

eFiled & eRecorded
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PLAT BOOK: 00874
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PARTICIPANT ID: 8105354572
CLERK: Charles Baker
Hall County, GA
NOTE: JP

CENTERLINE OF WAHOO CREEK
IS PROPERTY LINE FOR
CALLS 1 TO 27

LINE	BEARING	DISTANCE
1	S09°23'39"E	79.50'
2	S32°19'31"W	112.99'
3	S00°26'21"W	73.26'
4	S25°00'22"E	49.11'
5	S26°03'05"W	155.55'
6	S01°24'26"W	103.32'
7	S05°41'33"W	145.01'
8	S10°16'46"W	108.91'
9	S32°21'30"W	119.66'
10	S28°36'53"E	70.00'
11	S06°39'31"W	116.51'
12	S07°23'26"W	68.25'
13	S16°23'34"W	77.73'
14	S13°07'02"W	113.25'
15	S09°59'16"W	72.10'
16	S05°28'00"E	78.50'
17	S26°28'51"W	150.28'
18	S20°58'47"E	69.61'
19	S06°45'13"W	82.82'
20	S42°09'48"W	110.04'
21	S20°29'40"W	61.70'
22	S00°21'25"W	102.15'
23	S26°37'14"W	94.73'
24	S13°04'48"W	57.20'
25	S00°17'55"W	78.63'
26	S14°21'57"W	171.75'
27	S33°45'56"E	27.13'

LOT 20
MARTIN ELLARD SUBDIVISION
(PB 80, PG 134)
N/E
STEPHEN J. ZIMMERMAN &
KELLY J. ZIMMERMAN
(DB 1567, PG 137)

COUNTY ENGINEER
APPROVED
HALL COUNTY, GEORGIA

LOT 21
MARTIN ELLARD SUBDIVISION
N/E
TOMMY L. CLARK
(DB 1019, PG 89)
(PB 80, PG 124)

N48°17'27"E 975.44'
REFERENCE BEARING

PROPOSED 40' PERPETUAL
INGRESS/EGRESS
EASEMENT CENTERED
ALONG EXISTING ASPHALT DRIVE

TRACT 1
36.309 ACRES

OLD ROAD
BED
IPF (1/2"R/B)

N/E
ROBERT ROSSON &
SHEILA ROSSON
(DB 1003, PG 114)
(PB 830, PG 81)

N/E
S.P. MCKIBBON, SR., L.L.P.
(DB 6311, PG 229)

CALL TABLE
REF. IPF (1/2"R/B)
60.84' UP LINE

LINE	BEARING	DISTANCE
L28	S34°08'12"E	225.21'
L29	S44°28'19"W	184.87'
L30	S44°28'19"W	184.87'
L31	N34°08'12"W	276.93'

NOTES:
1. THE FIELD DATA DATED 10/17/2016 UPON WHICH THIS PLAT IS BASED HAS A CLOSURE
PRECISION OF ONE FOOT IN 36,728 FEET AND AN ANGULAR ERROR OF 20" PER ANGLE
POINT. AND WAS ADJUSTED USING LEAST SQUARES. THIS PLAT HAS BEEN CALCULATED
FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 731,722 FEET
FOR TRACT ONE, AND ON FOOT IN 487,317 FEET FOR TRACT TWO. THE EQUIPMENT
USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS HEREIN WAS
A TOPCON GTS-285.

2. THE UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM ABOVE GROUND, VISIBLE
EVIDENCE. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE
ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR
FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE
EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE
UNDERGROUND UTILITIES.

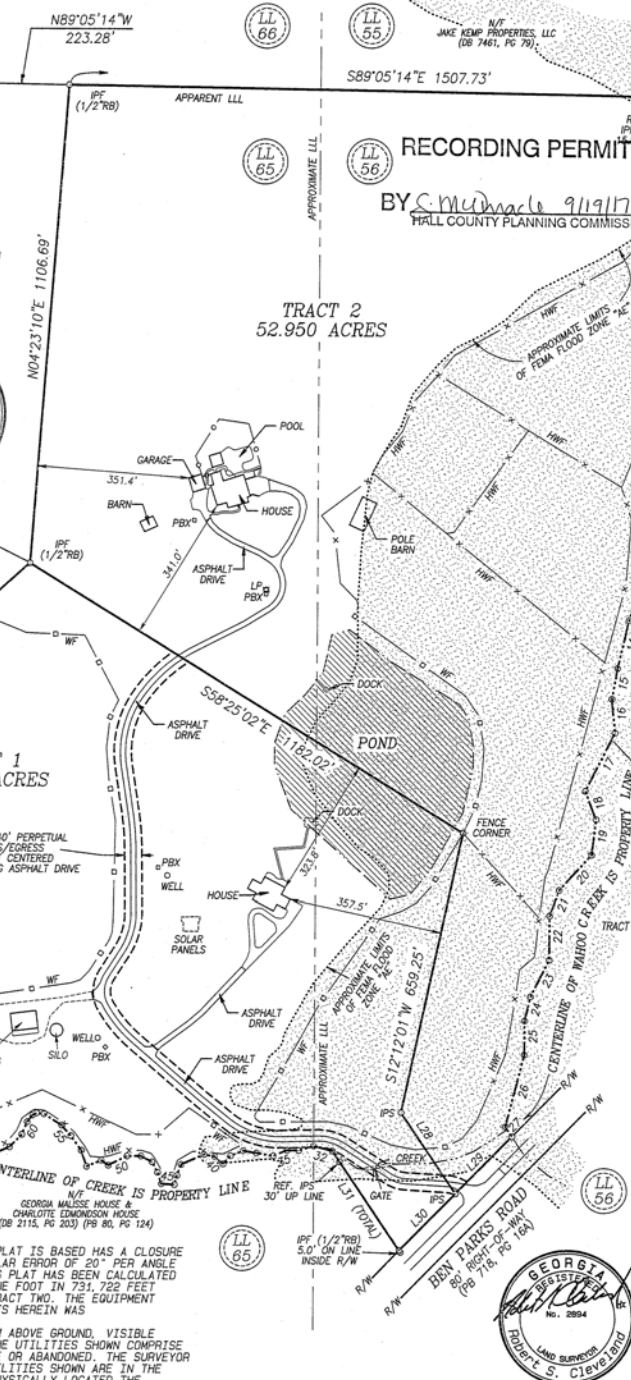
3. THIS SURVEY IS FOR THE EXCLUSIVE USE OF THE ENTITIES SHOWN HEREON. ANY
USE BY THIRD PARTIES IS AT THEIR OWN RISK.

4. PORTIONS OF THIS PROPERTY LIES WITHIN A FLOOD HAZARD AREA AS SHOWN ON
FLOOD INSURANCE RATE MAPS # 13139C0059F & 13139C0067F, HALL COUNTY, GEORGIA
DATED, SEPTEMBER 29, 2005, AND WITHIN FUTURE FLOOD ZONE PER HALL COUNTY GIS.

5. ALL DISTANCES AS SHOWN ARE HORIZONTAL. GROUND DISTANCES IN U.S. SURVEY FEET
(39.37 INCHES = 1 METER).

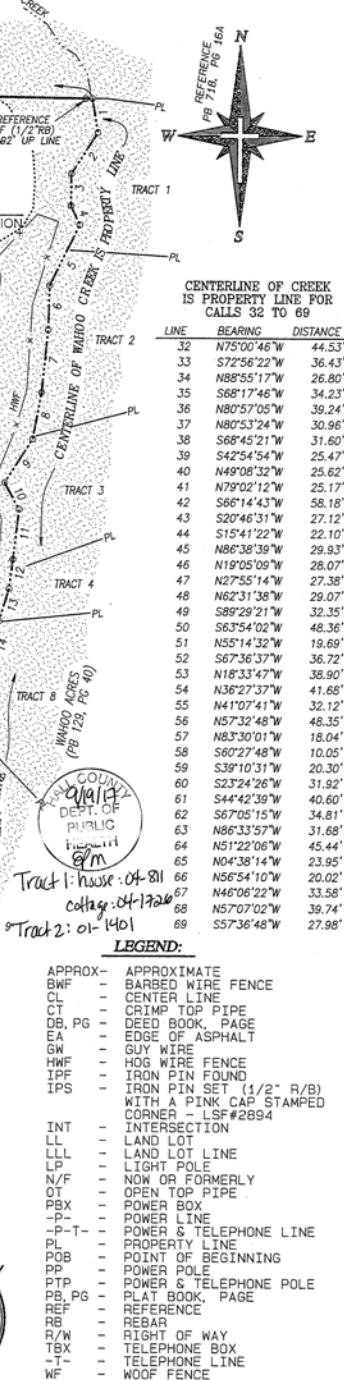
6. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT
POLICY. THEREFORE EXCEPTION IS MADE HEREIN TO ANY EASEMENTS, RESERVATIONS,
RIGHTS OF WAY AND RESTRICTIONS OF RECORD, WHICH MAY EXIST. FURTHERMORE,
THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, RESERVATIONS, RIGHTS OF WAY, OR
RESTRICTIONS, WHICH ARE NOT RECORDED OR NOT DISCLOSED BY A TITLE COMMITMENT
OR OTHERWISE UNKNOWN TO THE SURVEYOR; THEREFORE EXCEPTION IS TAKEN TO ANY
SUCH ITEMS.

7. THE BEARING SHOWN HEREON WERE CALCULATED FROM ANGLES TURNED.



STATE WATER NOTE
THIS PROPERTY CONTAINS STATE WATERS REQUIRING
A 50' UNDISTURBED AND 75' IMPERVIOUS BUFFERS
PRIOR TO DEVELOPMENT A PERMIT OR VARIANCE MAYBE
REQUIRED FROM THE CORPS OF ENGINEERS, EPO, AND
OR HALL COUNTY.

REFERENCES:
1. DEED BOOK 3320, PAGE 63
2. PLAT BOOK 718, PG 16A
3. DEED BOOK 7629, PAGE 121
4. PLAT BOOK 706, PAGE 27A
5. DEED BOOK 6220, PAGE 285
6. PLAT BOOK 841, PAGE 223



LEGEND:

- APPROX - APPROXIMATE
- BNF - BARBED WIRE
- CL - CENTER LINE
- CT - CRIMP TOP PIPE
- DB, PG - DEED BOOK, PAGE
- EA - EDGE OF ASPHALT
- GM - GUY WIRE
- HWF - HOG WIRE FENCE
| IPF | - IRON PIN FOUND |
| IPS | - IRON PIN SET (1/2" R/B) WITH A PINK CAP STAMPED CORNER LSF#2894 |
| INT | - INTERSECTION |
| LL | - LAND LOT |
| LLL | - LAND LOT LINE |
| LP | - LIGHT POLE |
| N/F | - NOW OR FORMERLY |
| OP | - OPEN TOP PIPE |
| PBX | - POWER BOX |
| -P- | - POWER LINE |
| -P-T- | - POWER & TELEPHONE LINE |
| PL | - PROPERTY LINE |
| POB | - POINT OF BEGINNING |
| PP | - POWER POLE |
| PTP | - POWER & TELEPHONE POLE |
| PB, PG | - PLAT BOOK, PAGE |
| REF | - REFERENCE |
| RB | - REBAR |
| R/W | - RIGHT OF WAY |
| TBX | - TELEPHONE BOX |
| -T- | - TELEPHONE LINE |
| WF | - WOOLF FENCE |

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 the O.C.G.A. Section 15-6-67.

Robert S. Cleveland
Registration No. 2894

8/31/2017
Date:

RECOMBINATION SURVEY FOR:
STEVE P. McKIBBON

LOCATED IN
LAND LOTS 56 & 65,
11th DISTRICT,
HALL COUNTY, GEORGIA

Cleveland Land Surveying
3637 Rocky Ford Terrace, Gainesville, Georgia 30506
Office (678) 936-6163

DRAWN BY: RSC
DATE: 10/18/2016
PDF: G216048

GRAPHIC SCALE
1"=200'
0' 100' 200' 400'
JOB# G216048

SHEET
1
OF
1