

eFiled and eRecorded
DATE: 09/23/2025
TIME: 10:17 AM
PLAT BOOK: 887
PAGE: 481 - 481
FILING FEES: \$10.00
RECORDED BY: CH
Mark Pettitt
Hall County, GA

THIS BLOCK RESERVED FOR
THE CLERK OF SUPERIOR COURT

FLOOD NOTE:
THIS PROPERTY IS NOT IN A FLOOD HAZARD AREA
AS PER FEMA FLOOD INSURANCE RATE MAP OF
HALL COUNTY, GEORGIA
COMMUNITY PANEL NUMBER: 130456 0070 G
EFFECTIVE DATE: APRIL 4, 2018
REVISION DATE: APRIL 4, 2018

Course	Bearing	Distance
L1	S79°20'48"E	29.68'
L2	S78°23'55"E	48.04'
L3	N10°05'05"E	18.24'

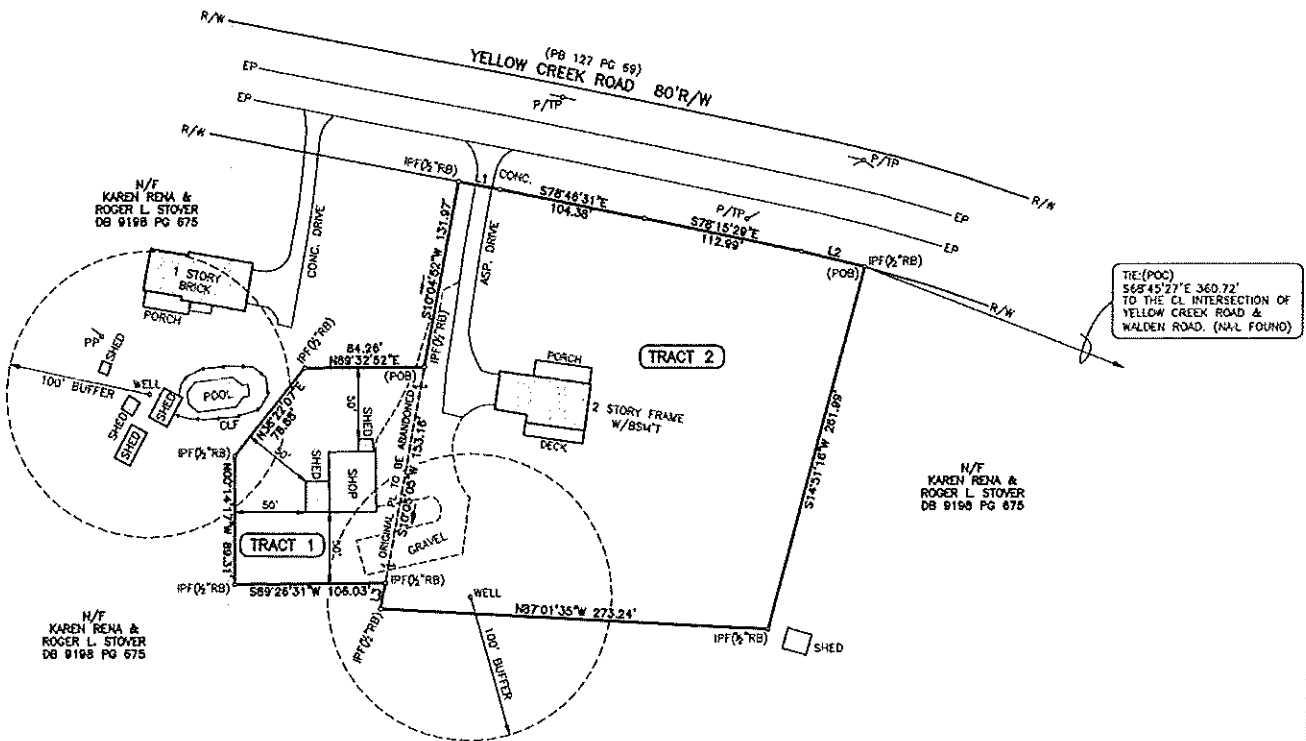
NOTE:
STATE PLANE COORDINATE BASED UPON GPS OBSERVATIONS
USING A CARLSON BRX6 PLUS DUAL FREQUENCY RECEIVER
RUNNING CARLSON SURVCE SOFTWARE, RTK NETWORK UTILIZING
THE TRIMBLE VRS NOW NETWORK.

A LEICA TS08 PLUS TOTAL STATION
WAS USED TO OBTAIN THE LINEAR AND
ANGULAR MEASUREMENTS USED IN THE
PREPARATION OF THIS PLAT.
THE FIELD DATA UPON WHICH THIS MAP
OR PLAT IS BASED HAS A CLOSURE
PRECISION OF ONE FOOT IN 29,183
FEET AND AN ANGULAR ERROR OF 04"
PER ANGLE POINT, AND WAS ADJUSTED
USING THE COMPASS RULE METHOD.
THIS MAP OR PLAT HAS BEEN
CALCULATED FOR CLOSURE AND IS
FOUND TO BE ACCURATE WITHIN ONE
FOOT IN 118,181 FEET.

LEGEND:
AI ANGLE IRON
ASP ASPHALT
BL BUILDING LINE
BWF BARB WIRE FENCE
CL CENTERLINE
CLF CHAIN LINK FENCE
CUP CONCRETE MONUMENT FOUND
CUP CORRUGATED METAL PIPE
CONC CONCRETE
CIP CRIMPED TOP PIPE
DI DROP INLET
EP EDGE OF PAVEMENT
FH FIRE HYDRANT
GW GUY WIRE
HWF HOG WIRE FENCE
IPF IRON PIN FOUND
IFS IRON PIN SET (1/2" REBAR)
LL LAND LOT
LLL LAND LOT LINE
MH MANHOLE
MR METAL ROD
N/F NOW OR FORMERLY
OTP OPEN TOP PIPE
PB POWER BOX
PL PROPERTY LINE
POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
PP POWER POLE
P/TP POWER & TELEPHONE POLE
RB REBAR
RCP REINFORCED CONCRETE PIPE
R/W RIGHT OF WAY
SP SERVICE POLE
TB TELEPHONE BOX
WM WATER METER
WV WATER VALVE

GENERAL NOTES:

- 1) 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 10.4.7)
- 2) IF PROPERTY IS LOCATED IN THE NORTH OCOOEE WATERSHED DISTRICT, THEN ADDITIONAL STREAM BUFFERS AND IMPERVIOUS SETBACKS MAY BE REQUIRED FOR COMPLIANCE. (HALL COUNTY CODE 6.5.4)
- 3) THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS SHOWN FEMA FLOOD INSURANCE RATE MAP 130456 0070G, HALL COUNTY, GA, DATED APRIL 4, 2018.
- 4) THIS PROPERTY IS NOT LOCATED IN THE HALL COUNTY STUDIED FLOOD ZONE PER HALL COUNTY GIS
- 5) 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 10.5.7)
- 6) ALL DRIVEWAYS MUST MEET HALL COUNTY DRIVEWAY REGULATIONS PER CODE 12.40.
- 7) ALL LAND DISTURBANCES OVER ONE ACRE SHALL REQUIRE AN EROSION SEDIMENTATION POLLUTION CONTROL PLAN.
- 8) PARCEL TAX PARCELS: A PORTION OF 11105 000002C & ALL PARCEL 11105 000019



PLAT REFERENCE:
SURVEY FOR ROGER & KAREN STOVER
PREPARED BY PATTON-PATTON & ASSOC.
DATED JANUARY 12, 1987
PLAT BOOK 127 PAGE 69.

DEED REFERENCES: (CURRENT OWNER)
1) DEED FOR KAREN RENA & ROGER L. STOVER
(TRACT 1)
DATED SEPTEMBER 20, 2022
DEED BOOK 9198 PAGES 675-677.
2) DEED FOR JOSH & ERIN STOVER
(TRACT 2)
DATED OCTOBER 30, 2015
DEED BOOK 7603 PAGE 384.



C-6996
1258

RECORDING PERMIT

BY **Brittany Passmore**
HALL COUNTY PLANNING COMMISSION
DATE: 9/18/2025

NOTE:
TRACTS 1 & 2 TO BE COMBINED
TO MAKE ONE TRACT.

TRACT 1 = 0.38 ACRE
TRACT 2 = 1.83 ACRES



**LONDON LAND SURVEYING
& ASSOCIATES, INC.**
167 EAST HARRARD STREET
CLEVELAND, GEORGIA 30538
(706) 865-0749
LICENSE No. LSF 522

SURVEYOR'S CERTIFICATE:

AS REQUIRED BY SUBSECTION (c) 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 COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROFESSIONAL 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.

A. Darin Cain, RLS 2716
09/02/2025
DATE



REVISED: SEPTEMBER 2, 2025; ADDED TRACT 2

COMBINATION SURVEY FOR
**JOSHUA WILLIAM STOVER &
ERIN INGRAM STOVER**
LOCATED IN:
LAND LOT 105 11th DISTRICT
HALL COUNTY, GEORGIA
SCALE: 1"= 60' JUNE 18, 2025
GRAPHIC SCALE
0 60 120 180 240
SCALE IN FEET JOB# 25078.01

FIELD WORK DATES:
MAY 19/20, 2025