

eFiled and eRecorded  
 DATE: 02/26/2024  
 TIME: 5:00 PM  
 PLAT BOOK: 884  
 PAGE: 358 - 358  
 FILING FEES: \$10.00  
 PART ID: 1360930986  
 RECORDED BY: CH  
 Charles Baker, C.S.C  
 Hall County, GA

**SURVEY NOTES:**

THIS PLAT HAS BEEN PREPARED FOR THE EXCLUSIVE USE AND PURPOSE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. SAID CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR.

THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS, R/W'S, ETC., OF RECORD OR NOT OF RECORD, ABOVE OR BELOW GROUND. ALL MATTERS OF TITLE ARE EXCEPTED.

THE PUBLIC RECORDS REFERENCED HEREON REFLECT ONLY THOSE RECORDS NECESSARY TO ESTABLISH THE BOUNDARIES SHOWN HEREON, AND REFERENCE TO THE SAME DOES NOT AND IS NOT INTENDED TO CONSTITUTE A TITLE SEARCH OR TITLE OPINION.

ACCORDING TO FIRM MAP NO. 13139C 0310F, DATED 09/29/2006, THIS PROPERTY IS NOT LOCATED IN FLOOD HAZARD AREA.

MAP PARCEL # 15023000173

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67. AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

**SURVEY ACCURACY NOTES:**

- 1.) FIELD DATA: AVERAGE GPS HORIZONTAL SIGNAL ACCURACY: 0.035'
- 2.) MEASUREMENTS WERE TAKEN WITH A CARLSON BRX6+ RECEIVER USING RTK METHODS PROCESSED WITH gGPS NETWORK.
- 3.) PLAT PRECISION: 1/965,281'
- 4.) THIS PLAT HAS BEEN DONE FOR THE USE AND PURPOSE OF THE CLIENT ASCRIBED AND CONTRACTED WITH BELOW. ALL OTHER PARTIES ARE SUBSEQUENTLY PUT ON NOTICE AS TO THE LIMITED DEGREE OF RELIANCE UPON THIS PLAT BY THIRD PARTIES.
- 5.) THE PUBLIC RECORDS REFERENCED HEREON REFLECT THOSE RECORDS NECESSARY TO THE BOUNDARY OF THE SUBJECT PROPERTY. THEY DO NOT CONSTITUTE A TITLE SEARCH. PROPERTY IS SUBJECT TO ALL RIGHT OF WAYS, EASEMENTS, AND RESTRICTIONS OF RECORD.
- 6.) THE NORTH MERIDIAN SHOWN HEREON IS BASED ON GRID NORTH GA WEST ZONE OBTAINED BY GPS RTK METHODS.

**REFERENCES:**

- 1) DEED BOOK 8444, PAGE 675.
- 2) RIGHT-OF-WAY DEED RECORDED IN DEED BOOK 7093, PAGE 521-525.



Hall County Government  
 (STATE OF GEORGIA)

HALL COUNTY  
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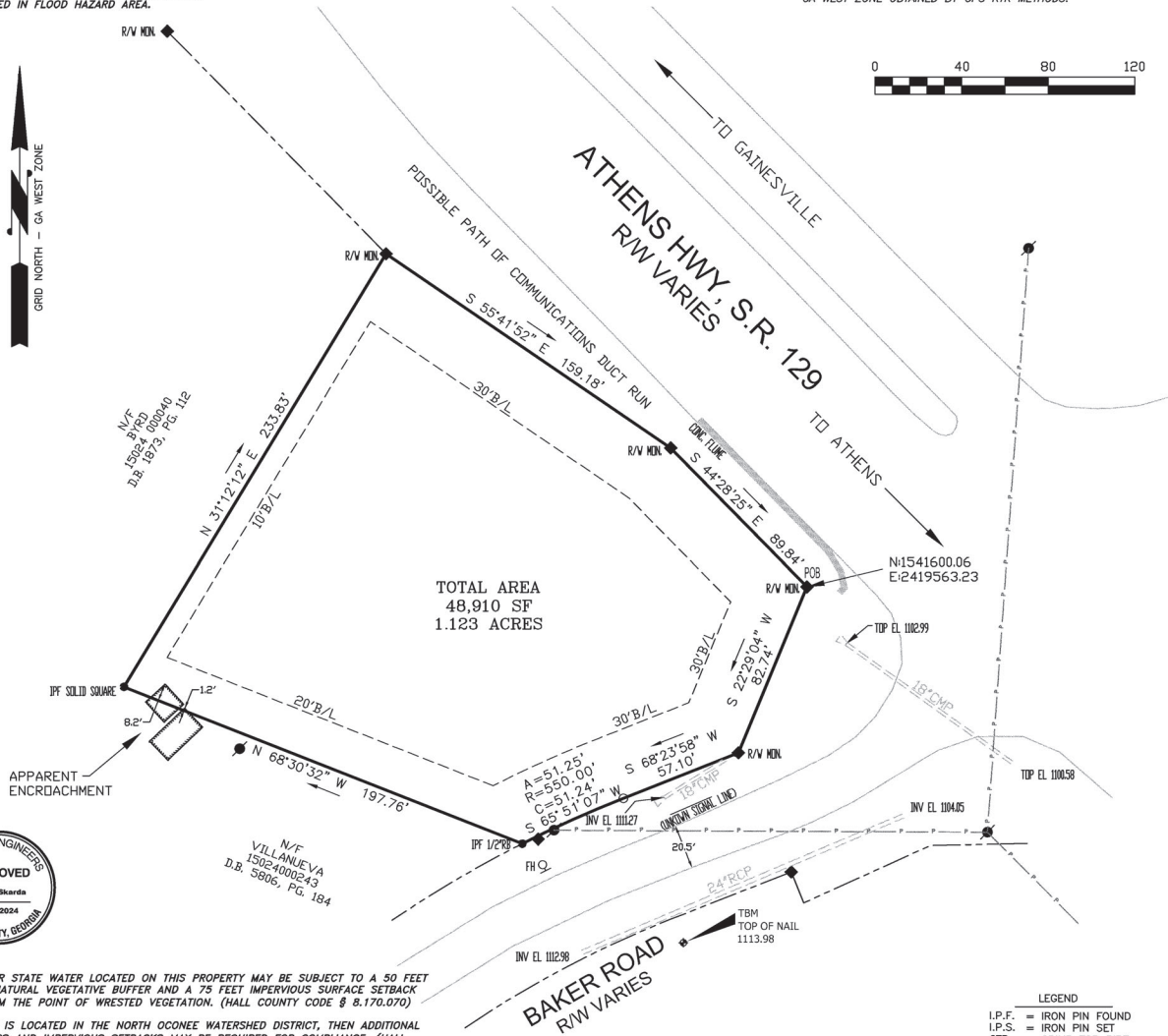
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TOTAL AREA  
 48,910 SF  
 1.123 ACRES

BOUNDARY SURVEY FOR:  
**GUSTAVO BURCIAGA**

Surveyed by:  
**ROBBIE HENDERSON**  
 Surveying & Planning  
 2450 FREEDOM PARKWAY, SUITE 111  
 CUMMING, GEORGIA 30041  
 PH: 706-654-2015  
 COA:LSF #00142

Deuteronomy 19:14  
 Thou shalt not remove thy neighbor's landmark, which he has set. For the inheritance which thou shalt inherit in the land that the Lord thy God giveth thee to possess it.

**SURVEYOR'S CERTIFICATE**  
 As required by subsection (c) of O.C.G.A. Section 15-6-67, this map or plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by the 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 the survey or map 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 Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67.

"I do hereby certify that the monuments and improvements shown hereon actually exist except as otherwise indicated, and that their location, size, type and material are correctly shown."

*Jason Skarda*  
 Jason Skarda  
 2/24/2024  
 HALL COUNTY, GEORGIA



ANY STREAM OR STATE WATER LOCATED ON THIS PROPERTY MAY BE SUBJECT TO A 50 FEET UNDISTURBED NATURAL VEGETATIVE 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)

THIS PROPERTY OR A PORTION THEREOF IS NOT LOCATED IN A FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAP #13139C 0070G, HALL COUNTY GEORGIA, DATED 04/04/2018.

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 OR MORE WITH ALL LOTS ACCESSING EXISTING HALL COUNTY, GEORGIA ROADS, THEN STORMWATER MANAGEMENT IS REQUIRED FOR COMPLIANCE. (HALL COUNTY CODE § 8.180.160)

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

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



RECORDING PERMIT  
 By **Brittany Walker**  
 HALL COUNTY PLANNING COMMISSION  
 DATE: 2/1/2024

- LEGEND**
- I.P.F. = IRON PIN FOUND
  - I.P.S. = IRON PIN SET
  - CTP = CRIMP TOP PIPE
  - R/W = RIGHT OF WAY
  - P/L = PROPERTY LINE
  - C/L = CENTER LINE
  - B/L = BUILDING LINE
  - LL = LAND LOT
  - LLL = LAND LOT LINE
  - P.P. = POWER POLE
  - P- = POWER LINE
  - N/F = NOW OR FORMERLY
  - D.B. = DEED BOOK
  - P.B. = PLAT BOOK
  - PG. = PAGE
  - 25' SB = 25' STATE BUFFER
  - 50' UB = 50' UNDISTURBED BUFFER
  - 75' IS = 75' IMPERVIOUS SETBACK

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