

LINE	BEARING	DISTANCE
1	S77°58'29"E	39.93'
2	S74°41'11"E	66.32'
3	S60°27'55"E	75.20'
4	N54°13'47"E	32.56'
5	S67°44'53"E	64.84'
6	S83°37'04"E	80.98'
7	N83°20'35"E	56.83'
8	N62°21'46"E	85.29'
9	S70°26'11"E	75.64'
10	N64°05'57"E	75.96'
11	N41°28'34"E	36.91'
12	S64°45'54"E	113.08'
13	S88°54'16"E	94.41'
14	N78°53'49"E	52.19'
15	S32°06'40"W	70.90'
16	S69°49'38"E	111.04'

Hall County, Georgia, Clerk Superior Court
 filed in office this 31 day of October
2005 at 11:30 AM. Recorded in Plat
 Book 216 Page 128
 Dwight S. Wood, Clerk

REFERENCE PLATS:

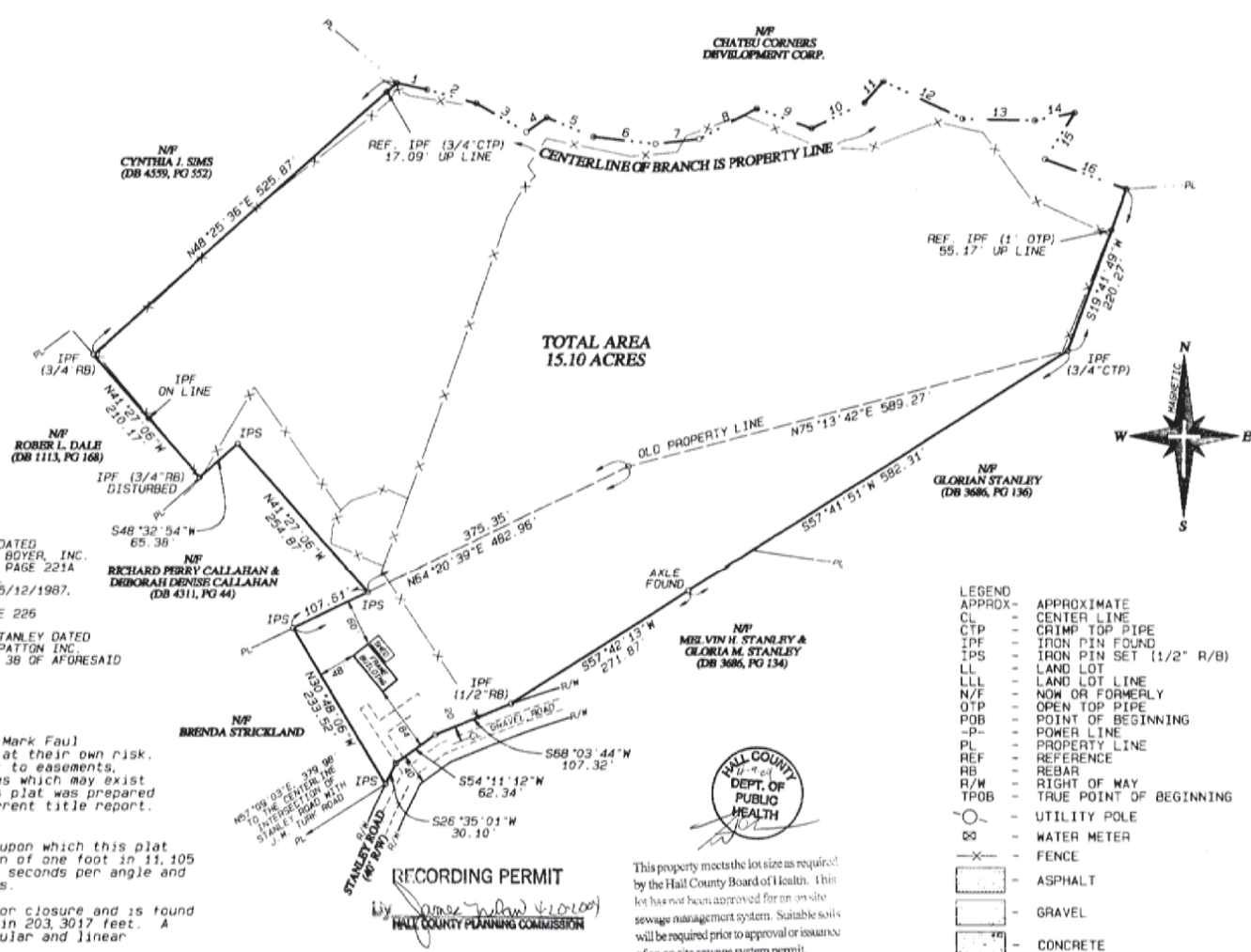
1. SURVEY FOR BRENDA STRICKLAND PREPARED BY DWIGHT KILBY, DATED 9/26/1990
2. SURVEY FOR CYNTHIA SCAGLIOTTI, DATED 7/20/2000, PREPARED BY PATTON - BOYER, INC. AND RECORDED IN PLAT SLIDE 807, PAGE 221A OF HALL COUNTY, GEORGIA RECORDS.
3. PLAT FOR ROBERT L. DALE, DATED 5/12/1987, PREPARED BY HENRY GRADY JARRARD, RECORDED IN PLAT BOOK 121, PAGE 226 OF AFORESAID RECORDS.
4. MELVIN H. STANLEY & GLORIA M. STANLEY DATED 3/28/1991, PREPARED BY PATTON - PATTON INC. RECORDED IN PLAT BOOK 148, PAGE 38 OF AFORESAID RECORDS.

NOTES:

1. This plat is for the use of Mark Faul any use by third parties is at their own risk.
2. This property may be subject to easements. Rights of Way or restrictions which may exist and not shown hereon. This plat was prepared without the benefit of a current title report.

The field data dated 3/4/2004, upon which this plat is based has a closure precision of one foot in 11,105 feet and an angular error of 03 seconds per angle and was adjusted using least squares.

this plat has been calculated for closure and is found to be accurate within one foot in 203,3017 feet. A Topcon GTS-313 was used for angular and linear measurements.



GEORGIA REGISTERED PROFESSIONAL SURVEYOR
 DWIGHT S. WOOD
 THIS PLAT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE IN THE PRESENCE OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.

NO.	DATE	DESCRIPTION
1.	3/26/2004	COMBINED TRACTS 1 & 2
REVISIONS		

SURVEY FOR:
MARK FAUL
 LOCATED IN
 FLOWERY BRANCH DISTRICT,
 G.M.D. # 1270,
 HALL COUNTY, GEORGIA

RECORDING PERMIT
 HALL COUNTY PLANNING COMMISSION

Cleveland Land Surveying
 3637 Rocky Ford Terrace, Gainesville, Georgia 30506
 Office (678) 450-5787, Fax (678) 450-5789

DRAWN BY: RSC	GRAPHIC SCALE	SHEET 1
DATE: 3/24/2004	SCALE: 1"=100'	OF 1
PRO: 204016B	JOB #: 204016B	

eFiled and eRecorded

DATE: 01/26/2023

TIME: 7:55 AM

PLAT BOOK: 883

PAGE: 75 - 75

FILING FEES: \$10.00

PART ID: 2265719333

RECORDED BY: NB

Charles Baker, C.S.C

Hall County, GA

SURVEYOR CERTIFICATION:

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.



CURRENT ZONING:

RESIDENTIAL (AR-III)

BUILDING SETBACKS:

FRONT = 65' FROM CENTERLINE OF ROAD OR 40' FROM PROPERTY LINE WHICHEVER IS GREATER

SIDE = 15'

REAR = 25'

HALL COUNTY ENGINEERING 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 IS NOT LOCATED IN A FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAP #1313903311G, HALL COUNTY GEORGIA, DATED DECEMBER 1, 2022.

THIS PROPERTY IS NOT LOCATED IN THE HALL COUNTY FUTURE 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.

APPROVED BY THE HALL COUNTY PLANNING DEPARTMENT

BY: _____

DATE: _____

APPROVED BY THE HALL COUNTY ENGINEER

BY: _____

DATE: _____

APPROVED BY THE HALL COUNTY HEALTH DEPARTMENT

BY: _____

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N/F MARK DOUGLAS FAUL TAX PARCEL # 15044 000034 DB 8399, PG 105 PB 862, PG 215

N/F LAURIE MELENDEZ TAX PARCEL # 15044 000138 DB 8173, PG 658 PB 862, PG 215

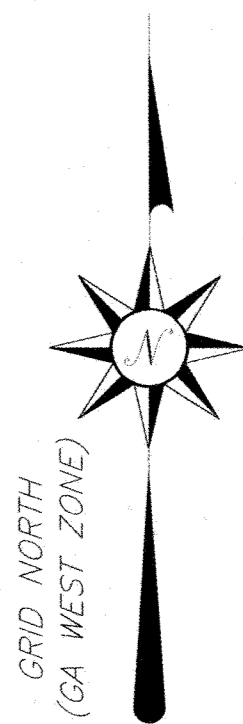
N/F MARK DOUGLAS FAUL TAX PARCEL # 15044 000034 DB 8399, PG 105 PB 862, PG 215

N/F MARK DOUGLAS FAUL TAX PARCEL # 15044 000034 DB 8399, PG 105 PB 862, PG 215

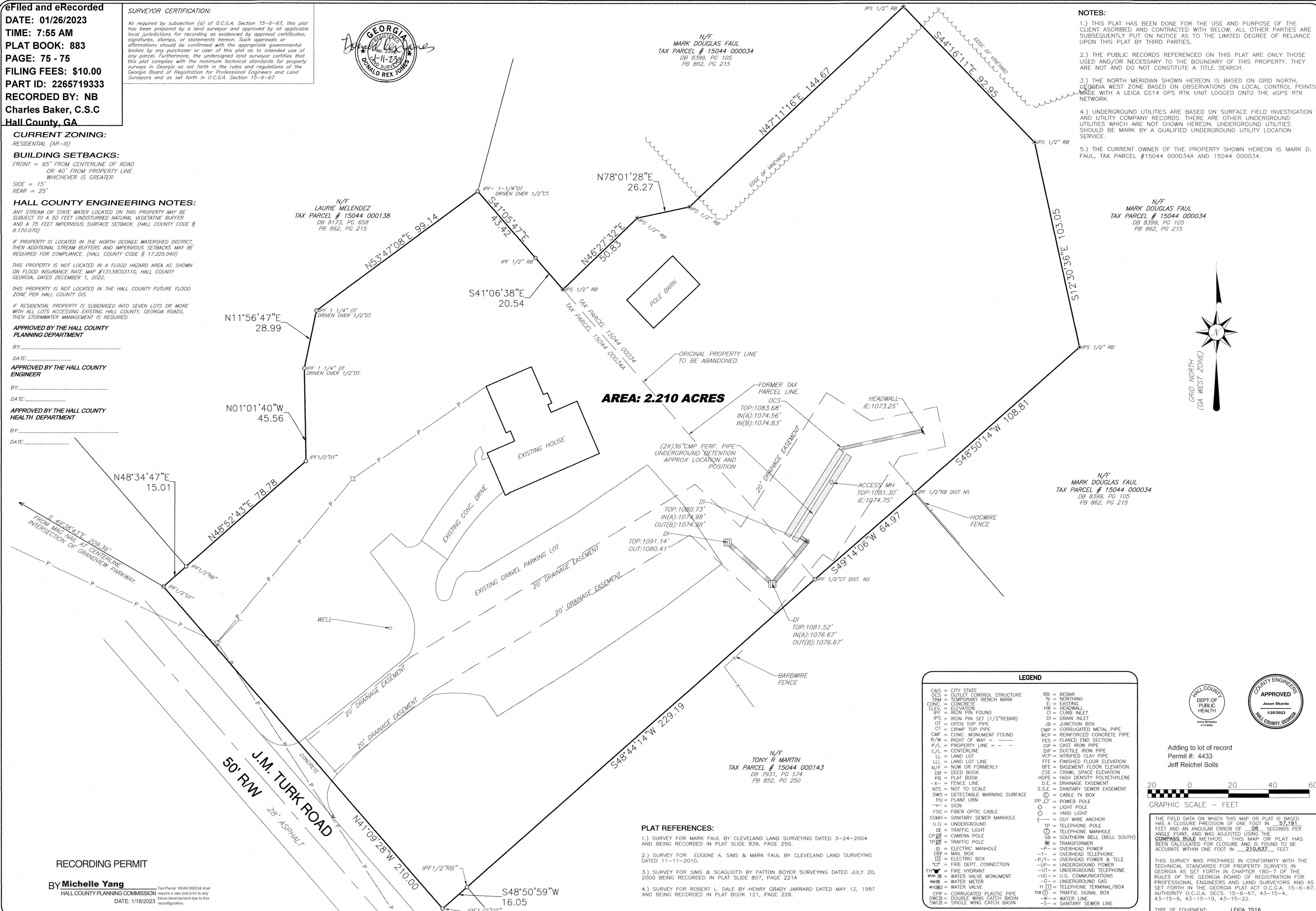
N/F TONY R MARTIN TAX PARCEL # 15044 000143 DB 7931, PG 574 PB 852, PG 250

NOTES:

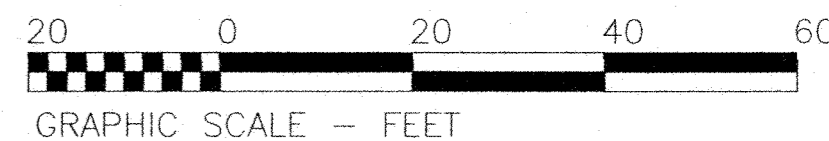
- 1.) THIS PLAT HAS BEEN DONE FOR THE USE AND PURPOSE OF THE CLIENT ASCRIBED AND CONTRACTED WITH BELOW. ALL OTHER PARTIES ARE SUBSEQUENTLY PUT ON NOTICE AS TO THE LIMITED DEGREE OF RELIANCE UPON THIS PLAT BY THIRD PARTIES.
2.) THE PUBLIC RECORDS REFERENCED ON THIS PLAT ARE ONLY THOSE USED AND/OR NECESSARY TO THE BOUNDARY OF THIS PROPERTY. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH.
3.) THE NORTH MERIDIAN SHOWN HEREON IS BASED ON GRID NORTH, GEORGIA WEST ZONE BASED ON OBSERVATIONS ON LOCAL CONTROL POINTS MADE WITH A LEICA GS14 GPS RTK UNIT LOGGED ONTO THE eGPS RTK NETWORK.
4.) UNDERGROUND UTILITIES ARE BASED ON SURFACE FIELD INVESTIGATION AND UTILITY COMPANY RECORDS. THERE ARE OTHER UNDERGROUND UTILITIES WHICH ARE NOT SHOWN HEREON. UNDERGROUND UTILITIES SHOULD BE MARK BY A QUALIFIED UNDERGROUND UTILITY LOCATION SERVICE.
5.) THE CURRENT OWNER OF THE PROPERTY SHOWN HEREON IS MARK D. FAUL, TAX PARCEL #15044 000034A AND 15044 000034.



AREA: 2.210 ACRES



LEGEND table with symbols and descriptions for various survey features like C&S, OCS, TBM, CONC., ELEV., etc.



Adding to lot of record Permit #: 4433 Jeff Reichel Soils. THE FIELD DATA ON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 57,191 FEET AND AN ANGULAR ERROR OF .08 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE METHOD. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 210,637 FEET.

- PLAT REFERENCES: 1.) SURVEY FOR MARK FAUL BY CLEVELAND LAND SURVEYING DATED 3-24-2004 AND BEING RECORDED IN PLAT SLIDE 839, PAGE 250. 2.) SURVEY FOR EUGENE A. SIMS & MARK FAUL BY CLEVELAND LAND SURVEYING DATED 11-11-2010. 3.) SURVEY FOR SIMS & SCAGLIOTTI BY PATTON BOYER SURVEYING DATED JULY 20, 2000 BEING RECORDED IN PLAT SLIDE 807, PAGE 221A. 4.) SURVEY FOR ROBERT L. DALE BY HENRY GRADY JARRARD DATED MAY 12, 1987 AND BEING RECORDED IN PLAT BOOK 121, PAGE 226.

RECORDING PERMIT

By Michelle Yang Tax Parcel 15044 000034 aha1 HALL COUNTY PLANNING COMMISSION requires a new plat prior to any future development due to this reconfiguration. DATE: 1/18/2023

Atlas Technical Consultants, LLC logo and contact information: Engineering, Planning, Landscape Architecture, Land Acquisition, Surveying. LS#001323, EXP: 6/30/2024. 930 Interstate Ridge Drive, Suite 101, Gainesville, Georgia 30601. PHONE: (770) 532-4021 FAX: (770) 532-4023

MARK FAUL 4527 JM TURK RD FLOWERY BRANCH MILITIA DISTRICT HALL COUNTY, GEORGIA. SHEET 1 of 1 SHEETS. VERTICAL SCALE: N/A. HORIZONTAL SCALE: 1" = 20'. DATE: 12/05/2022. DATE OF FIELD SURVEY: 12/02/2022. DRAWN BY: JVN. CHECKED BY: DRJ. JOB NO.: 20G231A.