

SURVEYOR'S CERTIFICATION:



HALL COUNTY SURVEYOR
 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.

FURTHER, 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 THE GEORGIA PLAT ACT OCGA 15-6-67.

CHRIS M. PATTON, GA. R.L.S. #2647
 11/01/2023
 DATE:

THIS BLOCK IS RESERVED FOR THE CLERK OF THE SUPERIOR COURT

SURVEYOR'S NOTES:

1. THIS SURVEY WAS PREPARED ON THE GEORGIA STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR PROJECTION, WEST ZONE, NORTH AMERICAN DATUM OF 1983/2007 ADJUSTMENT. THE SCALE FACTOR FOR THIS SITE IS: 0.999907430. (GRID DISTANCE/SCALE FACTOR=GROUND DISTANCE). ALL COORDINATES SHOWN HEREON ARE GRID COORDINATES UNLESS OTHERWISE STATED.
2. THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGULATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (OCGA) 15-6-67 AS AMENDED BY HB76 (2017).
3. CONVENTIONAL EQUIPMENT USED FOR MEASUREMENT WAS A TOPCON PS 103. GPS EQUIPMENT USED FOR MEASUREMENT WAS A CHAMPION TRX GNSS RECEIVER USING REALTIME KINEMATIC OBSERVATIONS PROCESSED THROUGH THE EOPS NETWORK.
4. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 46,243 FEET AND AN ANGULAR CLOSURE OF 00'00"05" PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES RULE. FIELD PARTY: J.J. & D.C.
5. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE AS FOLLOWS:
 TRACT 1 - WITHIN ONE FOOT IN 1,296,086 FEET.
 TRACT 2 - WITHIN ONE FOOT IN 526,817 FEET.
 PARCEL "A" - WITHIN ONE FOOT IN 78,915 FEET.
 PARCEL "B" - WITHIN ONE FOOT IN 471,123 FEET.
6. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF TITLE REVIEW AND IS SUBJECT TO ANY RESERVATIONS, RESTRICTIONS, RIGHTS-OF-WAY AND EASEMENTS OF RECORD.
7. THIS PLAT OF SURVEY IS FOR THE EXCLUSIVE USE OF THE PARTIES LISTED UNDER THE CAPTION "SURVEY FOR" ANY THIRD PARTY USE TO BE AT THEIR OWN RISK.
8. THE FIELD SURVEY WAS LAST CONDUCTED ON 07/25/2024.
9. THE UNDERGROUND UTILITIES SHOWN HEREON WERE LOCATED BASED ON SURFACE EVIDENCE AND FROM INFORMATION TAKEN FROM G.I.S./UTILITY WEB SITES. THERE MAY BE OTHER SUBSURFACE UTILITIES THAT SERVICE THE PROPERTY THAT ARE NOT SHOWN ON THIS SURVEY.

HALL COUNTY PLAT NOTES:

1. ANY STREAM OR STATE WATER LOCATED ON THIS PROPERTY MAY BE SUBJECT TO A 50 FOOT UNDISTURBED NATURAL VEGETATIVE BUFFER AND A 75 FEET IMPERVIOUS SURFACE SETBACK MEASURED FROM THE POINT OF WRESTED VEGETATION (HALL COUNTY CODE § 8.170.070).
2. IF PROPERTY IS LOCATED IN THE NORTH OCOONEE WATERSHED DISTRICT, THEN ADDITIONAL STREAM BUFFERS AND IMPERVIOUS SETBACKS MAY BE REQUIRED FOR COMPLIANCE. (HALL COUNTY CODE § 17.225.040).
3. THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA AS PER FIRM FLOOD INSURANCE RATE MAP OF HALL COUNTY, GA. COMMUNITY PANEL NO. 130466 0070 G, EFFECTIVE DATE: APRIL 4, 2018. THIS OPINION IS NOT A CERTIFICATION OF FLOOD HAZARD STATUS, BUT IS AN INTERPRETATION OF THE REFERENCED MAP AND PUBLIC DATA. IF THE EXACT LOCATION OR ELEVATIONS OF THE FLOOD HAZARD BOUNDARIES ARE NECESSARY, A MORE DETAILED STUDY MAY BE NEEDED. THIS FIRM ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE ACCURACY OF THE REFERENCED MAP OR PUBLIC DATA.
4. THIS PROPERTY IS NOT LOCATED IN THE HALL COUNTY STUDIED FLOOD ZONE PER HALL COUNTY GIS.
5. IF RESIDENTIAL PROPERTY IS SUBDIVIDED INTO SEVEN LOTS OR MORE WITH ALL LOTS ACCESSING EXISTING HALL COUNTY, GEORGIA ROADS, THEN STORMWATER MANAGEMENT IS REQUIRED FOR COMPLIANCE. (HALL COUNTY CODE § 8.180.160)
6. ALL DRIVEWAYS MUST MEET HALL COUNTY DRIVEWAY REGULATIONS PER CODE § 12.40.
7. ALL LAND DISTURBANCE OVER ONE ACRE SHALL REQUIRE AN EROSION SEDIMENTATION POLLUTION CONTROL PLAN.

LINE	BEARING	DISTANCE
L1	N 69°36'43" E	49.65'
L2	N 48°50'22" E	23.84'
L3	N 48°50'20" E	27.58'
L4	N 46°44'41" E	92.96'
L5	N 45°48'10" E	137.57'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	482.70'	83.47'	79.21'	N 83°47'55" E	83.36'
C2	503.22'	79.29'	79.21'	N 53°05'19" E	90°14'41"

REFERENCES:

1. DEED BOOK 8204, PAGES 224-225
2. DEED BOOK 6757, PAGES 490-491
3. DEED BOOK 8464, PAGES 193-194
4. PLAT BOOK 142, PAGE 164
5. DEED BOOK 9123, PAGES 764-766
6. DEED BOOK 8415, PAGES 10-11
7. DEED BOOK 7990, PAGES 457-459
8. PLAT BOOK 874, PAGE 460

ZONING AND BUILDING SETBACKS (S/B):

INFORMATION PROVIDED BY HALL COUNTY G.I.S.
 WEB SITE LOCATED AT:
<http://gis.hallcounty.org/Public/WebPages/Map/FundyViewer.aspx>
 CURRENT HALL COUNTY ZONING:
 R-1 - RESIDENTIAL-1
 BUILDING SETBACKS:
 FRONT: 30' FROM RIGHT-OF-WAY LINE OR 55' FROM CENTERLINE ROAD (WHICHEVER IS GREATER)
 SIDE: 10' FROM PROPERTY LINE
 REAR: 20' FROM PROPERTY LINE

TOTAL AREA: 4.02 ACRES
 TRACT 1: 2.01 ACRES (INCLUDES PARCEL "B")
 TRACT 2: 2.01 ACRES (INCLUDES PARCEL "A")
 PARCEL "A": 0.18 ACRES
 PARCEL "B": 0.12 ACRES

WATER SERVICE BY:
 CITY OF GAINESVILLE

SEWER SERVICE BY:
 TRACT 1: ON-SITE PRIVATE SEPTIC SYSTEM
 TRACT 2: FUTURE ON-SITE PRIVATE SEPTIC SYSTEM

PARCEL CONTROL NUMBER:
 10080 000010

LEGEND:

- ▲ A.I.F. - ANGLE IRON FOUND
- ▲ A.F. - AXLE FOUND
- C.M.F. - CONCRETE MONUMENT FOUND
- ▲ A.M.F. - ALUMINUM MONUMENT FOUND
- C.T.F. - CRIMP TOP PIN FOUND
- R.B.F. - REBAR FOUND (SEE DRAWING FOR SIZE)
- O.T.F. - OPEN TOP FOUND (SEE DRAWING FOR SIZE)
- I.P.F. - IRON PIN FOUND
- P.K.N.F. - PARKER KALON NAIL FOUND
- × F.X. - X-CUT FOUND
- N.F. - NAIL FOUND
- R.F. - ROCK FOUND
- R.R.F. - RAILROAD SPIKE FOUND
- T.F. - TACK FOUND
- P.K.N.S. - PARKER KALON NAIL SET
- R.B.S. - 1/2" REBAR SET & CAP STAMPED "LSF 1029"
- C.M.S. - CONCRETE MONUMENT SET
- N.S. - NAIL SET
- C.P. - CALCULATED POINT
- D.I. - DROP INLET
- J.B. - JUNCTION BOX
- W.I. - WIER INLET
- Y.I. - YARD INLET
- C.V. - CABLE TV VAULT
- C.R. - CABLE RISER
- T.R. - TELEPHONE RISER
- T.V. - TELEPHONE VAULT
- T.P. - TELEPHONE POLE
- T.M.H. - TELEPHONE MANHOLE
- U.T.B. - UNDERGROUND TELEPHONE BOX
- A.C. - AIR CONDITIONER
- P.B. - POWER TRANSFORMER BOX
- E.P.B. - ELECTRIC PULL-BOX
- E.M. - ELECTRIC METER
- P.P. - POWER POLE
- F.L. - FLOOD LIGHT
- S.P. - SERVICE POLE
- L.P. - LIGHT POLE
- G.W. - GUY WIRE
- G.Y.A. - GUY ANCHOR POLE
- E.S. - ELECTRIC SERVICE
- W.M. - WATER METER
- W.V. - WATER VALVE
- F.H. - FIRE HYDRANT
- F.D.C. - FIRE DEPARTMENT CONNECTION
- I.C.V. - IRRIGATION CONTROL VALVE
- W.P. - WELL POINT
- S.P.C. - WATER SPIGOT
- B.O. - WATER BLOW OFF
- B.F.P. - WATER BACKFLOW PREVENTER
- S.P.K. - SPRINKLER
- S.C.O. - SANITARY CLEANOUT
- S.S.M.H. - SANITARY SEWER MANHOLE
- T.V. - TELEPHONE VAULT
- G.T. - GREASE TRAP
- U.M. - UNKNOWN TYPE MANHOLE
- G.V. - GAS VALVE
- G.M. - GAS METER
- P.P.R. - PROPANE TANK
- F.P. - FLAG POLE
- T.S.P. - TRAFFIC SIGNAL POLE
- T.S.B. - TRAFFIC SIGNAL BOX
- M.W. - MONITORING WELL
- S.H. - SPRING HEAD
- B.P. - BOLLARD POST
- S.N.L. - TRAFFIC SIGN
- H.C.P. - HANDICAP PARKING
- B.M. - BENCHMARK
- M.B. - MAILBOX
- H.C.R. - HANDICAP RAMP
- A.H. - ACCESS HATCH
- R.L. - ROOF LINE
- E.P. - EDGE OF PAVEMENT
- C. - CURB
- S.W.C.B. - SINGLE WING CATCH BASIN
- D.W.C.B. - DOUBLE WING CATCH BASIN
- I.E. - INVERT ELEVATION
- EL - ELEVATION
- C.M.P. - CORRUGATED METAL PIPE
- R.C.P. - REINFORCED CONCRETE PIPE
- B.C.C.M.P. - BITUMINOUS COATED CORRUGATED PIPE
- H.D.P.E. - HIGH DENSITY POLYETHYLENE PIPE
- P.V.C. - POLYVINYL CHLORIDE PIPE
- D.I.P. - DUCTILE IRON PIPE
- R.W. - RETAINING WALL
- T - BURIED TELEPHONE LINE
- O.T.L. - OVERHEAD TELEPHONE LINE
- B.W.M. - BURIED WATER MAIN
- B.S.L. - BURIED SEWER LINE
- G. - BURIED GAS LINE
- E. - BURIED ELECTRIC LINE
- B.C.T.V. - BURIED CABLE TV
- C.L. - CHAIN LINK FENCE
- W.F. - WOOD FENCE
- W.I.F. - WROUGHT IRON FENCE
- O.H.P. - OVERHEAD POWER LINES
- T.S.L. - TRAFFIC SIGNAL LINE
- F.G. - FENCE GATE
- P/L - PROPERTY LINE
- R/W - RIGHT-OF-WAY
- N/F - NOW OR FORMERLY
- C. - CENTERLINE
- INTX - INTERSECTION
- R - CURVE RADIUS
- C.A. - CURVE ARC LENGTH
- C.C.A. - CURVE CENTRAL ANGLE
- C.B.R.G. - CHORD BEARING
- C.D. - CHORD DISTANCE
- L.L. - LAND LOT
- N - NORTHING COORDINATE
- E - EASTING COORDINATE
- S/B - SETBACK
- O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- G.D.O.T. - GEORGIA DEPARTMENT OF TRANSPORTATION
- STA - STATION
- SQ. FT. - SQUARE FEET
- C.O. - CONTINUOUS OWNERSHIP
- B.H.L. - BUILDING HEIGHT LOCATION
- B.H. - BUILDING HEIGHT (FROM GROUND TO ROOF PEAK)
- S.P. - SPOT ELEVATION
- - CONCRETE
- - WOOD DECKING
- - GRAVEL
- - ASPHALT
- - PAVERBRICK

REGISTERED PROFESSIONAL LAND SURVEYORS
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 www.pattonsurveying.com
 LAND SURVEYING FIRM CERTIFICATE OF AUTHORIZATION NUMBER LSF 001029

COMPUTATIONS BY: W.G.H.
 SURVEYED BY: J.J. & D.T.
 DRAFTED BY: W.G.H.
 CHECKED BY: C.M.P.

SUBDIVIDE SURVEY FOR:
CONNIE ALLEN & MARCUS T. ALLEN
 - LOCATED IN -
 LAND LOT 80
 10TH LAND DISTRICT
 HALL COUNTY, GEORGIA

REVISIONS

No.	DATE	DESCRIPTION
1.	04/09/2024	DESCRIBED PARCEL "A"
2.	07/26/2024	REVISED PROPERTY LINE TO AVOID SEPTIC
3.	08/09/2024	DRAIN FIELD PER COUNTY COMMENTS

SHEET NUMBER:
1 of 1
 SCALE: 1" = 40'
 SURVEY DATE: 07/25/2024
 PLAT DATE: 11/01/2023
 23-097.dwg
 JN. 23-097

