eFiled & eRecorded
DATE: 10/31/2019
TIME: 4:18 PM
PLAT BOOK: 00877
PAGE: 00496
RECORDING FEES: $8.00
PARTICIPANT ID: 3319889938
CLERK: Charles Baker
Hall County, GA
NOTE: by ch

This block is reserved for the Clerk of the Superior Court.

NAD 83 GA. WEST ZONE

LAYOUT AS PER GEORGIA DEPARTMENT OF TRANSPORTATION CONSTRUCTION PLANS PROJECT NUMBER NH-002-6(51) RECONSTRUCTION OF STATE ROUTE 11 JACKSON / HALL COUNTIES, PROJECT NUMBER NH-002-6(51)

References

DEEDS:

(1) DEED BOOK 7872 PAGES 516-518
(2) DEED BOOK 7784 PAGES 675-680
(3) DEED BOOK 8189 PAGES 769-771
(4) DEED BOOK 8149 PAGES 576-577
(5) DEED BOOK 7513 PAGES 102-104
(6) DEED BOOK 7104 PAGES 296-297
(7) DEED BOOK 7114 PAGES 178-183
(8) DEED BOOK 8252 PAGES 285-288

PLATS:

(1) PLAT ENTITLED SURVEY FOR, "MARY HELEN MCGUIRE", PREPARED BY TOMMY J. PHILLIPS, DATED: 05/17/1990, FILE NUMBER P1490.
(2) DEPARTMENT OF TRANSPORTATION PLAN AND PROFILE OF PROPOSED WIDENING AND RECONSTRUCTION OF STATE ROUTE 11 / U.S. 129, JACKSON / HALL COUNTIES, PROJECT NUMBER NH-002-6(51). FORMER PROJECT NUMBER NH000-0002-06(51), PLAN APPROVAL DATE: 1/12/2006.

Legend

STANDARD SYMBOLS
- IRON PIN OR PIPE FOUND (TYPE AS NOTED)
- #5 RebAR SET CAPPED WITH LS NUMBER
- COMPUTED POINT
- MONUMENT FOUND (TYPE AS NOTED)
- MONUMENT SET (TYPE AS NOTED)
- FOUND
- SET
- WATER METER
- FIRE HYDRANT
- POWER POLE
- ELECTRICAL PEDESTAL
- PHONE PEDESTAL
- CABLE PEDESTAL
- COMBINE

ABBREVIATIONS
(P.O.B.) - POINT OF BEGINNING
(P.O.C.) POINT OF COMMENCEMENT
CON. - CONCRETE
C/L - CENTERLINE
D.E. - DRAINAGE EASEMENT
INT - INTERSECTION
R/W - RIGHT-OF-WAY
P/L - PROPERTY LINE
B/L - BUILDING LINE
BC - BACK OF CURB

STANDARD LINE TYPES
- PROPERTY LINES
- RIGHT OF WAY
- POWER LINES
- FENCE (TYPE AS NOTED)

CONTROL POINTS (SPC) FOR GEORGIA DEPARTMENT OF TRANSPORTATION CONSTRUCTION LAYOUT PLANS, PROJECT NUMBER NH-002-6(51), JACKSON / HALL COUNTIES, STATE ROUTE 11 / U.S. 129

Point	Northing	Easting	Description	Type
2012	1545473.2529	2417859.9539	CL INT WALLACE RD	
2031	1552164.2619	2423957.4844	SLCD1	#5RB/F
2053	1547923.8567	2418482.0607	SLCD23	#5RB/F
2055	1549528.1694	2418144.5238	SLCD25	#5RB/F
2056	1550599.9567	2416905.5683	SLCD26	#5RB/F

RECORDING PERMIT

BY E. Thurman 10/31/19
HALL COUNTY PLANNING COMMISSION

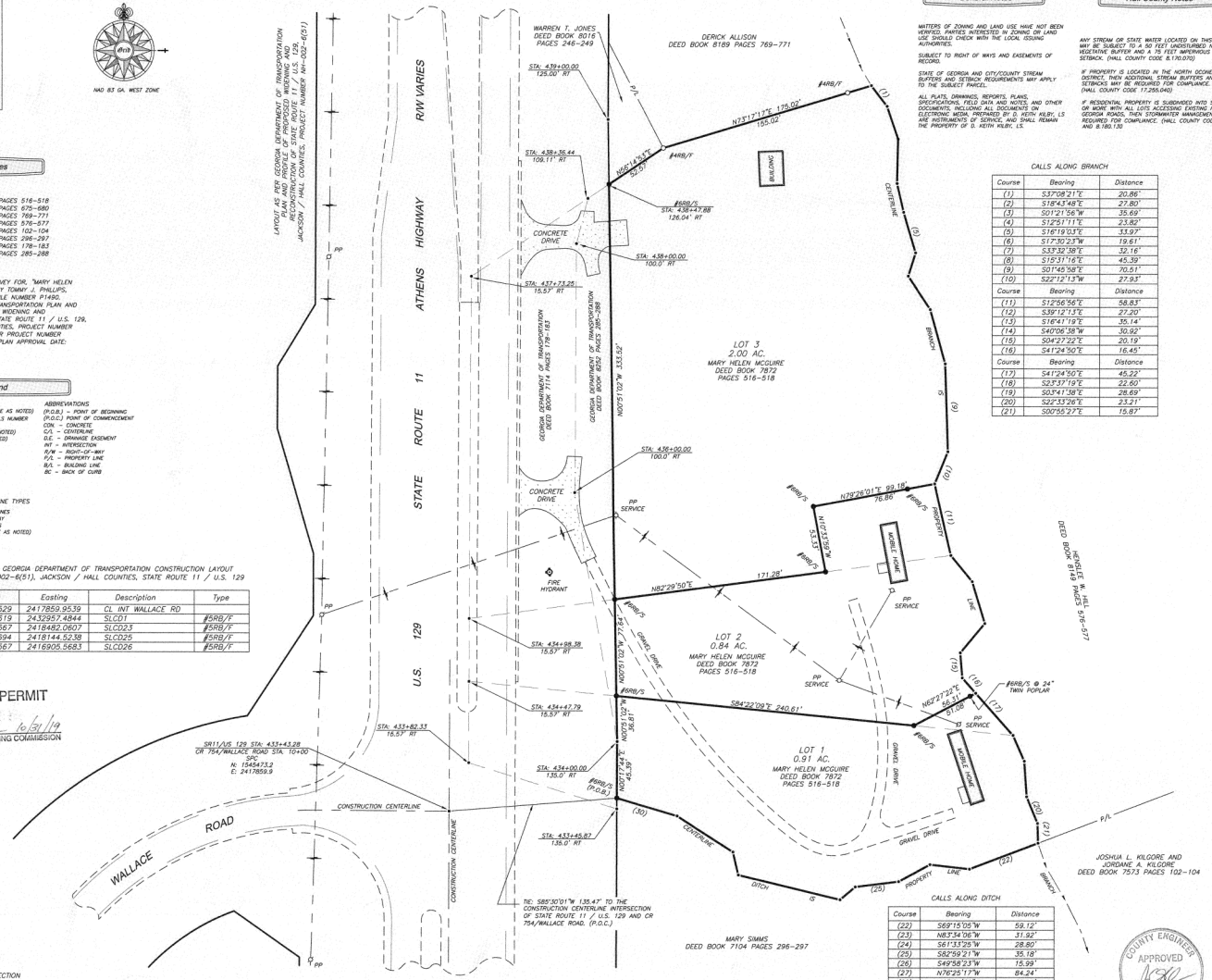
HALL COUNTY 10/31/19 DEPT. OF PUBLIC HEALTH

Recording lots of record after lot disposition.
Lot 1: D-1488
Lot 2: D-7901
Lot 3: 10802

SURVEY FOR:

Mary Helen McGuire Estate

G.M.D. 268 OF THE HEADRIGHTS SECTION
HALL COUNTY, GEORGIA
PLAT DATE: 10/22/2019
JOB#19072601 DRAWING#19072601A



General Notes

MATTERS OF ZONING AND LAND USE HAVE NOT BEEN VERIFIED. PARTIES INTERESTED IN ZONING OR LAND USE SHOULD CHECK WITH THE LOCAL ISSUING AUTHORITIES.

SUBJECT TO RIGHT OF WAYS AND EASEMENTS OF RECORD.

STATE OF GEORGIA AND CITY/COUNTY STREAM BUFFERS AND SETBACK REQUIREMENTS MAY APPLY TO THE SUBJECT PARCEL.

ALL PLATS, DRAWINGS, REPORTS, PLANS, SPECIFICATIONS, FIELD DATA AND NOTES, AND OTHER DOCUMENTS, INCLUDING ALL DOCUMENTS ON ELECTRONIC MEDIA, PREPARED BY D. KEITH KILBY, LS ARE INSTRUMENTS OF SERVICE, AND SHALL REMAIN THE PROPERTY OF D. KEITH KILBY, LS.

Hall County 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 17.255.040)

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

CALLS ALONG BRANCH

Course	Bearing	Distance
(1)	S37°08'21"E	20.86'
(2)	S18°43'49"E	27.80'
(3)	S01°21'56"W	35.69'
(4)	S12°51'11"E	23.82'
(5)	S16°19'03"E	33.97'
(6)	S17°30'23"W	19.61'
(7)	S33°33'39"E	32.16'
(8)	S15°31'16"E	45.39'
(9)	S01°45'58"E	70.51'
(10)	S22°12'13"W	27.93'
Course	Bearing	Distance
(11)	S12°56'56"E	58.83'
(12)	S39°12'13"E	27.20'
(13)	S16°41'19"E	35.14'
(14)	S40°06'38"W	30.92'
(15)	S04°27'22"E	20.19'
(16)	S41°24'50"E	16.45'
Course	Bearing	Distance
(17)	S41°24'50"E	45.22'
(18)	S23°37'19"E	22.60'
(19)	S03°41'38"E	28.69'
(20)	S22°33'26"E	23.21'
(21)	S00°55'27"E	15.87'

CALLS ALONG DITCH

Course	Bearing	Distance
(22)	S69°15'05"W	59.12'
(23)	N83°34'06"W	31.92'
(24)	S61°33'25"W	28.80'
(25)	S82°59'21"W	35.18'
(26)	S49°58'23"W	15.99'
(27)	N76°25'17"W	84.24'
(28)	N13°04'10"W	18.96'
(29)	N57°09'19"W	53.36'
(30)	N73°28'21"W	50.64'

Survey Notes

TYPE OF SURVEY: RECONFIGURATION

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 439,753 FEET.

FIELD DATE(S): 09/18/2019, 09/20/2019, 09/26/2019, 10/08/2019, 10/10/2019, 10/21/2019

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 37,3018 FEET AND AN ANGULAR ERROR OF 3" PER ANGLE POINT AND WAS ADJUSTED USING NONE RULE.

ALL DISTANCES, UNLESS OTHERWISE NOTED, ARE HORIZONTAL ON THE LOCAL SURFACE PLANE IN U.S. FEET.

EQUIPMENT USED FOR MEASUREMENT:
ANGULAR: GEOMAX ZOOM 30
LINEAR: GEOMAX ZOOM 30
GPS: CHAMPION INSTRUMENTS PRO L1/L2

STATE PLANE OBTAINED FROM NTRIP eGPSNRS (RTN) WITH AN AVERAGE ERROR OF +/- 0.03 FT HORIZONTAL.

GRID SCALE FACTOR (CSF): N/A
ELEVATION SCALE FACTOR (ESF): N/A
COMBINED SCALE FACTOR (CSF): N/A
1/CSF: N/A

SCALE POINT (GRID TO GRND): SPC (GRID COORDINATE): N/A

Property Information

CURRENT OWNER: MARY HELEN MCGUIRE

STREET ADDRESS: 2761 ATHENS HIGHWAY, GAINESVILLE, GA. 30507

TAX PARCEL NUMBER: 15023A000024

WATER: CITY OF GAINESVILLE

SEWER: ON-SITE SEPTIC

ZONED: (AR-IV)

MINIMUM LOT AREA:
43,560 SQ FT WITH PUBLIC WATER
63,340 SQ FT WITH WELL
MINIMUM ROAD FRONTAGE: 50'
FRONT SETBACK: 65' FROM THE CENTERLINE OF THE ROAD OR 40' FROM PROPERTY LINE, WHICHEVER IS GREATER
SIDE SETBACK: 15' FROM PROPERTY LINE
REAR SETBACK: 25' FROM PROPERTY LINE

THIS PROPERTY IS NOT LOCATED WITHIN A 100-YEAR FLOOD PLAIN AS PER F.I.R.M. MAP NUMBER 13139C0195G. EFFECTIVE DATE: 06/06/2018.

3.75 Acres Total

40' 0' 40' 80' 120'
Graphic Scale
SCALE: 1"=40'

SURVEYOR'S CERTIFICATION

As required by Subsection (d) 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 prior 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 requires approval of this type of plat, the names of the individuals 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. Such approvals, affirmations, or ordinance or resolution numbers 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 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.

D. Keith Kilby, PLS — 10/22/2019 DATE

NOTE: The approval signatures were not in place when this survey was issued and are to be properly obtained prior to Recording.

Signature is valid only if original, in contrasting color of ink, and seal is embossed.

Notice of Reservations, Exceptions and Disclosures: This Survey and its findings does not constitute a title search or legal opinion by this Surveyor. All information used in the preparation of this survey was obtained from public records, file data, the client, or other sources as referenced. Other documents or conditions may exist that would affect the property and/or the opinion of this Surveyor. No certification or liability is extended to any party not named hereon under the caption "SURVEY FOR".

COUNTY ENGINEER APPROVED HALL COUNTY, GEORGIA

D. KEITH KILBY, PLS
Georgia ~ Tennessee ~ North Carolina
GSWCC Level II Design Professional
LAND SURVEYING • LAND PLANNING • CONSULTING
4630 Woodstone Drive
Oakwood, Ga. 30566
Office: (770)965-9700
www.TheKilbyGroup.com
COA#1243

https://search.gsccca.org/Imaging/HTML5Viewer.aspx?id=2614578&key1=877&key2=496&county=69&countyname=HALL&userid=891638&appid=28
1/1