

eFiled and eRecorded  
 DATE: 01/24/2024  
 TIME: 4:04 PM  
 PLAT BOOK: 884  
 PAGE: 267 - 267  
 FILING FEES: \$10.00  
 PART ID: 3182057576  
 RECORDED BY: CH  
 Charles Baker, C.S.C  
 Hall County, GA

THIS BLOCK IS RESERVED FOR  
 THE CLERK OF SUPERIOR COURT

A TOPCON GTS-2B TOTAL STATION  
 was used to obtain the linear and angular  
 measurements used in the preparation of this plat.

The field data upon which this plat is based has  
 a closure precision of one foot in 21,500 feet  
 and an angular error of 2" per angle point  
 and was adjusted using the compass rule.

This survey has been calculated for closure and  
 is found to be accurate within one foot in  
>111,500 feet.

**REFERENCE:**

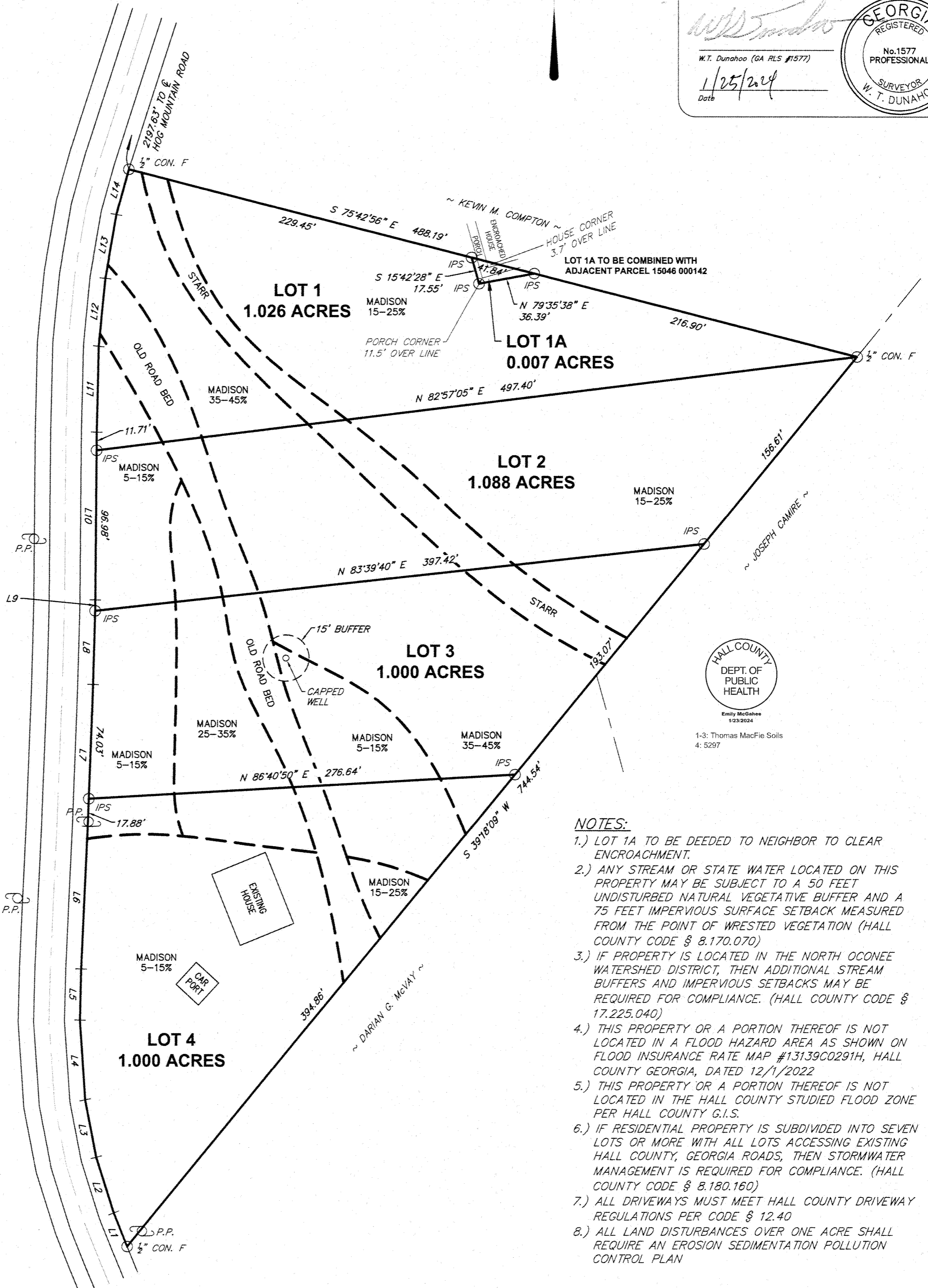
- 1.) BEING A PLAT FOR JAMES HENRY LOVING, Sr. BY  
 PATTON-PATTON & ASSOC., DATED 2/10/1978
- 2.) BEING A SURVEY FOR KEVIN M. COMPTON BY  
 HENRY BAILEY, DATED 1/31/2005

**SURVEYORS CERTIFICATION: (i)**

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 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.

*W.T. Dunahoo*  
 W.T. Dunahoo (GA RLS #1577)  
 1/25/2024  
 Date

OLD ORR ROAD ~ 40' R/W



1-3: Thomas MacFie Soils  
 4: 5297

**NOTES:**

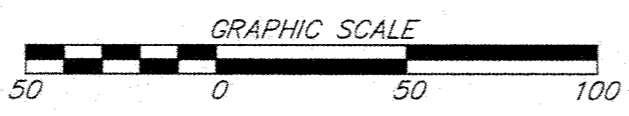
- 1.) LOT 1A TO BE DEEDED TO NEIGHBOR TO CLEAR ENCROACHMENT.
- 2.) ANY STREAM OR STATE WATER LOCATED ON THIS PROPERTY MAY BE SUBJECT TO A 50 FEET UNDISTURBED NATURAL VEGETATIVE BUFFER AND A 75 FEET IMPERVIOUS SURFACE SETBACK MEASURED FROM THE POINT OF WRESTED VEGETATION (HALL COUNTY CODE § 8.170.070)
- 3.) 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 § 17.225.040)
- 4.) THIS PROPERTY OR A PORTION THEREOF IS NOT LOCATED IN A FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAP #13139C0291H, HALL COUNTY GEORGIA, DATED 12/1/2022
- 5.) THIS PROPERTY OR A PORTION THEREOF IS NOT LOCATED IN THE HALL COUNTY STUDIED FLOOD ZONE PER HALL COUNTY G.I.S.
- 6.) 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 § 8.180.160)
- 7.) ALL DRIVEWAYS MUST MEET HALL COUNTY DRIVEWAY REGULATIONS PER CODE § 12.40
- 8.) ALL LAND DISTURBANCES OVER ONE ACRE SHALL REQUIRE AN EROSION SEDIMENTATION POLLUTION CONTROL PLAN

... 4.121 ACRES TOTAL ...

LINE TABLE		
L	DIST.	BEARING
L1	23.40	N 21°52'20" W
L2	37.74	N 17°45'01" W
L3	37.83	N 11°09'15" W
L4	51.85	N 04°00'42" W
L5	33.08	N 01°13'04" E
L6	92.17	N 02°22'09" E
L7	91.91	N 01°54'22" E
L8	47.56	N 01°13'19" E
L9	7.05	N 01°13'18" E
L10	108.69	N 00°14'09" E
L11	55.56	N 01°10'27" E
L12	43.92	N 05°24'48" E
L13	41.84	N 09°41'01" E
L14	30.38	N 15°37'05" E



RECORDING PERMIT  
 BY **Brittany Walker**  
 HALL COUNTY PLANNING COMMISSION  
 DATE: 1/24/2024



~ LEGEND ~  
 R/W = RIGHT OF WAY  
 IPS = IRON PIN SET (1/2" OPEN TOP)  
 IPF = IRON PIN FOUND (1/2" REBAR)  
 P.P. = POWER POLE

SUBDIVISION PLAT FOR STATE OF GEORGIA

**C&E REAL ESTATE INC**

CITY	GMD	COUNTY	SCALE	DATE
	1270	HALL	1"=50'	12/15/2023

W. T. DUNAHOO AND ASSOCIATES, L.L.C.  
 P.O. BOX 183, 302 W. MAY ST., WINDER, GEORGIA  
 (770) 867-3911