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DATE: 9/20/2017
TIME: 8:29 AM
PLAT BOOK: 00874
PAGE: 00483
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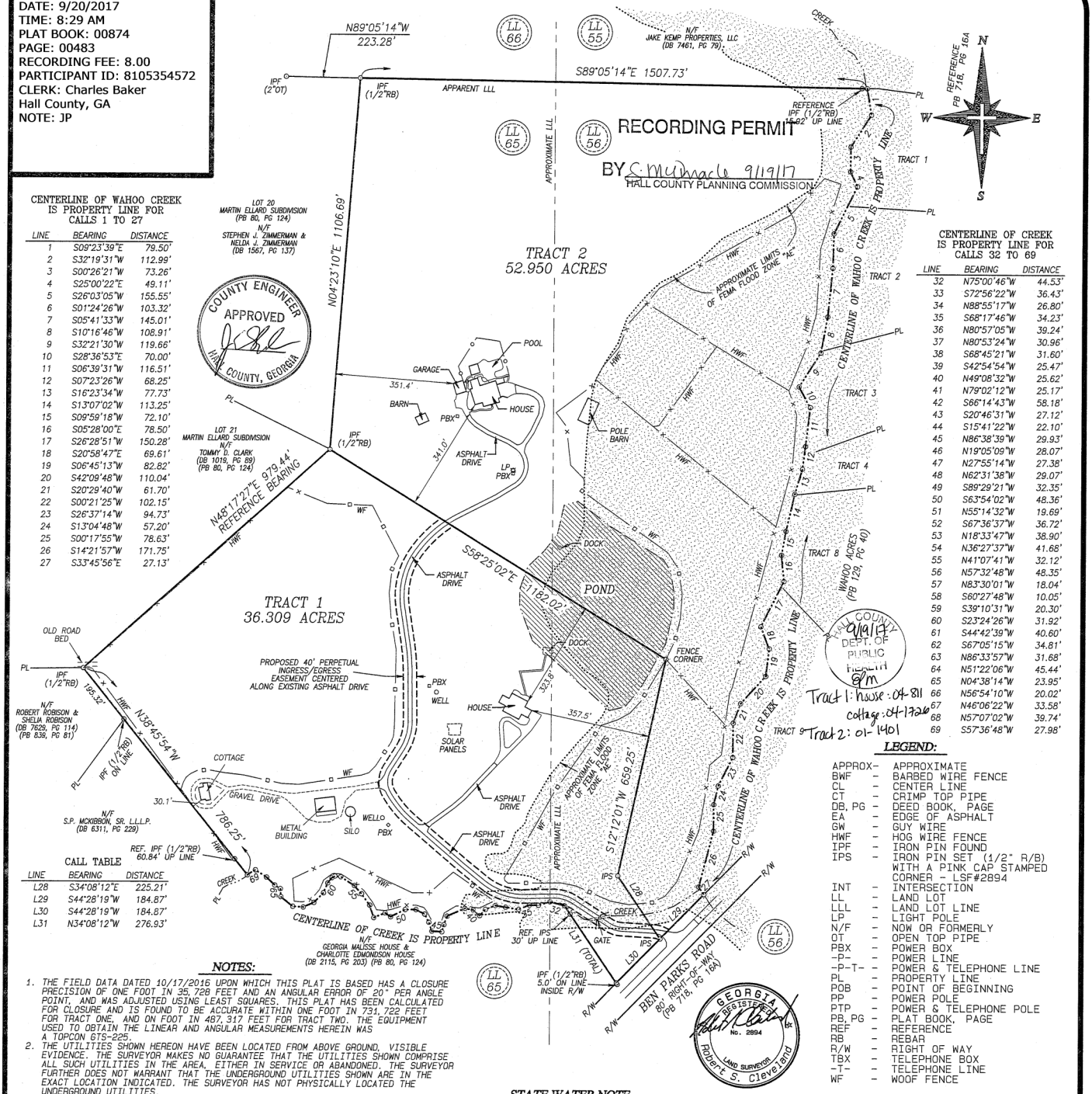
PARTICIPANT ID: 8105354572
CLERK: Charles Baker
Hall County, GA
NOTE: JP

RECORDING PERMIT
BY E. McMichael 9/19/17
HALL COUNTY PLANNING COMMISSION



CENTERLINE OF WAHOO CREEK IS PROPERTY LINE FOR CALLS 1 TO 27

LINE	BEARING	DISTANCE
1	S09°23'39"E	79.50'
2	S32°19'31"W	112.99'
3	S00°26'21"W	73.26'
4	S25°00'22"E	49.11'
5	S26°03'05"W	155.55'
6	S01°24'26"W	103.32'
7	S05°41'33"W	145.01'
8	S10°16'46"W	108.91'
9	S32°21'30"W	119.66'
10	S28°36'53"E	70.00'
11	S06°39'31"W	116.51'
12	S07°23'26"W	68.25'
13	S16°23'34"W	77.73'
14	S13°07'02"W	113.25'
15	S09°59'18"W	72.10'
16	S05°28'00"E	78.50'
17	S26°28'51"W	150.28'
18	S20°58'47"E	69.61'
19	S06°45'13"W	82.82'
20	S42°09'48"W	110.04'
21	S20°29'40"W	61.70'
22	S00°21'25"W	102.15'
23	S26°37'14"W	94.73'
24	S13°04'48"W	57.20'
25	S00°17'55"W	78.63'
26	S14°21'57"W	171.75'
27	S33°45'56"E	27.13'

CENTERLINE OF CREEK IS PROPERTY LINE FOR CALLS 32 TO 69

LINE	BEARING	DISTANCE
32	N75°00'46"W	44.53'
33	S72°56'22"W	36.43'
34	N88°55'17"W	26.80'
35	S68°17'46"W	34.23'
36	N80°57'05"W	39.24'
37	N80°53'24"W	30.96'
38	S68°45'21"W	31.60'
39	S42°54'54"W	25.47'
40	N49°08'32"W	25.62'
41	N79°02'12"W	25.17'
42	S66°14'43"W	58.18'
43	S20°46'31"W	27.12'
44	S15°41'22"W	22.10'
45	N86°38'39"W	29.93'
46	N19°05'09"W	28.07'
47	N27°55'14"W	27.38'
48	N62°31'38"W	29.07'
49	S89°29'21"W	32.35'
50	S63°54'02"W	48.36'
51	N55°14'32"W	19.69'
52	S67°36'37"W	36.72'
53	N18°33'47"W	38.90'
54	N36°27'37"W	41.68'
55	N41°07'41"W	32.12'
56	N57°32'48"W	48.35'
57	N83°30'01"W	18.04'
58	S60°27'48"W	10.05'
59	S39°10'31"W	20.30'
60	S23°24'26"W	31.92'
61	S44°42'39"W	40.60'
62	S67°05'15"W	34.81'
63	N86°33'57"W	31.68'
64	N51°22'06"W	45.44'
65	N04°38'14"W	23.95'
66	N56°54'10"W	20.02'
67	N46°06'22"W	33.58'
68	N57°07'02"W	39.74'
69	S57°36'48"W	27.98'

CALL TABLE

LINE	BEARING	DISTANCE
L28	S34°08'12"E	225.21'
L29	S44°28'19"W	184.87'
L30	S44°28'19"W	184.87'
L31	N34°08'12"W	276.93'

LEGEND:

APPROX-	-	APPROXIMATE
BWF	-	BARBED WIRE FENCE
CL	-	CENTER LINE
CT	-	CRIMP TOP PIPE
DB, PG	-	DEED BOOK, PAGE
EA	-	EDGE OF ASPHALT
GW	-	GUY WIRE
HWF	-	HOG WIRE FENCE
IPF	-	IRON PIN FOUND
IPS	-	IRON PIN SET (1/2" R/B) WITH A PINK CAP STAMPED CORNER - LSF#2894
INT	-	INTERSECTION
LL	-	LAND LOT
LLL	-	LAND LOT LINE
LP	-	LIGHT POLE
N/F	-	NOW OR FORMERLY
OT	-	OPEN TOP PIPE
PBX	-	POWER BOX
-P-	-	POWER LINE
-P-T-	-	POWER & TELEPHONE LINE
PL	-	PROPERTY LINE
POB	-	POINT OF BEGINNING
PP	-	POWER POLE
PTP	-	POWER & TELEPHONE POLE
PB, PG	-	PLAT BOOK, PAGE
REF	-	REFERENCE
RB	-	REBAR
R/W	-	RIGHT OF WAY
TBX	-	TELEPHONE BOX
-T-	-	TELEPHONE LINE
WF	-	WOOF FENCE

NOTES:

1. THE FIELD DATA DATED 10/17/2016 UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 35,728 FEET AND AN ANGULAR ERROR OF 20" PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 731,722 FEET FOR TRACT ONE, AND ON FOOT IN 487,317 FEET FOR TRACT TWO. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS HEREIN WAS A TOPCON GTS-225.
2. THE UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM ABOVE GROUND, VISIBLE EVIDENCE. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
3. THIS SURVEY IS FOR THE EXCLUSIVE USE OF THE ENTITIES SHOWN HEREON, ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.
4. PORTIONS OF THIS PROPERTY LIES WITHIN A FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAPS # 13139C0059F & 13139C0067F, HALL COUNTY, GEORGIA DATED, SEPTEMBER 29, 2006, AND WITHIN FUTURE FLOOD ZONE PER HALL COUNTY GIS.
5. ALL DISTANCES AS SHOWN ARE HORIZONTAL, GROUND DISTANCES IN U.S. SURVEY FEET (39.37 INCHES = 1 METER).
6. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT POLICY; THEREFORE EXCEPTION IS MADE HEREIN TO ANY EASEMENTS, RESERVATIONS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD, WHICH MAY EXIST. FURTHERMORE, THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, RESERVATIONS, RIGHTS OF WAY, OR RESTRICTIONS, WHICH ARE NOT RECORDED OR NOT DISCLOSED BY A TITLE COMMITMENT OR OTHERWISE UNKNOWN TO THE SURVEYOR; THEREFORE EXCEPTION IS TAKEN TO ANY SUCH ITEMS.
7. THE BEARING SHOWN HEREON WERE CALCULATED FROM ANGLES TURNED.

STATE WATER NOTE

THIS PROPERTY CONTAINS STATE WATERS REQUIRING A 50' UNDISTURBED AND 75' IMPERVIOUS BUFFERS. PRIOR TO DEVELOPMENT A PERMIT OR VARIANCE MAYBE REQUIRED FROM THE CORPS OF ENGINEERS, EPD, AND OR HALL COUNTY.

REFERENCES:
1. DEED BOOK 3320, PAGE 63
2. PLAT BOOK 718, PG 16A
3. DEED BOOK 7629, PAGE 121
4. PLAT BOOK 798, PAGE 27A
5. DEED BOOK 6220, PAGE 285
6. PLAT BOOK 841, PAGE 223

As required by subsection (d) 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 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 the O.C.G.A. Section 15-6-67.

Robert S. Cleveland
Registration No. 2894

8/31/2017
Date:

1.	8/31/2017	REVISED CERTIFICATE
	DATE	DESCRIPTION

REVISIONS

RECOMBINATION SURVEY FOR:

STEVE P. McKIBBON

LOCATED IN
LAND LOTS 56 & 65 ,
11th DISTRICT,
HALL COUNTY, GEORGIA

Cleveland Land Surveying
3637 Rocky Ford Terrace, Gainesville, Georgia 30506
Office (678) 936-6163

DRAWN BY: RSC	SCALE: 1"=200' GRAPHIC SCALE 0' 100' 200' 400'	SHEET 1 OF 1
DATE: 10/18/2016		
PDF: G216048	JOB# G216048	

https://search.gsccca.org/Imaging/HTML5Viewer.aspx?id=2484246&key1=874&key2=483&county=69&countyname=HALL&userid=891638&appid=28 1/1