

eFiled and eRecorded
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 TIME: 6:55 PM
 PLAT BOOK: 884
 PAGE: 354 - 354
 FILING FEES: \$10.00
 PART ID: 4095937774
 RECORDED BY: J.P
 Charles Baker, C.S.C
 Hall County, GA

As required by subsection (d) of O.C.G.A. Section 15-6-67, I hereby certify that 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 as set forth in O.C.G.A. Section 15-6-67.

Charles Baker
 Georgia Registered Surveyor # 2885



CURVE TABLE

Curve	Radius	Tangent	Length	Delta	Degree	Chord	Chord Bear.
C1	2078.26'	74.00'	147.93'	4°04'42"	2°45'25"	147.90'	N 23°05'14" W

ENGINEERING NOTES

*ANY STREAM OR STATE WATER LOCATED ON THIS PROPERTY MAY BE SUBJECT TO A 50 FEET UNDISTURBED NATURAL VEGETATIVE BUFFER AND A 7.5 FEET IMPERVIOUS SURFACE SETBACK MEASURED FROM THE WRESTED VEGETATION. (HALL COUNTY CODE: 8.170.070)

*IF THE PROPERTY IS LOCATED IN THE NORTH OCOFEE WATERSHED DISTRICT, THEN ADDITIONAL STREAM BUFFERS AND IMPERVIOUS SETBACKS MAY BE REQUIRED FOR COMPLIANCE. (HALL COUNTY CODE: 17.225.040)

*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: 8.160.160)

THIS PROPERTY OR A PORTION THEREOF IS LOCATED IN A FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE MAP #13139 C 0025 G, HALL COUNTY, GEORGIA DATED 4/4/2018.

THIS PROPERTY OR A PORTION THEREOF IS NOT LOCATED IN THE HALL COUNTY STUDIED FLOOD ZONE PER HALL COUNTY GIS.

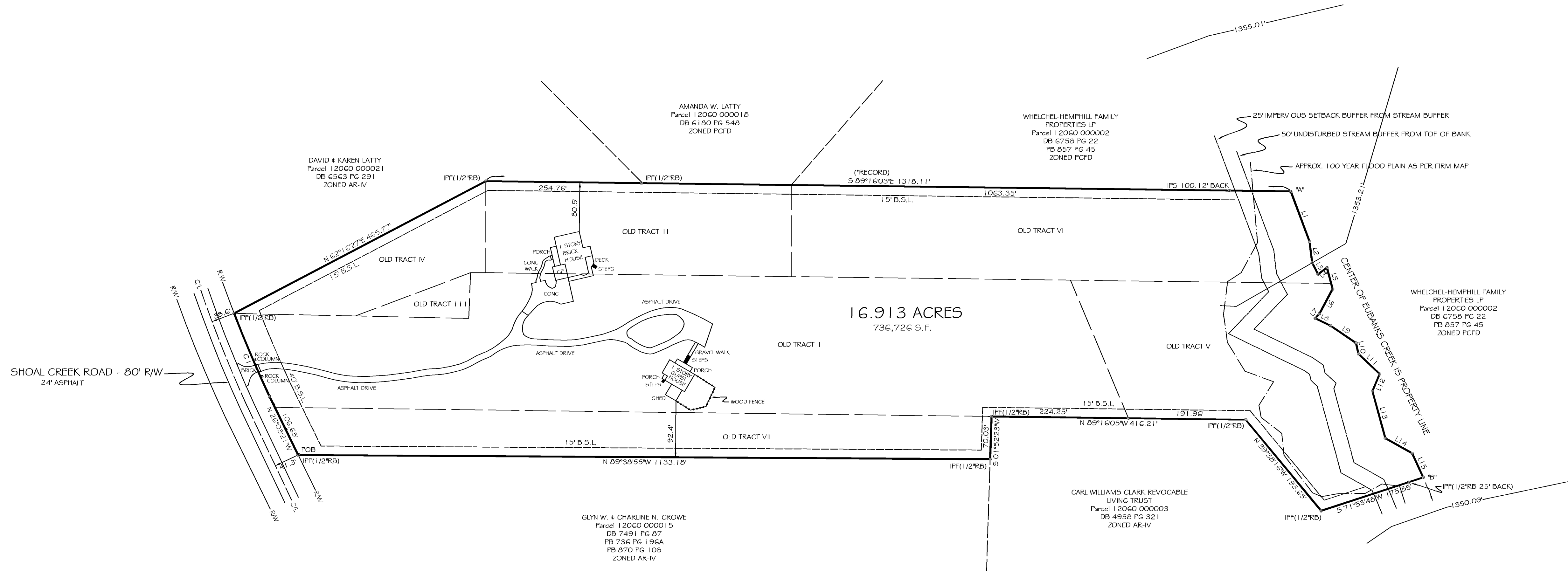
ALL DRIVEWAYS MUST MEET HALL COUNTY DRIVEWAY REGULATIONS PER CODE: 12.40.

ALL LAND CONTROLLED DISTURBANCES OVER ONE ACRE SHALL REQUIRE AN EROSION SEDIMENTATION POLLUTION PLAN.

NO STATE WATERS ON THIS PROPERTY

LEGEND

- 1. BC = BACK OF CURB
- 2. BSL = BUILDING SETBACK LINE
- 3. CL = CENTER LINE
- 4. CMF = CONG. MONUMENT FOUND
- 5. CMP = CORRUGATED METAL PIPE
- 6. CT = CRIMP TOP
- 7. EL = ELEVATION (FT)
- 8. EP = EDGE OF PAVEMENT
- 9. FEEL = FINISHED FLOOR ELEV.
- 10. FH = FIRE HYDRANT
- 11. IFF = IRON PIN FOUND
- 12. IPS = IRON PIN SET NO.4 REBAR
- 13. LL = LAND LOT
- 14. LLL = LAND LOT LINE
- 15. NF = NOW OR FORMERLY
- 16. NTS = NOT TO SCALE
- 17. OT = OPEN TOP
- 18. P.L = PROPERTY LINE
- 19. POB = POINT OF BEGINNING
- 20. PP = POWER POLE
- 21. RB = REBAR
- 22. RCP = REINFORCED CONC. PIPE
- 23. RW = RIGHT OF WAY
- 24. G = GAS LINE
- 25. P = POWER LINE
- 26. S = SEWER LINE
- 27. T = TELEPHONE LINE
- 28. W = WATER LINE
- 29. F = FENCE
- 30. S = STREET ADDRESS
- 31. PHB = PHONE BOX
- 32. TF = TRANSFORMER
- 33. CP = CARPORT
- 34. PH = PUMP HOUSE



THE POB LIES N 25°10'50"W 1256.41' FROM A PK NAIL SET AT THE CL INTERSECTION OF SHOAL CREEK ROAD & EUBANKS CREEK DRIVE.



SURVEY NOTES

UTILITIES SHOWN ARE LOCATIONS OF GROUND IDENTIFIABLE ITEMS. ADDITIONAL UTILITIES MAY EXIST ABOVE OR BELOW GROUND. THE SURVEYOR ACCEPTS NO RESPONSIBILITY FOR THE COMPLETENESS OF THIS DATA.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 60,400 FEET, AND AN ANGULAR ERROR OF 3" PER ANGLE. IT WAS A CLOSED LOOP TRAVERSE AND WAS ADJUSTED USING THE COMPASS RULE. THE PLAT HAS BEEN CALCULATED FOR CLOSURE AND TRACT IS FOUND TO BE ACCURATE TO WITHIN 1 FOOT IN 352,864 FEET.

THIS PROPERTY IS SUBJECT TO ALL RIGHT-OF-WAYS AND EASEMENTS SHOWN OR NOT SHOWN, RECORDED OR UNRECORDED.

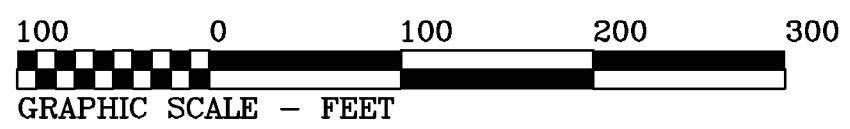
LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED USING A NIKON DTM 550 TOTAL STATION. THE FIELDWORK WAS COMPLETED 1/15/2024 ON THIS PROJECT.

OSC-8819
E-4186

RECORDING PERMIT
 BY **Brittany Walker**
 HALL COUNTY PLANNING COMMISSION
 DATE: 2/23/2024

SURVEY REFERENCES

- 1 - PARCEL 12060 000006
- 2 - DB 9390 PG 970-1
- 3 - PB 813 PG 19A (RECORDED)
- 4 - PB 870 PG 108
- 5 - ZONED PCFD



C/L OF CREEK IS PROPERTY LINE FROM "A" TO "B"

Course	Bearing	Distance
L1	S 20°36'06" E	87.60'
L2	S 06°47'16" E	35.12'
L3	S 27°34'53" E	21.19'
L4	N 53°30'56" E	17.91'
L5	S 15°12'09" E	35.95'
L6	S 27°56'53" W	46.30'
L7	S 43°47'27" W	9.92'
L8	S 63°59'57" E	27.99'
L9	S 55°46'16" E	50.41'
L10	S 12°08'59" E	18.09'
L11	S 46°40'47" E	47.93'
L12	S 22°41'37" W	30.64'
L13	S 15°20'59" E	79.94'
L14	S 60°43'18" E	50.22'
L15	S 24°37'49" E	43.60'

LAND SURVEYING CONSULTANTS
G.W. BAGWELL & ASSOCIATES, INC.
 D/B/A BAGWELL & BENNETT
 LAND SURVEYING CONSULTANTS
 P.O. BOX 5311, CUMMING, GA 30028
 401 W. CUMMING RD., CUMMING, GA 30028
 PHONE: (770) 550-9209 - (770) 550-7268

PROJECT
 6752 SHOAL CREEK ROAD
 GAINESVILLE, GA 30506
 ZONED AR-IV
 SURVEY AUTHORIZED BY
 LORILYNN MONTY

COMBINATION PLAT FOR
 LORI LYNN MONTY
 REVOCABLE MANAGEMENT TRUST
 Land Lot 60 - District 12 - Section 2
 Hall County, Georgia
 Jan. 20, 2024 ~ Scale: 1" = 100'
 16.913 Acres - 736,726 S.F.

The Drawings, Specifications and other documents prepared by G.W. Bagwell & Associates, Inc. (GWB) are for the use of the client only. The client is responsible for the accuracy of the data provided. The client shall be deemed to have accepted the drawings and specifications and shall be responsible for the accuracy of the data provided. The client shall be deemed to have accepted the drawings and specifications and shall be responsible for the accuracy of the data provided.



OFFICE LOC

REV	DATE	BY	DESCRIPTION
REV 1			
REV 2			
REV 3			
REV 4			
REV 5			
REV 6			