

THIS BLOCK RESERVED FOR THE CLERK OF SUPERIOR COURT

GENERAL NOTES

FIELD MEASUREMENTS OBSERVED USING AN ICGE 189 MULTI-FREQUENCY RTK SATELLITE RECEIVER. RELATIVE POSITIONAL ACCURACY FOUND TO BE 0.07'.

FIELD DATA ADJUSTED USING THE LEAST SQUARES METHOD

BEARINGS AND DISTANCES SHOWN HEREON HAVE BEEN CALCULATED FOR CLOSURE AND FOUND TO HAVE A PRECISION OF 1 FOOT IN 286,098 FEET.

THIS PLAT DOES NOT CONSTITUTE AND SHALL NOT BE CONSTRUED AS A TITLE SEARCH OR REPORT, AND THUS MAY BE SUBJECT TO ANY EASEMENTS, RIGHT OF WAY OR RESTRICTIONS ONE MAY FIND.

TYPE OF SURVEY: COMBINATION

SOURCE OF TITLE DESCRIPTION FOR SUBJECT PROPERTY: DB 9195, pg 225 & DB 9362, pg 270

PROPERTY OWNERS AT TIME OF SURVEY: DENISE RENAE JACKSON REVOCABLE TRUST

PARCEL NUMBERS: 15018 000045 & 15018 000123

THIS SURVEY IS A RESULTING DETERMINATION BASED UPON AVAILABLE RECORDS (PUBLIC OR OTHERWISE PROVIDED) AND FIELD OBSERVATIONS. THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH OR TITLE OPINION BY WATKINS LAND SURVEYING, LLC AND IS SUBJECT TO THE DISCOVERY OF ADDITIONAL DOCUMENTATION THAT MAY AFFECT THE PROPERTY DESCRIBED HEREON. THIS SURVEY IS ONLY FOR THE USE AND BENEFIT OF THE PERSON(S) OR ENTITIES SPECIFICALLY STATED HEREON. NO LIABILITY IS EXTENDED TO ANY PERSON(S) OR ENTITIES THAT ARE NOT SPECIFICALLY STATED HEREON.

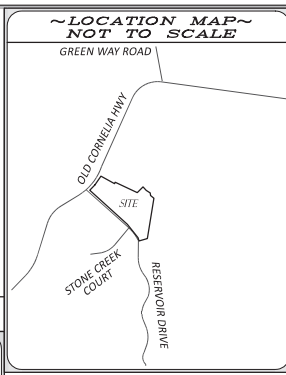
SURVEYOR CERTIFICATION

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, STAMPS, 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 COMPLES 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

JASON D. WATKINS, RLS #3241



PREPARED BY
WATKINS
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GA CERTIFICATE OF AUTHORIZATION NO. 1363



~LOCATION MAP~ NOT TO SCALE

GREEN WAY ROAD
OLD CORNELIA HWY
STONE CREEK COURT
RESERVOIR DRIVE
SITE

HALL COUNTY NOTES

ANY STREAM OR STATE WATER LOCATED ON THIS PROPERTY MAY BE SUBJECT TO A 50 FOOT UNDISTURBED NATURAL VEGETATIVE BUFFER AND A 75 FOOT IMPERVIOUS SURFACE SETBACK (HALL COUNTY CODE 17.025.070)

IF THE PROPERTY IS LOCATED IN THE NORTH OCOOEE WATERSHED DISTRICT, THEN ADDITIONAL STREAM BUFFERS AND IMPERVIOUS SETBACKS MAY BE REQUIRED FOR COMPLIANCE (HALL COUNTY CODE 17.225.040)

THIS PROPERTY OR A PORTION THEREOF IS NOT LOCATED IN A FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAP #13139C0225G, HALL COUNTY GEORGIA, DATED 12/1/2022.

THIS PROPERTY OR A PORTION THEREOF IS NOT 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 DRIVEWAYS MUST MEET HALL COUNTY DRIVEWAY REGULATIONS PER CODE 12.40.

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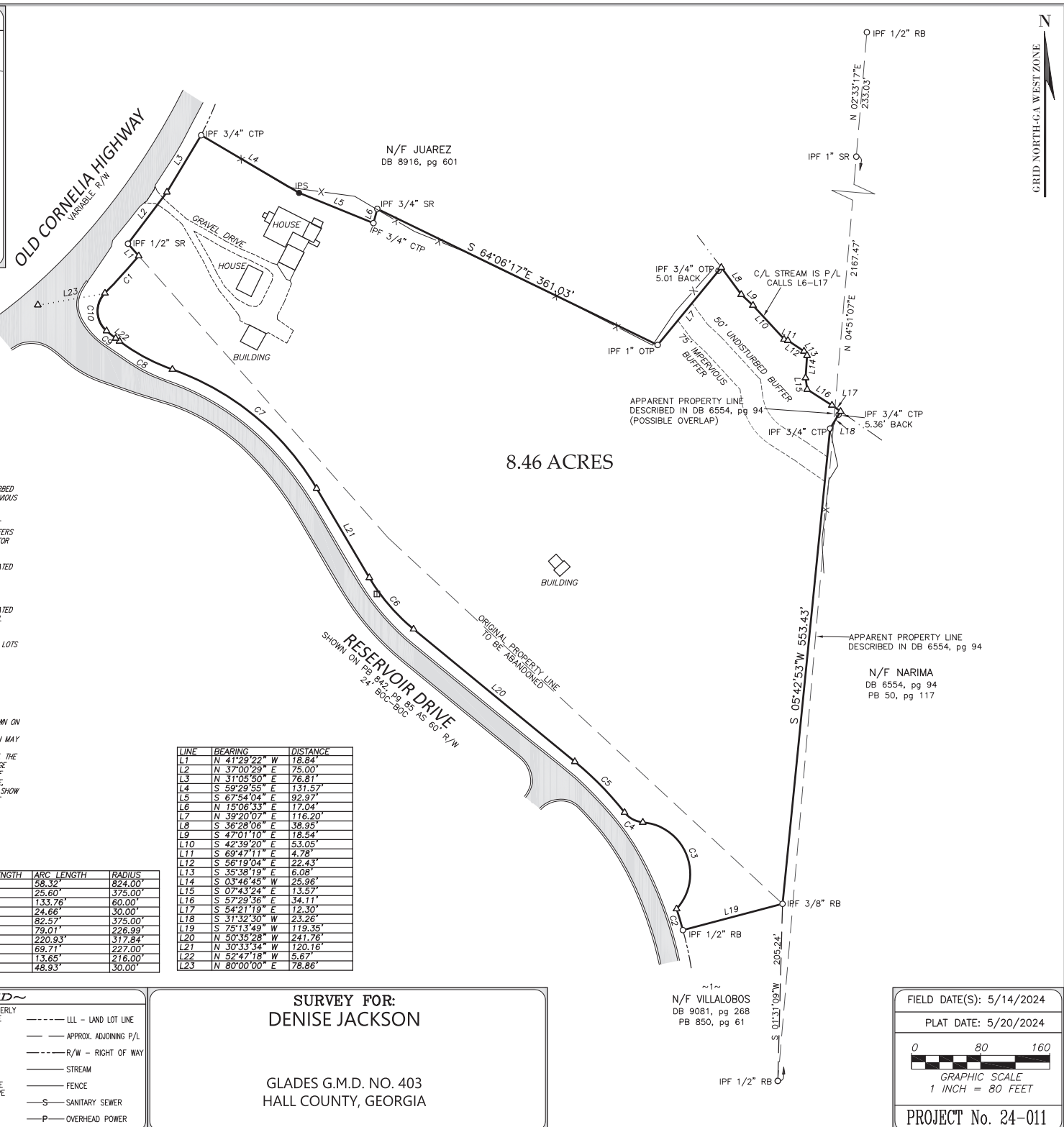
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CURVE	CHORD BEARING	CHORD LENGTH	ARC LENGTH	RADIUS
C1	N 42°16'39\"	58.30'	58.32'	824.00'
C2	N 16°36'58\"	25.60'	25.60'	375.00'
C3	N 21°18'04\"	107.73'	133.78'	60.00'
C4	N 61°36'49\"	23.97'	24.66'	30.00'
C5	N 44°22'18\"	82.40'	82.57'	375.00'
C6	N 40°37'10\"	78.61'	79.01'	226.99'
C7	N 50°28'21\"	216.51'	220.93'	317.84'
C8	N 61°55'13\"	69.44'	69.71'	227.00'
C9	N 50°58'39\"	13.65'	13.65'	216.00'
C10	N 02°26'41\"	43.68'	48.93'	30.00'

LINE	BEARING	DISTANCE
L1	N 41°29'22\"	18.84'
L2	N 37°00'29\"	75.00'
L3	N 31°05'50\"	76.81'
L4	S 59°29'55\"	131.57'
L5	S 67°54'04\"	92.97'
L6	N 15°06'33\"	17.04'
L7	N 39°20'07\"	116.20'
L8	S 36°28'06\"	38.95'
L9	S 47°01'10\"	18.54'
L10	S 42°39'20\"	53.05'
L11	S 69°47'11\"	4.78'
L12	S 56°19'04\"	22.43'
L13	S 35°38'19\"	6.08'
L14	S 03°46'45\"	25.96'
L15	S 07°43'24\"	13.57'
L16	S 57°29'36\"	34.11'
L17	S 54°21'19\"	12.30'
L18	S 31°32'30\"	23.26'
L19	S 25°13'49\"	119.35'
L20	N 50°35'28\"	241.76'
L21	N 30°33'54\"	120.16'
L22	N 52°47'18\"	5.67'
L23	N 80°00'00\"	78.86'

SURVEY	
DENISE JA	
GLADES G.M.	
HALL COUNT	

SURVEY FOR:
DENISE JACKSON

GLADES G.M.D. NO. 403
HALL COUNTY, GEORGIA

FIELD DATE(S): 5/14/2024
PLAT DATE: 5/20/2024
GRAPHIC SCALE
1 INCH = 80 FEET
PROJECT No. 24-011