

CLERK OF THE COURT FILING INFORMATION

NOTES:

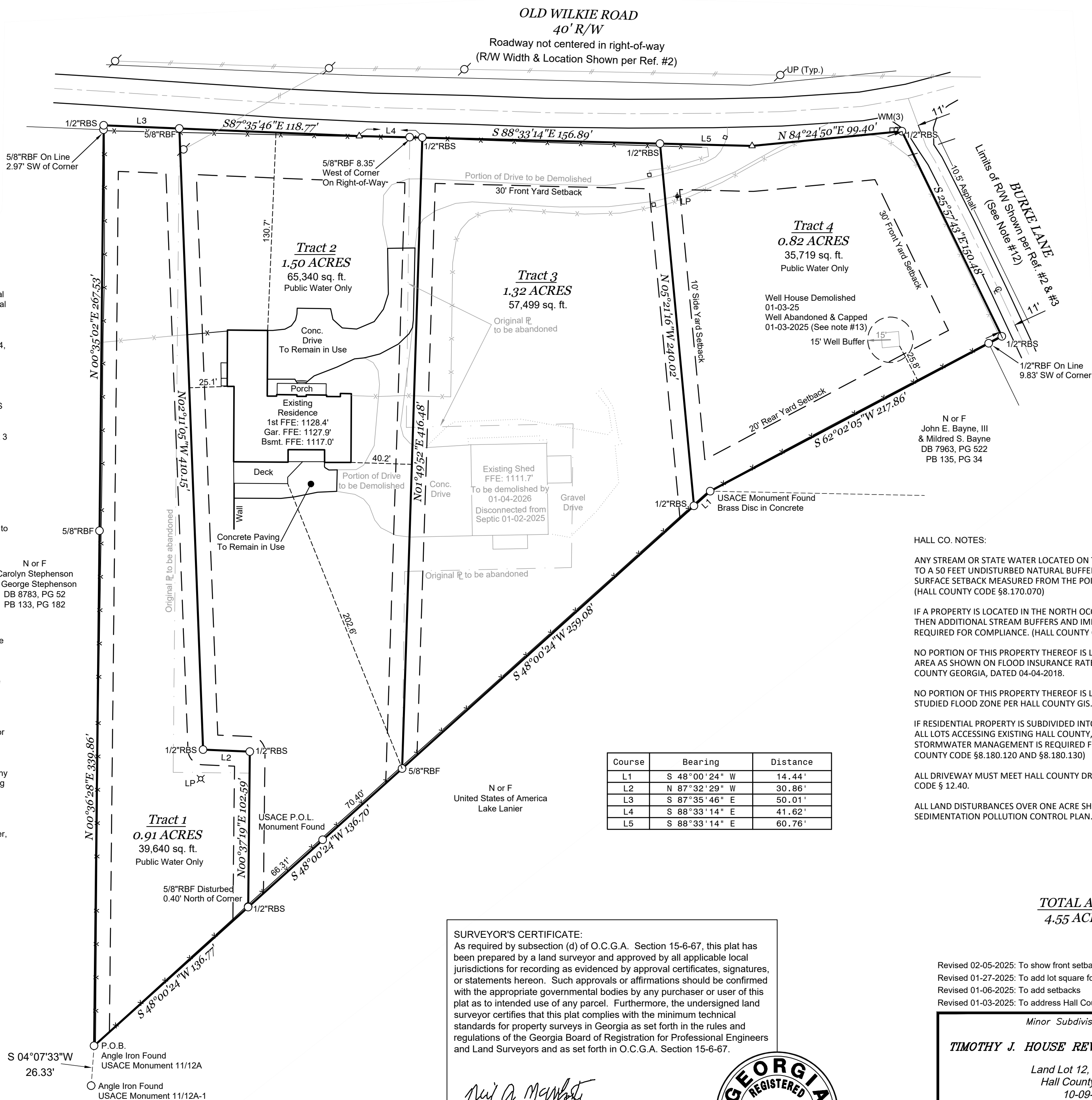
1. Field Data: This survey was conducted using GPS, static and real time kinematic methods. A relative positional precision, for horizontal measurements, of less than 0.07" + 50ppm at the 95% confidence interval was achieved.
2. Field Measurements were taken with a Leica TS12, a Carlson BRx7, dual frequency receiver base station and rover on 09-05-2024, 09-25-2024 and were adjusted using the Least Squares Method.
3. Bearings are based on Grid North, Ga West Zone, NAD 83 and established using a Carlson BRx7, dual frequency receiver base station and rover.
4. Elevations are based on NAVD88 and were established using a Carlson BRx7, dual frequency receiver base station and rover. GPS positions were solved using the NOAA Online Positioning User Service.
5. Plat Precision: Tract 1 - 1'/120,666'; Tract 2 - 1'/148,043'; Tract 3 - 1'/129,755'; Tract 4 - 1'/117,316'.
6. The public records referenced hereon reflect only those records necessary to establish the boundaries hereon, and reference to the same does not and is not intended to constitute a title search or title opinion.
7. This property is not located in a Flood Hazard Area as indicated on F.I.R.M. No. 13139C0075G, dated 04-04-2018.
8. Building setbacks and buffers may not be shown hereon. They are governed by the local jurisdiction and should be confirmed prior to land planning or construction activities.
9. Pin # of surveyed parcel: 10012 000056, 10012 000057, 10012 000028
10. Current Zoning - V-C
A. Minimum Setbacks
• Front Yard Setback - 30'
• Side Yard Setback - 10'
• Rear Yard Setback - 20'
11. No evidence of state waters exist on this site as shown hereon. However, should a qualified environmental engineer or county agency determine that additional state waters exist, county and state buffers will apply.
12. RIGHT OF WAY NOTE: References 1, 2, and 3 describe the right-of-way of Burke Lane as being 10' from the centerline of the road. The distance between the current centerline location of Burke Lane and the right-of-way line described in references 1, 2, and 3 varies from 10' to 11'. The right-of-way line shown hereon is based on the written descriptions provided in references 1, 2, and 3.
13. Well abandoned and plugged/sealed per an affidavit dated 01-03-2025 and signed by Lamar Murphy, GA Water Well Contractor Licensee #109.

REFERENCES:

1. A Limited Warranty Deed between Timothy J. House, and Timothy John House as Trustee of the Timothy John House Revocable Living Trust, dated 03-30-2018 and recorded in DB 8064, PG 283 of Hall County records.
2. A Survey for: Tim House, by Chastain & Associates, P.C., dated 05-13-2015, last revised 07-07-2015.
3. A Quit Claim Deed between Donald Glover, and Katherine Glover, dated 07-21-2010 and recorded in DB 6723, PG's 73 - 74 of Hall County records.
4. A Survey for: Tim House, by Chastain & Associates, P.C., dated 05-13-2015 and recorded in Plat Book 870, Page 125.

LEGEND	
OTPF	Open Top Pin Found
CTPF	Crimp Top Pin Found
CTPS	Crimp Top Pin Set
RBF	Rebar Found
RBS	Rebar Set
B/L	Building Line
DB	Deed Book
PB	Plat Book
UP	Utility Pole
R/W	Right-of-Way
N or F	Now or Formerly
PL	Property Line
CL	Center Line
L.L.L.	Land Lot Line
P.O.C.	Point of Commencement
P.O.B.	Point of Beginning
P.O.L.	Point On Line
USACE	U.S. Army Corps of Eng.
---	Land Lot Line
-x-x-	Fence
-#-#-	Overhead Wire
-/-/-	Not to Scale
Δ	Calculated Point

0 50 100 150 200
SCALE: 1" = 50'



Course	Bearing	Distance
L1	S 48°00'24" W	14.44'
L2	N 87°32'29" W	30.86'
L3	S 87°35'46" E	50.01'
L4	S 88°33'14" E	41.62'
L5	S 88°33'14" E	60.76'

SURVEYOR'S CERTIFICATE:

As required by subsection (d) of 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, or statements hereon. Such approvals 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.

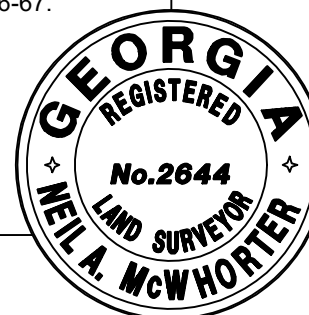
Neil A. McWhorter

Neil A. McWhorter, GA RLS # 2644

K.E.Q., Inc. Certificate of Authorization Number LSF000275

10-09-2024

Date



HALL CO. NOTES:

ANY STREAM OR STATE WATER LOCATED ON THIS PROPERTY MAY BE SUBJECT TO A 50 FEET UNDISTURBED NATURAL BUFFER AND A 75 FEET IMPERVIOUS SURFACE SETBACK MEASURED FROM THE POINT OF WRESTED VEGETATION. (HALL COUNTY CODE §8.170.070)

IF A 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)

NO PORTION OF THIS PROPERTY THEREOF IS LOCATED IN A FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAP #13139C0075G, HALL COUNTY GEORGIA, DATED 04-04-2018.

NO PORTION OF THIS PROPERTY THEREOF IS LOCATED IN THE HALL COUNTY STUDIED FLOOD ZONE PER HALL COUNTY GIS.

IF RESIDENTIAL PROPERTY IS SUBDIVIDED INTO SEVEN LOTS OF MORE WITH ALL LOTS ACCESSING EXISTING HALL COUNTY, GEORGIA ROADS, THEN STORMWATER MANAGEMENT IS REQUIRED FOR COMPLIANCE. (HALL COUNTY CODE §8.180.120 AND §8.180.130)

ALL DRIVEWAY MUST MEET HALL COUNTY DRIVEWAY REGULATIONS PER CODE § 12.40.

ALL LAND DISTURBANCES OVER ONE ACRE SHALL REQUIRE AN EROSION SEDIMENTATION POLLUTION CONTROL PLAN.

TOTAL AREA
4.55 ACRES

Revised 02-05-2025: To show front setback as being 30' from R/W

Revised 01-27-2025: To add lot square footage

Revised 01-06-2025: To add setbacks

Revised 01-03-2025: To address Hall County comments

Minor Subdivision Plat, for:

TIMOTHY J. HOUSE REVOCABLE LIVING TRUST

Land Lot 12, 10th District
Hall County, Georgia
10-09-2024

McWhorter
&

Anderson
LAND SURVEYING &
CIVIL ENGINEERING

416 Pirkle Ferry Road
Building H, Unit 300
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FILE: 13140MP