

Filed & recorded  
DATE: 5/19/2020  
TIME: 12:30 PM  
PLAT BOOK: 00878  
PAGE: 00484  
RECORDING FEES: \$10.00  
PARTICIPANT ID: 9299858446  
CLERK: Charles Baker  
Hall County, GA  
NOTE: by ch

THIS BLOCK RESERVED FOR THE CLERK OF  
THE SUPERIOR COURT.

THE CLOSURE PRECISION OF THE SURVEY IS ONE FOOT IN  
31,000 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:  
LEICA TOP 1255 FOR ANGULAR & LINEAR MEASUREMENTS.  
LEICA GS 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.

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  
NOT DISCLOSED BY THE TITLE COMMITMENT OR OTHERWISE UNKNOWN  
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 60 FEET UNDISTURBED NATURAL VEGETATIVE  
BUFFER AND A 75 FEET IMPERVIOUS SURFACE SETBACK.

IF PROPERTY IS LOCATED IN THE NORTH OCEAN 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 #13130C0182G, HALL  
COUNTY GEORGIA, DATED: 1/4/2018.  
THIS PROPERTY IS LOCATED IN THE HALL COUNTY FUTURE FLOOD  
ZONE PER HALL COUNTY GIS.  
REFERENCES:  
1. CURRENT PROPERTY OWNER: JOYCE LANELL NIXON KINSEY  
WILLIAMS 2791 PIERCE ROAD, GAINESVILLE, GA 30607.  
2. PLAT FOR GLENDA AND DENNIS TURPIN BY PATTON-BOYER  
DATED: APRIL 18, 2001. (PB 796, PG. 38A1)  
3. PLAT FOR ROLAND C. SMITH, JR. AND MARSHALL KINSEY, BY  
GRADY JARRARD DATED: JANUARY 18, 1983. (PB 86, PG. 230).

GEORGIA GRID NORTH  
NAD1983 - WEST ZONE

**FLOYD**  
& ASSOCIATES, INC.  
2060 BUFORD HWY., SUITE 105  
BUFORD, GEORGIA 30518  
PHONE (770) 531-0800 FAX (770) 531-0995  
LAND SURVEYING PERM #153

- LEGEND**
- ANF ANGLE NOT FOUND
  - ANF ALUM. MONUMENT FOUND
  - BC BACK OF CURB
  - BSL BUILDING SETBACK LINE
  - CB CATCH BASIN
  - CD CABLE BOX
  - CL CENTERLINE
  - CMF CONC. MONUMENT FOUND
  - CONC CONCRETE
  - CTF CRIMPED TOP FOUND
  - DB DEED BOOK
  - DE DRAINAGE EASEMENT
  - DI DITCH INLET
  - EP EDGE OF PAVEMENT
  - ESMT BASEMENT
  - PHF PINE HYDRANT
  - GM GAS METER
  - GMD GEORGIA MDTA DISTRICT
  - HR HEADWALL
  - US 1/2" IRON SET
  - LS LANTERN BOX
  - LC LAND LOT
  - LL LAND LEFT LINE
  - LP LIGHT POLE
  - MA MANHOLE
  - MMS MAG. NAIL SET
  - N/F NOW OR FORMERLY
  - OP OVERHEAD POWER
  - OTF OPEN TOP FOUND
  - PR PLAT BOOK
  - PS POWER BOX
  - PL PROPERTY LINE
  - POB POINT OF BEGINNING
  - PP POWER POLE
  - PS PLAT SLIDE
  - RF REBAR FOUND
  - R/W RIGHT OF WAY
  - S/D SUBDIVISION
  - SP SERVICE POLE
  - UPF UTILITY MANHOLE
  - WM WATER METER
  - WV WATER VALVE
  - WI WIND INLET

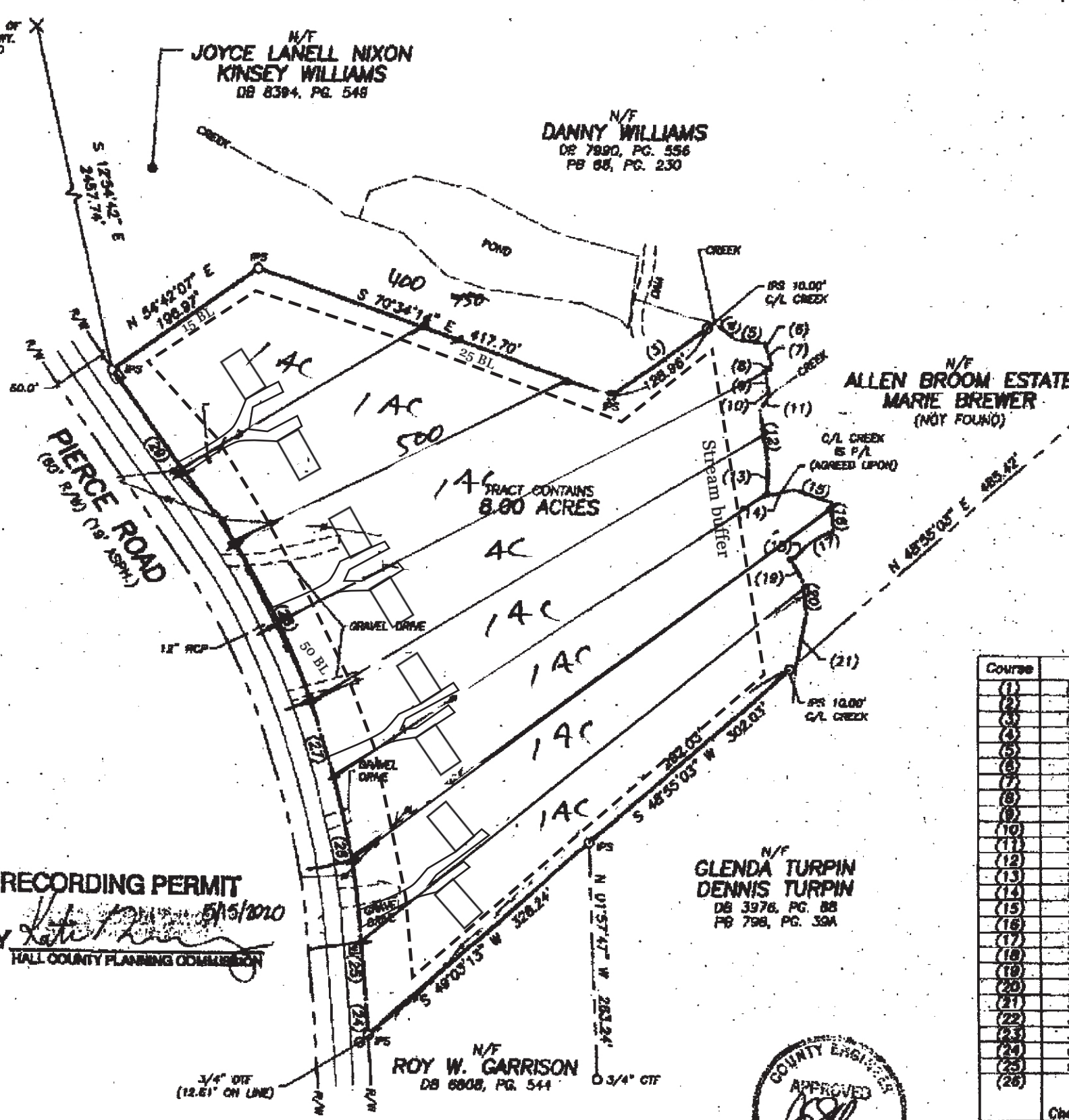


**SURVEYORS CERTIFICATE**  
As required by subsection (d) of O.C.G.A. Section  
15-6-67, this plat has been prepared by a land  
surveyor and approved by all applicable local  
jurisdictions for recording as evidenced by approval  
certificates, signatures, stamps, or statements herein.  
Such approvals 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 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.

W. J. Edwards

3/26/2020

**RECORDING PERMIT**  
BY *W. J. Edwards* 5/15/2020  
HALL COUNTY PLANNING COMMISSION



Permits: 7529, 7528  
E-6714  
E-7315  
7306  
C-7158  
6972  
Nixon/Williams: 61  
J. Taylor  
S. S. S.

| Course | Bearing                                           | Distance                               |
|--------|---------------------------------------------------|----------------------------------------|
| (1)    | N 54°42'07" E                                     | 196.87                                 |
| (2)    | S 70°34'14" E                                     | 417.70                                 |
| (3)    | N 54°42'07" E                                     | 138.86                                 |
| (4)    | S 52°11'48" E                                     | 29.43                                  |
| (5)    | S 83°08'01" E                                     | 32.60                                  |
| (6)    | S 15°30'00" E                                     | 8.53                                   |
| (7)    | S 20°44'45" E                                     | 13.18                                  |
| (8)    | S 32°35'39" W                                     | 12.83                                  |
| (9)    | S 08°58'43" E                                     | 15.89                                  |
| (10)   | S 00°08'43" E                                     | 10.03                                  |
| (11)   | S 32°04'11" W                                     | 18.99                                  |
| (12)   | S 08°21'38" E                                     | 58.80                                  |
| (13)   | S 01°34'04" W                                     | 35.26                                  |
| (14)   | N 77°14'41" E                                     | 30.73                                  |
| (15)   | S 68°58'42" E                                     | 44.27                                  |
| (16)   | S 0°20'22" E                                      | 30.40                                  |
| (17)   | S 61°14'02" W                                     | 30.08                                  |
| (18)   | S 47°10'34" W                                     | 27.87                                  |
| (19)   | S 30°27'01" E                                     | 28.16                                  |
| (20)   | S 08°45'05" E                                     | 36.85                                  |
| (21)   | S 17°19'41" W                                     | 57.15                                  |
| (22)   | S 48°55'03" W                                     | 302.03                                 |
| (23)   | S 49°03'13" W                                     | 328.34                                 |
| (24)   | N 03°20'50" W                                     | 38.35                                  |
| (25)   | N 04°32'30" W                                     | 77.12                                  |
| (26)   | Rad: 895.00'<br>Ton: 84.52'<br>Chd: N 10°34'13" W | A: 188.34'<br>CA: 12°03'27"<br>188.00' |
| (27)   | N 15°33'58" W                                     | 38.54                                  |
| (28)   | Rad: 808.00'<br>Ton: 132.54'                      | A: 282.72'<br>CA: 18°41'57"            |



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

JOB NUMBER: JN2019-157  
DATE: 3/26/2020  
FIELD DATE: 12/11/2019  
SCALE: 1\"/>