

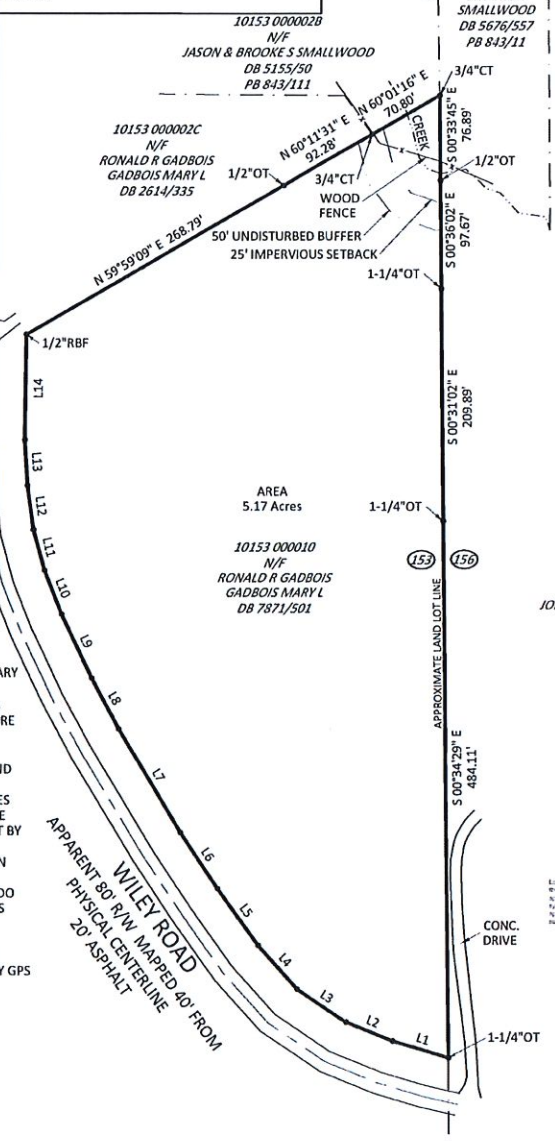
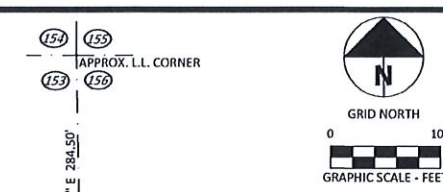
eFiled and eRecorded
 DATE: 04/25/2023
 TIME: 8:05 AM
 PLAT BOOK: 883
 PAGE: 237 - 237
 FILING FEES: \$10.00
 PART ID: 1652640740
 RECORDED BY: JP
 Charles Baker, C.S.C
 Hall County, GA

RESERVED FOR CLERK OF SUPERIOR COURT
 RECORDING INFORMATION



P.D.C. DATE: 8/31/20
 PATRICK D. CANADAY, GA RLS #3039
 CLARKCANADAY, LLC
 C.O.A NO. LSF 00175
 EMAIL: CLARKCANADAY2@GMAIL.COM

SURVEYOR'S CERTIFICATE
 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 O.C.G.A. SECTION 15-6-67.



LINE	BEARING	DISTANCE
L1	N 73° 29' 28" W	52.50'
L2	N 67° 45' 13" W	45.04'
L3	N 56° 15' 15" W	53.59'
L4	N 41° 56' 57" W	52.75'
L5	N 35° 33' 11" W	63.16'
L6	N 33° 47' 48" W	60.86'
L7	N 30° 59' 06" W	109.21'
L8	N 28° 06' 36" W	51.91'
L9	N 25° 08' 20" W	63.88'
L10	N 21° 31' 37" W	42.37'
L11	N 15° 03' 38" W	38.28'
L12	N 07° 44' 00" W	40.30'
L13	N 03° 21' 43" W	41.24'
L14	N 00° 45' 39" E	95.05'

RECORDING PERMIT

BY **Michelle Yang**
 HALL COUNTY PLANNING COMMISSION
 DATE: 2/28/2023

10156 0000061
 N/F
 JOHN PHILLIP WOFFORD
 DB 562/99



SURVEY NOTES:
 1.) FIELD DATA: AVERAGE HRMS FOR BOUNDARY CORNER LOCATIONS WAS 0.04'.
 2.) MEASUREMENTS WERE TAKEN WITH LEICA GS16 BASE/ROVER AND NO ADJUSTMENTS WERE MADE.
 3.) PLAT PRECISION: 1'/49,161'.
 4.) THIS PLAT HAS BEEN DONE FOR THE USE AND PURPOSE OF THE CLIENT ASCRIBED AND CONTRACTED WITH BELOW. ALL OTHER PARTIES ARE SUBSEQUENTLY PUT ON NOTICE AS TO THE LIMITED DEGREE OF RELIANCE UPON THIS PLAT BY THIRD PARTIES.
 5.) THE PUBLIC RECORDS REFERENCED HEREON REFLECT THOSE RECORDS NECESSARY TO THE BOUNDARY OF THE SUBJECT PROPERTY. THEY DO NOT CONSTITUTE A TITLE SEARCH. PROPERTY IS SUBJECT TO ALL RIGHT OF WAYS, EASEMENTS, AND RESTRICTIONS OF RECORD.
 6.) THE NORTH MERIDIAN SHOWN HEREON IS BASED ON GRID NORTH GA WEST OBTAINED BY GPS RTK METHODS USING THE LEICA SMARTNET NETWORK.

PLAT REFERENCES:
 1.) PLAT BOOK 35, PAGE 70.
 2.) PLAT BOOK 81, PAGE 174.

LEGEND:
 RBF = REBAR FOUND
 CTF = CRIMP TOP FOUND
 OT = OPEN TOP PIPE
 CT = CRIMP TOP PIPE
 R/W = RIGHT OF WAY
 C/L = CENTERLINE
 N/F = NOW OR FORMERLY
 DB = DEED BOOK
 PB = PLAT BOOK
 PS = PLAT SLIDE
 -X- = FENCE LINE
 P/L = PROPERTY LINE
 WM = WATER METER
 SSMH = SANITARY SEWER MANHOLE
 CO = CLEANOUT
 DI = DRAIN INLET
 GI = GRATE INLET
 CI = CURB INLET
 WI = YARD INLET
 JB = JUNCTION BOX
 B/C = BACK OF CURB
 B/L = BUILDING SETBACK LINE
 --- = APPROX. P/L

HALL COUNTY NOTES:
 1. 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)
 2. IF 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)
 3. PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAP #13139C0093G, EFFECTIVE ON 04/04/2018"
 4. THIS PROPERTY OR A PORTION THEREOF IS NOT LOCATED IN THE HALL COUNTY STUDIED FLOOD ZONE PER HALL COUNTY GIS.
 5. 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)
 6. ALL DRIVEWAYS MUST MEET HALL COUNTY DRIVEWAY REGULATIONS PER CODE § 12.40.
 7. ALL LAND DISTURBANCES OVER ONE ACRE SHALL REQUIRE AN EROSION SEDIMENTATION POLLUTION CONTROL PLAN.

RE-TRACEMENT SURVEY FOR:
VICKY WESTMORELAND
 LAND LOT 153 - 10TH DISTRICT
 HALL COUNTY, GEORGIA

Drawn By: PDC
 Plat Date: 8/31/20
 Field Date: 8/5/20
 Scale: 1" = 100'
 Project No.: 3860WILEY

CLARK CANADAY
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