HALL COUNTY ENGINEERING PLAT NOTES

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)

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)

THIS PROPERTY OR A PORTION THEREOF IS LOCATED IN A FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAP #13139C0225G, HALL COUNTY GEORGIA, DATED 12/01/2022.

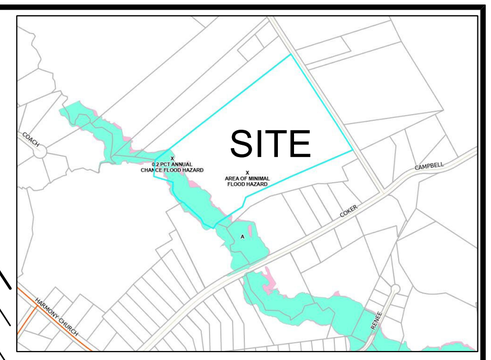
THIS PROPERTY OR A PORTION THEREOF IS NOT LOCATED IN THE HALL COUNTY STUDIED FLOOD ZONE PER HALL COUNTY GIS.

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)

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

Course	Bearing	Distance
L1	N42°36'17"W	9.39'
L2	N44°54'50"W	49.06'
L3	N25°08'02"W	24.96'
L4	N07°36'26"W	8.02'
L5	N15°16'19"E	20.37'
L6	N62°07'18"W	26.03'
L7	N82°32'45"W	20.00'
L8	N78°49'38"W	18.00'
L9	N22°16'08"W	24.01'
L10	N08°25'46"W	41.36'
L11	N31°22'37"W	33.61'
L12	N45°39'38"W	48.52'
L13	S76°37'32"W	16.61'
L14	S48°50'19"W	22.64'
L15	S72°12'05"W	19.93'
L16	S82°13'12"W	16.06'
L17	N29°00'19"W	31.93'
L18	N25°34'22"W	53.09'
L19	N31°47'58"W	29.00'
L20	N33°05'49"W	33.61'
L21	N32°17'53"W	60.72'
L22	N26°46'56"W	50.60'
L23	N28°04'58"W	31.17'
L24	N30°22'37"W	34.92'
L25	N51°52'24"W	46.85'
L26	N49°18'14"W	33.70'
L27	N42°04'21"W	41.31'
L28	N80°35'42"W	3.60'

Course	Bearing	Distance
L29	S33°07'23"E	28.90'
L30	S33°13'33"E	88.91'
L31	S33°35'31"E	116.52'
L32	S33°16'06"E	93.93'
L33	S32°58'55"E	108.21'
L34	S35°05'16"E	93.71'
L35	S30°50'41"E	97.05'
L36	S32°53'24"E	94.33'
L37	S32°06'52"E	105.43'
L38	S31°37'25"E	102.54'
L39	S32°25'56"E	85.12'



VICINITY MAP - NTS

1/2" RBS

N/F ULISES JAVIER RODRIGUEZ
TAX PAR 15015 000012
ZONED AR-1

N51°00'00"E 1485.37'

Existing Driveway

Bldg
Bldg
Bldg
Existing Residence
Bldg
Shed

27.72 ACRES
1,207,692 SQ. FT.
TAX PAR 15015 000011
ZONED PCFD

COKER ROAD - 60' R/W

22' Asphalt

1/2" OTPF

TO THE CENTERLINE INTERSECTION OF COKER ROAD & CAMPBELL ROAD.

S35°30'53"E 482.86'

S66°43'13"W 589.65'

1/2" OTPF

N/F MARY C. PITTMAN
TAX PAR 15015 000052
ZONED AR-1

S65°32'02"W 448.66'

1/2" OTPF

90.58'
S20°45'38"W

1/2" RBF

100.06'
S56°10'40"W

1/2" RBF

172.15'
S54°39'52"W

1/2" OTPF Online
O/S 15.8'

1/2" RBS Online
O/S 25.0'

N/F PEGGY SMITH REVOCABLE LIVING TRUST
TAX PAR 15015 000026
ZONED PCFD

CENTERLINE OF EAST FORK POND CREEK IS PROPERTY LINE

N/F MARGARITA & CASTREJON PONCE
TAX PAR 15015 000147
ZONED AR-1

L1 L2 L3 L4 L5 L6 L7 L8 L9 L10 L11 L12 L13 L14 L15 L16 L17 L18 L19 L20 L21 L22 L23 L24 L25 L26 L27 L28 L29 L30 L31 L32 L33 L34 L35 L36 L37 L38 L39

GRID -GA WEST

0 100 200

SCALE: 1"= 100'

LEGEND

OTPF	Open Top Pin Found
CTPF	Crimp Top Pin Found
CTPS	Crimp Top Pin Set
RBF	Rebar Found
RBS	Rebar Set
B/L	Building Line
UP	Utility Pole
N or F	Now or Formerly
—x—x—	Fence
—·—·—	Overhead Wire
——v——	Not to Scale
●	Calculated Point
⊠	Communication Box
FH	Fire Hydrant
W	Water Valve
GW	Guy Wire

NOTES:
1.) Field Data: Closure Precision - 1'/88,557'. Angular Error = 03"/STA.
2.) Measurements were taken with a Carlson BRX7 GPS on04/07/20254 and were balanced using Least Square.
3.) Bearings are based on Grid North.
4.) Plat Precision - 1'/940,646'.

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, plats, 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.

William J. Gilbert Dated: 02/25/2026

William J. Gilbert Ga . RLS # 2843

GEORGIA REGISTERED No. 2843 LAND SURVEYOR WILLIAM J. GILBERT

LandTec Surveying
205 WILLIAMS BRIDGE ROAD,
TOCCOA, GEORGIA 30577
PHONE: (678)780-8832

RETRACEMENT BOUNDARY SURVEY FOR:
DEMETRIO GOICOCHEA
G.M.D. 268
HALL COUNTY, GEORGIA
02/25/2026

CC:	CB
DRAWN BY:	WJG
SCALE:	1" = 100'
PROJECT NO. -	25-064
SHEET NO.	1 OF 1