

eFiled and eRecorded
DATE: 10/16/2025
TIME: 6:16 PM
PLAT BOOK: 888
PAGE: 14 - 14
FILING FEES: \$10.00
RECORDED BY: CH
Mark Pettitt
Hall County, GA

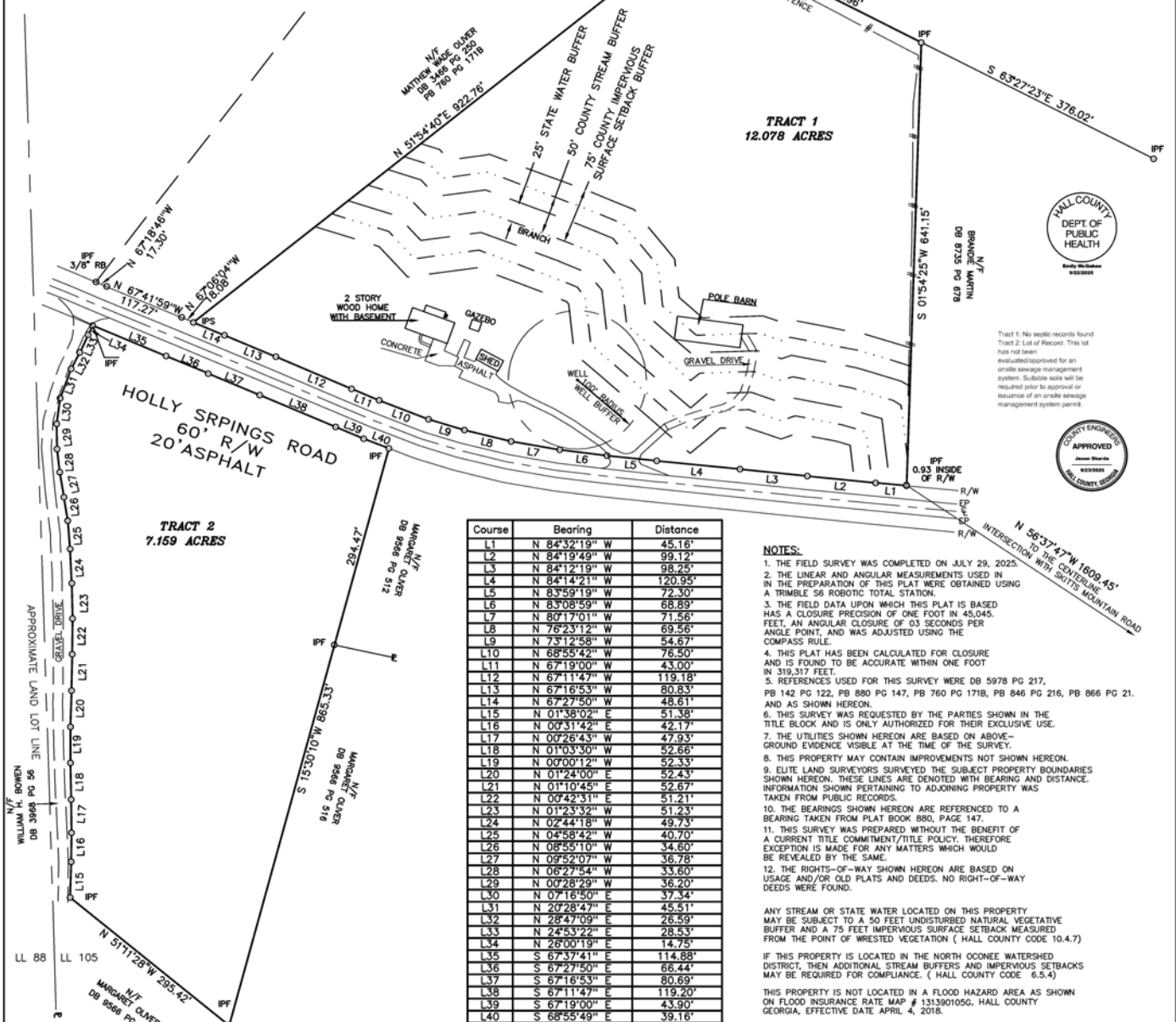
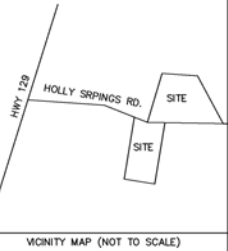
RESERVED FOR SUPERIOR COURT CLERK

LEGEND

BL - BUILDING LINE
C - CENTERLINE
DB - DEED BOOK
EP - EDGE OF PAVEMENT
LL - LAND LOT
IPF - IRON PIN FOUND (1/2" RB UNO)
IPS - IRON PIN SET (1/2" RB W/CAP)
N/F - NOW OR FORMERLY
PB - PLAT BOOK
PG - PAGE
RB - REINFORCING BAR
R/W - RIGHT OF WAY
UNO - UNLESS NOTED OTHERWISE

PARCEL 12105A 000001
TO BECOME TWO TRACTS
AS SHOWN HEREON

TOTAL AREA SURVEYED
19.237 ACRES



Course	Bearing	Distance
L1	N 84°32'19\"	45.16'
L2	N 84°19'49\"	99.12'
L3	N 84°12'19\"	98.25'
L4	N 84°14'21\"	120.95'
L5	N 83°59'19\"	72.30'
L6	N 83°08'59\"	68.89'
L7	N 80°17'01\"	71.56'
L8	N 76°23'12\"	69.56'
L9	N 73°12'58\"	54.67'
L10	N 68°55'42\"	76.50'
L11	N 67°19'00\"	43.00'
L12	N 67°11'42\"	119.18'
L13	N 67°16'53\"	80.83'
L14	N 67°27'50\"	48.61'
L15	N 01°38'02\"	51.38'
L16	N 00°31'42\"	42.17'
L17	N 00°26'43\"	47.93'
L18	N 01°03'30\"	52.66'
L19	N 00°00'12\"	52.33'
L20	N 01°24'00\"	52.43'
L21	N 01°10'45\"	52.67'
L22	N 00°42'31\"	51.21'
L23	N 01°23'32\"	51.23'
L24	N 02°44'18\"	49.73'
L25	N 04°58'42\"	40.70'
L26	N 08°55'10\"	34.60'
L27	N 09°52'07\"	36.78'
L28	N 06°27'54\"	33.60'
L29	N 00°28'29\"	36.20'
L30	N 07°16'50\"	37.34'
L31	N 20°28'47\"	45.51'
L32	N 28°47'09\"	26.59'
L33	N 24°53'22\"	28.53'
L34	N 26°00'19\"	14.75'
L35	S 67°37'41\"	114.88'
L36	S 67°27'50\"	66.44'
L37	S 67°16'53\"	80.69'
L38	S 67°11'47\"	119.20'
L39	S 67°19'00\"	43.90'
L40	S 68°55'49\"	39.16'

NOTES:

1. THE FIELD SURVEY WAS COMPLETED ON JULY 29, 2025.
2. THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT WERE OBTAINED USING A TRIMBLE S6 ROBOTIC TOTAL STATION.
3. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 45,045 FEET. AN ANGULAR CLOSURE OF 03 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE.
4. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 319,317 FEET.
5. REFERENCES USED FOR THIS SURVEY WERE DB 5978 PG 217, PB 142 PG 122, PB 880 PG 147, PB 760 PG 171B, PB 846 PG 216, PB 866 PG 21, AND AS SHOWN HEREON.
6. THIS SURVEY WAS REQUESTED BY THE PARTIES SHOWN IN THE TITLE BLOCK AND IS ONLY AUTHORIZED FOR THEIR EXCLUSIVE USE.
7. THE UTILITIES SHOWN HEREON ARE BASED ON ABOVE-GROUND EVIDENCE VISIBLE AT THE TIME OF THE SURVEY.
8. THIS PROPERTY MAY CONTAIN IMPROVEMENTS NOT SHOWN HEREON.
9. ELITE LAND SURVEYORS SURVEYED THE SUBJECT PROPERTY BOUNDARIES SHOWN HEREON. THESE LINES ARE DENOTED WITH BEARING AND DISTANCE. INFORMATION SHOWN PERTAINING TO ADJOINING PROPERTY WAS TAKEN FROM PUBLIC RECORDS.
10. THE BEARINGS SHOWN HEREON ARE REFERENCED TO A BEARING TAKEN FROM PLAT BOOK 880, PAGE 147.
11. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT/TITLE POLICY. THEREFORE EXCEPTION IS MADE FOR ANY MATTERS WHICH WOULD BE REVEALED BY THE SAME.
12. THE RIGHTS-OF-WAY SHOWN HEREON ARE BASED ON USAGE AND/OR OLD PLATS AND DEEDS. NO RIGHT-OF-WAY DEEDS WERE FOUND.

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 10.4.7)

IF THIS PROPERTY IS LOCATED IN THE NORTH OCONEE WATERSHED DISTRICT, THEN ADDITIONAL STREAM BUFFERS AND IMPERVIOUS SETBACKS MAY BE REQUIRED FOR COMPLIANCE (HALL COUNTY CODE 6.5.4)

THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAP # 1313901056, HALL COUNTY GEORGIA, EFFECTIVE DATE APRIL 4, 2018.

THIS PROPERTY IS NOT LOCATED IN THE HALL COUNTY STUDIED 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 10.5.7)

ALL DRIVEWAYS MUST MEET HALL COUNTY DRIVEWAY REGULATIONS PER CODE 10.5.7

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

SURVEYOR CERTIFICATIONS

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.

Marcus W. Patterson
MARCUS W. PATTERSON GA RLS #3594

RECORDING PERMIT

BY **Brittany Passmore**
HALL COUNTY PLANNING COMMISSION
DATE: 9/19/2025

MINOR SUBDIVISION SURVEY OF

PARCEL 12105A 000001

FOR
WADE OLIVER

LOCATED IN
LL 105, 12TH DISTRICT
HALL COUNTY, GEORGIA
THIS PLAT WAS PREPARED ON AUGUST 11, 2025.

THIS PLAT IS VALID ONLY IF IT BEARS THE REGISTRATION'S ORIGINAL SIGNATURE ACROSS THE REGISTRATION'S CERTIFICATION. MARCUS W. PATTERSON GA RLS #3594 MY REGISTRATION EXPIRES ON DECEMBER 31, 2025.

0' 50' 100' 200' 300'
GRAPHIC SCALE 1"=100'



PREPARED BY
ELITE
LAND SURVEYORS, LLC.
LSF001473
P.O. BOX 93
BOGART, GA 30622
(678) 920-9054

JOB NO. 25004-4 SHEET 1 OF 1

This survey was prepared in conformity with the Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plot Act O.C.G.A. 15-6-67.