

eFiled and eRecorded

DATE: 04/08/2025

TIME: 11:05 AM

PLAT BOOK: 887

PAGE: 13 - 13

FILING FEES: \$10.00

RECORDED BY: TH

Mark Pettitt

Hall County, GA

RESERVED FOR CLERK OF COURT

TEXT LEGEND  
OTPF = OPEN TOP FOUND  
CTPF = CRIMPED TOP FOUND  
RBF = REBAR FOUND  
CMF = CONCRETE MONUMENT  
IPS = IRON PIN SET (1/2" REBAR)  
R/W = RIGHT OF WAY  
BSL = BUILDING LINE  
N/F = NOW OR FORMERLY  
DB = DEED BOOK  
PB = PLAT BOOK  
PG = PAGE  
D.E. = DRAINAGE EASEMENT  
UE = UTILITY EASEMENT  
P.O.C. = POINT OF COMMENCEMENT  
P.O.B. = POINT OF BEGINNING  
P/L = PROPERTY LINE  
C/L = CENTER LINE  
TBM = BENCHMARK  
FFE = FINISH FLOOR ELEVATION  
AE = ACCESS EASEMENT

SURVEY NOTES:

- 1.) Field Data: Closure Precision-1/24,932  
Angular Error = 1"/STA.
- 2.) Measurements were taken July 2024, with a Topcon 9003A and Trimble R12 and adjustments were made using compass rule method.
- 3.) Plat Precision: 1/100,000' +
- 4.) The north meridian shown hereon are Grid North Georgia West Zone 1002 & obtained using Trimble R12 and network vrs RTK solution.

UTILITY NOTES & INFORMATION:

Utilities shown are based on above ground and visible evidence. Surveyor does not warrant the exact size, type, or location of utilities shown and furthermore no guarantee is made that other utilities may exist on site that are not shown.

GENERAL NOTES

1. FIELD WORK PERFORMED IN JULY 2024
2. THIS PROPERTY IS SUBJECT TO ADDITIONAL EASEMENTS OR RESTRICTIONS OF RECORD.
3. SURVEYOR DOES NOT WARRANT THE ACCURACY OF EASEMENTS AND BUFFERS THAT ARE ILLUSTRATED ON THE PLAT, THESE SHOULD BE VERIFIED PRIOR TO ANY CONSTRUCTION.
4. UTILITY EASEMENTS HAVE NOT BEEN FIELD VERIFIED BY SURVEYOR. CONTACT UTILITY CONTRACTOR FOR LOCATION PRIOR TO CONSTRUCTION. (IF APPLICABLE)
5. THIS DRAWING IS FOR EXCLUSIVE USE BY CLIENT. USE BY THIRD PARTIES IS AT THEIR OWN RISK.
6. BUFFERS AND SETBACKS ARE NOT SHOWN AND SHOULD BE VERIFIED WITH THE LOCAL JURISDICTION.

SURVEY CERTIFICATION:

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. 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.

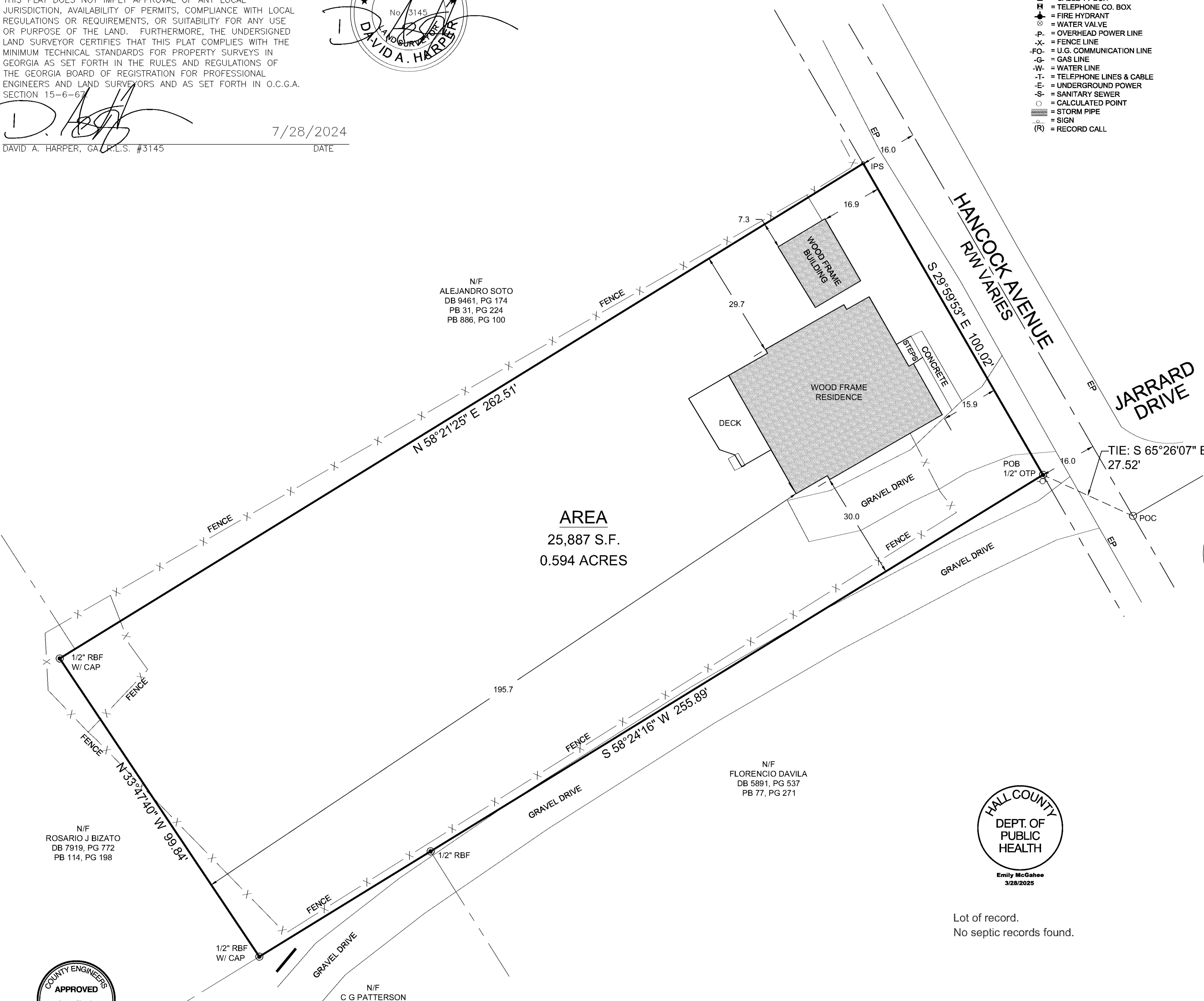


7/28/2024

DAVID A. HARPER, GA R.L.S. #3145

DATE

SYMBOL LEGEND  
+ = LIGHT POLE  
+ = SEWER LATERAL  
+ = WATER METER  
+ = POWER BOX  
+ = CABLE TV BOX  
+ = TELEPHONE CO. BOX  
+ = FIRE HYDRANT  
+ = WATER VALVE  
+ = OVERHEAD POWER LINE  
+ = FENCE LINE  
+ = U.G. COMMUNICATION LINE  
+ = GAS LINE  
+ = WATER LINE  
+ = TELEPHONE LINES & CABLE  
+ = UNDERGROUND POWER  
+ = SANITARY SEWER  
+ = CALCULATED POINT  
+ = STORM PIPE  
+ = SIGN  
(R) = RECORD CALL



AREA  
25,887 S.F.  
0.594 ACRES



Lot of record.  
No septic records found.

17.240.100 - LOTS OF RECORD.

WHENEVER A LOT OR PLAT HAS BEEN LEGALLY AND DULY RECORDED WITH THE COUNTY CLERK OF SUPERIOR COURT PRIOR TO THE EFFECTIVE DATE OF THE RESOLUTION CODIFIED IN THIS CHAPTER (AUGUST 28, 1978) AND ACTUALLY EXISTS AS SO SHOWN OR DESCRIBED, IT SHALL BE DEEMED A LOT OF RECORD. IN ADDITION, LOTS LEGALLY RECORDED AFTER AUGUST 28, 1978, THAT MET ZONING STANDARDS IN PLACE AT THE TIME OF RECORDATION, BUT DO NOT MEET STANDARDS CURRENTLY IN PLACE ARE ALSO CONSIDERED LOTS OF RECORD. ALTHOUGH SAID LOT MAY NOT CONTAIN SUFFICIENT LAND AREA OR LOT FRONTAGE TO MEET THE MINIMUM LOT SIZE REQUIREMENTS OF THIS CHAPTER, SUCH LOT MAY BE USED AS A BUILDING SITE PROVIDED THAT ALL OTHER REQUIREMENTS OF THE DISTRICT ARE MET AND THAT BUILDING PLANS ARE CONSISTENT WITH ALL STATE AND LOCAL HEALTH CODES.

HALL COUNTY ENGINEERING PLAT NOTES

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. (HALL COUNTY CODE § 8.170.070)

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 §17.225.040)

THIS PROPERTY OR A PORTION THEREOF IS NOT LOCATED IN A FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAP #13139C0187G, 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

RECORDING PERMIT

BY **Brittany Passmore**  
HALL COUNTY PLANNING COMMISSION  
DATE: 4/1/2025

IF YOU DIG GEORGIA...  
CALL US FIRST!  
1-800-282-7411  
UTILITIES PROTECTION CENTER  
It's The Law!

David A. Harper, RLS  
5911 Waterway Place  
Flowery Branch, GA 30542  
Phone 678.410.3004  
Contact: Ashley Harper: dharper3145@gmail.com

RE-TRACEMENT SURVEY FOR:  
1148 Hancock Avenue  
DB 8703, PG 223  
PIN: 00031 005009  
Gainesville GMD (411)  
Hall County, Georgia  
Date: 7/28/24



GRID NORTH  
GA WEST ZONE 1002

SCALE: 1"= 20'

