

eFiled & eRecorded
DATE: 10/17/2019
TIME: 8:18 AM
PLAT BOOK: 00877
PAGE: 00407
RECORDING FEES: \$8.00
PARTICIPANT ID: 3153517043
CLERK: Charles Baker
Hall County, GA
NOTE: by ch 2 of 3

GEORGIA PREMIER LAND SERVICES, INC. IS NOT RESPONSIBLE FOR AND DOES NOT
WARRANT THE EXISTING INFORMATION AND INTERPRETATION AS PROVIDED HEREON.
THIS INFORMATION IS FOR GENERAL USE ONLY. THE USER SHALL BE RESPONSIBLE FOR
GUARANTEEING ITS ACCURACY. IT IS RECOMMENDED THAT THE CLIENT OR USER OF
THIS DATA VERIFY THIS INFORMATION WITH THE DRIVING ACTIVITY.

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 § 8.186.020 and § 8.186.030)

This property IS located in a flood hazard area as shown on flood insurance
rate map #1313900288 G, Hall County Georgia, dated 04/04/2018

This property IS located in the Hall County Future Flood Zone per
Hall County GIS

OWNERS, OCCUPANTS, AND USERS OF PROPERTY SHOWN ON THIS PLAT ARE HEREBY
INFORMED OF THE IMPACTS ASSOCIATED WITH NORMAL FARMING PRACTICES WHICH
MAY TAKE PLACE ON ADJACENT AND NEARBY PROPERTY, INCLUDING, BUT NOT LIMITED
TO NOISE, DUST, THE OPERATION OF MACHINERY OF ANY KIND, THE STORAGE
AND HANDLING OF MANURE, AND THE APPLICATION OF FERTILIZERS, HERBICIDES, AND
PESTICIDES. THEREFORE OWNERS, OCCUPANTS, AND USERS OF THE PROPERTY SHOWN
ON THIS PLAT SHOULD BE PREPARED TO EXPECT THE EFFECTS OF SUCH PRACTICES.

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)

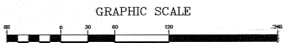
If property is located in the North Oconee Watershed District, then additional
stream buffers and impervious setbacks may be required for compliance.
(Hall County Code § 17.225.040)

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN
ABSTRACT OF TITLE. SUBJECT AND ADJACENT PROPERTY
OWNER'S DEED REFERENCES WERE PROVIDED BY GEORGIA
PREMIER LAND SERVICES, INC. AND ARE NOT GUARANTEED
AS TO ACCURACY OR COMPLETENESS.

THIS CERTIFICATION, AS SHOWN HEREON, IS PURELY A
STATEMENT OF PROFESSIONAL OPINION BASED ON
KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON
EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE
AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR
IMPLIED WARRANTY OR GUARANTEE.

- REFERENCES:
- 1) QUILICAM DEED RECORDED IN DEED BOOK 1796, PAGE 198, HALL COUNTY RECORDS.
 - 2) QUILICAM DEED RECORDED IN DEED BOOK 5334, PAGE 234, HALL COUNTY RECORDS.
 - 3) WARRANTY DEED RECORDED IN DEED BOOK 499, PAGE 214, HALL COUNTY RECORDS.
 - 4) EASEMENT FOR RIGHT-OF-WAY AS PROVIDED BY GEORGIA POWER COMPANY.
 - 5) WARRANTY DEED RECORDED IN DEED BOOK 854, PAGE 200 HALL COUNTY RECORDS.

P.O.R.
JURISDICTION OF N.W.
RIGHT-OF-WAY AND
LAND LOT LINE COMMON
TO LAND LOTS 2&3 & 2&4



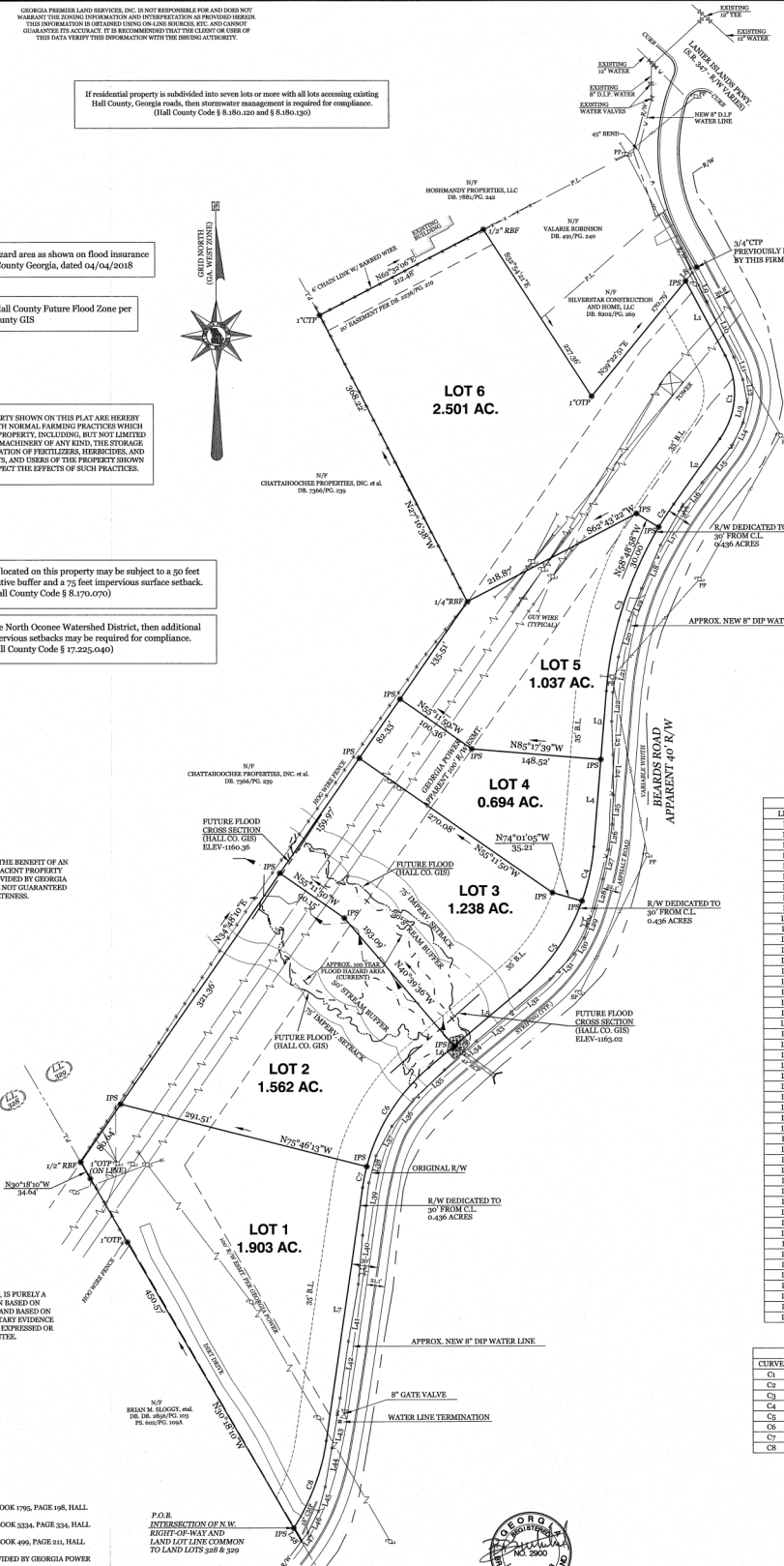
STRUCTURES VISIBLE ON THE DATE OF SURVEY ARE SHOWN HEREON.
LOCATIONS ARE ACCURATE ONLY WHERE DIMENSIONED.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR
ENTITY NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO
ANY UNNAMED PERSON WITH OR WITHOUT REPRODUCTION BY THE SURVEYOR.
NAMING SAID PERSON.

No.	By	Date	Revision

Cadd File No: 1818667\BeardRoad\167\FINAL.DWG

OWNER/SUBDIVIDER
SILVERSTAR CONSTRUCTION
AND HOME, LLC
410 THUNDER ROAD
BUFORD, GA. 30518
PHONE: 770-318-7330



LINE	LENGTH	BEARING
L1	96.62	S07°02'30\"/>
L2	91.65	S38°22'30\"/>
L3	78.40	S04°42'30\"/>
L4	100.13	S04°02'21\"/>
L5	98.67	S90°02'14\"/>
L6	37.94	S90°02'14\"/>
L7	292.75	S08°02'14\"/>
L8	12.16	N39°22'51\"/>
L9	36.95	S86°17'17\"/>
L10	73.60	S07°02'14\"/>
L11	27.66	S11°52'12\"/>
L12	26.72	S07°02'14\"/>
L13	23.63	S11°52'12\"/>
L14	28.23	S07°44'19\"/>
L15	55.13	S90°02'14\"/>
L16	36.21	S07°02'14\"/>
L17	20.27	S07°02'14\"/>
L18	24.25	S23°48'43\"/>
L19	29.76	S12°14'40\"/>
L20	43.20	S15°36'57\"/>
L21	40.66	S09°02'14\"/>
L22	33.60	S07°02'14\"/>
L23	38.24	S02°02'49\"/>
L24	46.03	S06°32'01\"/>
L25	33.49	S02°42'07\"/>
L26	29.31	S07°02'14\"/>
L27	34.14	S12°02'49\"/>
L28	34.62	S15°42'37\"/>
L29	35.76	S07°02'14\"/>
L30	21.39	S07°45'13\"/>
L31	40.16	S47°07'15\"/>
L32	28.13	S07°02'14\"/>
L33	52.11	S10°16'03\"/>
L34	49.37	S48°03'19\"/>
L35	45.66	S07°02'14\"/>
L36	39.68	S07°02'14\"/>
L37	38.48	S18°15'04\"/>
L38	31.81	S07°02'14\"/>
L39	66.70	S08°45'09\"/>
L40	55.98	S09°11'31\"/>
L41	66.40	S07°02'14\"/>
L42	65.81	S08°22'14\"/>
L43	57.64	S09°28'09\"/>
L44	45.33	S09°02'14\"/>
L45	28.88	S15°19'36\"/>
L46	27.01	S06°30'30\"/>
L47	18.37	S10°02'42\"/>
L48	17.37	N30°18'20\"/>

CURVE	RADIUS	LENGTH	CHORD	BEARING
C1	91.00	100.40	95.38	N03°40'05\"/>
C2	420.00	31.45	31.45	S07°02'14\"/>
C3	420.00	168.72	166.95	S17°24'42\"/>
C4	240.00	63.84	63.66	N12°19'36\"/>
C5	240.00	125.64	124.60	N34°29'36\"/>
C6	220.00	128.53	128.97	S07°02'14\"/>
C7	220.00	24.54	24.52	S11°23'16\"/>
C8	220.00	107.20	106.38	N20°28'37\"/>

FINAL PLAT FOR
SILVERSTAR CONSTRUCTION
AND HOME, LLC
PARENT PARCEL NO. 07239 002062A



GEORGIA PREMIER
LAND SERVICES, INC.
PROFESSIONAL LAND SURVEYING
10000 CHICKENHEAD ROAD
CUMMINGS, GEORGIA 30629
LAND SURVEY FIRM CERT. #227

Date: 02.26.2019 Land Lot: 379 District: 7th
County: HALL, GEORGIA Scale: 1"=60'
Project: 18267 Drawn By: ADJ/BS Sheet No. 2 OF 3