

eFiled and eRecorded
DATE: 09/05/2025
TIME: 10:35 AM
PLAT BOOK: 887
PAGE: 408 - 408
FILING FEES: \$10.00
RECORDED BY: MM
Mark Pettitt
Hall County, GA

THIS BLOCK RESERVED FOR THE CLERK
OF THE SUPERIOR COURT

~FLOOD NOTE~

BASED ON AN INTERPRETATION OF FLOOD
INSURANCE RATE MAP NO. 13139C0195H,
EFFECTIVE DATE 12/1/2022, THIS SITE IS NOT
LOCATED WITHIN THE 100-YEAR FLOOD PRONE
AREA. IF THE ACCURATE LOCATION AND/OR
ELEVATION OF THE FLOOD HAZARD IS REQUIRED
A DETAILED STUDY MAY BE NECESSARY.

~LEGEND~

○ CALCULATED POSITION	□ POWER BOX (PBX)
● IRON PIN FOUND/SET (IPF/IPS)	○ POWER POLE (PP)
○ MONUMENT	○ LIGHTPOLE
C/L CENTERLINE	○ PROANE TANK
N/F NOW OR FORMERLY	○ HVAC
DB DEED BOOK	○ GAS METER
PB PLAT BOOK	○ CURB INLET CI
PG PAGE	○ DROP INLET DI
P/L PROPERTY LINE	○ SANITARY SEWER MANHOLE (SSMH)
RB REBAR	○ SEPTIC TANK
CTP CRIMPED TOP PIPE	○ HDPE HIGH DENSITY POLYETHYLENE PIPE
NSB NAIL SET AT BASE	○ CMP CORRUGATED METAL PIPE
OTP OPEN TOP PIPE	○ RCP REINFORCED CONCRETE PIPE
CRB CAPPED REBAR	○ OUTLET CONTROL STRUCTURE
SR SOLID ROD	○ OCS
AE ACCESS EASEMENT	○ UNLESS OTHERWISE LABELED
UE UTILITY EASEMENT	○ ADJOINER (L.L.L.)
SSE SEWER EASEMENT	○ LAND LOT LINE
HWF HOG WIRE FENCE	○ RIGHT OF WAY (R/W) FENCE
BWF BARBED WIRE FENCE	○ OVERHEAD POWER
CLF CHAIN LINK FENCE	○ GAS LINE
○ TELEPHONE PED. (T.P.)	○ SEWER LINE
○ FIRE HYDRANT (FH)	○ WATER LINE
○ WELL	○ STORM WATER PIPE
○ WATER METER	
○ WATER VALVE (WV)	
○ IRRIGATION VALVE	

~RIPARIAN NOTE~

BOUNDARY TITLE LINES DEFINED BY A WATER
BOUNDARY ARE SUBJECT TO CHANGE DUE
TO NATURAL CAUSES AND MAY OR MAY NOT
REPRESENT THE ACTUAL LOCATION OF THE
LIMIT OF TITLE.

~SURVEY NOTES~

FIELD MEASUREMENTS WERE TAKEN WITH A
LEICA GS18 DUAL FREQUENCY GNSS RECEIVER,
USING AN RTK CONNECTION TO AN ON SITE
LEICA GS18 BASE STATION. FIELD DATA HAS A
RELATIVE POSITIONAL ACCURACY OF 0.1".

THIS PLAT HAS BEEN CALCULATED FOR
CLOSURE AND FOUND TO HAVE A PRECISION
OF 1 FOOT IN 178,326 FEET.

THIS PLAT DOES NOT CONSTITUTE AND SHALL
NOT BE CONSTRUED AS A TITLE SEARCH OR
REPORT, AND THUS MAY BE SUBJECT TO ANY
EASEMENTS, RIGHTS OF WAY, RESTRICTIVE
COVENANTS, ZONING REGULATIONS, OR
RESTRICTIONS ONE MAY FIND.

STATEMENT OF LIMITATIONS: THE UNDERSIGNED
ASSUMES NO RESPONSIBILITY OR LIABILITY FOR
STATEMENTS OR CERTIFICATIONS MADE OR
IMPLIED ON THIS DOCUMENT OR PLAT EXCEPT
THOSE SPECIFICALLY DEFINED BY THE LAWS
OF THE STATE OF GEORGIA AND THE STATE
BOARD OF REGISTRATION FOR PROFESSIONAL
ENGINEERS AND LAND SURVEYORS AS BEING
WITHIN THE SCOPE OF TRAINING, EDUCATION,
EXPERIENCE AND EXPERTISE NECESSARY FOR
PRACTICE AS A REGISTERED LAND SURVEYOR.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE
USE OF THE PERSON, PERSONS OR ENTITY
NAMED ON THIS PLAT. THIS DOES NOT EXTEND
TO ANY UNNAMED THIRD PARTY WITHOUT AN
EXPRESSED RESTATEMENT BY THE SURVEYOR.

TYPE OF SURVEY: RETRACEMENT

SOURCE OF TITLE DESCRIPTION FOR PROPERTY
SHOWN HEREON:
DB 7533, pg 555

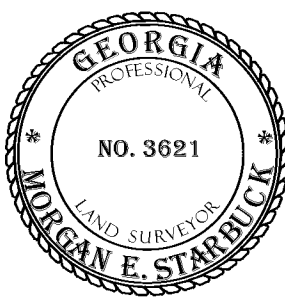
PROPERTY OWNERS AS OF SURVEY DATE:
GLENN MARTIN

PARCEL NUMBER: 15032 000005

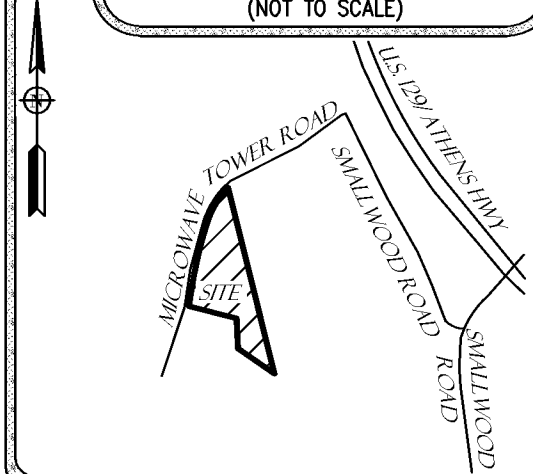
THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW
PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS,
MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION 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.

Morgan Starbuck
MORGAN E. STARBUCK PLS# 3621

~SURVEYOR CERTIFICATION~



LOCATION MAP
(NOT TO SCALE)



~UTILITY NOTE~

NO UNDERGROUND UTILITIES WERE
LOCATED OR SHOWN HEREON. PRIOR TO
ANY DIGGING OR CONSTRUCTION,
CONTACT GEORGIA ONE CALL (811) FOR
UTILITY MARKINGS.



~ZONING INFORMATION~

COUNTY: HALL
ZONE: AR-1
SETBACK REQUIREMENTS:
FRONT: 40 FEET
REAR: 25 FEET
SIDE: 15 FEET

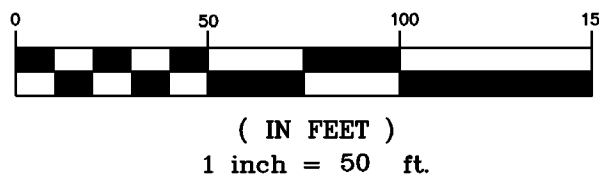
SETBACKS AND BUFFERS ARE
GOVERNED BY HALL COUNTY, GEORGIA,
AND ARE SUBJECT TO CHANGE. ANY
SETBACKS AND BUFFERS SHOWN
HEREON, SHOULD BE CONFIRMED IN
WRITING WITH HALL COUNTY PRIOR TO
LAND PLANNING OR ANY
CONSTRUCTION ACTIVITIES.

LINE	BEARING	DISTANCE
L1	N 13°54'49" W	7.72'
L2	N 04°19'53" W	33.64'
L3	N 06°27'19" E	20.63'
L4	N 08°56'04" W	37.52'
L5	N 09°57'56" E	25.00'
L6	N 09°15'35" E	38.79'
L7	N 09°00'28" E	27.82'
L8	N 11°54'02" E	52.63'
L9	N 14°23'33" E	60.95'
L10	N 15°11'35" E	31.06'
L11	N 14°28'34" E	53.25'
L12	N 21°21'27" E	32.11'
L13	N 28°23'03" E	34.21'
L14	N 35°35'18" E	29.52'
L15	N 40°27'37" E	26.08'
L16	N 45°05'34" E	10.38'
L17	S 14°28'55" E	13.72'

N/F
RONNIE G. WILLIAMSON
DB 6642, pg 621
PB 116, pg 96
PARCEL#: 15032 000039

N/F
BENNY SAMUEL MARTIN JR.
DB 8298, pg 372
DB 8379, pg 600
PB 7, pg 51
PARCEL#: 15032 000005A & 15032 000121

GRAPHIC SCALE



SHEET NO.

1 OF 1

PROJECT NO.

25-254

DRAWN BY: RAS

FIELD CREW: BP

PLAT DATE: 08/21/2025

FIELD DATE: 08/08/2025

FILE: 25-254 R01.dwg

SURVEY FOR:

GLENN MARTIN
G.M.D. 268
HALL COUNTY, GEORGIA

PREPARED BY

DES
DAVIS
ENGINEERING & SURVEYING

24 DAWSON VILLAGE
WAY SOUTH
DAWSONVILLE, GA 30534
PHONE: (706) 265-1234

DAVISENGINEERS.COM

CERTIFICATE OF AUTHORIZATION NUMBER: LSF 001057