eFiled and eRecorded
DATE: 02/13/2024
TIME: 12:43 PM
PLAT BOOK: 884
PAGE: 327 - 327
FILING FEES: $10.00
PART ID: 3319889938
RECORDED BY: CH
Charles Baker, C.S.C
Hall County, GA

Hall County Notes

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 8.170.075)

IF PROPERTY IS LOCATED IN THE NORTH GEORGIA MOUNTAINS DISTRICT, THEN ADDITIONAL STREAM BUFFERS AND IMPERVIOUS SETBACKS MAY BE REQUIRED FOR COMPLIANCE. (HALL COUNTY CODE 17.250.040)

THIS PROPERTY OR A PORTION THEREOF IS NOT LOCATED IN A FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) EFFECTIVE, HALL COUNTY GEORGIA, DATED: 12/01/2022

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

IF RESIDENTIAL PROPERTY IS SUBDIVIDED INTO SIXTEN LOTS OR MORE WITH ALL LOTS ACCESSING EXISTING HALL COUNTY GEORGIA ROADS, THEN STORMWATER MANAGEMENT IS REQUIRED FOR COMPLIANCE (HALL COUNTY CODE 8.140.140)

ALL DRIVEWAYS MUST MEET HALL COUNTY DRIVEWAY REGULATIONS PER Code § 12-40

ALL LAND DISTURBANCES OVER ONE ACRE SHALL REQUIRE AN EROSION SEDIMENTATION POLLUTION CONTROL PLAN.

General Notes

NOTICE: OF ZONING AND LAND USE MAKE NOT BEEN ADOPTED PARTIES INTERESTED IN ZONING OR LAND USE SHOULD CHECK WITH THE LOCAL ISSUING AUTHORITIES.

SUBJECT TO RIGHT OF WAYS AND EASEMENTS NOT SHOWN HEREON.

STATE OF GEORGIA AND CITY/COUNTY STREAM BUFFERS AND SETBACK REQUIREMENTS MAY APPLY TO THE SUBJECT PARCEL.

BOUNDARY LINE - A DEMARCATION LINE AS DEFINED FROM A LEGAL INTERPRETATION OF A REFERENCED LEGAL DESCRIPTION OF PLAT WITHOUT CONSIDERATION OF POSSIBLE AMBIGUITY.

PROPERTY LINE - THE SURVEYED LINE TO ESTABLISH OR REESTABLISH THE DEMARCATION LINE BETWEEN TWO PARCELS OF LAND/TERMINE THE CONTIGUOUS PARCEL.

ALL PLATS, DRAWINGS, REPORTS, PLANS, SPECIFICATIONS, FIELD DATA AND RECORDS, AND OTHER DOCUMENTS AND INSTRUMENTS PREPARED BY D. KEITH KILBY, LS AND INTERMEDITS OF SERVICE, AND SHALL REMAIN THE PROPERTY OF D. KEITH KILBY, LS

Survey Notes

TYPE OF SURVEY: 2 LOT SUBDIVISION

THE PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 300,000 FEET.

FIELD DATED: 11/20/2023, 11/17/2023

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CALCULATED POSITIONAL TOLERANCE OF 0.08 FEET DERIVED FROM A COMBINATION OF REDUNDANT ANGULAR AND LINEAR MEASUREMENTS AND GPS OBSERVATIONS (STATIC, RTK AND NETWORK ADJUSTED RTK) AND WAS ADJUSTED USING LEAST SQUARES.

ALL DISTANCES, UNLESS OTHERWISE NOTED, ARE HORIZONTAL ON THE LOCAL SURFACE PLANE IN FEET.

EQUIPMENT USED FOR MEASUREMENT:
ANGULAR: SECONDS ZERO 30
LINEAR: SECONDS ZERO 30
GPS: CARLSON BRX7 DRIVE & SENSOR MULT FREQUENCY RECEIVER

HALL COUNTY DEPT OF PUBLIC HEALTH

8/9: Kevin Herndon Soils
9/10: OSC-2350

Property Information

CURRENT OWNER: RANDY MORELAND AND SHELLIE MORELAND

STREET ADDRESS: 4387 BENEFIELD ROAD
BRASELTON, GA 30517

TAX PARCEL NUMBER: 15028 000136

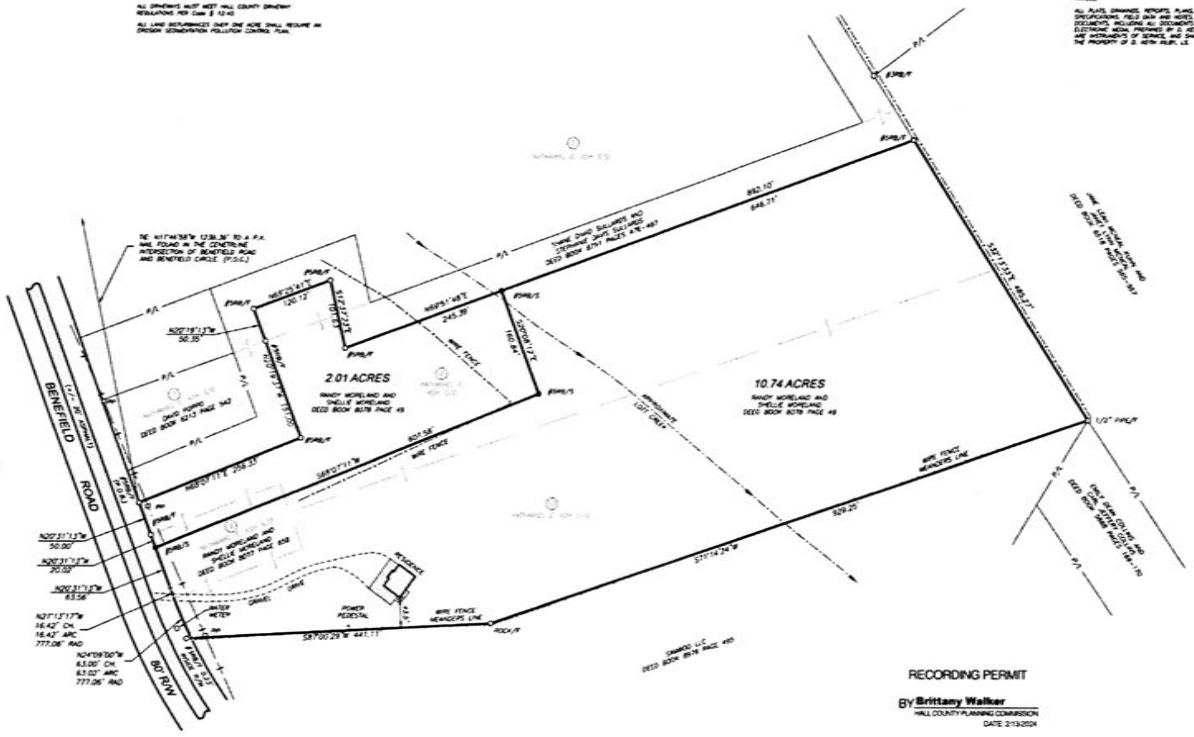
References

DEEDS:

(1) DEED BOOK 8077 PAGE 858
(2) DEED BOOK 1143 PAGE 104
(3) DEED BOOK 7135 PAGE 296
(4) DEED BOOK 7058 PAGES 105-108
(5) DEED BOOK 6480 PAGES 217-224
(6) DEED BOOK 3460 PAGE 340
(7) DEED BOOK 7124 PAGES 290-293
(8) DEED BOOK 5613 PAGE 443
(9) DEED BOOK 6213 PAGE 342
(10) DEED BOOK 4863 PAGE 284
(11) DEED BOOK 5218 PAGE 250
(12) DEED BOOK 7775 PAGE 515
(13) DEED BOOK 8078 PAGE 49
(14) DEED BOOK 8412 PAGES 721-726
(15) DEED BOOK 8751 PAGES 476-487
(16) DEED BOOK 8476 PAGE 496
(17) DEED BOOK 8516 PAGES 555-557

PLATS:

(1) PLAT BOOK 875 PAGE 242
(2) PLAT ENTITLED SURVEY FOR, "SPENCER E. DAVIS AND BEVERLY W. DAVIS", PREPARED BY DWIGHT KILBY, LS, DATED: 01/08/2013
(3) PLAT BOOK 36 PAGE 134
(4) PLAT BOOK 145 PAGE 173
(5) PLAT BOOK 838 PAGE 60
(6) PLAT SLIDE 757 PAGE 1438
(7) PLAT BOOK 875 PAGE 243
(8) PLAT BOOK 875 PAGE 244
(9) PLAT BOOK 875 PAGE 245
(10) PLAT BOOK 41 PAGE 168



12.75 Acres Total

BEING A PORTION OF LOTS 5 AND 8 ALONG WITH LOTS 9 AND 10, SECTION "A" OF THE NATHANIEL E. ASH S/D
PLAT BOOK 36 PAGE 134

90' 0' 90' 180' 360'
Graphic Scale
SCALE: 1"=60'

SURVEYOR'S 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.

D. KEITH KILBY, PLS — 11/15/2023
DATE

NOTE: The approval signatures were not in place when this survey was issued and are to be properly obtained prior to Recording.

Signature is valid only if original, in contrasting color of ink, and seal is embossed.

Notice of Reservations, Exceptions and Disclosures: This Survey and its findings does not constitute a title search or legal opinion by this Surveyor. All information used in the preparation of this survey was obtained from public records, the data, the client, or other sources as referenced. Other documents or conditions may exist that would affect the property and/or the opinion of this Surveyor. No certification or liability is extended to any party not named hereon under the caption "SURVEY FOR".

RECORDING PERMIT

BY Brittany Walker
HALL COUNTY PLANNING COMMISSION
DATE 2/13/2024

Legend

STANDARD SYMBOLS
○ - ASH PIN OF PIPE FOUND (TYPE AS NOTED)
● - 1/2 RAINF SET CAPPED WITH LS NUMBER
+ - COMPUTED POINT
● - MONUMENT FOUND (TYPE AS NOTED)
● - MONUMENT SET (TYPE AS NOTED)
/F - FOUND
/S - SET
- WATER METER
- FIRE HYDRANT
- POWER POLE
- ELECTRICAL PEDESTAL
- PHONE PEDESTAL
- CABLE PEDESTAL

ABBREVIATIONS
(P.O.B.) - POINT OF BEGINNING
(P.O.C.) POINT OF COMMENCEMENT
CON. - CONCRETE
C/L - CENTERLINE
D.E. - DRAINAGE EASEMENT
INT. - INTERSECTION
R/W - RIGHT-OF-WAY
P/L - PROPERTY LINE
B/L - BUILDING LINE
B/C - BACK OF CURB

STANDARD LINE TYPES
PROPERTY LINES
RIGHT OF WAY
POWER LINES
FENCE (TYPE AS NOTED)

COUNTY ENGINEER APPROVED
HALL COUNTY, GEORGIA

D. KEITH KILBY, LS
Georgia – Tennessee – North Carolina
CCRCC Level II Design Professional
LAND SURVEYING • LAND PLANNING • CONSULTING
4530 Woodstock Drive
Oakwood, Ga. 30566
Office: (770)965-9700
www.TheKilbyGroup.com

SURVEY FOR:

Randy Moreland and Shellie Moreland

G.M.D. 385 OF THE HEADRIGHTS SECTION
HALL COUNTY, GEORGIA
PLAT DATE: 11/15/2023
JOB#23083101 DRAWING#23083101_11/15/2023