

Recorded: Dec. 17, 1974 — W. Grady Watson, C.S.C.

eFiled and eRecorded
DATE: 04/29/2025
TIME: 11:20 AM
PLAT BOOK: 887
PAGE: 85 - 85
FILING FEES: \$10.00
RECORDED BY: NB
Mark Pettitt
Hall County, GA
RECORDED FOR THE CLERK OF SUPERIOR COURT

NOTE:
 STATE PLANE COORDINATE BASED UPON GPS OBSERVATIONS USING A CARLSON BRV6 PLUS DUAL FREQUENCY RECEIVER RUNNING CARLSON SURVE SOFTWARE. RTK NETWORK UTILIZING THE TRIMBLE VRS NOW NETWORK.

A LEICA TS 06 PLUS TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.
 THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 20,336 FEET AND AN ANGULAR ERROR OF 02" 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 490,897 FEET.

FLOOD NOTE:
 PORTIONS OF THIS PROPERTY ARE IN A FLOOD HAZARD AREA AS PER FEMA FLOOD INSURANCE RATE MAP OF HALL COUNTY, GEORGIA.
 COMMUNITY PANEL NUMBER: 130466 0087 G
 EFFECTIVE DATE: APRIL 4, 2018
 REVISION DATE: APRIL 4, 2018

LEGEND:

AI	ANGLE IRON
ASP	ASPHALT
BL	BUILDING LINE
BWF	BARB WIRE FENCE
CL	CENTERLINE
CLF	CHAIN LINK FENCE
CMF	CONCRETE MONUMENT FOUND
CMP	CORRUGATED METAL PIPE
CNC	CONCRETE
CTP	CRIMPED TOP PIPE
DI	DROP INLET
EP	EDGE OF PAVEMENT
FH	FIRE HYDRANT
GW	GUY WIRE
HWF	HOG WIRE FENCE
IPF	IRON PIN FOUND
IPS	IRON PIN SET (1/2"REBAR)
LL	LAND LOT
LLL	LAND LOT LINE
MH	MANHOLE
MR	METAL ROD
N/F	NOW OR FORMERLY
OTP	OPEN TOP PIPE
POB	POINT OF BEGINNING
PL	PROPERTY LINE
PP	POWER POLE
P/TP	POWER & TELEPHONE POLE
RB	REBAR
RCP	REINFORCED CONCRETE PIPE
R/W	RIGHT OF WAY
SP	SERVICE POLE
TB	TELEPHONE BOX
WM	WATER METER
WV	WATER VALVE

DEED REFERENCES:(CURRENT OWNER)
 1) DEED FOR WILLIAM H. STEPHENS, JR DATED JANUARY 17, 2025 DEED BOOK 9598 PAGES 647-650.
 2) DEED FOR WILLIAM H. STEPHENS, JR DATED DECEMBER 12, 2024 DEED BOOK 9589 PAGES 226-229.
 3) DEED FOR ATLANTA GAS LIGHT COMPANY EASEMENT DATED OCTOBER 8, 1988 MINUTES BOOK 33A PAGES 72-73.

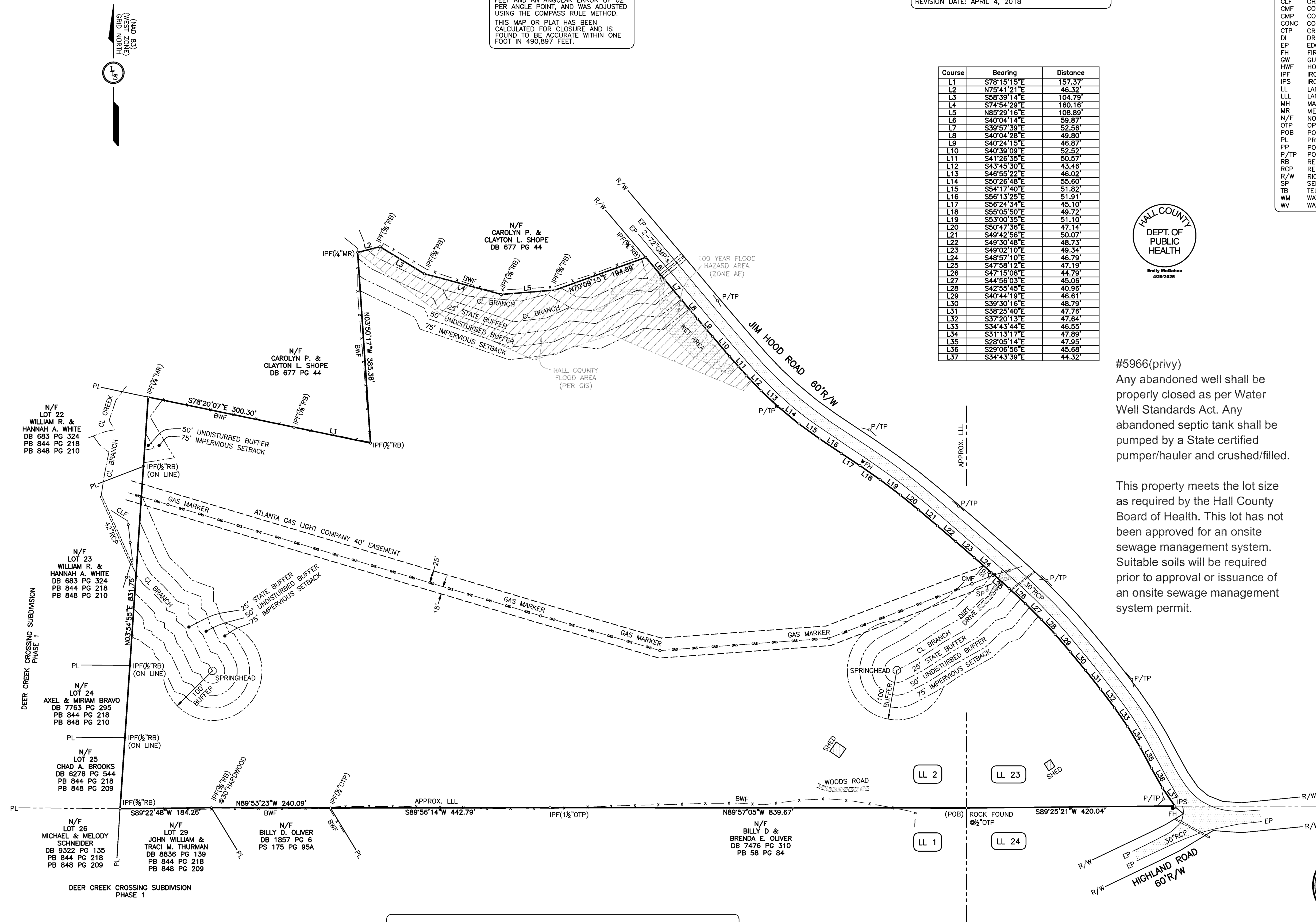
PLAT REFERENCES:
 1) SURVEY FOR DR. V.C. LOVELL PREPARED BY FARLEY-COLLINS & ASSOCIATES DATED DECEMBER 2, 1959 LAST REVISED JUNE 28, 1973.
 2) SURVEY FOR WILLIAM H. STEPHENS PREPARED BY FARLEY-COLLINS & ASSOCIATES DATED JANUARY 18, 1977 PLAT BOOK 65 PAGE 125.
 3) SURVEY FOR WILLIAM H. STEPHENS PREPARED BY ALBERT M. WYNN, JR. DATED JULY 27, 1987 PLAT BOOK 123 PAGE 153.
 4) SURVEY FOR WILLIAM H. STEPHENS PREPARED BY B. LAMAR FLOYD DATED OCTOBER 6, 1988 PLAT BOOK 132 PAGE 120.

Course	Bearing	Distance
L1	S78°18'18"E	157.37
L2	N75°41'21"E	46.32
L3	S58°39'14"E	104.79
L4	S74°54'29"E	160.16
L5	N85°29'18"E	108.89
L6	S40°04'14"E	59.87
L7	S39°57'39"E	52.56
L8	S40°04'28"E	49.80
L9	S40°24'15"E	46.87
L10	S40°39'09"E	52.52
L11	S41°28'35"E	50.57
L12	S43°45'30"E	43.46
L13	S46°55'22"E	46.02
L14	S50°26'48"E	55.60
L15	S54°17'40"E	51.82
L16	S56°13'29"E	51.91
L17	S56°24'54"E	45.10
L18	S55°05'50"E	49.72
L19	S53°00'35"E	51.10
L20	S50°47'36"E	47.14
L21	S49°42'56"E	50.07
L22	S49°30'48"E	48.73
L23	S49°02'10"E	49.34
L24	S48°57'10"E	46.79
L25	S47°58'12"E	47.19
L26	S47°15'08"E	44.79
L27	S44°56'03"E	45.06
L28	S42°55'45"E	40.96
L29	S40°44'19"E	46.61
L30	S39°30'14"E	48.79
L31	S38°25'40"E	47.76
L32	S37°20'13"E	47.64
L33	S34°43'44"E	46.55
L34	S31°13'17"E	47.89
L35	S28°05'14"E	47.95
L36	S29°08'56"E	45.68
L37	S34°43'39"E	44.32



#5966(privy)
 Any abandoned well shall be properly closed as per Water Well Standards Act. Any abandoned septic tank shall be pumped by a State certified pumper/hauler and crushed/filled.

This property meets the lot size as required by the Hall County Board of Health. This lot has not been approved for an onsite sewage management system. Suitable soils will be required prior to approval or issuance of an onsite sewage management system permit.



TOTAL AREA = 36.83 ACRES

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.

A. Darin Cain 03/05/2025
 A. DARIN CAIN, RLS 2716 DATE



RECORDING PERMIT
 BY **Brittany Passmore**
 HALL COUNTY PLANNING COMMISSION
 DATE: 4/29/2025

GENERAL 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 MEASURED FROM THE POINT OF WRESTED VEGETATION. (HALL COUNTY CODE 8.170.070).
 2) 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).
 3) A PORTION OF THIS PROPERTY IS LOCATED IN A FLOOD HAZARD AREA AS SHOWN FEMA FLOOD INSURANCE RATE MAP 130466 0087 G, HALL COUNTY, GA, DATED APRIL 4, 2018
 4) THIS PROPERTY IS 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.
 8) PARCEL TAX PARCEL: 12002 00001A

REVISED: APRIL 16, 2025; ADDED HALL COUNTY FLOOD AREA

RE-TRACEMENT SURVEY FOR
WILLIAM H. STEPHENS, JR.
 LOCATED IN
 LAND LOTS 2 & 23 12th DISTRICT
 HALL COUNTY, GEORGIA
 SCALE: 1" = 100' MARCH 5, 2025
 GRAPHIC SCALE
 0 100 200 300 400
 SCALE IN FEET JOB# 25006

FIELD WORK DATES:
 FEBRUARY 18/20, 2025
 MARCH 4, 2025