

eFiled and eRecorded
 DATE: 09/28/2022
 TIME: 10:37 AM
 PLAT BOOK: 882
 PAGE: 361 - 361
 FILING FEES: \$10.00
 PART ID: 3319889938
 RECORDED BY: J.P. Charles Baker, C.S.C
 Hall County, GA

Clerk of Court space

**ROY PARKS ROAD
 60' R/W**

**TRACT 1
 2.26 ACRES**

RECORDED BY THE END OF TRACT 3
 ALONG THE R/W BY FROM CL.
 TO THE CENTER OF PUBLIC R/W

**COURSES ALONG
 R/W OF ROY PARKS ROAD**

L1	N 10°34'06" E	27.53
L2	N 11°43'11" E	37.46
L3	N 11°30'38" E	36.75
L4	N 10°56'27" E	31.78
L5	N 09°56'48" E	43.95
L6	N 08°09'30" E	47.12

RECORDING PERMIT
 BY *[Signature]* 09/23/22 11-5305
 HALL COUNTY PLANNING COMMISSION

COURSES ALONG CL. BRANCH (#7 through #11)

L7	S 77°40'07" E	51.77
L8	S 24°56'24" E	29.29
L9	S 62°38'54" E	31.44
L10	S 47°09'06" E	49.73
L11	S 72°53'07" E	61.03
L12	N 54°00'31" E	19.82
L13	S 78°18'18" E	66.64
L14	S 41°45'59" E	30.50
L15	S 58°18'05" E	36.36
L16	S 47°17'01" E	33.99
L17	S 63°59'00" E	33.12
L18	S 103°00'00" E	25.07
L19	S 70°44'01" E	13.96
L20	S 15°41'38" E	28.21
L21	S 06°11'36" E	63.08
L22	S 56°11'36" E	33.00
L23	S 38°18'23" E	20.91
L24	S 56°12'43" E	48.45
L25	S 16°16'37" E	45.73
L26	S 62°01'21" E	44.94
L27	S 11°11'53" E	66.22
L28	S 83°08'38" E	46.52
L29	S 23°29'24" W	14.66
L30	S 51°49'41" E	16.75
L31	N 87°09'50" E	58.00
L32	S 01°08'36" E	22.95
L33	S 72°31'47" E	63.61
L34	S 02°20'07" E	16.94
L35	S 25°29'34" W	28.56
L36	S 39°48'47" E	29.07
L37	N 07°36'32" E	21.17
L38	N 06°36'32" E	22.00
L39	N 88°09'20" E	32.59
L40	N 88°09'20" E	29.59
L41	N 21°07'12" E	23.07
L42	S 09°44'06" E	26.52
L43	N 48°10'57" E	29.96
L44	S 76°05'25" E	59.83
L45	S 80°36'32" E	22.36
L46	N 59°24'24" E	28.50
L47	S 37°10'56" E	63.90
L48	N 64°34'04" E	13.21
L49	N 02°08'27" E	20.33
L50	N 89°41'16" E	51.39
L51	S 11°27'24" W	14.83
L52	N 79°10'19" E	29.66
L53	S 89°23'56" E	76.39
L54	S 55°38'39" E	58.86
L55	S 69°15'00" E	78.07
L56	S 70°31'06" E	50.21
L57	S 59°33'47" E	49.30
L58	S 42°45'07" E	47.89
L59	S 39°48'25" E	32.01
L60	S 59°31'39" E	80.18
L61	S 74°44'41" E	27.80
L62	S 61°13'21" E	53.72
L63	S 51°33'24" E	83.94
L64	N 04°36'21" E	28.69
L65	S 88°36'24" E	51.37
L66	S 87°00'48" E	73.94
L67	S 84°45'39" E	84.41
L68	N 51°34'20" E	14.82
L69	N 64°10'58" E	11.86
L70	N 74°29'45" E	22.27
L71	S 47°58'58" E	18.33

LEGEND

- ////// IRON PIN FOUND
- IP5 IRON PIN SET 1/2" RB
- R/W RIGHT OF WAY
- P.P. POWER POLE
- INT. INTERSECTION
- CL. CENTERLINE
- CL. PROPERTY LINE
- CONCRETE MONUMENT
- COMPUTED POINT
- X--- FENCE
- N--- POWER LINE
- N/W NOW OR FORMERLY
- PTBP PIN TO BE PLACED



2+3
 This property meets the lot size as required by the Hall County Board of Health. This lot has not been approved for an on site sewage management system. Suitable soils will be required prior to approval or issuance of an on site sewage system permit.

TR 1 : BEGINNING AT AN IRON PIN FOUND BEING 0.50 MILES FROM THE INTERSECTION OF AL MANGUM ROAD AND ROY PARKS ROAD.

TR 2 : BEGINNING AT AN IRON PIN FOUND BEING 0.28 MILES FROM THE INTERSECTION OF AL MANGUM ROAD AND ROY PARKS ROAD.

TR 3 : BEGINNING AT AN IRON PIN FOUND BEING 0.26 MILES FROM THE INTERSECTION OF AL MANGUM ROAD AND ROY PARKS ROAD.

PORTIONS OF THIS PROPERTY ARE IN A FLOOD HAZARD AREA AS PER FEMA MAPS OF HALL COUNTY GA. #13139 C031F and 13139C C032F, DATED 09/25/2006; and JACKSON CO. MAP # 13157C 0105C DATED 12/17/2010.

THIS IS a future flood zone as per Hall County GIS online data.

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. (HALL COUNTY CODE (17,265.040)

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 17,255.040)

If residential property is subdivided into seven lots or more with all lots accessing existing Hall County roads, then stormwater management is required for compliance. (HALL COUNTY CODE 8,180,120 & 8,180,130)

REFERENCES:
 PLAT BK. 94 p.194

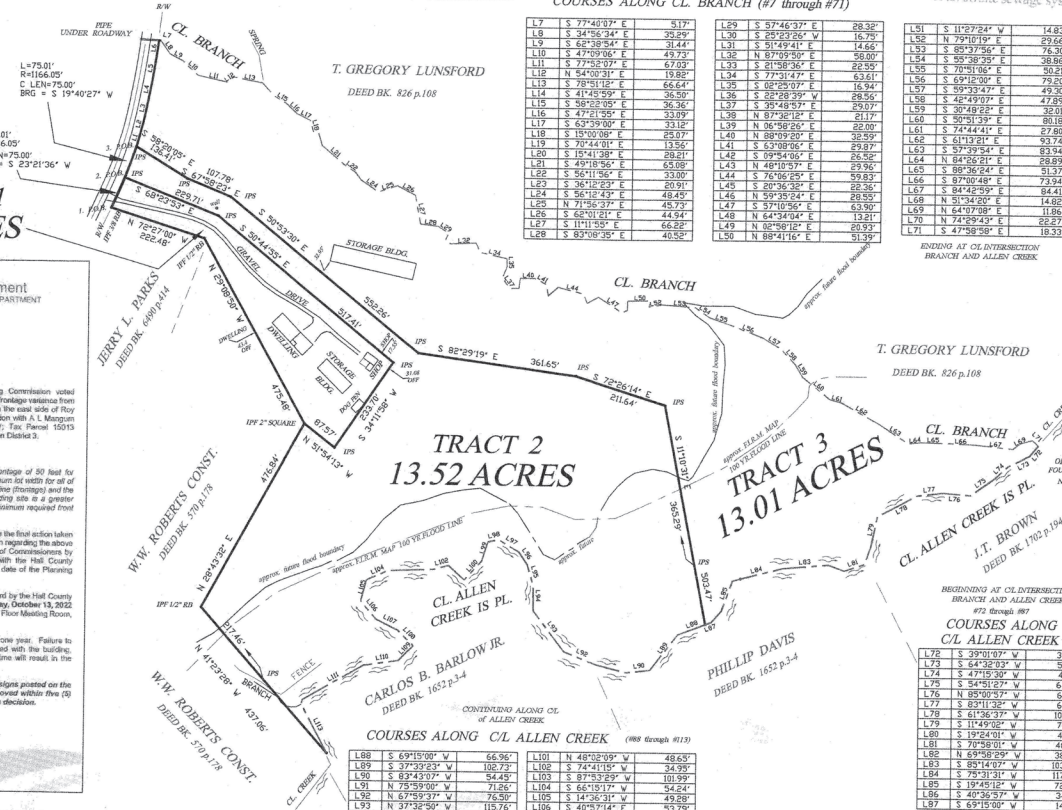
THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE SEARCH. THIS IS A RETRACTION OF AN EXISTING SURVEY AS PROVIDED BY OWNER OR OTHERS. NEW LINES AND OR PARCELS ARE SHOWN AS BY OWNER OR CONTRACTOR. OWNER HAS NOT CONTRACTED SURVEYOR TO RESEARCH DEEDS, EASEMENTS, OR ZONING ORDINANCES AS THEY PERTAIN TO THIS SURVEY. MINIMAL RESEARCH INTO DEEDS WITHOUT BENEFIT OF A TITLE SEARCH HAS BEEN DONE.

NOTE: THIS PLAT OR SURVEY WAS MADE FOR THE SOLE USE OF THE PARTY OR PARTIES NAMED BELOW ON THE TITLE SURVEY FOR ANY THIRD PARTY USE OF THIS OR ANY PORTION OF THIS PLAT TO BE AT THEIR OWN RISK.



ELECTRONIC TOTAL STATION USED FOR MEASUREMENT OF ANGLES AND DISTANCES. THIS PLAT HAS BEEN COMPUTED TO HAVE A CLOSURE IN EXCESS OF 1/10,000 FEET PLUS. THE ANGULAR ERROR IS 0.06 SECONDS OR LESS PER ANGLE POINT. THE FIELD DATA CLOSURE WHICH THIS PLAT IS BASED HAS A PRECISION OF 1 FOOT IN 20,000 PLUS.

RIGHT OF WAY INFORMATION IS TAKEN FROM EVIDENCE SUCH AS VERBAL, PLATS OR SURVEYS IN THIS AREA OR OTHER COMMON KNOWLEDGE. COVER OF ROAD IS USED AS CENTER OF RIGHT OF WAY IF OTHER EVIDENCES ARE NOT APPARENT OR AVAILABLE WITHIN THE SCOPE OF THIS SURVEY. RIGHT OF WAY SHOWN IS THE OPINION OF THIS SURVEYOR AS TO LOCATION.



COURSES ALONG CL ALLEN CREEK (#8 through #13)

L88	S 69°15'00" W	66.90
L89	S 37°32'31" W	102.75
L90	S 82°43'07" W	54.45
L91	N 78°39'00" W	71.26
L92	N 67°59'37" W	76.50
L93	N 37°32'20" W	119.76
L94	N 00°16'16" W	56.01
L95	N 16°18'19" W	50.82
L96	N 35°19'20" W	34.09
L97	N 59°26'16" W	53.99
L98	S 76°32'44" W	24.39
L99	S 17°41'24" W	45.48
L100	S 41°49'05" W	58.48
L101	N 48°32'00" W	48.65
L102	S 74°41'10" W	34.98
L103	S 87°03'29" W	101.99
L104	S 68°15'17" W	34.24
L105	S 14°36'31" W	49.28
L106	S 40°57'14" E	53.79
L107	S 63°18'08" E	56.74
L108	S 44°42'09" E	48.03
L109	S 44°01'42" E	47.27
L110	S 81°09'33" W	79.70
L111	S 60°16'51" W	158.97
L112	S 28°16'19" W	11.61
L113	S 88°02'23" E	124.99

Hall County Government
 PLANNING AND DEVELOPMENT DEPARTMENT

September 7, 2022

Douglas Shadburn
 3667 Roy Parks Road
 Tallapoosa, GA 30565

Dear Mr. Shadburn:

On September 6, 2022 the Hall County Planning Commission voted approval, with conditions of your application for a road frontage variance from 150 feet to 50 feet on a 29.52 acre tract located on the east side of Roy Parks Road, approximately 0.14 mile from its intersection with A.L. Mangum Road; a.k.a. 3667 Roy Parks Road; Zone: AR-R; Tax Parcel: 15013 000023C; Proposed size: 3 lot subdivision; Commission District: 3.

Conditions:

- For \$17,240.180, the minimum required lot frontage of 80 feet for Tract 1 and 2 shall be maintained as the minimum lot width for all of that portion of the lot between the front property line (fronting) and the actual lotting site on the lot, even if the lotting site is at a greater distance from the front property line than the minimum required front setback.

The Planning Commission's decision on this item will be the final action taken unless appealed. The Planning Commission's decision regarding the above request may be appealed to the Hall County Board of Commissioners by filing an application and appropriate appeal fee with the Hall County Planning Department within five working days of the date of the Planning Commission's decision.

If appealed, the above-referenced request will be heard by the Hall County Board of Commissioners at a public hearing on **Thursday, October 13, 2022** at 6:00 p.m. at the Hall County Government Center, 2nd Floor Meeting Room, 2875 Blowers Bridge Road, Gainesville, Georgia.

Approval of your application by the Board is valid for one year. Failure to obtain the proper permits and/or licenses and proceed with the building, occupancy or establishment of business within that time will result in the Board's approval becoming null and void.

Please remember that removal of all Public Notice signs posted on the property is your responsibility and should be removed within five (5) working days following the Planning Commission's decision.

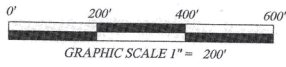
If you have any questions, please call this office.

Sincerely,
 Randall Dexton,
 Director

hd

As required by subsection (d) O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approval or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, 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 O.C.G.A. Section 15-6-67.

[Signature]
 Joseph n. Savage GA. RLS. #2305



SAVAGE AND ASSOCIATES
 GAINESVILLE (770) 967-1565
 P.O. BOX 7189
 CHESTNUT MTN, GA 30502

ADDRESS: 3667 ROY PARKS ROAD
 TALMO, GEORGIA 30506
 TAX PARCEL # 15013 000023C

FIELD MAY 01, --- JUNE 7, 2022
 PLATTED JUNE 07, 2022
 REVISED JULY 21, 2022
 REVISED per buildings AUG.15, 2022
 REVISED zoning letter September 20, 2022

JOB NO. SHADBURN-3

DIVISION SURVEY
28.79 ACRES
 TAX PARCEL # 15013 000023C

SURVEY FOR:
GRACE SHADBURN

LOCATED IN:
 TADMORE DISTRICT # 268
 HALL COUNTY, GEORGIA