eFiled and eRecorded DATE: 01/26/2023 TIME: 4:23 PM PLAT BOOK: 883 PAGE: 77 - 81 FILING FEES: \$50.00 PART ID: 3153517043 RECORDED BY: NB Charles Baker, C.S.C Hall County, GA



RECORDING PERMIT

Pursuant to the Hall County Subdivision Regulations, this plat is given final approval by the Hall County Planning Director. All of the conditions of approval having been completed, this document is breeby accepted and this approval granted under the authority of said Regulations.

Environmental Health Notes

- Environmental Health Notes

 All lost to be served by public water through City of Gainesville.

 All lost to be served by other Six Sevage Management Systems to be permitted by the Hall County
 Environmental Health Department.

 All lost meet Hall County Board of Health Lot Size Resolution requirements. Number of bedrooms
 permitted will be based on the non-restricted lot size and suitable soil area available for each lot.

 No permit applications will be accepted by the Hall County Environmental Health Department for any
 ide Without as Halp inn on a 1 Inch to 6 feet or less case leadwing boarde boated, ordreway (s),
 decks/porches, other amenties, primary and recovery absorption trenches with lengths of each
 trunch nuclea, Oab boundaries and labels, surface water and pring estables, seaments, topography.

- trench noted, soil boundaries and labels, surface water and spring sebacks, eastements, topography, and proposed gradury aerobic treatment units (Class I effluent), as required by the soil classifier.

 **Bard Labor 1 soils require aerobic treatment units (Class I effluent), as required by the soil classifier.

 **Must notify I fall (Canny) Environmental Health Department before burial of mulch, organic debris, trachs or other material, and when setting up hum pits.

 **Must stabling trading plans with specificat has application for any lots requiring extensive grade modification. Further soil studies may be required prior to the issuance of a septic tank permit or approval of an on-site sevoyage manners system.

 **Sail construction is prohibited without grading plans on all lots at time of septic system permit application.

(COUNTY OF HALL)

The owner of the land shown on this plat and whose name is subscribed thereto. and in person or through a duly authorized agent, acknowledges that this plat was made from an actual survey and dedicates to the use of the public forever, all streets, parks, drains, easements, and public grounds thereon shown, which comprise a total of __2.12__ acres, for the purposes therein expressed.

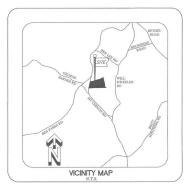


LOT CALLS

	(CURVE TAI	BLE	
CURVE	RADIUS	LENGTH	CHORD	BEARING
Cı	575.00	154.70	154.24	S83°34'10"E
C2	575.00	125.09	124.85	N82°29'25"I
Сз	575-00	124.40	124.16	N70°03'36"l
C4	575.00	25.19	25.19	N62°36'25"I
C ₅	325.00	36.06	36.04	N64°31'48"I
C6	325.00	75.82	75.65	N74°23'30"1
C7	325.00	62.53	62.43	N86°35'13"I
C8	12.00	11.18	10.78	N65°25'06"I
C9	50.00	42.74	41.45	N63°13'38"I
Cio	50.00	40.00	38.94	S69°21'59"E
C11	50.00	40.00	38.94	S23°31'55"E
C12	50.00	56.03	53.15	N31°29'22"H
C13	50.00	71.44	65-52	N75°28'24"V
C14	12.00	11.18	10.78	N61°13'16"W
C15	275.00	12.34	12.34	N89°11'12"W
C16	275.00	121.80	120.81	S76°50'21"W
C17	275.00	13.43	13.43	S62°45'04"V
C18	625.00	41.46	41.45	S63°15'07"W
C19	625.00	95.64	95-55	S69°32'11"W
C20	625.00	129.42	129.19	S79°51'09"W
C21	625.00	157.92	157.50	N86°58'36"V
C22	625.00	42.28	42.27	N77°48'00"V

	LINE TAB	LE
LINE	LENGTH	BEARING
Li	40.84	S 47°06'58" E
L2	76.25	S 34°53'47" W
L3	35-52	N 59°52'25" W
La	30.00	N 26°24'21" W

FINAL PLAT FOR MOUNT VERNON MANOR



ZONED R-1 LAND LOT 30 & 31 OF THE 11TH LAND DISTRICT HALL COUNTY, GEORGIA

OWNER/DEVELOPER: PHD DEVELOPMENTS, LLC MURRAYVILLE, GA. 30564 CONTACT: KENT HENDERSON

24 HOUR PHONE; 770-861-8880 EMAIL: henderson5266@yahoo.com

DESIGNER: MYERS & CO., INC.

P.O. BOX 634
GAINESVILLE, GA. 30503
CONTACT: ED MYERS
24 HOUR PHONE: 440-297-9793

Hall County Government HALL COUNTY September 18, 2018

Please be advised that in its meeting of September 13, 2018, the Hall County Board of Commissioners voted to approve the following application.

Application of Kent Henderson to rezone from A gricultural Residential-IV (AIV) to Residential-I(R-1) on 25.62a acres located on the cast side of Mount Vernon Road, 570a ft. from its intersection with Ben Parks Road, a La. 544d Mount Vernon Road, Zoned AR-IV, Tax Parrels 11031 000005. Proposed Us 23 to subdivision. Commission District 3.

CONDITIONS:

CONDITIONS.

CONDITIONS.

1 Development shall be limited to 23 lots as generally shown on the concept plan and described in the project starsive, modified as necessary fat compliance with development standard as the time of plan substitution.

2 Development shall be limited to loneas with no lass that L500 square shall be limited to loneas with no lass that L500 square shall be admitted to loneas and the notice and L500 square shall be admitted to lonear age wow or grappe and asolded from them. We also will access an internal needway, with no let having driveway access to Month Verron Endol.

3 The following statement negleting the potential impacts of agricultural stars and the start of the plan of very plan recorded on this property:

operations in the area shall be made part of any plat recorded on this procession in the area shall be made part of any plat recorded on the plat are hereby informed of the impacts associated with normal farming including, but not because the plat are hereby informed of the impacts associated with normal farming including, but not limited to notice, done, dut, the deperation of machinery of any kind, the storage and disposal of manner, and the conceptant, and error of the property shown on this plat tacked been conceptant, and error of the property shown on this plat tacked the plat and the plant of the plant center of the plant center of the property shall be a considered to the plant of the plant of the plant center of the plant cente

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE POOT IN 16,342 FEET AND AN ANGULAR ERROR OF 0.4* PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 442,555 FEET AND CONTAINS ±25.615 ACRES.

MANOR

MOUNT VERNON

31 OF]

GEORGIA PREMIER
LAND SERVICES, INC.
PROFESSIONAL LAND SURVEYING

NOTES:

Surveyor's certificate. It is hereby certified that this plat is true and correct and was prepared from an actual survey of the property made by me or under my supervision; that all monuments shown hereon actually exist or are maried as "Puture," and their location, sixe, pre, and material are correctly shown; and that all relevant requirements of the Hall County Zoniga and Subdivision Regulations have been

BB3 wthuland

J. TOTAL ACREAGE OF SITE 2,561,5 AC.
2. PROPRETY IS ZONED R.-1 SINGLE-FAMILY RESIDENTIAL.
3. TOTAL NUMBER OF LOTS 32.
4. MINIMAM LOT SIZE: 25,000 S.F.
5. SIDE: 157

SIDE: 157

REAR - 257

SIDE: 157

SIDE—16"

NEAR.—26"

N

CREEK CALLS

LINE TABLE
LINE LENGTH

			L2	40.36	S22°04'10"E
			L3	43.88	S00°04'53"E
003	CEDATATE	ONTAREA	L4	52.06	S24°19'32"E
CONSERVATION AREA			L5	44.87	S01°50'02"W
LINETABLE			1.6	93.46	S12°54'50"E
INE	LENGTH	BEARING	L7	72.26	S03°13'14"E
Eı	58.19	N 79°34'41" E	L8	46.92	So9°38'42"E
E2	12.59	N 76°22'31" E	L9	48.20	S17°51'35"E
E3	301.26	S 75°48'49" E	Lio	32.81	S02°18'28"W
E4	89.97	S 48°10'18" E	Lii	25-35	S12°02'18"W
Es.	147-53	S 01°40'10" W	L12	43.17	S23°01'41"E
E6	197.21	N 53°08'49" W	L13	30.45	S55°11'27"E
E7	155-29	N 81°55'59" W	L14	31.59	S33°04'05"E
E8	290.22	S 71°38'37" W	Lis	30.46	\$30°31'15"E
Eq	246.01	S 52°43'24" W	L16	31.55	S23°40'09"E
E10	91.03	N 44°31'40" W	L17	49.24	S12°51'50"W
E11	203.84	N 43°13'26" E	L18	45-42	S27°00'57"W
E12	78.58	N 63°03'37" W	L19	42.92	S12°45'15"W
E13	121.02	S 88°57'15" W	L20	25.66	S44°35'19"E
E14	270.70	N 64°08'19" E	L21	41.66	S09°10'51"E
E15	165.64	N 78°12'04" E	L22	6.17	S41°41'40"E
E16	158.88	N 56°02'23" E	L23	20.71	\$36°05'03"W
E17	105.36	N 00°00'00" E	L24	10.99	S11°15'29"W
E18	172.12	N 62°10'39" W	L25	26.50	S26°40'18"E
E19	119.11	N 07°24'26" E	L26	22.45	S19°51'32"E
E20	95-37	S 62°54'01" E	L27	17.52	S00°50'28"E

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