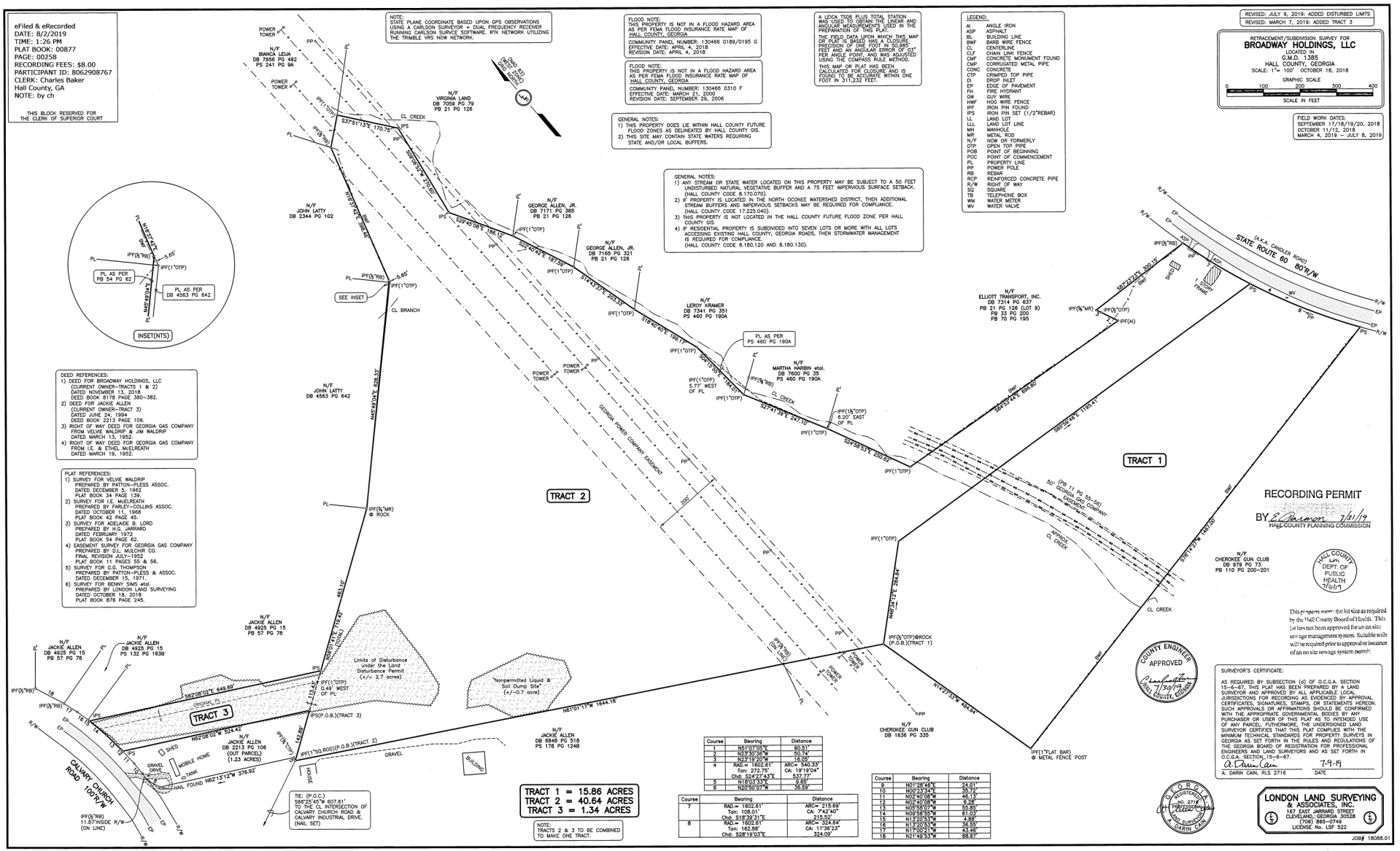

eFiled & eRecorded
DATE: 8/2/2019
TIME: 1:26 PM
PLAT BOOK: 00877
PAGE: 00258
RECORDING FEES: $8.00
PARTICIPANT ID: 8062908767
CLERK: Charles Baker
Hall County, GA
NOTE: by ch
THIS BLOCK RESERVED FOR THE CLERK OF SUPERIOR COURT
NOTE: STATE PLANE COORDINATE BASED UPON GPS OBSERVATIONS USING A CARLSON SURVEYOR + DUAL FREQUENCY RECEIVER RUNNING CARLSON SURVCE SOFTWARE. RTK NETWORK UTILIZING THE TRIMBLE VRS NOW NETWORK.
FLOOD NOTE: THIS PROPERTY IS NOT IN A FLOOD HAZARD AREA AS PER FEMA FLOOD INSURANCE RATE MAP OF HALL COUNTY, GEORGIA. COMMUNITY PANEL NUMBER: 130466 0189/0195 G EFFECTIVE DATE: APRIL 4, 2018 REVISION DATE: APRIL 4, 2018
FLOOD NOTE: THIS PROPERTY IS NOT IN A FLOOD HAZARD AREA AS PER FEMA FLOOD INSURANCE RATE MAP OF HALL COUNTY, GEORGIA COMMUNITY PANEL NUMBER: 130466 0310 F EFFECTIVE DATE: MARCH 21, 2000 REVISION DATE: SEPTEMBER 29, 2006
A LEICA TS06 PLUS TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 50,985 FEET AND AN ANGULAR ERROR OF 03" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE METHOD. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 311,252 FEET.
LEGEND:
AI ANGLE IRON
ASP ASPHALT
BL BUILDING LINE
BWF BARB WIRE FENCE
CL CENTERLINE
CLF CHAIN LINK FENCE
CMF CONCRETE MONUMENT FOUND
CMP CORRUGATED METAL PIPE
CONC CONCRETE
CTP CRIMPED TOP PIPE
DI DROP INLET
EP EDGE OF PAVEMENT
FH FIRE HYDRANT
GW GUY WIRE
HWF HOG WIRE FENCE
IPF IRON PIN FOUND
IPS IRON PIN SET (1/2"REBAR)
LL LAND LOT LINE
LLL LAND LOT LINE
MH MANHOLE
MR METAL ROD
N/F NOW OR FORMERLY
OTP OPEN TOP PIPE
POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
PL PROPERTY LINE
PP POWER POLE
RB REBAR
RCP REINFORCED CONCRETE PIPE
R/W RIGHT OF WAY
SQ SQUARE
TB TELEPHONE BOX
WM WATER METER
WV WATER VALVE
REVISED: JULY 9, 2019: ADDED DISTURBED LIMITS
REVISED: MARCH 7, 2019: ADDED TRACT 3
RETRACEMENT/SUBDIVISION SURVEY FOR
BROADWAY HOLDINGS, LLC
LOCATED IN
G.M.D. 1385
HALL COUNTY, GEORGIA
SCALE: 1"= 100' OCTOBER 18, 2018
GRAPHIC SCALE
0 100 200 300 400
SCALE IN FEET
FIELD WORK DATES:
SEPTEMBER 17/18/19/20, 2018
OCTOBER 11/12, 2018
MARCH 4, 2019 – JULY 8, 2019
GENERAL NOTES:
1) THIS PROPERTY DOES LIE WITHIN HALL COUNTY FUTURE FLOOD ZONES AS DELINEATED BY HALL COUNTY GIS.
2) THIS SITE MAY CONTAIN STATE WATERS REQUIRING STATE AND/OR LOCAL BUFFERS.
GENERAL NOTES:
1) 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).
2) IF PROPERTY IS LOCATED IN THE NORTH OCONEE WATERSHED DISTRICT, THEN ADDITIONAL STREAM BUFFERS AND IMPERVIOUS SETBACKS MAY BE REQUIRED FOR COMPLIANCE. (HALL COUNTY CODE 17.225.040).
3) THIS PROPERTY IS NOT LOCATED IN THE HALL COUNTY FUTURE FLOOD ZONE PER HALL COUNTY GIS.
4) 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).
DEED REFERENCES:
1) DEED FOR BROADWAY HOLDINGS, LLC (CURRENT OWNER-TRACTS 1 & 2) DATED NOVEMBER 13, 2018 DEED BOOK 6178 PAGE 380-382.
2) DEED FOR JACKIE ALLEN (CURRENT OWNER-TRACT 3) DATED JUNE 24, 1994 DEED BOOK 2213 PAGE 106.
3) RIGHT OF WAY DEED FOR GEORGIA GAS COMPANY FROM VELVIE WALDRIP & JIM WALDRIP DATED MARCH 13, 1952.
4) RIGHT OF WAY DEED FOR GEORGIA GAS COMPANY FROM I.E. & ETHEL McELREATH DATED MARCH 19, 1952.
PLAT REFERENCES:
1) SURVEY FOR VELVIE WALDRIP PREPARED BY PATTON-FLESS ASSOC. DATED DECEMBER 5, 1962 PLAT BOOK 34 PAGE 139.
2) SURVEY FOR I.E. McELREATH PREPARED BY FARLEY-COLLINS ASSOC. DATED OCTOBER 11, 1968 PLAT BOOK 42 PAGE 45.
3) SURVEY FOR ADELAIDE B. LORD PREPARED BY H.G. JARRARD DATED FEBRUARY 1972 PLAT BOOK 54 PAGE 62.
4) EASEMENT SURVEY FOR GEORGIA GAS COMPANY PREPARED BY D.L. MULCHIR CO. FINAL REVISION JULY-1952 PLAT BOOK 11 PAGES 55 & 56.
5) SURVEY FOR G.G. THOMPSON PREPARED BY PATTON-FLESS & ASSOC. DATED DECEMBER 15, 1971.
6) SURVEY FOR BENNY SIMS etal. PREPARED BY LONDON LAND SURVEYING DATED OCTOBER 18, 2018 PLAT BOOK 876 PAGE 245.
N/F BIANCA LEIJA DB 7956 PG 492 PS 241 PG 9A
N/F VIRGINIA LAND DB 7059 PG 79 PB 21 PG 126
N/F JOHN LATTY DB 2344 PG 102
N/F GEORGE ALLEN, JR. DB 7171 PG 385 PB 21 PG 126
N/F GEORGE ALLEN, JR. DB 7165 PG 321 PB 21 PG 126
N/F LEROY KRAMER DB 7341 PG 351 PS 460 PG 190A
N/F MARTHA HARBIN etal. DB 7600 PG 35 PS 460 PG 190A
N/F ELLIOTT TRANSPORT, INC. DB 7314 PG 637 PB 21 PG 126 (LOT 9) PB 33 PG 200 PB 70 PG 195
N/F JOHN LATTY DB 4563 PG 642
N/F JACKIE ALLEN DB 4925 PG 15 PB 57 PG 78
N/F JACKIE ALLEN DB 4925 PG 15 PS 132 PG 163B
N/F JACKIE ALLEN DB 2213 PG 106 (OUT PARCEL) (1.23 ACRES)
N/F JACKIE ALLEN DB 6848 PG 518 PS 178 PG 124B
N/F CHEROKEE GUN CLUB DB 1636 PG 335
N/F CHEROKEE GUN CLUB DB 979 PG 73 PB 110 PG 200-201
STATE ROUTE 60 80'R/W (A.K.A. CANDLER ROAD)
CALVARY CHURCH ROAD 100'R/W
GEORGIA POWER COMPANY EASEMENT
50' (PB 11 PG 55-56) GEORGIA POWER COMPANY EASEMENT
TRACT 1
TRACT 2
TRACT 3
Limits of Disturbance under the Land Disturbance Permit (+/- 2.7 acres)
"Nonpermitted Liquid & Soil Dump Site" (+/-0.7 acre)
TRACT 1 = 15.86 ACRES
TRACT 2 = 40.64 ACRES
TRACT 3 = 1.34 ACRES
NOTE: TRACTS 2 & 3 TO BE COMBINED TO MAKE ONE TRACT.
TIE: (P.O.C.) S66°25'45"W 607.61' TO THE CL INTERSECTION OF CALVARY CHURCH ROAD & CALVARY INDUSTRIAL DRIVE. (NAIL SET)
INSET(NTS)
SEE INSET
CL CREEK
CL BRANCH
BWF
EP
PP
IPS
IPF
IPF(½"RB)
IPF(1"OTP)
IPF(½"MR)
IPF(Al)
IPF(1"FLAT BAR) @ METAL FENCE POST
IPF(P.O.B.)(TRACT 3)
IPF(1"SQ.ROD)(P.O.B.)(TRACT 2)
IPF(P.O.C.)(TRACT 1)
IPF(½"RB) @ ROCK
IPF(½"RB) 11.87'INSIDE R/W (ON LINE)
IPS(P.O.B.)(TRACT 3)
POWER TOWER
SHED
MOBILE HOME
TANK
GRAVEL DRIVE
GRAVEL
HOUSE
BUILDING
NAIL FOUND
SHED
1 STORY FRAME
WV
S 37°51'13"E 170.75'
S 39°28'46"W 719.60'
S 39°45'08"E 186.12'
S 32°40'42"E 187.30'
S 14°43'37"E 203.13'
S 18°40'40"E 188.17'
S 24°03'06"E 194.01'
S 32°41'09"E 241.10'
S 24°38'53"E 200.62'
S 58°23'44"E 696.60'
S 65°09'48"E 1195.41'
S 78°14'29"W 140.00'
N 16°34'12"E 284.84'
N 14°27'53"W 494.64'
N 81°01'17"W 1644.18'
S 62°08'02"E 649.69'
S 62°08'02"W 524.42'
N 62°08'02"E 376.92'
N 82°13'12"W 376.92'
N 65°45'04"E 628.33'
N 65°45'04"E 119.42' (DEED)
N 65°45'04"E 119.42' (CALC.)
N 65°45'04"E 489.10'
N 65°45'04"E 489.10'
N 24°49'43"E 5.65'
N 24°49'43"E 5.65'
PL AS PER PB 54 PG 62
PL AS PER DB 4563 PG 642
PL AS PER PS 460 PG 190A
5.77' WEST OF PL
6.20' EAST OF PL
APPROX. CL CREEK
RECORDING PERMIT
BY E. Darin Cain 7/31/19
HALL COUNTY PLANNING COMMISSION
HALL COUNTY GA DEPT. OF PUBLIC HEALTH 7/31/19
This property meets the lot size as required by the Hall County Board of Health. This lot has not been approved for an on site sewage management system. Suitable soils will be required prior to approval or issuance of an on site sewage system permit.
COUNTY ENGINEER APPROVED 7/31/19 HALL COUNTY, GEORGIA
SURVEYOR'S CERTIFICATE:
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. FUTHERMORE, 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.
A. Darin Cain 7-9-19
A. DARIN CAIN, RLS 2716 DATE
GEORGIA REGISTERED No. 2716 PROFESSIONAL LAND SURVEYOR E. DARIN CAIN
LONDON LAND SURVEYING & ASSOCIATES, INC.
167 EAST JARRARD STREET
CLEVELAND, GEORGIA 30528
(706) 865-0749
LICENSE No. LSF 522
JOB# 18088.01
Course Bearing Distance
1 N51°07'05"E 90.51'
2 N23°30'36"W 50.74'
3 N23°19'20"W 16.05'
4 RAD.= 1602.61' Tan: 272.75' Chd: S24°27'43"E ARC= 540.33' CA: 19°19'04" 537.77'
5 N18°03'33"E 9.85'
6 N20°50'07"W 36.59'
Course Bearing Distance
7 RAD.= 1602.61' Tan: 108.01' Chd: S18°39'31"E ARC= 215.69' CA: 7°42'40" 215.52'
8 RAD.= 1602.61' Tan: 162.88' Chd: S28°19'03"E ARC= 324.64' CA: 11°36'23" 324.09'
Course Bearing Distance
9 N01°28'46"E 24.01'
10 N00°23'14"E 35.72'
11 N02°40'08"W 46.13'
12 N02°40'08"W 5.38'
13 N09°58'07"W 55.85'
14 N09°58'55"W 61.03'
15 N13°20'53"W 4.80'
16 N13°20'53"W 36.55'
17 N17°09'21"W 43.46'
18 N21°49'53"W 68.97'