

GENERAL NOTES:  
 1. This Plat has been prepared without the benefit of a current title report. Easements or encumbrances may exist that are not shown on this plot.  
 2. This plot is subject to any restrictions, easements, covenants or restrictions that may exist either written or unwritten.  
 3. Underground utilities not shown hereon may exist. The Surveyor does not take responsibility for absence or presence of any such utilities.  
 4. No Geodetic monuments were found within 500 feet of this site.  
 5. This Plat has been prepared for the exclusive use of the person(s) or entities named hereon.

HALL COUNTY  
 ZONING: AR-II  
 FRONT SETBACK - 65' FROM CENTER LINE OF ROAD OR 40' FROM PROPERTY LINE, WHICHEVER IS GREATER  
 SIDE SETBACK - 15'  
 REAR SETBACK - 25'

FIELD DATA:  
 DATE OF FIELD SURVEY 7-6-21

THE CALCULATED POSITIONAL TOLERANCE BASED ON REDUNDANT LINEAR MEASUREMENTS OF OBSERVED POSITIONS WAS FOUND TO BE 0.00 FEET.

EQUIPMENT:  
 ELECTRONIC TOTAL STATION AND NETWORK GPS  
 GPS RECEIVER: CHAMPION SURVEYS, PRO, SN:1033458,  
 NETWORK: eGPSVRS

TOTAL AREA: 346,729 SQ FT, 7.96 AC  
 CALCULATED PLAT CLOSURE: 1 FOOT IN 419,586 FEET

SURVEY DATA:  
 TYPE OF SURVEY: RETRACEMENT  
 SOURCE OF TITLE DESCRIPTION FOR SUBJECT PROPERTY: DB 8496 PG 371  
 PROPERTY OWNER AT TIME OF SURVEY: COLE BURCHARDT  
 PARCEL NUMBER: 10085 000054

REFERENCE: DB 8496 PG 371  
 PB 862 PG 219  
 PB 880 PG 267  
 PB 731 PG 148A  
 PB 136 PG 242

FLOOD HAZARD NOTE: THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS DEFINED BY FIRM MAP OF HALL COUNTY, GEORGIA 1313900175G EFFECTIVE DATE APRIL 4, 2018

CONDITIONS FOR APPROVAL OF VARIANCE PER HALL COUNTY:

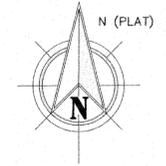
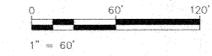
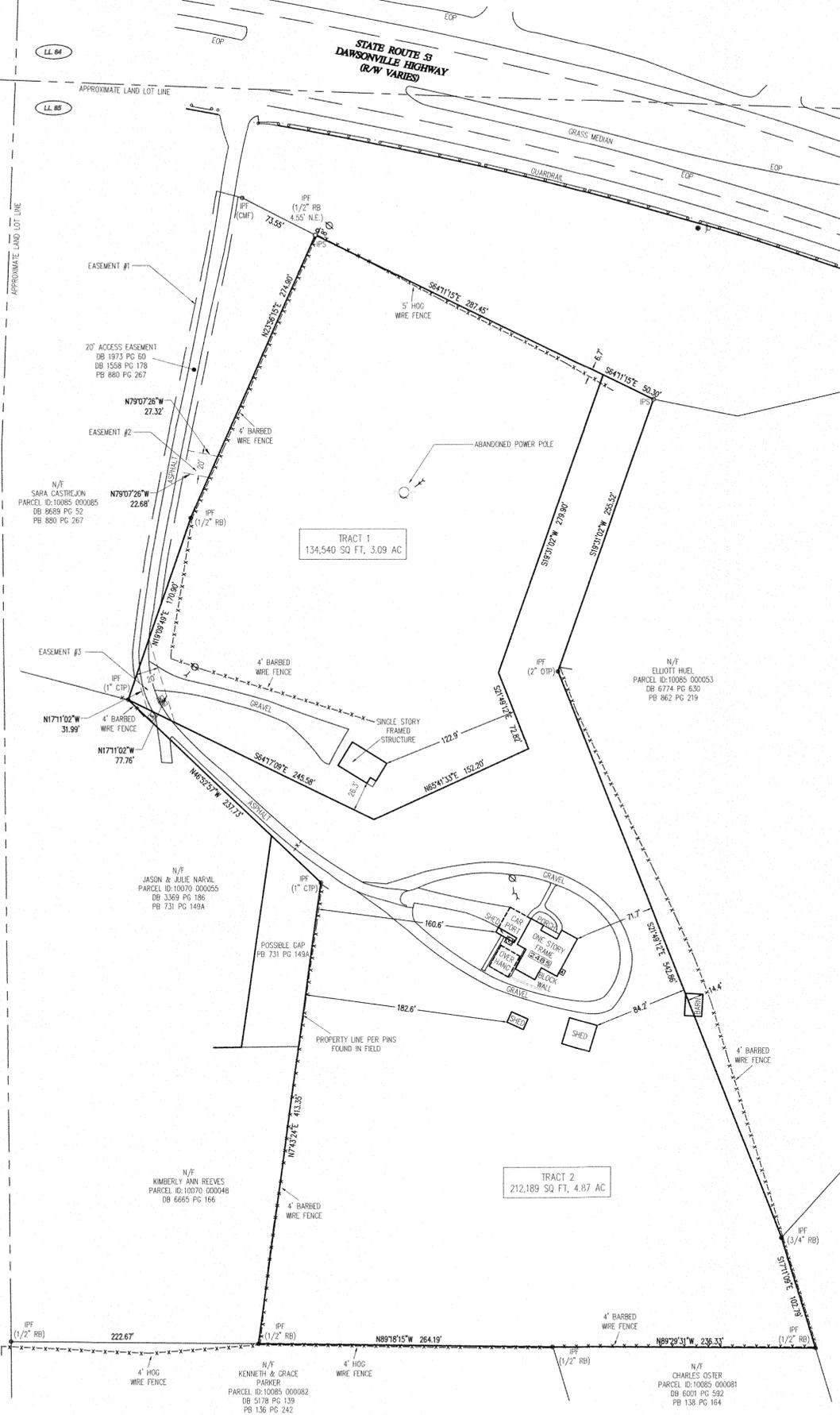
- OWNERS, OCCUPANTS AND USERS OF PROPERTY SHOWN ON THIS PLAT ARE HEREBY INFORMED OF THE IMPACTS ASSOCIATED WITH NORMAL FARMING PRACTICES WHICH MAY TAKE PLACE ON ADJACENT AND NEARBY PROPERTY INCLUDING, BUT NOT LIMITED TO, NOISE, ODORS, DUST, THE OPERATION OF MACHINERY OF ANY KIND, THE STORAGE AND DISPOSAL OF MANURE, AND THE APPLICATION OF FERTILIZERS, HERBICIDES, AND PESTICIDES. THEREFORE, OWNERS, OCCUPANTS, AND USERS OF THE PROPERTY SHOWN ON THIS PLAT SHOULD BE PREPARED TO EXPECT THE EFFECTS OF SUCH PRACTICES.
- ACCESS TO ALL LOTS SHALL BE THROUGH THE EXISTING ACCESS EASEMENT FROM DAWSONVILLE HIGHWAY THROUGH PARCEL 10085 000085.
- A FINAL PLAT SHALL BE RECORDED BEFORE ANY BUILDING PERMIT APPLICATIONS ARE SUBMITTED TO HALL COUNTY.
- ALL CONDITIONS OF ZONING SHALL BE MADE PART OF ANY PLAT CREATED FOR THE SUBDIVISION.

NOTES:

- ANY STREAM OR STATE WATER LOCATED ON THIS PROPERTY MAY BE SUBJECT TO A 50 FEET UNDISTURBED NATURAL BUFFER AND A 75 FOOT IMPERVIOUS SURFACE SETBACK. (HALL COUNTY CODE 8.170.070)
- IF A PROPERTY IS LOCATED IN THE NORTH OCOOEE WATERSHED DISTRICT, THEN ADDITIONAL STREAM BUFFERS AND IMPERVIOUS SETBACKS MAY BE REQUIRED FOR COMPLIANCE. (HALL COUNTY CODE 17.225.040)
- THE PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAP 1313900175G, HALL COUNTY GEORGIA, DATED 04/04/2018.
- THIS PROPERTY IS NOT LOCATED IN THE HALL COUNTY FUTURE FLOOD ZONE PER HALL COUNTY OS.
- IF RESIDENTIAL PROPERTY IS SUBDIVIDED INTO SEVEN LOTS OF 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) [SURVEYOR TO PROVIDE ALL PREVIOUS PARENT TRACTS OF LAND'S PARCEL IDS]

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, plat, 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

**eFiled and eRecorded**  
**DATE: 01/21/2022**  
**TIME: 12:17 PM**  
**PLAT BOOK: 881**  
**PAGE: 207 - 207**  
**FILING FEES: \$10.00**  
**PART ID: 8489847242**  
**RECORDED BY: CH**  
**Charles Baker, C.S.C**  
**Hall County, GA**



LEGEND

- EOP EDGE OF PAVEMENT (CURB)
- PP POWER POLE
- R/W RIGHT OF WAY
- IFP IRON PIN FOUND
- IPS 1/2" REBAR SET
- SW SIDE WALK
- BOLLARD
- OHP OVERHEAD POWER
- FH FIRE HYDRANT
- CB CATCH BASIN
- MH MANHOLE
- WM WATER METER
- WV WATER VALVE
- GV GAS VALVE
- GM GAS METER
- LP LIGHT POLE
- CONCRETE PAD
- TBX TELEPHONE MARKER
- AC AIR CONDITIONER UNIT
- MB MAIL BOX

OWNER'S ACKNOWLEDGEMENT  
 THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHO IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGE THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND DEDICATES TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES HEREON SHOWN FOR THE PURPOSE AND CONSIDERATIONS HEREIN EXPRESSED.

OWNER: \_\_\_\_\_ DATE: \_\_\_\_\_

*No septic records found  
 "Possible gap" not approved as separate building lot.*

RECORDING PERMIT

BY [Signature] 01/19/2022  
 HALL COUNTY PLANNING COMMISSION  
 \* "POSSIBLE GAP" NOT APPROVED AS SEPARATE BUILDING LOT.



EXEMPTION PLAT FOR  
 COLE BURCHARDT  
 2485 DAWSONVILLE HIGHWAY, GAINESVILLE, GEORGIA 30506

LAND LOT 85 - 10TH DISTRICT, HALL COUNTY, GEORGIA

Date	REVISIONS Description	By
11-2-21	COMMENTS	CT
12-15-21	COMMENTS	CT
1-18-22	COMMENTS	AC

**KEYSTONE LAND SURVEYING, INC.**  
 162 E. GRIFFIN ST.  
 SUITE F  
 LAWRENCEVILLE, GEORGIA  
 770.545.8700  
 www.keystoneandsurveying.com

COPY RIGHT 2019-THIS IS A 24 DRAWING AND REPRODUCTIONS ARE THE PROPERTY OF THE SURVEYOR AND MAY NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THIS SURVEYOR.

**REGISTERED LAND SURVEYOR**  
 No. 3077  
 PATRICK F. CAREY

Date:	10-12-2021
Scale:	1" = 60'
Client:	COLE BURCHARDT
Drawn By:	JTF
Sheet 1 of 1	