

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 PIPE SET (1/2" REBAR)
R/W = RIGHT OF WAY
BSL = BUILDING LINE
N/F = NOV 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 vsr 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.

SYMBOL LEGEND

- ◆ = LIGHT POLE
- ▲ = SEWER LATERAL
- = WATER METER
- = POWER BOX
- = CABLE TV BOX
- = TELEPHONE CO. BOX
- ◆ = FIRE HYDRANT
- = WATER VALVE
- P = OVERHEAD POWER LINE
- X = FENCE LINE
- FO = U.S. COMMUNICATION LINE
- G = GAS LINE
- W = WATER LINE
- T = TELEPHONE LINES & CABLE
- E = UNDERGROUND POWER
- S = SANITARY SEWER
- = CALCULATED POINT
- = STORM PIPE
- = SIGN
- (R) = RECORD CALL



7/28/2024

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

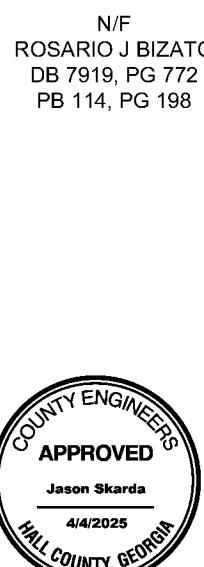
DATE

AREA
25,887 S.F.
0.594 ACRES

N/F
ALEJANDRO SOTO
DB 9461, PG 174
PB 31, PG 224
PB 886, PG 100

HANCOCK AVENUE
RW VARIES
TIE: S 65°26'07" E
27.52'

JARRARD
DRIVE



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

David A. Harper, RLS

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

RECORDING PERMIT

BY Brittany Passmore
HALL COUNTY PLANNING COMMISSION

DATE: 4/1/2025

SCALE: 1"= 20'

0 20' 40'

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

Contact: Ashley Harper: aharper3145@gmail.com