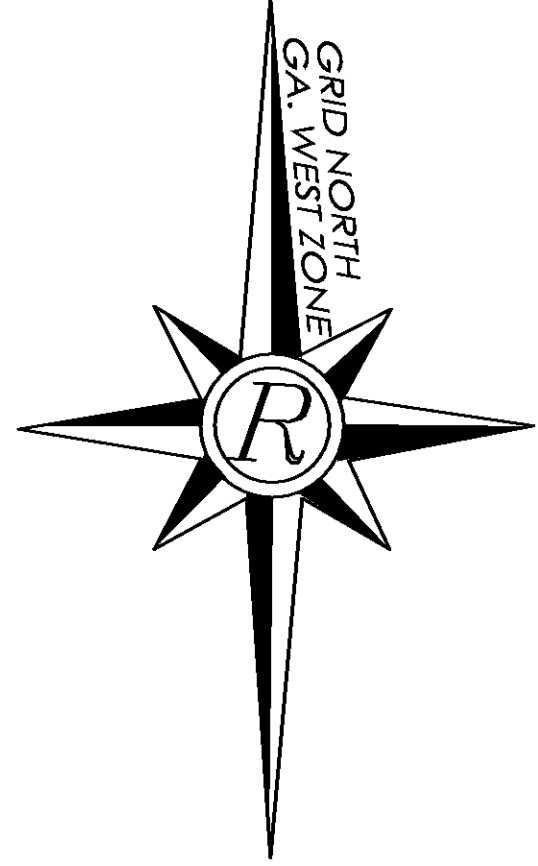


eFiled and eRecorded
DATE: 10/14/2022
TIME: 11:16 AM
PLAT BOOK: 882
PAGE: 396 - 396
FILING FEES: \$10.00
PART ID: 0654778229
RECORDED BY: EAR
Charles Baker, C.S.C
Hall County, GA

THIS BLOCK RESERVED FOR THE
CLERK OF THE SUPERIOR COURT



LEGEND

AIF - ANGLE IRON FOUND
A.K.A. - ALSO KNOWN AS
CGB - CURB & GUTTER
CBX - CABLE BOX
CCN - CONCRETE NAIL
CTP - CRIMP TOP PIPE
CI - CURB INLET
CL - CENTERLINE
CLF - CHAIN LINK FENCE
CMP - CONCRETE MONUMENT FOUND
CMP - CORRUGATED METAL PIPE
CO - CLEANOUT
CTF - CRIMP TOP PIPE FOUND
DB, PG - DEED BOOK, PAGE
DE - DRAINAGE EASEMENT
DI - DROP INLET
DIP - DUCTILE IRON PIPE
DMCB - DOUBLE-WING CATCH BASIN
ED - EDGE OF CONCRETE
EP - EDGE OF PAVEMENT
FES - FLARED END SECTION
FPE - FINISHED FLOOR ELEVATION
FH - FIRE HYDRANT
G - GAS LINE
GM - GAS METER
GP - GUY POLE
GR - GAS REGULATOR
GV - GAS VALVE
GW - GUY WIRE
HDPE - HIGH DENSITY POLYETHYLENE PIPE
HM - HEADWALL
INV - INVERT ELEVATION
IPF - IRON PIN FOUND
IPS - IRON PIN SET (1/2" REBAR)
JB - JUNCTION BOX
LL - LAND LOT
LLL - LAND LOT LINE
LP - LIGHT POLE
MB - MANHOLE
MH - MANHOLE
MON - MONUMENT
N/F - NOW OR FORMERLY
NF - NAIL FOUND
OCS - OUTLET CONTROL STRUCTURE
OE - OVERHEAD ELECTRICAL LINE
P - POWER LINE
P/T - POWER & TELEPHONE LINE
PB, PG - PLAT BOOK, PAGE
PBX - POWER BOX
PL - PROPERTY LINE
PM - POWER METER
POB - POINT OF BEGINNING
PP - POWER POLE
PLP - POWER & LIGHT POLE
PSSE - PROPOSED SANITARY SEWER EASEMENT
PTCE - PROPOSED TEMPORARY CONSTRUCTION EASEMENT
PTLP - POWER, TELEPHONE & LIGHT POLE
PTP - POWER & TELEPHONE POLE
PVC - POLYVINYLCHLORIDE PIPE
RCP - REINFORCED CONCRETE PIPE
R/W - RIGHT OF WAY
SS - SANITARY SEWER LINE
SF - SQUARE FEET
S/W - SIDEWALK
SWCB - SINGLE-WING CATCH BASIN
TBM - TEMPORARY BENCHMARK
TBX - TELEPHONE BOX
TFR - TRANSFORMER
TMH - TELEPHONE MANHOLE
TPOB - TRUE POINT OF BEGINNING
TSP - TRAFFIC SIGNAL POLE
T - TELEPHONE LINE
UC - UNDERGROUND COMMUNICATION
UE - UNDERGROUND ELECTRIC
UP - UNDERGROUND POWER
UT - UNDERGROUND TELEPHONE
WE - WATER EASEMENT
WI - WEIR INLET
W - WATER LINE
WM - WATER METER
WMH - WATER MANHOLE
WV - WATER VALVE
P - PARKING SPACE NUMBER

LINE & CURVE TABLE				
LINE / CURVE #	CHORD BEARING	CHORD LENGTH	ARC LENGTH	RADIUS
1	N55°47'29"W	486.68'		
2	N31°59'21"E	248.91'		
3	N55°24'33"W	100.03'		
4	N18°00'47"W	93.17'		
5	S01°18'06"E	85.48'		
6	S17°38'45"E	98.97'		
7	S06°13'08"E	57.88'		
8	S18°31'41"E	56.39'		
9	S34°34'15"W	87.90'		

N/F
LINDA DIANNE FORTENBERRY
WHITE WARD AND BAMBI
MICHELLE WHITE WARD RILEY
PARCEL 15037A000023
DB 6680, PG 648

N/F
J. DOUGLAS MAGNUS AND
DIANE STRICKLAND MAGNUS
A PORTION OF
PARCEL 15037A000031
DB 2168, PG 290

N/F
CHARLES EVERETT MILLS &
PAULINE MILLS
PARCEL 15037A000024B
DB 1146, PG 319
PB 174, PG 153

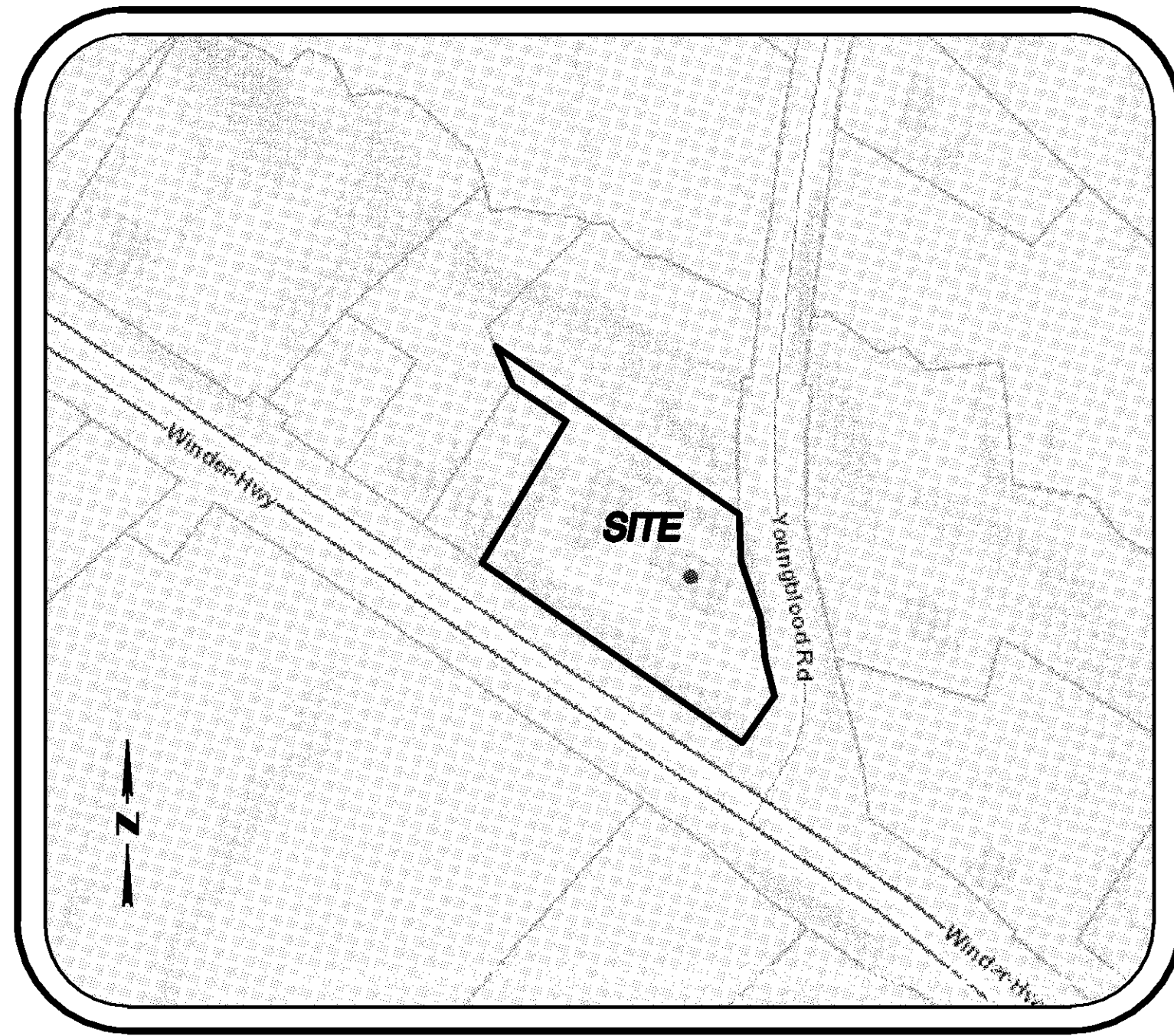
N/F
J. DOUGLAS MAGNUS AND
DIANE STRICKLAND MAGNUS
A PORTION OF
PARCEL 15037A000031
DB 2168, PG 290
2.968 ACRES

HALL COUNTY ENGINEERING DEPARTMENT PLAT 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 OCOONEE WATERSHED DISTRICT, THEN ADDITIONAL STREAM BUFFERS AND IMPERVIOUS SETBACKS MAY BE REQUIRED FOR COMPLIANCE. (HALL COUNTY CODE § 17.225.040)"
- "NO PORTION OF THIS PROPERTY IS LOCATED IN A FLOOD HAZARD ZONE PER F.E.M.A. INSURANCE RATE MAP OF HALL COUNTY, GEORGIA. MAP NO. 13139C0311F, REVISED DATE SEPTEMBER 29, 2006."
- "PORTIONS OF THIS PROPERTY ARE 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 FOR COMPLIANCE. (HALL COUNTY CODE § 8.180.120 AND § 8.180.130)"

REFERENCES

- REFERENCE IS HEREBY MADE TO THAT CERTAIN PLAT FOR DOUGLAS MAGNUS, PREPARED BY ROCHESTER & ASSOCIATES, INC, DATED 4/1/94, ON PLAT SLIDE 333, PAGE 172A OF HALL COUNTY, GEORGIA RECORDS.
- REFERENCE IS HEREBY MADE TO THAT CERTAIN DIVISION OF A PARENT TRACT FOR J. DOUGLAS MAGNUS AND DIANE STRICKLAND MAGNUS, PREPARED BY ROCHESTER & ASSOCIATES, LLC, DATED 3/17/22, LAST REVISED 3/8/22 IN PLAT BOOK 881, PAGE 354 OF HALL COUNTY, GEORGIA RECORDS.
- REFERENCE IS HEREBY MADE TO THAT CERTAIN RETRACEMENT SURVEY FOR J. DOUGLAS MAGNUS AND DIANE STRICKLAND MAGNUS, PREPARED BY ROCHESTER & ASSOCIATES, LLC, DATED 10/3/22, IN PLAT BOOK 882, PAGE 394 OF HALL COUNTY, GEORGIA RECORDS.
- REFERENCE IS HEREBY MADE HEREIN TO THE FOLLOWING PLATS AND DEEDS USED IN THE PREPARATION OF THIS SURVEY:
 - PLAT BOOK 876, PAGE 235.
 - PLAT BOOK 876, PAGE 239.
 - DEED BOOK 5142, PAGE 374.
 - GDOT STP-065-3(39), PI 122020



VICINITY MAP
SCALE: NTS

SURVEY NOTES

- THE FIELD DATA COLLECTED ON 10/26/21 & 11/2/21 ON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 47,762 FEET AND AN ANGULAR ERROR OF LESS THAN ONE SECOND PER ANGLE AND WAS ADJUSTED USING THE COMPASS RULE. A TRIMBLE S-SERIES ROBOTIC TOTAL STATION WAS USED FOR ANGULAR AND LINEAR MEASUREMENTS.
- THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 158,054 FEET.
- THE HORIZONTAL DATUM FOR THIS SURVEY IS THE NORTH AMERICAN DATUM OF 1983 (NAD 83 GEORGIA WEST ZONE) AS DETERMINED BY UTILIZING GPS. THE EQUIPMENT USED TO OBTAIN THIS DATA WAS A DUAL FREQUENCY TRIMBLE R10 GNSS GPS RECEIVER WITH A TRIMBLE TSC3 DATA COLLECTOR RECEIVING RTK CORRECTIONS VIA A WIRELESS NETWORK FROM BASE STATIONS OPERATED BY TRIMBLE NAVIGATION. THE AVERAGE RELATIVE POSITIONAL ACCURACY OBTAINED ON THE POSITIONS UTILIZED IN THIS SURVEY WAS 0.04 FT. HORIZONTAL. THIS VALUE WAS DERIVED FROM GPS PROCESSING SOFTWARE. THE REMAINDER OF THE FIELD WORK WAS PERFORMED WITH CONVENTIONAL EQUIPMENT AS DESCRIBED ABOVE.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT; 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 THE TITLE COMMITMENT OR OTHERWISE UNKNOWN TO THE SURVEYOR; THEREFORE EXCEPTION IS TAKEN TO ANY SUCH ITEMS.
- ABOVE GROUND UTILITY LOCATIONS WERE OBTAINED FROM FIELD OBSERVATIONS. THE SURVEYOR HAS NOT RESEARCHED UNDERGROUND UTILITY LOCATIONS. THE SURVEYOR IS UNABLE TO CERTIFY TO THE ACCURACY OR COMPLETENESS OF THIS INFORMATION. INDICATED LOCATIONS SHOULD BE CONFIRMED IN THE FIELD WITH THE UTILITY COMPANIES PRIOR TO PROCEEDING WITH PLANNING, DESIGN OR CONSTRUCTION.
- NO IDENTIFIED AND DELINEATED WETLANDS WERE OBSERVED DURING THE COURSE OF THE FIELD SURVEY. HOWEVER THIS SURVEYOR DID NOT DO A THOROUGH INSPECTION OF THE INTERIOR OF THIS SITE. THEREFORE EXCEPTION IS MADE HEREIN TO ANY WETLANDS THAT MAY EXIST WITHIN THE BOUNDARIES OF THIS SITE.
- NO PORTION OF THIS PROPERTY IS LOCATED IN A FLOOD HAZARD ZONE PER F.E.M.A. INSURANCE RATE MAP OF HALL COUNTY, GEORGIA. MAP NO. 13139C0311F REVISED DATE SEPTEMBER 29, 2006.
- DURING THE FIELD SURVEY PERFORMED ON THIS SITE THERE WAS NO VISIBLE ABOVE GROUND EVIDENCE OF A HUMAN BURIAL AREA OR CEMETERY OBSERVED. HOWEVER, THIS SURVEYOR DID NOT PERFORM A THOROUGH INSPECTION OF THE INTERIOR OF THIS SITE. THEREFORE EXCEPTION IS MADE HEREIN TO ANY HUMAN AREAS OR CEMETERIES THAT MAY EXIST WITHIN THE BOUNDARIES OF THIS SITE.
- ALL PROPERTY CORNERS REFERENCED AS "IPS" INDICATES A 1/2" REBAR PLACED WITH A YELLOW PLASTIC CAP STAMPED "ROCHESTER-LSF000484", UNLESS OTHERWISE NOTED.
- THIS PLAT IS FOR THE EXCLUSIVE USE OF THE ENTITIES SHOWN HEREON; ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.
- ALL DISTANCES AS SHOWN ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET (39.37 INCHES = 1 METER).
- PROPERTY ADDRESS IS 4595 WINDER HIGHWAY, FLOWERY BRANCH, GEORGIA 30542 PER PROPERTY APPRAISER WEBSITE.
- ALL GATEWAY CORRIDOR STANDARDS SHALL APPLY TO ALL FUTURE DEVELOPMENT.
- THESE ARE PROPOSED EASEMENTS AND ARE INTENDED TO BE CREATED AND USED IN THE EVENT OF A SEPTIC SYSTEM FAILURE.

SURVEYORS CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. 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.

RICHARD E. MILLARD, GA RLS #3044
remillard@rochester-assoc.com
ROCHESTER & ASSOCIATES, LLC
LSF-000484 EXPIRATION 6/30/24
www.rochester-assoc.com

10/14/22
DATE

RETRACEMENT SURVEY OF TRACT 1 FOR
J. DOUGLAS MAGNUS AND
DIANE STRICKLAND MAGNUS

LOCATED IN
CLINCHEN DISTRICT, G.A.D. 295
HALL COUNTY, GEORGIA

REVISIONS		NO.		DATE		DESCRIPTION	

GRAPHIC SCALE
0' 25' 50' 100' 150'



SHEET
1
OF
1
DATE: 10/13/22
SCALE: 1"=50'
JOB NO.: G193199
DRAWN BY: LJC
DWG NO.: RETRACT1