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)
			LIGHTPOLE
⊠	MONUMENT		PROPANE TANK
C/L	CENTERLINE		HVAC
N/F	NOW OR FORMERLY		GAS METER
DB	DEED BOOK		CURB INLET CI
PB	PLAT BOOK		DROP INLET DI
PG	PAGE		SANITARY SEWER MANHOLE (SSMH)
P/L	PROPERTY LINE		SEPTIC TANK
RB	REBAR	HDPE	HIGH DENSITY POLYETHYLENE PIPE
CTP	CRIMPED TOP PIPE	CMP	CORRUGATED METAL PIPE
NSB	NAIL SET AT BASE	RCP	REINFORCED CONCRETE PIPE
OTP	OPEN TOP PIPE	OCS	OUTLET CONTROL STRUCTURE
CRB	CAPPED REBAR		
SR	SOLID ROD		
AE	ACCESS EASEMENT		
UE	UTILITY EASEMENT		
SSE	SEWER EASEMENT		
HWF	HOG WIRE FENCE		
BWF	BARBED WIRE FENCE		
CLF	CHAIN LINK FENCE		
⊠	TELEPHONE PED. (TP)		
	FIRE HYDRANT (FH)		
	WELL		
	WATER METER		
	WATER VALVE (WV)		
	IRRIGATION VALVE		

(ALL IPS ARE 1/2" RB "CAPPED" UNLESS OTHERWISE LABELED)

— —	ADJOINER (L.L.L.)
———	LAND LOT LINE
———	RIGHT OF WAY (R/W)
—X—X—	FENCE
—OHP—	OVERHEAD POWER
—GAS—	GAS LINE
—SS—	SEWER LINE
—W—W—	WATER LINE
▬▬▬	STORM WATER PIPE

-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.

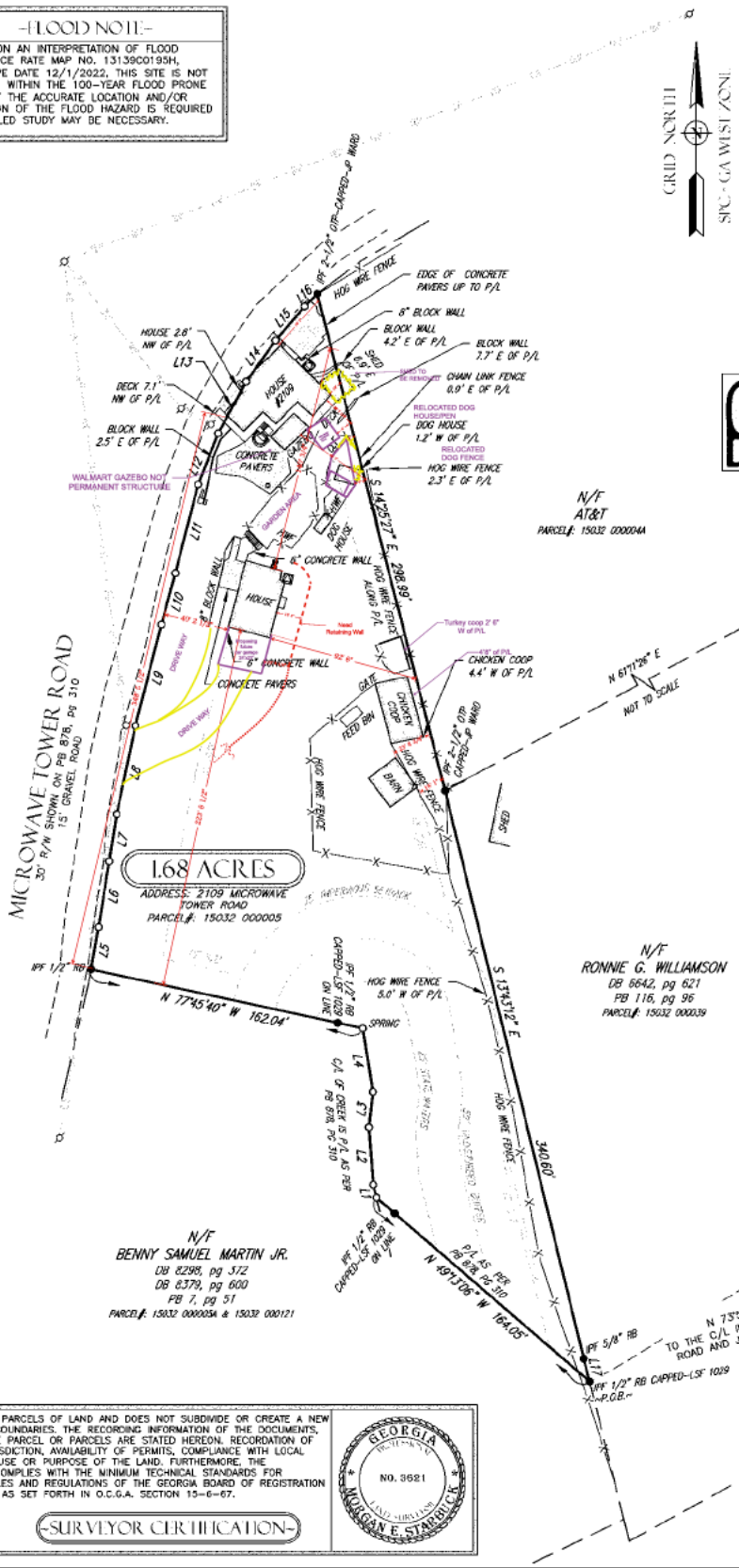
THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED ON THIS PLAT. THIS DOES NOT EXTEND TO ANY UNNAMED THIRD PARTY WITHOUT AN EXPRESSED RESTATEMENT BY THE SURVEYOR.

TYPE OF SURVEY: RETRACEMENT

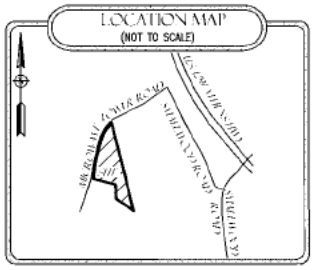
SOURCE OF TITLE DESCRIPTION FOR PROPERTY SHOWN HEREON:
DB 7533, pg 555

PROPERTY OWNERS AS OF SURVEY DATE:
GLENN MARTIN

PARCEL NUMBER: 15032 000005



-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.

GEORGIA811
www.Georgia811.com

-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'

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-

GEORGIA REGISTERED NO. 3621 LAND SURVEYOR MORGAN E. STARBUCK

GRAPHIC SCALE
0 50 100 150
(IN FEET)
1 inch = 50 ft.

CERTIFICATE OF AUTHORIZATION NUMBER: LSF 001057

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