

eFiled and eRecorded

DATE: 10/22/2024

TIME: 3:57 PM

PLAT BOOK: 886

PAGE: 71 - 71

FILING FEES: \$10.00

PART ID: 7783942599

RECORDED BY: CH

Charles Baker, C.S.C

GENERAL NOTES

1) OWNER OF RECORD: RICKY JOSEPH PARKER

3004 CANDLER ROAD

GAINESVILLE, GA 30507

2) THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF CURRENT TITLE COMMITMENT, EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT OR BURDEN THIS PROPERTY. MATTERS OF TITLE ARE EXCEPTED.

3) SITE ELEVATIONS BASED ON NAVD 88 BY OBTAINED BY MEANS OF LOCAL GPS NETWORK.

4) LAND DEVELOPMENT SURVEYORS, INC., IS NOT RESPONSIBLE FOR AND DOES NOT WARRANT THE ZONING INFORMATION AND INTERPRETATION AS PROVIDED HEREIN. THIS INFORMATION IS OBTAINED USING ON-LINE SOURCES, ETC. AND CANNOT GUARANTEE ITS ACCURACY. IT IS RECOMMENDED THAT THE CLIENT OR USER OF THIS DATA VERIFY THIS INFORMATION WITH THE ISSUING AUTHORITY.

REFERENCES

1) DEED BOOK 876, PAGE 52.

2) PLAT BOOK 19, PAGE 76.

3) PLAT BOOK 849, PAGE 234.

4) PLAT BOOK 875, PAGE 107.

OTHER'S AS DENOTED ON PLAT.

AR-IV

MINIMUM LOT AREA: 43560 S.F.

MINIMUM LOT FRONTAGE: 50 FEET

MINIMUM REAR SETBACK: 25 FEET

MINIMUM FRONT SETBACK: 65 FEET FROM CENTERLINE OF ROAD

OR 45 FEET FOR PROPERTY LINE, WHICH EVER IS GREATER.

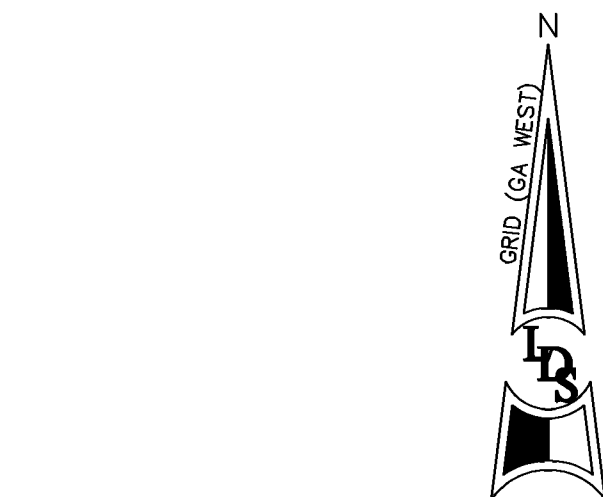
MINIMUM SIDE SETBACK: 15 FEET

FLOOD HAZARD NOTE

BY GRAPHICAL PLOTTING ONLY, NO PORTION OF THE SURVEYED AREA LIES WITHIN A 100 YEAR FLOOD HAZARD AREA, PER FIRM PANEL 1313900310G

DATED DECEMBER 1, 2022.

THIS OPINION IS NOT A CERTIFICATION OF FLOOD HAZARD STATUS, BUT IS A INTERPRETATION OF THE REFERENCED MAP AND PUBLIC DATA. IF THE EXACT LOCATION OF ELEVATION(S) OF FLOOD HAZARD BOUNDARIES ARE NECESSARY, A MORE DETAILED STUDY MAY BE NEEDED. THIS FIRM ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE ACCURACY OF THE ABOVE REFERENCED MAP OR PUBLIC DATA.



N/F
150250000034
WILLIAM J. NEALIS
D.B.1872, PG.170
P.B.148, PG.75A
LOT 33
ZONED R-1

N/F
150250000032
RONALD L. CARTER &
SONJA L. CARTER
D.B.4809, PG.55
P.B.148, PG.75A
LOT 33
ZONED R-1

N/F
15025 000073
RONALD L. CARTER &
SONJA L. CARTER
D.B.8079, PG.508
P.B.875, PG.404
ZONED AR-IV

N/F
15025 00004F
JACKIE DALE &
BRENDA FAYE DALE
D.B.1510, PG.344
ZONED AR-IV

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RE-CERTIFICATION BY THE SURVEYOR NAMED SAID PERSON.

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION, AND IT SHALL BE CONSIDERED AS THAT OBTAINED BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE SURVEYOR, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.

THE TERM "CERTIFICATION" OR TO "CERTIFY" RELATING TO LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

8.199 ACRES
(INCLUDES EASEMENTS WITHIN)

LINE TABLE		
LINE	LENGTH	BEARING
L1	44.70	N66°45'53"E
L2	35.37	N68°37'30"E
L3	46.85	S71°13'19"E
L4	226.08	N24°28'04"W

CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	165.52	1060.17	S72°20'29"W	165.35
C2	92.73	334.54	S87°09'01"W	92.44
C3	121.56	361.82	N79°03'30"W	120.99
C4	133.95	256.59	S89°17'07"E	132.44

LEGEND	
ON LINE	ON LINE
IRIS	IRIS
CMF	CMF
BM	BM
CTP	CTP
MT	MT
DL	DL
LL	LL
W	W
R/W	R/W
USE	USE
C&G	C&G
BOC	BOC
TOP	TOP
CM	CM
WB/P	WB/P
POB	POB
PCC	PCC
ELEV	ELEV
PFE	PFE
ESD	ESD
CMF	CMF
DIP	DIP
VCP	VCP
Q UP	Q UP
Q DOWN	Q DOWN
Q	Q
BM	BM
MANHOLE	MANHOLE
CATCH BASIN	CATCH BASIN
JUNCTION BOX	JUNCTION BOX
HEADWALL	HEADWALL
GRATE INLET	GRATE INLET
WATER METER	WATER METER
WATER VALVE	WATER VALVE
EXISTING GROUND ELEVATION	EXISTING GROUND ELEVATION
PROPOSED GROUND ELEVATION	PROPOSED GROUND ELEVATION
EXISTING CONTOUR ELEVATION	EXISTING CONTOUR ELEVATION
PROPOSED CONTOUR ELEVATION	PROPOSED CONTOUR ELEVATION
POWERLINE	POWERLINE
UNDERGROUND POWER	UNDERGROUND POWER
TELEPHONE LINE	TELEPHONE LINE
UNDERGROUND TELEPHONE LINE	UNDERGROUND TELEPHONE LINE
CABLE T.V. LINE	CABLE T.V. LINE
UNDERGROUND CABLE T.V. LINE	UNDERGROUND CABLE T.V. LINE
SANITARY SEWER LINE	SANITARY SEWER LINE
STORM SEWER PIPE	STORM SEWER PIPE
WATER LINE / PIPE	WATER LINE / PIPE
FENCE LINE	FENCE LINE
BRANCH / CREEK / STREAM CENTERLINE	BRANCH / CREEK / STREAM CENTERLINE
DITCH / DRAIN CENTERLINE	DITCH / DRAIN CENTERLINE
FLOOD HAZARD ZONE LIMITS	FLOOD HAZARD ZONE LIMITS
IRIS	IRIS
RECORD DISTANCE	RECORD DISTANCE
STATION	STATION
NOW OR FORMERLY	NOW OR FORMERLY
BENCH MARK	BENCH MARK
CONTROL POINT	CONTROL POINT

RETRACEMENT SURVEY 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. RE-CERTIFICATION 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 COMPLETS 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.

NOTE:

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS USING CARLSON/CHAMPION GNSS ROVER EQUIPMENT AND EOPSS SOLUTIONS. REAL TIME NETWORK ADJUSTMENT AT DATE OF FIELD WORK.

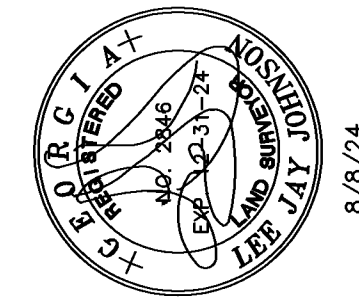
THIS SURVEY WAS PREPARED UTILIZING A DUAL FREQUENCY GPS RECEIVER. NETWORK RTK CORRECTIONS WERE RECEIVED VIA CELLULAR MODEM. THE BASE STATION NETWORK IS OPERATED AND MAINTAINED BY EOPSS SOLUTIONS, INC.

THE RELATIVE POSITIONAL ACCURACY AS CALCULATED ACCORDING TO THE FEDERAL GEOGRAPHIC DATA COMMITTEE PART 3, NATIONAL STANDARD FOR SPATIAL DATA ACCURACY IS 0.04 FT. HORIZONTAL AND 0.07 FT. VERTICAL AT A 95% CONFIDENCE LEVEL.

THE FIELD SURVEY WAS COMPLETED ON 8/8/24.

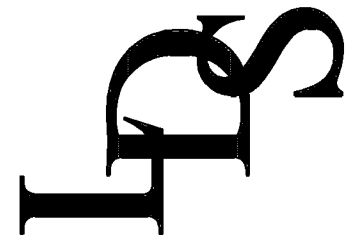
PLAT CLOSURE STATEMENT:

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE & IS ACCURATE WITHIN ONE FOOT IN 515,827 FEET, AND CONTAINS A TOTAL OF 8.199 ACRES.



Land Development
Surveyors, Inc.

P.O. BOX 2050
Dacula, GA 30019
(770) 682-8206
LSURVEYORS2003@GMAIL.COM
COA LSF#000532



JD SHULER CONTRACTING

PARENT PARCEL 15025 000006A
3004 CANDLER ROAD
LOCATED IN GEORGIA MILITIA DISTRICT 1385, CANDLER DISTRICT, HALL COUNTY, GEORGIA
SCALE: 1"=40'

RETRACEMENT
SURVEY FOR

SHEET TITLE

CHECKED
LJJ
DRAWN
MSF
FIELD
KJ

DATE

NO

DESCRIPTION

8/8/24
DATE

2481
JOB NUMBER

1 of 1