

WILLIAM J. EDWARDS
DIVISION SURVEY FOR:
G.M.D. #411
HALL COUNTY, GEORGIA

JOB NUMBER: JN2019-167
DATE: 3/26/2020
FIELD DATE: 12/11/2019
SCALE: 1"=100FT
DRAWN BY: WSF
CHECKED BY:
REVISIONS
SHEET 1 OF 1

IF PROPERTY IS LOCATED IN THE NORTH OCONEE WATERSHED DISTRICT, THEN ADDITIONAL STREAM BUFFERS AND IMPERVIOUS SETBACKS MAY BE REQUIRED FOR COMPLIANCE.

THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAP #13135C0185G, HALL COUNTY GEORGIA, DATED: 4/1/2018.

THIS PROPERTY IS LOCATED IN THE HALL COUNTY FUTURE FLOOD ZONE PER HALL COUNTY GIS.

REFERENCES:

- CURRENT PROPERTY OWNER: JOYCE LANELL NIXON KINSEY WILLIAMS, 2791 PIERCE ROAD, GAINESVILLE, GA 30607.
- PLAT FOR GLENDA AND DENNIS TURPIN, BY PATTON-BOYER DATED: APRIL 19, 2001, (PB 798, PG. 39A).
- PLAT FOR ROLAND C. SMITH, JR. AND MARSHALL KINSEY, BY GRADY JARRARD DATED: JANUARY 18, 1983, (PB 88, PG. 230).

THIS PLAT IS FOR THE BENEFIT OF THE PARTIES IN THE TITLE BLOCK. ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK. FLOYD & ASSOCIATES, INC. WILL NOT ACCEPT ANY RESPONSIBILITY OF LIABILITY FOR THE USE OF THIS SURVEY BY ANYONE OTHER THAN THE PERSON, OR PERSONS, NAMED IN THE TITLE BLOCK.

THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, RESERVATIONS, RIGHTS OF WAY, OR RESTRICTIONS WHICH ARE NOT RECORDED OR KNOWN BY THE TITLE COMPANY. THE SURVEYOR HAS NO KNOWLEDGE TO THE SURVEYOR. THEREFORE EXCEPTION IS TAKEN TO ANY SUCH ITEMS.

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.

THE CLOSURE PRECISION OF THE FIELD SURVEY IS ONE FOOT IN 31,091 FEET. ANGULAR ERROR IS 2" PER POINT AND WAS ADJUSTED USING THE COMPASS RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 226,055 FEET.

EQUIPMENT USED: FOR ANGULAR & LINEAR MEASUREMENTS, LEICA TS 14 DUAL FREQUENCY RTK ROVER FOR HORIZONTAL. REFERENCE POINTS USING THE LEICA SMARTNET RTK NETWORK.

ALL DEED REFERENCES SHOWN HEREON ARE RECORDED IN THE CLERK OF SUPERIOR COURT'S OFFICE OF HALL COUNTY, GEORGIA.

FILED & RECORDED
DATE: 5/19/2020
TIME: 12:30 PM
PLAT BOOK: 00878
PAGE: 00404
RECORDING FEES: \$10.00
PARTICIPANT ID: 9299856446
CLERK: Charlene Baker
Hall County, GA
NOTE: by ch

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

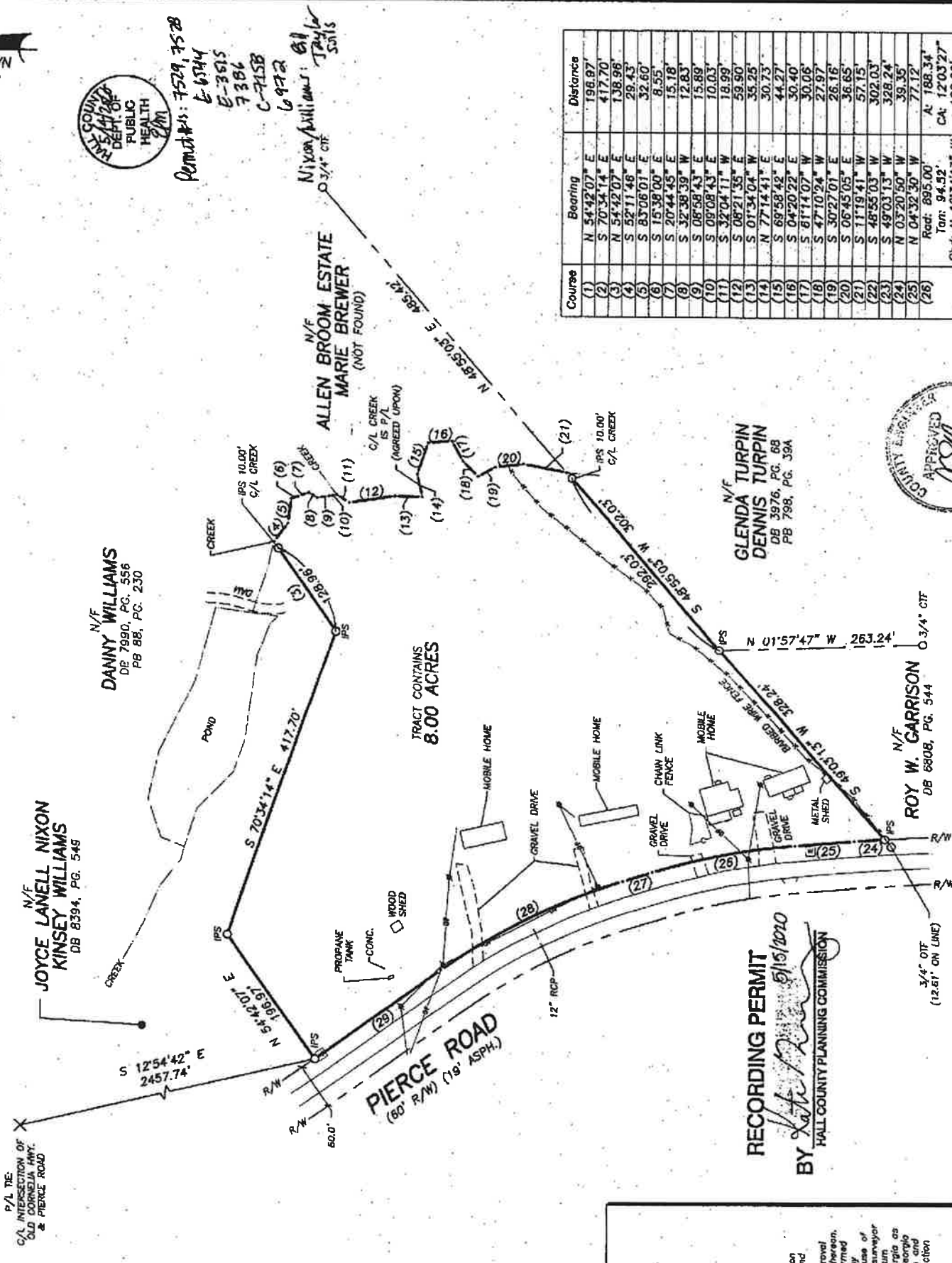
- LEGEND**
- AIF ANGLE IRON FOUND
 - AMF ALUM. MONUMENT FOUND
 - BC BACKSIGHT
 - BL BACKSIGHT BACKLINE
 - CB CATCH BASIN
 - CD CABLE BOX
 - CA CENTERLINE
 - CMF CONC. MONUMENT FOUND
 - CONC CONCRETE
 - CTF CRIMPED TOP FOUND
 - DB DEBRIS
 - DEB DEBRIS
 - DS DRAINAGE EASEMENT
 - DI DROP INLET
 - EP EDGE OF PAVEMENT
 - ELMT EASEMENT
 - FI FIRE HYDRANT
 - GM GAS METER
 - GND GEORGIA MILITIA DISTRICT
 - HAN HALL
 - IS INTERSECTION
 - LL LANTION BOX
 - LL LAND LOT LINE
 - LL LIGHT POLE
 - MAN MANHOLE
 - MAG MAG NAIL SET
 - NW NOW ON FORMERLY
 - OW OPEN WORK
 - OTF OPEN TOP FOUND
 - PB PLAT BOOK
 - PS POWER BOX
 - PZ PROPERTY LINE
 - POB POINT OF BEGINNING
 - PP POWER POLE
 - PLAT SLICE
 - RM REMAINING
 - RD ROAD
 - SD SUBDIVISION
 - SI SERVICE POLE
 - UT UTILITY MANHOLE
 - WM WATER METER
 - WI WATER VALVE
 - YD YARD INLET



SURVEYORS' 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 evidence of approval. 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 Georgia Surveying and Mapping Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

W. SHANE FLOYD
CA RLS #2801
3/26/2020
DATE



Course	Bearing	Distance
(1)	N 54°42'07\"	196.87'
(2)	S 70°34'14\"	417.70'
(3)	N 54°42'07\"	138.98'
(4)	S 52°11'46\"	29.43'
(5)	S 83°06'01\"	32.60'
(6)	S 15°36'00\"	8.55'
(7)	S 20°44'45\"	15.18'
(8)	S 32°38'39\"	12.83'
(9)	S 08°58'43\"	15.89'
(10)	S 09°08'43\"	10.03'
(11)	S 32°04'11\"	18.99'
(12)	S 08°21'35\"	59.90'
(13)	S 01°34'04\"	35.23'
(14)	N 77°14'41\"	30.73'
(15)	S 69°58'42\"	44.27'
(16)	S 04°20'22\"	30.40'
(17)	S 61°14'07\"	30.06'
(18)	S 47°10'24\"	27.97'
(19)	S 30°27'01\"	26.16'
(20)	S 06°45'05\"	36.65'
(21)	S 11°19'41\"	57.15'
(22)	S 48°55'03\"	302.03'
(23)	S 49°03'13\"	328.24'
(24)	N 03°20'50\"	39.35'
(25)	N 04°32'30\"	77.12'
(26)	Rad: 805.00'	Rad: 188.34'
(27)	Chd: N 10°34'13\"	186.00'
(28)	Rad: 805.00'	Rad: 282.72'
(29)	Chd: N 25°56'55\"	261.56'
(30)	Chd: N 35°17'53\"	199.58'

