

eFiled and eRecorded
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PLAT BOOK: 881
PAGE: 36 - 36
FILING FEES: \$10.00
PART ID: 9576554662
RECORDED BY: CH
Charles Baker, C.S.C
Hall County, GA

SURVEYOR'S NOTES:

1. THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA AS PER FIRM FLOOD INSURANCE RATE MAP HALL COUNTY, GA. COMMUNITY PANEL NO. 130468 DATED 01/01/2018. THIS OPINION IS NOT A CERTIFICATION OF FLOOD HAZARD STATUS, BUT IS AN INTERPRETATION OF THE REFERENCED MAP AND PUBLIC DATA. IF THE EXACT LOCATION OR ELEVATIONS OF THE FLOOD HAZARD BOUNDARIES ARE NECESSARY, A MORE DETAILED STUDY MAY BE NEEDED. THIS FIRM ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE ACCURACY OF THE REFERENCED MAP OR PUBLIC DATA.
2. THIS PROPERTY IS NOT AFFECTED BY THE HALL COUNTY FUTURE FLOOD AREA AS SHOWN ON HALL COUNTY GIS WEB SITE LOCATED AT: <https://gis.hallcountyga.com/apps/webapp/flood>
3. IF THIS PROPERTY CONTAINS FEMA AND/OR LOCAL FLOOD HAZARD AREAS, BOTH FEDERAL AND LOCAL RESTRICTIONS MAY APPLY.
4. THIS SURVEY WAS PREPARED ON THE GEORGIA STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR PROJECTION, WEST ZONE, NORTH AMERICAN DATUM OF 1983/2007 ADJUSTMENT. THE SCALE FACTOR FOR THIS SITE IS: 0.999910000. (GRID DISTANCE/SCALE FACTOR=GROUND DISTANCE). ALL COORDINATES SHOWN HEREON ARE GRID COORDINATES UNLESS OTHERWISE STATED.
5. THIS SURVEY COMPLETES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGULATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (O.C.G.A.) 15-6-67 AS AMENDED BY HB76 (2017).
6. CONVENTIONAL EQUIPMENT USED FOR MEASUREMENT WAS A TOPCON PS 103 GPS EQUIPMENT USED FOR MEASUREMENT WAS A CHAMPION TDS-RECEIVER USING REALTIME KINEMATIC OBSERVATIONS PROCESSED THROUGH THE EOPS NETWORK.
7. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 28,037 FEET AND AN ANGULAR CLOSURE OF 0.0000 PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES RULE FIELD PARTY J.M.L. & S.W.
8. TRACT "A" HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 28,037 FEET.
9. TRACT "B" HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 28,037 FEET.
10. THIS PLAT OF SURVEY IS FOR THE EXCLUSIVE USE OF THE PARTIES LISTED UNDER THE PARTIAL "SURRENDER" FROM "HALL COUNTY" TO "HALL COUNTY".
11. THIS PROPERTY DOES NOT CONTAIN STATE WATERS REQUIRING AN UNDISTURBED NATURAL BUFFER. LOCAL ORDINANCES MAY ALSO REQUIRE ADDITIONAL BUFFERS FOR THESE AREAS.
12. IF THE PROPERTY IS LOCATED IN THE NORTH OCEAN WATERSHED DISTRICT, THEN ADDITIONAL STATE BUFFERS AND UNDISTURBED SETBACKS MAY BE REQUIRED FOR COMPLIANCE. (HALL COUNTY CODE § 17.225.040).
13. THE FIELD SURVEY WAS CONDUCTED ON 09/13/2021, 09/17/2021 AND 10/01/2021.
14. THE UNDERGROUND UTILITIES SHOWN HEREON WERE LOCATED BASED ON SURFACE EVIDENCE AND FROM INFORMATION TAKEN FROM OLS/UTD WEB SITES. THERE MAY BE OTHER SUBSURFACE UTILITIES THAT SERVICE THE PROPERTY THAT ARE NOT SHOWN ON THIS SURVEY.

REFERENCES:

1. DEED BOOK 8915, PAGES 534-535
2. PLAT BOOK 6, PAGE 129

SURVEYOR'S CERTIFICATION:

AS REQUIRED BY SUBSECTION (1) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR. THIS PLAT HAS BEEN APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS THAT REQUIRE APPROVAL FOR RECORDING THIS TYPE OF PLAT OR ONE OR MORE OF THE APPLICABLE LOCAL JURISDICTIONS DO NOT REQUIRE APPROVAL OF THIS TYPE OF PLAT. FOR ANY APPLICABLE LOCAL JURISDICTION THAT DOES REQUIRE APPROVAL OF THIS TYPE OF PLAT, THE NAME OF THE INDIVIDUAL SIGNING OR APPROVING THIS PLAT, THE AGENCY OR OFFICE OF THAT INDIVIDUAL, AND THE DATE OF APPROVAL ARE LISTED IN THE APPROVAL TABLE SHOWN HEREON. FOR ANY APPLICABLE LOCAL JURISDICTION THAT DOES NOT REQUIRE APPROVAL OF THIS TYPE OF PLAT, THE NAME OF SUCH LOCAL JURISDICTION AND THE NUMBER OF THE APPLICABLE ORDINANCE OR RESOLUTION PROVIDING THAT NO SUCH APPROVAL IS REQUIRED ARE LISTED IN THE APPROVAL TABLE SHOWN HEREON.

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

HALL COUNTY DEPARTMENT OF PUBLIC HEALTH	DATE: 10/22/21
HALL COUNTY PLANNING COMMISSION	DATE: 10/22/21
HALL COUNTY ENGINEERING	DATE: 10/19/2021

SUCH APPROVALS, AFFIRMATIONS, OR ORDINANCE OR RESOLUTION NUMBERS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES. ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLETES 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.

Chris M. Patton
CHRIS M. PATTON, G.A. R.L.S. #2647
DATE: 10/01/2021

ZONING AND BUILDING SETBACKS (S/D):

INFORMATION PROVIDED BY HALL COUNTY OLS.
WEB SITE LOCATED AT:
<http://gis.hallcountyga.com/apps/webapp/flood>

CURRENT HALL COUNTY ZONING:
R-1 - RESIDENTIAL

BUILDING SETBACKS:
FRONT: 30' FROM RIGHT-OF-WAY LINE OR 55' FROM CENTERLINE ROAD (WHICHEVER IS GREATER)
SIDE: 10' FROM PROPERTY LINE
REAR: 20' FROM PROPERTY LINE

WATER SERVICE BY:
CITY OF GAINESVILLE

SEWER SERVICE BY:
FUTURE ON-SITE SEPTIC MANAGEMENT SYSTEM

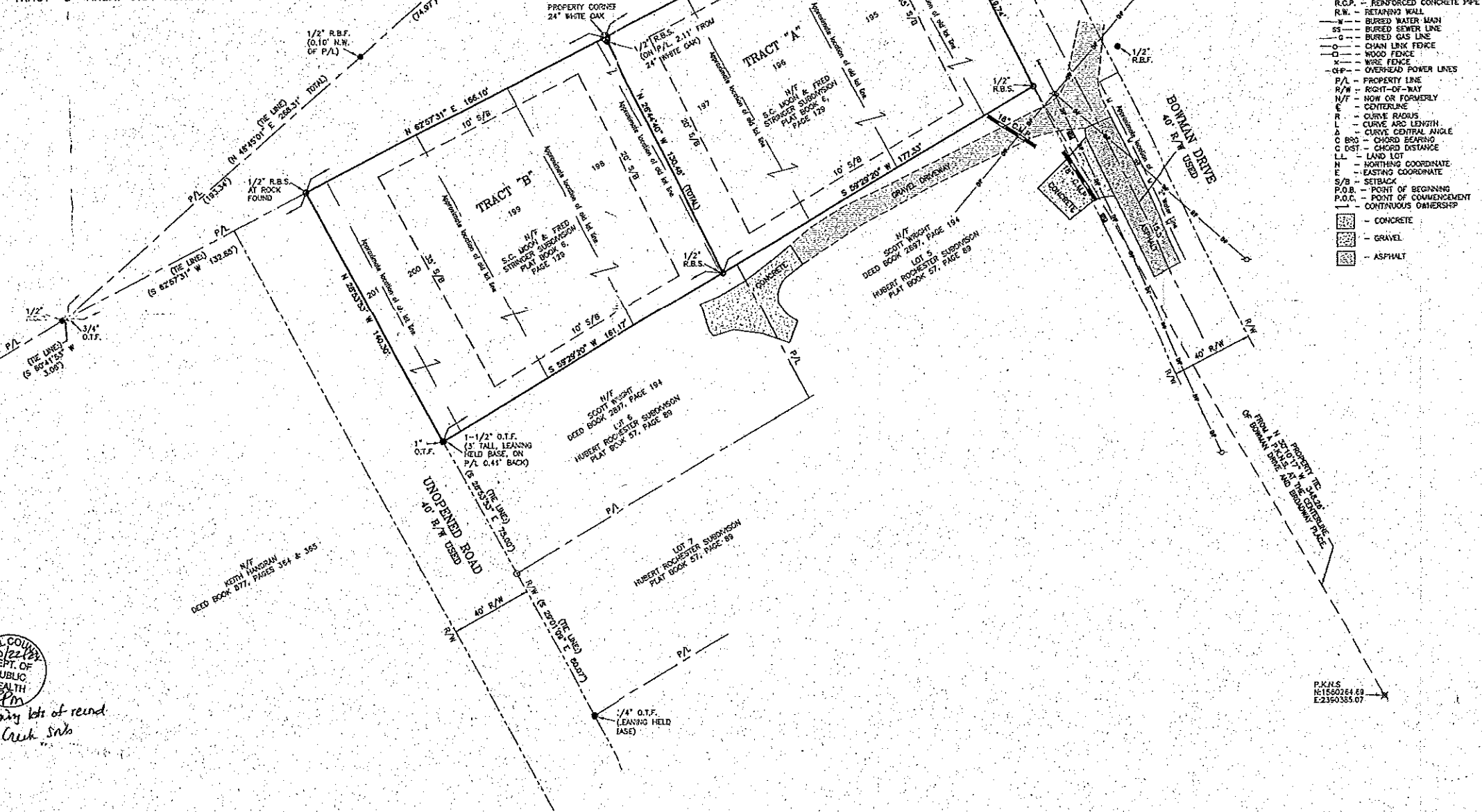
HALL COUNTY 7-LOT SUBDIVISION NOTE:

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 § 8.180.120 AND § 8.180.130)

PARENT TRACT PARCEL CONTROL NUMBER: 00121 005007

TRACT "A" AREA: 0.51 ACRES

TRACT "B" AREA: 0.51 ACRES

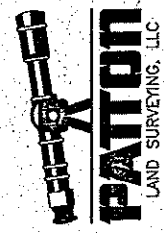


STATE WATERS BUFFER:

AN UNDISTURBED VEGETATIVE BUFFER MEETING CITY OR COUNTY AND STATE REGULATIONS WILL BE PRESERVED ADJACENT TO ALL STREAMS AND LAKES. THERE SHALL BE A 60-FOOT UNDISTURBED BUFFER AS MEASURED HORIZONTALLY FROM POINT WHERE VEGETATION HAS BEEN WRESTED BY NORMAL STREAM FLOW OR WAVE ACTION. THERE SHALL BE A 75-FOOT IMPERVIOUS SET-BACK AS MEASURED HORIZONTALLY FROM POINT WHERE VEGETATION HAS BEEN WRESTED BY NORMAL STREAM FLOW OR WAVE ACTION. (HALL COUNTY CODE § 8.170.070)

30' 0' 30' 60' 90'
GRAPHIC SCALE - 1 INCH = 30 FEET

REGISTERED PROFESSIONAL
LAND SURVEYORS
P.O. BOX 256
GAINESVILLE, GA. 30603
PHONE: (770) 532-6482
FAX: (770) 532-1985
www.pattonsurveying.com
LAND SURVEYING FIRM
CERTIFICATE OF AUTHORIZATION
NUMBER LSF-001029



COMPUTATIONS BY: R.C.W.
SURVEYED BY: J.M.L. & S.W.
DRAWN BY: R.C.W.
CHECKED BY: C.M.P.

SUBDIVIDE SURVEY FOR:
SQUIRREL KEY, LLC
(BEING A PORTION OF LOTS 194-201 OF THE S.C. MOON & FRED STRONGER SUBDIVISION)
(PLAT BOOK 6, PAGE 129)
- LOCATED IN -
LAND LOT 170, 9TH LAND DISTRICT
HALL COUNTY, GEORGIA

REVISIONS	
NO.	DESCRIPTION

SHEET NUMBER:
1 of 1
SCALE: 1" = 30'
SURVEY DATE: 10/01/2021
PLAT DATE: 10/01/2021
21-203.443
JN. 21-203