

eFiled & eRecorded
DATE: 1/9/2020
TIME: 8:54 AM
PLAT BOOK: 00878
PAGE: 00153
RECORDING FEES: \$110.00
PARTICIPANT ID: 3153517043
CLERK: Charles Baker
Hall County, GA
NOTE: by ch

- 1) ALL IPS ARE 1/2" REBAR WITH PLASTIC CAPS.
- 2) ALL LOTS TO BE SERVED BY ON-SITE SEWAGE SYSTEMS TO BE PERMITTED BY HALL CO. ENVIRONMENTAL HEALTH DEPT.
- 3) ALL LOTS TO BE SERVED BY PUBLIC WATER.

OWNERS ACKNOWLEDGMENT AND DECLARATION:

STATE OF GEORGIA, COUNTY OF HALL.
THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, AND DEDICATES BY THIS ACKNOWLEDGMENT AND DECLARATION TO THE USE OF THE PUBLIC FOR EVER ALL STREETS, SEWER COLLECTORS, LIFT STATIONS, DRAINS, EASEMENTS, AND OTHER PUBLIC FACILITIES AND APPURTENANCES THEREON SHOWN.

SIGNATURE OF OWNER: *William C. O'Kelley* DATE SIGNED: 12-20-19

PRINTED OR TYPED NAME OF OWNER: William C. O'Kelley

LEGEND

- ALL LOTS ARE 1/2" REBAR WITH PLASTIC CAPS.
- ALL LOTS TO BE SERVED BY ON-SITE SEWAGE SYSTEMS TO BE PERMITTED BY HALL CO. ENVIRONMENTAL HEALTH DEPT.
- ALL LOTS TO BE SERVED BY PUBLIC WATER.

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE CONVEYING PLATERS CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINGUISHLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.

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.

THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS MAP, PLAT, OR PLAN FOR FILING:

HALL COUNTY ENGINEERING
HALL COUNTY PLANNING
HALL COUNTY HEALTH

DATE: 1/3/2020
DATE: 1/7/2020
DATE: 1/10/2020

STRUCTURES VISIBLE ON THE DATE OF SURVEY ARE SHOWN HEREON. LOCATIONS ARE ACCURATE ONLY WHERE DIMENSIONED.
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE SURVEY AND ADJACENT PROPERTY OWNER'S DEED REFERENCES WERE PROVIDED BY GEORGIA PREMIER LAND SERVICES, INC. AND ARE NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS.

- REFERENCES:
- 1) WARRANTY DEED RECORDED IN DEED BOOK 6921, PAGE 333.
 - 2) HALL COUNTY RECORDS.
 - 3) SURVEY FOR WILLIAM C. O'KELLEY et al. RECORDED IN PLAT BOOK 854, PAGE 101, AFORESAID RECORDS.
 - 4) PROPERTY OF H.M. ABERCROMBIE RECORDED IN PLAT BOOK 38, PAGE 74, AFORESAID RECORDS.
 - 5) U.S. ARMY CORPS OF ENGINEERS BOUNDARY LINE AND FLOWAGE EASEMENT MAP AS PROVIDED BY LANIER PROJECT MANAGEMENT OFFICE.

Seal of the State of Georgia
Seal of the Hall County Board of Health
Seal of the Hall County Planning Commission
Seal of the Hall County Engineering Department

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.

A TOPCON ES-105 TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.
THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSEST PRECISION OF ONE FOOT IN 25,846 FEET AND AN ANGULAR ERROR OF 10" 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 107,418 FEET AND CONTAINS 49,410 ACRES.

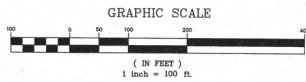
TRACT 1
40.291 ACRES
ZONED V-C

RECORDING PERMIT
BY *Ed Johnson* 1/16/20
HALL COUNTY PLANNING COMMISSION

V-C ZONING SETBACKS:
FRONT - 55 FEET FROM CENTER LINE OF ROAD OR 30 FEET FROM PROPERTY LINE, WHICHEVER IS GREATER
SIDE - 10 FEET
REAR - 20 FEET

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD	BEARING
C1	2740.50	62.47	62.47	S89°15'15"W
C2	384.18	87.15	86.97	N29°33'56"W
C3	273.20	49.45	49.35	N29°10'31"W

LINE TABLE		
LINE	LENGTH	BEARING
L1	117.77	S89°10'41"W
L2	76.78	S99°11'28"W
L3	44.68	S29°10'06"W
L4	41.09	S19°32'14"E
L5	30.42	S89°29'25"E
L6	145.51	S49°40'30"E
L7	67.97	S40°24'30"E
L8	230.68	S40°27'31"E
L9	61.95	N37°28'38"E
L10	63.81	N37°45'30"E
L11	60.65	N40°48'41"W
L12	45.85	N39°11'39"W
L13	47.59	N31°20'11"W
L14	52.31	N29°45'30"E
L15	52.48	N21°33'50"W
L16	82.46	N29°11'57"W
L17	53.39	N40°09'10"W
L18	25.39	N45°45'21"W
L19	38.75	N45°45'21"W
L20	33.84	N39°12'34"W
L21	38.54	N24°24'35"W
L22	39.36	N29°22'40"E
L23	34.59	N01°39'38"E
L24	132.84	N01°34'10"E



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 WITHOUT AN EXPRESS RE-CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.

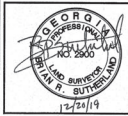
THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.

GEORGIA PREMIER LAND SERVICES, INC.
PROFESSIONAL LAND SURVEYING
10000 HUNTERS HILL ROAD
BURNING WOOD, GEORGIA 30559
(770) 644-3904 FAX (770) 644-3906
LAND SURVEYING CAN #1177



WILLIAM C. O'KELLEY
A PORTION OF TAX #1135 000001

LOCATED IN LAND LOTS 135, 136, 153 & 154 OF THE 11th LAND DISTRICT
HALL COUNTY, GEORGIA
SCALE 1" = 100'



DATE	NO	DESCRIPTION
12/27/19		
12/24/19		

1 of 1