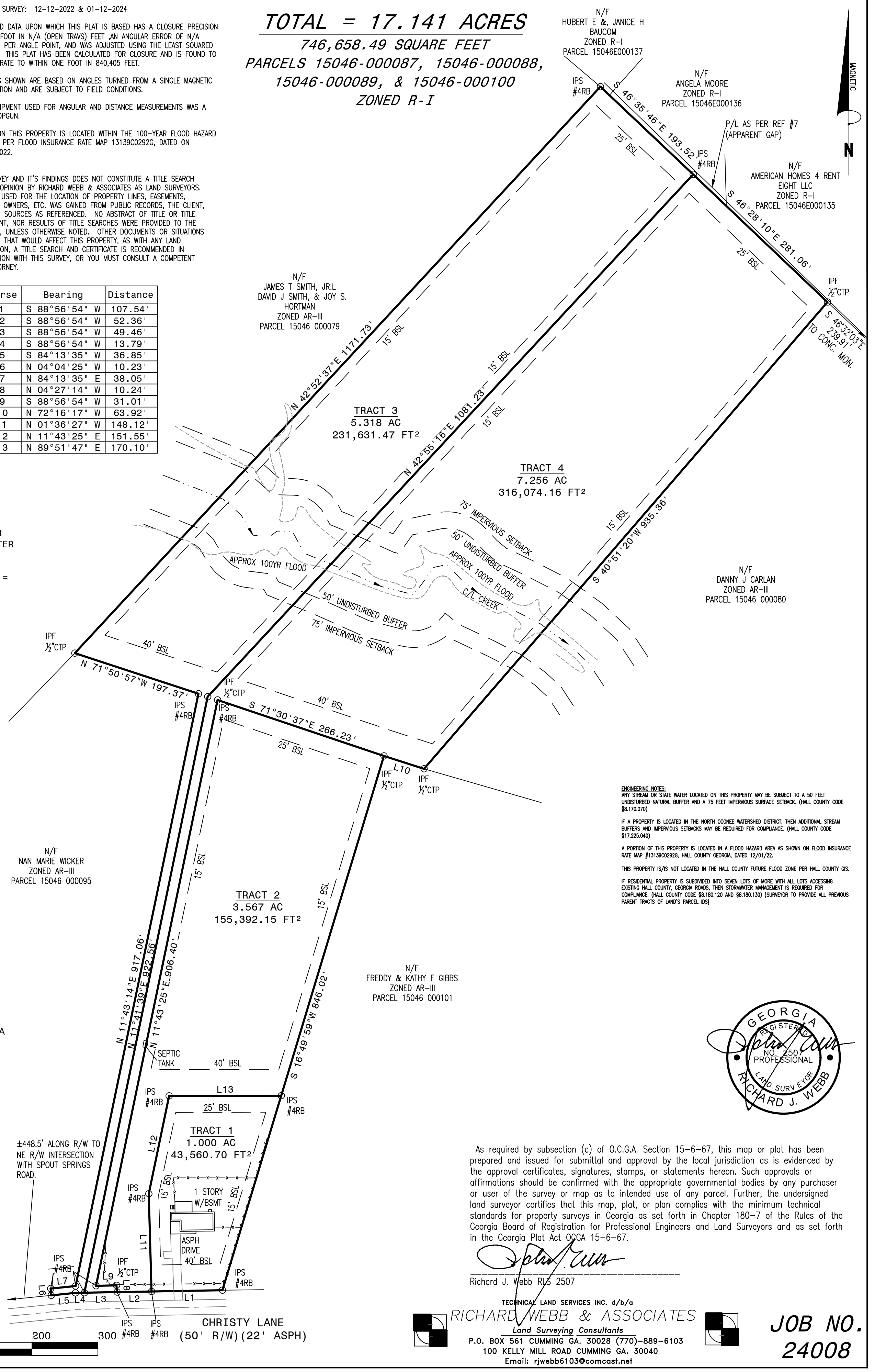
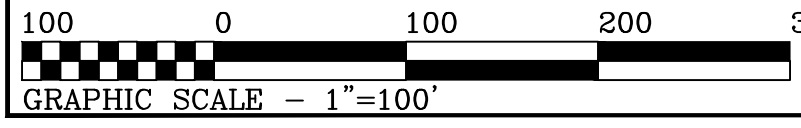
- REZONING NOTES**
- REZONING FROM R-I TO AR-III
 - SETBACKS:
FRONT - 65' FROM C/L OR 40', WHICHEVER IS GREATER
SIDE - 15'
REAR - 25'
 - MINIMUM SQUARE FOOTAGE = 43,560 FT² WITH PUBLIC WATER.

- NOTES & REFERENCES:**
- PLAT BOOK 95 PAGE 303
 - PLAT BOOK 98 PAGE 34
 - PLAT BOOK 101 PAGE 37
 - PLAT BOOK 103 PAGE 195
 - PLAT BOOK 114 PAGE 218
 - PLAT BOOK 121 PAGE 158
 - PLAT BOOK 777 PAGE 225A HALL COUNTY RECORDS.

OWNER/PROPERTY INFO:
 AMANDA & JAMES EDWARDS
 6195 CHRISTY LANE
 FLOWERY BRANCH, GA 30542

REZONING PLAT FOR:
AMANDA & JAMES EDWARDS

G.M.D. 1270
 HALL COUNTY, GEORGIA
 FEBRUARY 1, 2024



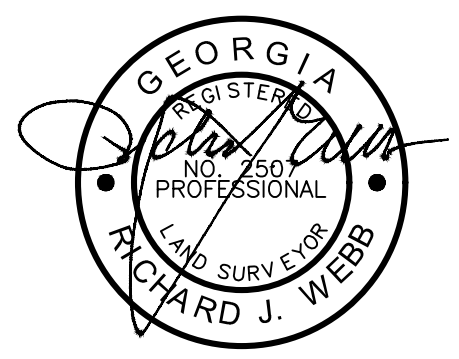
ENGINEERING NOTES:
 ANY STREAM OR STATE WATER LOCATED ON THIS PROPERTY MAY BE SUBJECT TO A 50 FOOT UNDISTURBED NATURAL BUFFER AND A 75 FOOT IMPERVIOUS SURFACE SETBACK. (HALL COUNTY CODE §8.170.070)

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

A PORTION OF THIS PROPERTY IS LOCATED IN A FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAP #13139C0292G, HALL COUNTY GEORGIA, DATED 12/01/22.

THIS PROPERTY IS/IS NOT LOCATED IN THE HALL COUNTY FUTURE FLOOD ZONE PER HALL COUNTY GIS.

IF RESIDENTIAL PROPERTY IS SUBDIVIDED INTO SEVEN LOTS OF MORE WITH ALL LOTS ACCESSING EXISTING HALL COUNTY, GEORGIA ROADS, THEN STORMWATER MANAGEMENT IS REQUIRED FOR COMPLIANCE. (HALL COUNTY CODE §8.180.120 AND §8.180.130) [SURVEYOR TO PROVIDE ALL PREVIOUS PARENT TRACTS OF LAND'S PARCEL IDS]



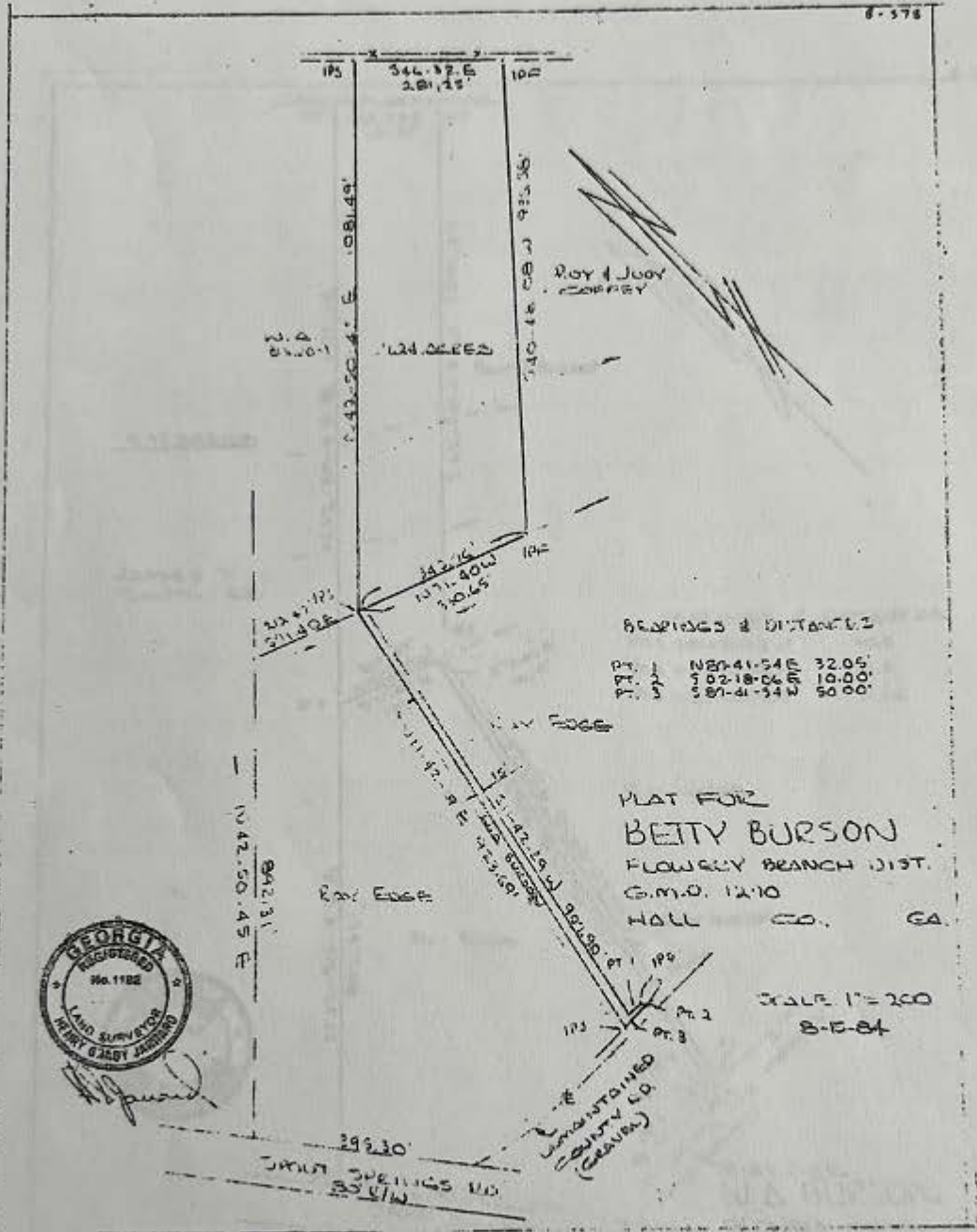
As required by subsection (c) of O.C.G.A. Section 15-6-67, this map or plat has been prepared and issued for submittal and approval by the local jurisdiction as is evidenced by the approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of the survey or map as to intended use of any parcel. Further, the undersigned land surveyor certifies that this map, plat, or plan complies with the minimum technical standards for property surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act OCGA 15-6-67.

Richard J. Webb
 Richard J. Webb RLS 2507

TECHNICAL LAND SERVICES INC. d/b/a
RICHARD WEBB & ASSOCIATES
 Land Surveying Consultants
 P.O. BOX 561 CUMMING GA. 30028 (770)-889-6103
 100 KELLY MILL ROAD CUMMING GA. 30040
 Email: rjwebb6103@comcast.net

JOB NO.
24008

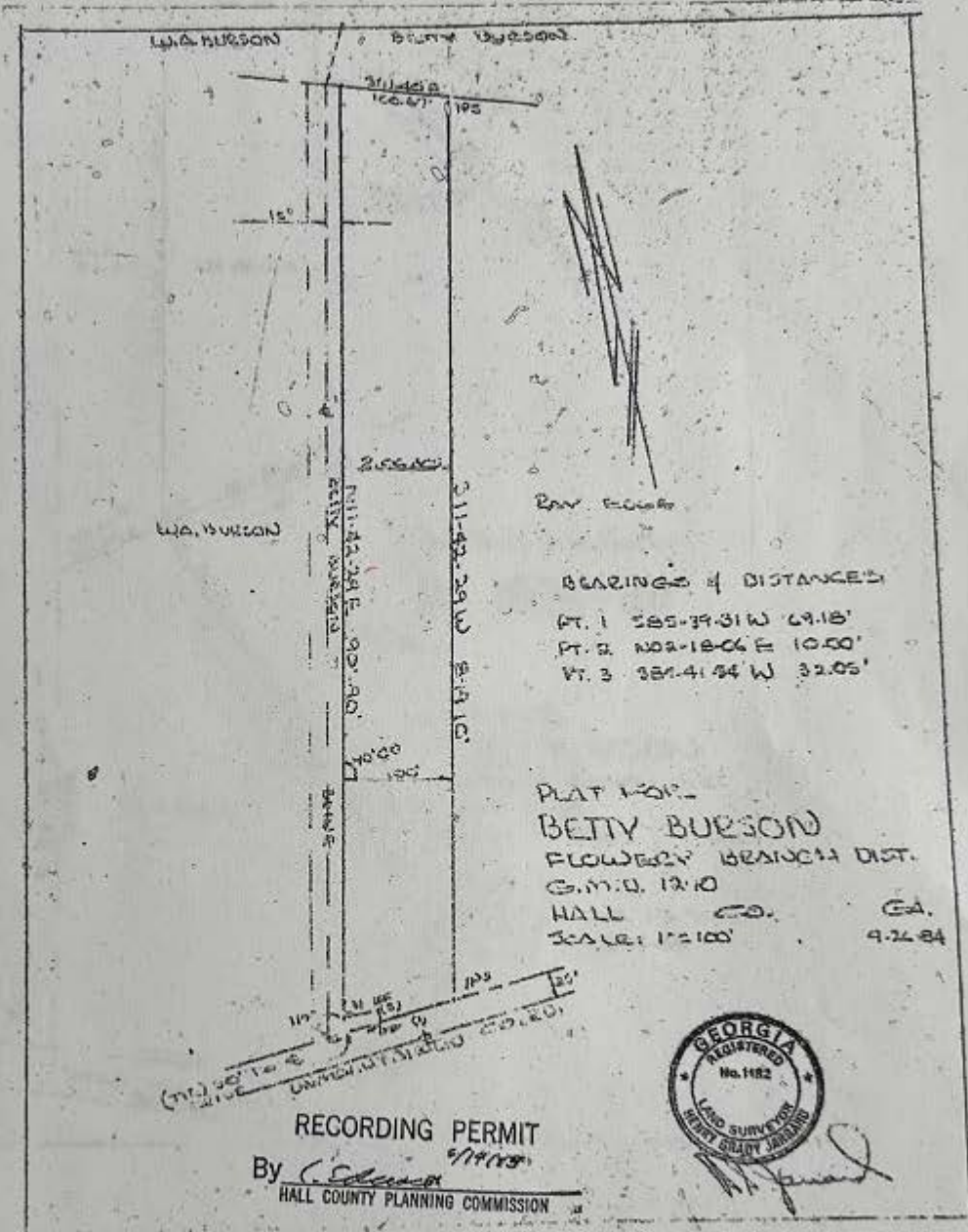
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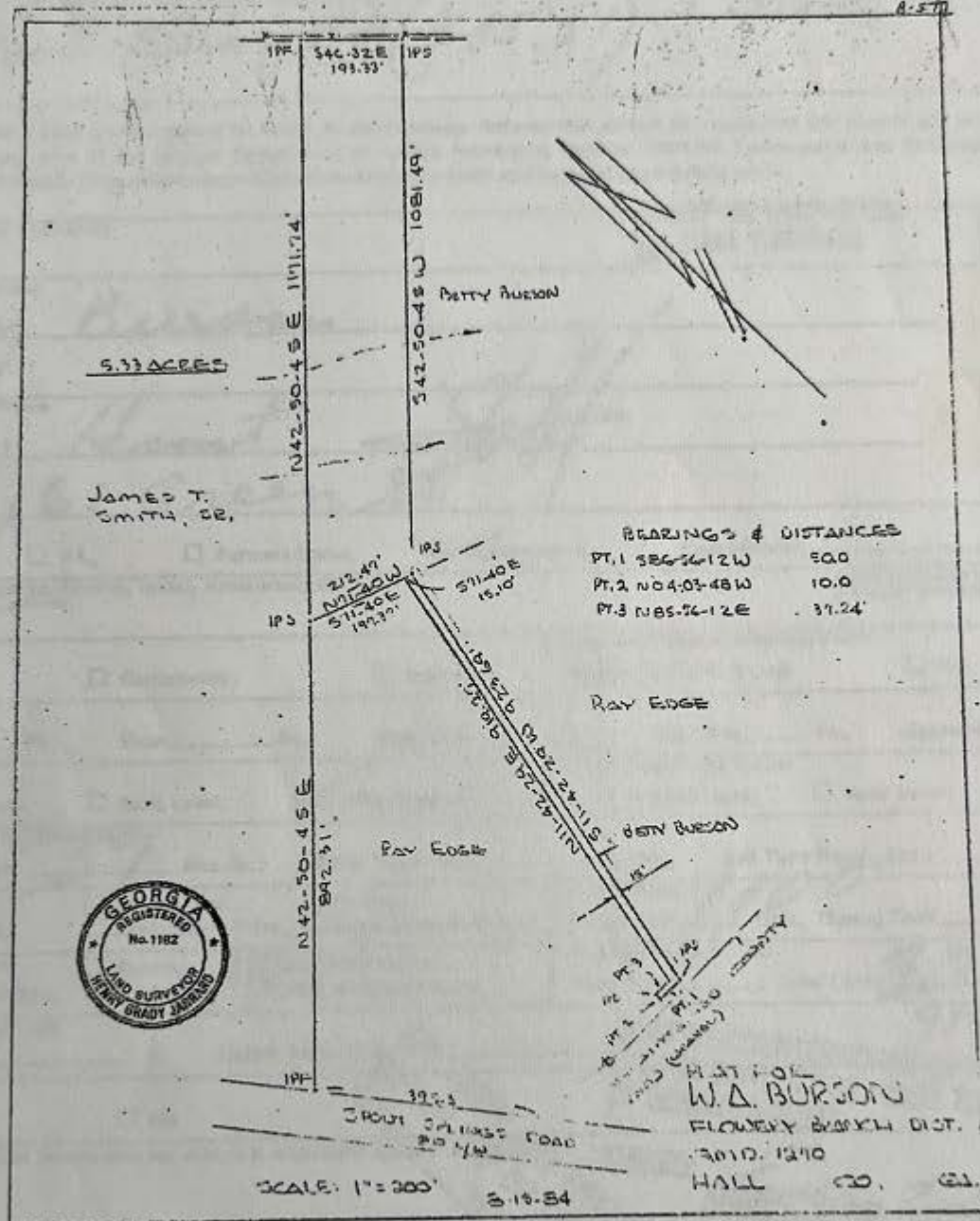
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JAMES SPRINGS RD. ON S.W. CORNER

LUMBER STAINED COUNTRY LG. (GRABBY)



Recorded June 14, 1985 - Dwight S. Wood, Clerk



Recorded Sept. 19, 1986

Dwight S. Wood, Clerk