

**NOTES:**  
 A PORTION OF THIS PROPERTY IS LOCATED WITHIN A FLOOD HAZARD AREA AS PER FIRM FLOOD INSURANCE RATE MAP OF HALL COUNTY, GA COMMUNITY PANEL NO. 130466 0170 E EFFECTIVE DATE: MARCH 21, 2000 THE AREA BELOW THE 1085' CONTOUR LIES WITHIN A FLOOD ZONE.

**AREA: 13.91 ACRES +/-**

**BOUNDARY INFORMATION:**  
 THIS CONCEPT PLAN WAS PREPARED FROM PLATS & DEEDS OF RECORD AND DOES NOT CONSTITUTE AN ACCURATE SURVEY.

THIS PLAT OR SURVEY IS FOR THE EXCLUSIVE USE OF THE PARTY OR PARTIES LISTED UNDER THE CAPTION "SURVEY FOR". ANY THIRD PARTY USE TO BE AT THEIR OWN RISK.

**STATE WATERS BUFFER:**  
 A 50 FOOT UNDISTURBED VEGETATIVE BUFFER, ADJACENT TO ALL RUNNING STREAMS WILL BE LEFT AND MAINTAINED. THE BUFFER IS TO BE MEASURED FROM THE TOP EDGE OF THE WATERS BANK.

**STORMWATER MANAGEMENT:**  
 SITE WILL MEET ALL HALL COUNTY WATERSHED PROTECTION ORDINANCES. DRIVEWAY DESIGN AND PLACEMENT IS SUBJECT TO APPROVAL BY THE HALL COUNTY TRAFFIC ENGINEER AND D.O.T.  
 TOTAL NUMBER OF LOTS: 6  
 MINIMUM LOT SIZE: 1.50 ACRE / 65,340 SQ. FT.  
 PROPOSED WATER SUPPLY: INDIVIDUAL WELLS  
 PROPOSED SEWAGE SYSTEM: INDIVIDUAL SEPTIC TANKS

**ZONING AND SETBACKS:**  
 CURRENT HALL COUNTY ZONING: AGRICULTURE RESIDENTIAL-III (AR-III)  
 SETBACKS:  
 FRONT: 65' FROM C/L OF ROAD, OR 40' FROM P/L, WHICHEVER IS GREATER  
 SIDE: 15'  
 REAR: 25'  
 LAKE SIDNEY LANIER: 0'  
 CURRENT HALL COUNTY ZONING: VACATION COTTAGE (V-C)  
 SETBACKS:  
 FRONT: 55' FROM C/L OF ROAD, OR 30' FROM P/L, WHICHEVER IS GREATER  
 SIDE: 10'  
 REAR: 20'  
 LAKE SIDNEY LANIER: 0'

**REFERENCES:**  
 1. DEED BOOK 370, PAGES 101-103  
 2. PLAT BOOK 33, PAGE 11  
 3. DEED BOOK 2096, PAGE 190  
 4. DEED BOOK 771, PAGE 508  
 5. PLAT BOOK 47, PAGE 287  
 6. DEED BOOK 4359, PAGE 508  
 7. DEED BOOK 2636, PAGE 317  
 8. DEED BOOK 2636, PAGE 318

**WETLANDS STATEMENT:**  
 TO THE BEST OF MY KNOWLEDGE, THIS SITE DOES NOT CONTAIN WETLANDS. NO FORMAL WETLANDS DELINEATION HAS PERFORMED ON THIS SITE.

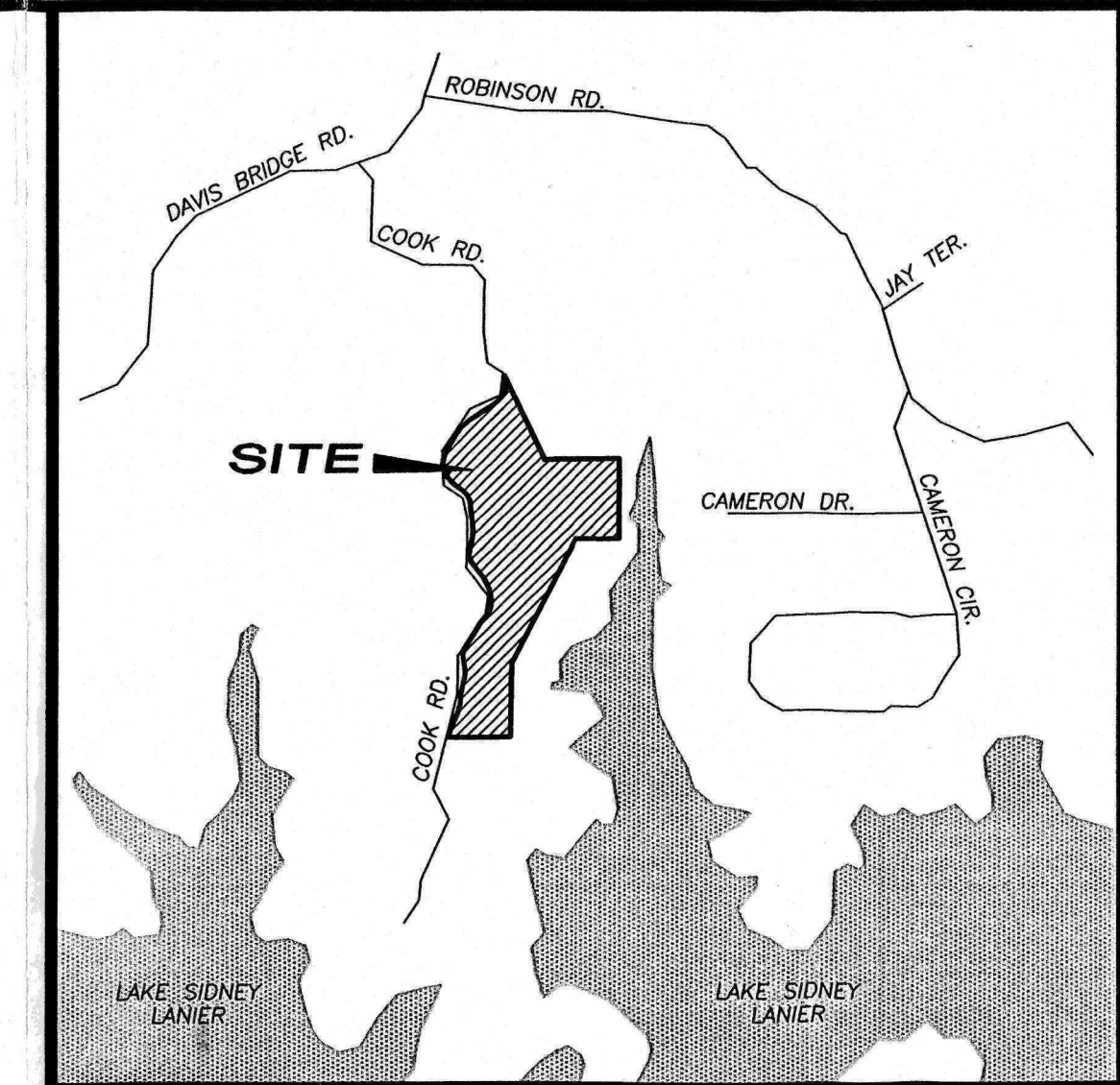
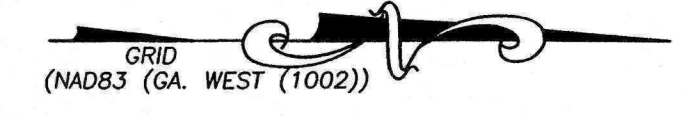
TAX MAP PARCEL NUMBER: 10-066-000-03C

**CURVES ALONG COOK ROAD**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	689.06'	38.05'	38.05'	N 14°08'10" E
C2	332.79'	55.90'	55.84'	N 23°08'15" E
C3	226.84'	69.99'	69.71'	N 19°23'46" E
C4	229.16'	43.15'	43.09'	N 12°27'30" E
C5	120.16'	69.73'	68.75'	N 05°15'55" E
C6	46.74'	26.58'	26.22'	N 06°11'58" E
C7	431.35'	69.52'	69.45'	N 31°31'11" E
C8	123.57'	67.25'	66.42'	N 12°16'00" E
C9	157.32'	64.92'	64.46'	N 13°39'33" W
C10	296.48'	69.40'	69.24'	N 31°40'00" W
C11	39.90'	27.71'	27.16'	N 18°18'51" W
C12	537.08'	81.35'	81.27'	N 10°18'30" E
C13	217.25'	64.87'	64.63'	N 02°48'02" E
C14	268.11'	64.90'	64.77'	N 05°14'31" W
C15	111.90'	75.37'	73.95'	N 27°09'45" W
C16	115.65'	40.25'	40.05'	N 41°02'13" W
C17	188.61'	46.96'	46.83'	N 20°10'37" W
C18	85.57'	38.27'	37.95'	N 04°30'53" W
C19	199.92'	47.51'	47.40'	N 20°05'40" E
C20	548.80'	72.14'	72.09'	N 29°11'58" E
C21	232.52'	50.05'	49.96'	N 37°00'52" E
C22	269.39'	48.16'	48.10'	N 50°12'34" E
C23	696.40'	70.29'	70.26'	N 55°52'33" E
C24	210.90'	57.00'	56.82'	N 48°04'10" E
C25	66.76'	42.86'	42.12'	N 10°33'37" E

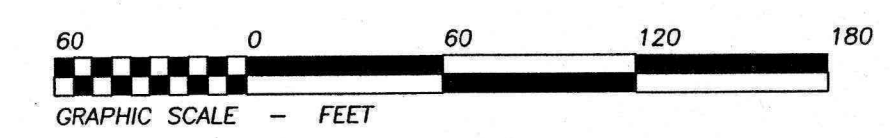
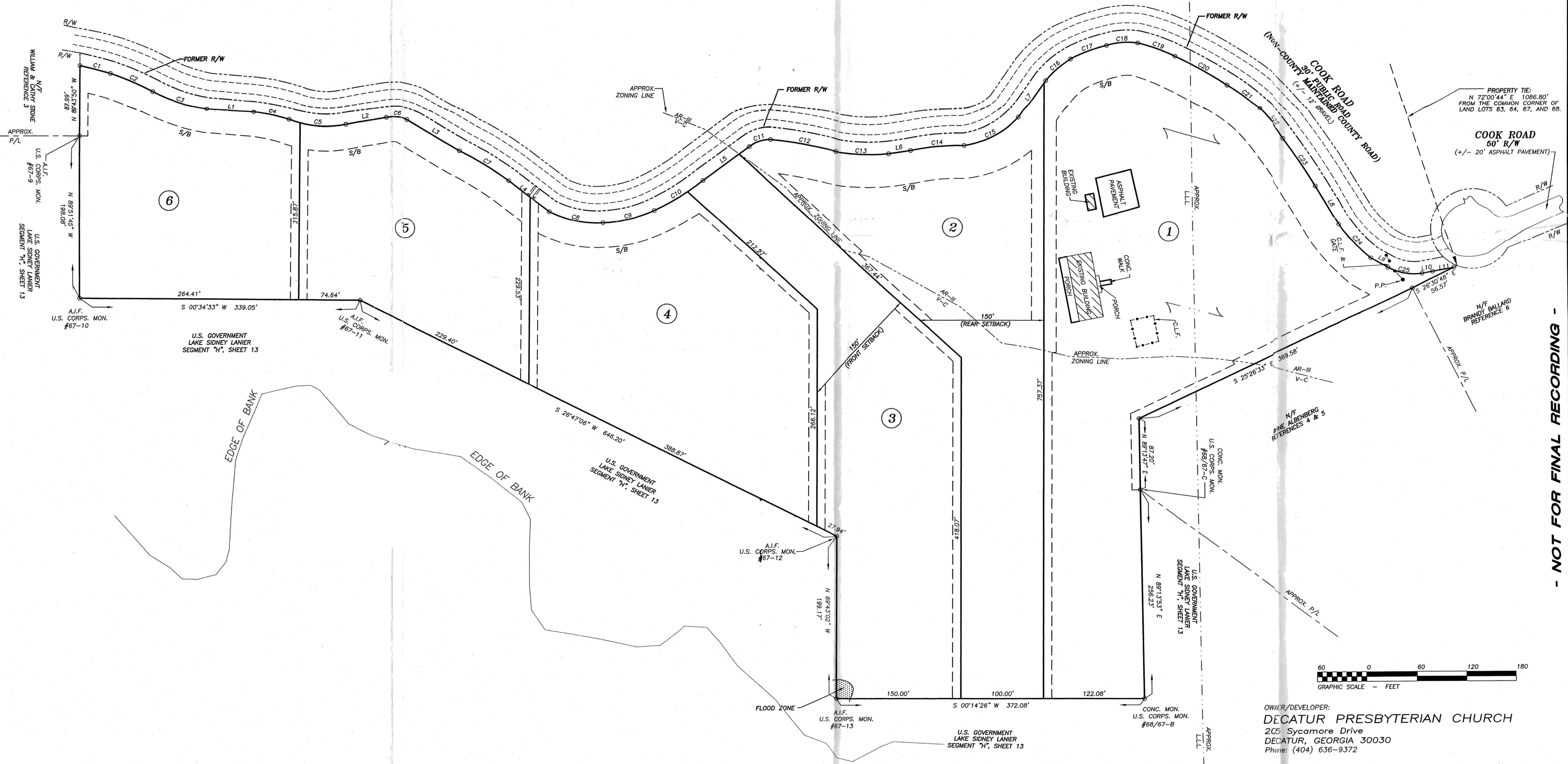
**LINES ALONG COOK ROAD**

LINE	BEARING	DISTANCE
L1	N 04°50'24" E	56.77'
L2	N 10°03'25" W	50.14'
L3	N 31°00'38" E	74.15'
L4	N 37°35'23" E	61.80'
L5	N 36°43'53" W	68.47'
L6	N 08°35'42" W	26.51'
L7	N 64°55'41" W	57.86'
L8	N 89°14'40" E	55.33'
L9	N 30°04'15" E	23.48'
L10	N 09°50'55" W	13.04'
L11	N 11°13'19" W	26.33'



**VICINITY MAP (NO SCALE)**

LOT AREA			USEABLE SOIL AREAS FOR SEPTIC TANK SYSTEMS:		
LOT No.	ACREAGE	SQ. FEET	LOT No.	ACREAGE	SQ. FEET
1	4.08	177,924	1	1.45	63,018
2	2.44	106,129	2	0.84	36,547
3	2.18	94,980	3	0.74	32,593
4	2.20	95,990	4	0.74	32,594
5	1.50	65,365	5	0.50	21,924
6	1.50	65,379	6	0.50	21,960



OWNER/DEVELOPER:  
**DECATUR PRESBYTERIAN CHURCH**  
 2C5 Sycamore Drive  
 DECATUR, GEORGIA 30030  
 Phone: (404) 636-9372

REVISIONS:	COMMENTS:
DATE	

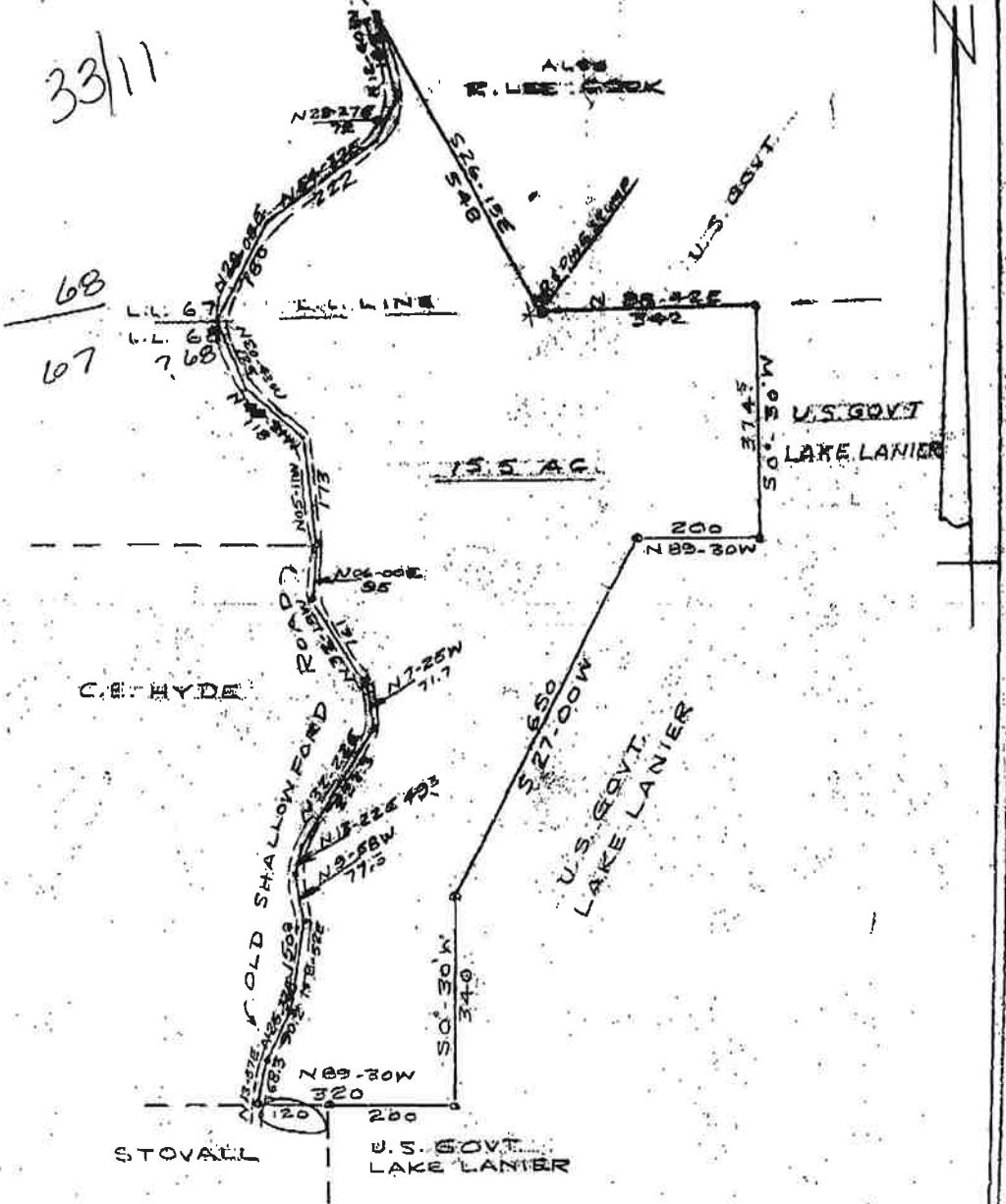
**Pattison - Boyer, Inc.**  
 LAND SURVEYORS & ENGINEERS  
 808 ATLANTA HIGHWAY 30501  
 GAINESVILLE, GEORGIA 30501  
 PHONE (770) 532-6482  
 FAX (770) 532-1995

**CONCEPTUAL SUBDIVISION PLAN FOR:**  
**DECATUR PRESBYTERIAN CHURCH**  
 LOCATED IN:  
 LAND LOTS 67 AND 68, 10TH LAND DISTRICT  
 HALL COUNTY, GEORGIA

SHEET NUMBER  
**1 OF 1**  
 05-052CONCEPT  
 SCALE  
 1" = 60'  
 DATE  
 4 - 29 - 2005  
 PROJECT NO.  
 05-052

**- NOT FOR FINAL RECORDING -**

33/11



PROPERTY OF  
**ROBERT LEE COOK**  
 LAND LOTS 67 & 68  
 10TH DISTRICT  
 HALL COUNTY, GEORGIA  
 SCALE 1:2000 JAN. 1965

Recorded: January 22, 1965 - H. Grady Inter (2-1-65)