

eFiled and eRecorded
 DATE: 11/11/2022
 TIME: 2:04 PM
 PLAT BOOK: 882
 PAGE: 451 - 451
 FILING FEES: \$10.00
 PART ID: 324436985
 RECORDED BY: EAR
 Charles Baker, C.S.C
 Title Clerk for the Clerk
 of the Superior Court

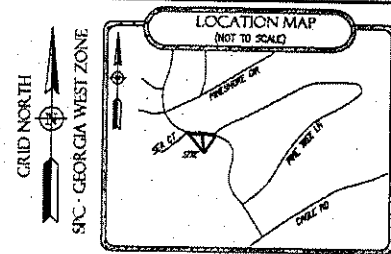
-LEGEND-

○	CALCULATED POSITION	RB	ROBBER
○	IRON PIN FOUND/SET	SR	SOLED ROD
○	(BY/PS)	GCS	OUTLET CONTROL
○	MONUMENT	CPP	CONCRETE PLASTIC
○	CENTRELINE	G	GRATE INLET
○	CRIMPED TOP PIPE	GR	GRATE INLET
○	DEED BOOK	GR	GRATE INLET
○	NON OR FORMERLY	GR	GRATE INLET
○	OPEN TOP PIPE	GR	GRATE INLET
○	PLAT BOOK	GR	GRATE INLET
○	PG PAGE	GR	GRATE INLET
○	PROPERTY LINE	GR	GRATE INLET
○	TELEPHONE (T.P.)	GR	GRATE INLET
○	ALL P.S. NO. COUNTY	GR	GRATE INLET
○	UNLESS OTHERWISE LABELED	GR	GRATE INLET
○	ADJOURNER	GR	GRATE INLET
○	LAND LOT LINE (L.L.L.)	GR	GRATE INLET
○	RIGHT OF WAY (R.W.)	GR	GRATE INLET
○	FENCE	GR	GRATE INLET
○	OVERHEAD POWER	GR	GRATE INLET

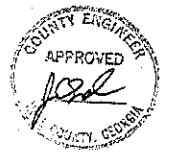
-ZONING INFORMATION-

COUNTY: HALL
 ZONE: R-1
 SETBACK REQUIREMENTS:
 FRONT: 40' FEET (PER PLAT)
 REAR: 20' FEET (PER UDC)
 SIDE: 10' FEET (PER UDC)

TOTAL AREA
0.64 ACRES
 PARCELS 09101A00016 & 09101A00017



RECORDING PERMIT
 BY *[Signature]* 11/27/2022
 HALL COUNTY PLANNING COMMISSION



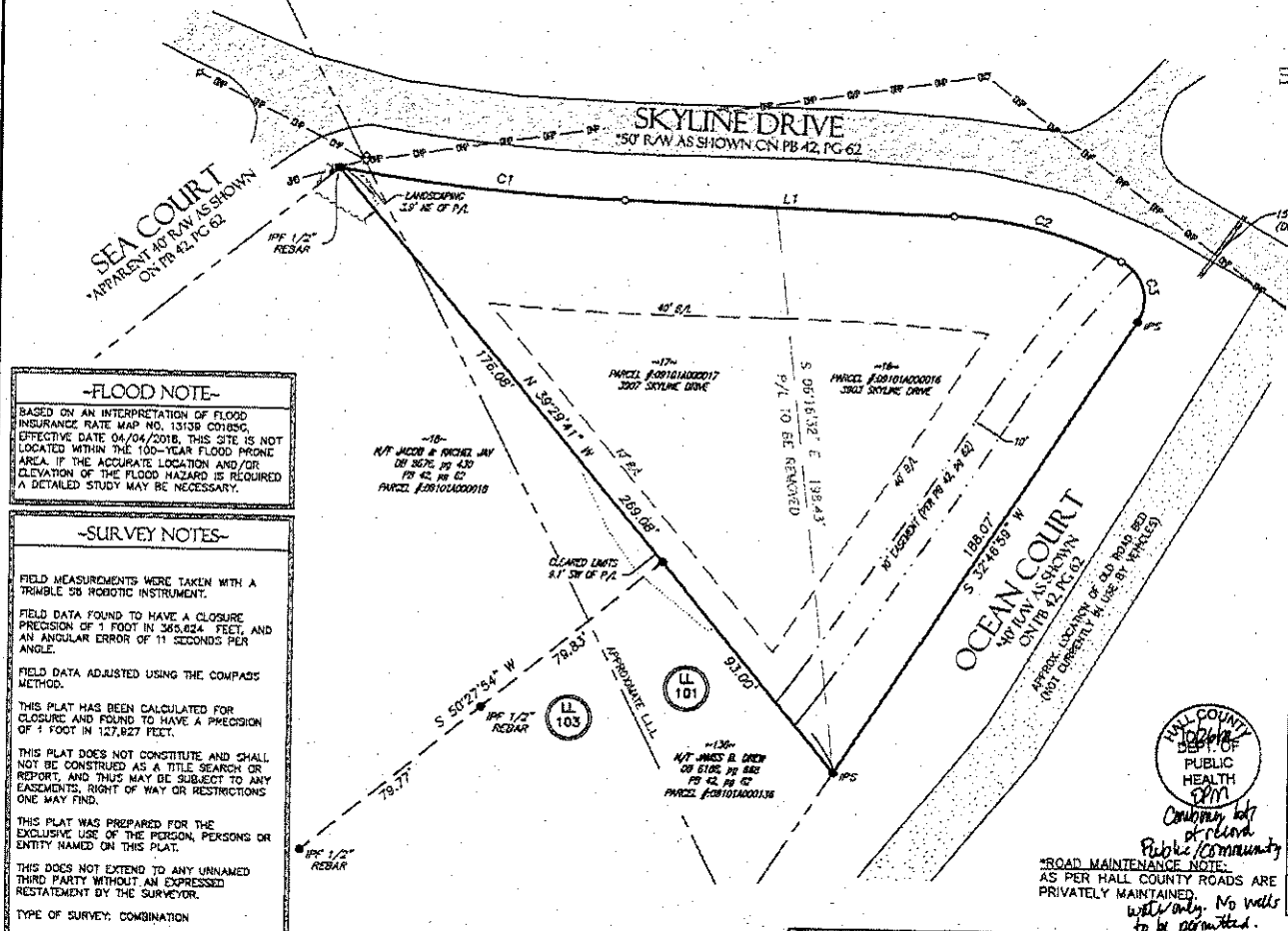
PREPARED BY
DES DAVIS
 ENGINEERING & SURVEYING
 133 PROMINENCE COURT
 SUITE 210
 DAWSONVILLE, GA 30534
 PHONE: (706) 265-1234
 DAVISENGINEERS.COM

SURVEY FOR:
JUAN IGNACIO CASTILLO CORONADO
 LAND LOTS 101 & 103
 9th DISTRICT
 HALL COUNTY, GEORGIA

DRAWN BY: FMA
REVISED: 10/11/22
PLAT DATE: 06/17/22
FIELD CREW: JM
FIELD DATE: 05/31/22

SHEET NO.
 1 of 1

PROJECT NO.
 22-042



-FLOOD NOTE-
 BASED ON AN INTERPRETATION OF FLOOD INSURANCE RATE MAP NO. 13139 C0185C, EFFECTIVE DATE 04/04/2018, THIS SITE IS NOT LOCATED WITHIN THE 100-YEAR FLOOD HAZARD AREA. IF THE ACCURATE LOCATION AND/OR ELEVATION OF THE FLOOD HAZARD IS REQUIRED A DETAILED STUDY MAY BE NECESSARY.

-SURVEY NOTES-

FIELD MEASUREMENTS WERE TAKEN WITH A TRIMBLE 58 ROBOTIC INSTRUMENT.

FIELD DATA FOUND TO HAVE A CLOSURE PRECISION OF 1 FOOT IN 365,824 FEET, AND AN ANGULAR ERROR OF 11 SECONDS PER ANGLE.

FIELD DATA ADJUSTED USING THE COMPASS METHOD.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO HAVE A PRECISION OF 1 FOOT IN 127,927 FEET.

THIS PLAT DOES NOT CONSTITUTE AND SHALL NOT BE CONSTRUED AS A TITLE SEARCH OR REPORT, AND THIS MAY BE SUBJECT TO ANY EASEMENTS, RIGHT OF WAY OR RESTRICTIONS ONE MAY FIND.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED ON THIS PLAT.

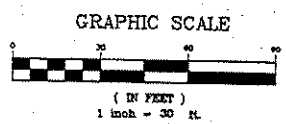
THIS DOES NOT EXTEND TO ANY UNNAMED THIRD PARTY WITHOUT AN EXPRESSED RESTATEMENT BY THE SURVEYOR.

TYPE OF SURVEY: COMBINATION

SOURCE OF TITLE DESCRIPTION FOR PROPERTY SHOWN HEREON:
 DB 9003, PG 182

PROPERTY OWNERS AS OF SURVEY DATE:
 JUAN IGNACIO CASTILLO CORONADO

PARCEL NUMBER: 09101A00016 & 09101A00017



AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-87, 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 SHALL AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIED 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.

[Signature]
 JAMES A. LOWMAN PLS# 3216

-SURVEYOR CERTIFICATION-



HALL COUNTY DEPT. OF PUBLIC HEALTH
 Permit
 Contain lot of land Public/Community
 ROAD MAINTENANCE NOTE:
 AS PER HALL COUNTY ROADS ARE PRIVATELY MAINTAINED.
 Well only. No wells to be permitted.

HALL COUNTY NOTES:

ALL LOTS ARE TO BE SERVED BY ON-SITE SEWAGE MANAGEMENT SYSTEMS TO BE PERMITTED BY THE HALL COUNTY ENVIRONMENTAL HEALTH DEPARTMENT.

ALL LOTS ARE TO BE SERVED BY PUBLIC WATER.

MUST NOTIFY HALL COUNTY ENVIRONMENTAL HEALTH DEPARTMENT BEFORE BURIAL OF MULCH, ORGANIC DEBRIS, TRASH OR OTHER MATERIAL, AND WHEN SETTING UP BURN PITS.

MUST SUBMIT GRADING PLANS WITH SEPTIC TANK APPLICATION FOR ANY LOTS REQUIRING EXTENSIVE GRADE MODIFICATION. FURTHER SOIL STUDIES MAY BE REQUIRED PRIOR TO THE ISSUANCE OF A SEPTIC TANK PERMIT OR APPROVAL OF AN ON-SITE SEWAGE MANAGEMENT SYSTEM.

SLAB CONSTRUCTION IS PROHIBITED WITHOUT GRADING PLANS ON ALL LOTS AT TIME OF SEPTIC SYSTEM PERMIT APPLICATION.

IF THE PROPERTY IS LOCATED IN THE NORTH COOKE WATERSHED DISTRICT, THEN ADDITIONAL STREAM BUFFERS AND IMPERVIOUS SETBACKS MAY BE REQUIRED FOR COMPLIANCE (HALL COUNTY CODE § 17.223.040)

ANY STREAM OR STATE WATER LOCATED ON THIS PROPERTY MAY BE SUBJECT TO A 50 FOOT UNDISTURBED NATURAL VEGETATIVE BUFFER AND A 75 FOOT IMPERVIOUS SURFACE SETBACK. (HALL COUNTY CODE § 5.176.070)

IF THE 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 § 5.180.120 AND § 5.180.130)