

DIVISION SURVEY FOR:
ANA CRISTINA & PAUL JOSEPH PRICE
LAND LOT 142
10TH DISTRICT
HALL COUNTY, GEORGIA

THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD ZONE AS SHOWN ON FLOOD INSURANCE RATE MAP #13139C0089, HALL COUNTY GEORGIA, DATED 4/4/2018

THE INTENT OF THIS SURVEY IS TO DIVIDE TRACTS 5-7 FROM TRACT 1. REMAINDER OF TRACT 1 & TRACTS 2-4 AS SHOWN. TRACTS 1-4 ON APPROVED AND RECORDED PLAT IN PB 881, PG 53. TRACT 1 DIVISION NOT YET APPROVED.

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

TOTAL AREA
10.00 ACRES

~SURVEY NOTES~

FIELD MEASUREMENTS WERE TAKEN WITH A TRIMBLE S6 ROBOTIC INSTRUMENT.

FIELD DATA FOUND TO HAVE A CLOSURE PRECISION OF 1 FOOT IN 24,964 FEET, AND AN ANGULAR ERROR OF 8 SECOND PER ANGLE.

FIELD DATA ADJUSTED USING THE LEAST SQUARES METHOD.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO HAVE A PRECISION OF 1 FOOT IN 840,743 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, RIGHT OF WAY OR RESTRICTIONS ONE MAY FIND.

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: DIVISION

SOURCE OF TITLE DESCRIPTION FOR PROPERTY SHOWN HEREON:
DB 8542, PG 3

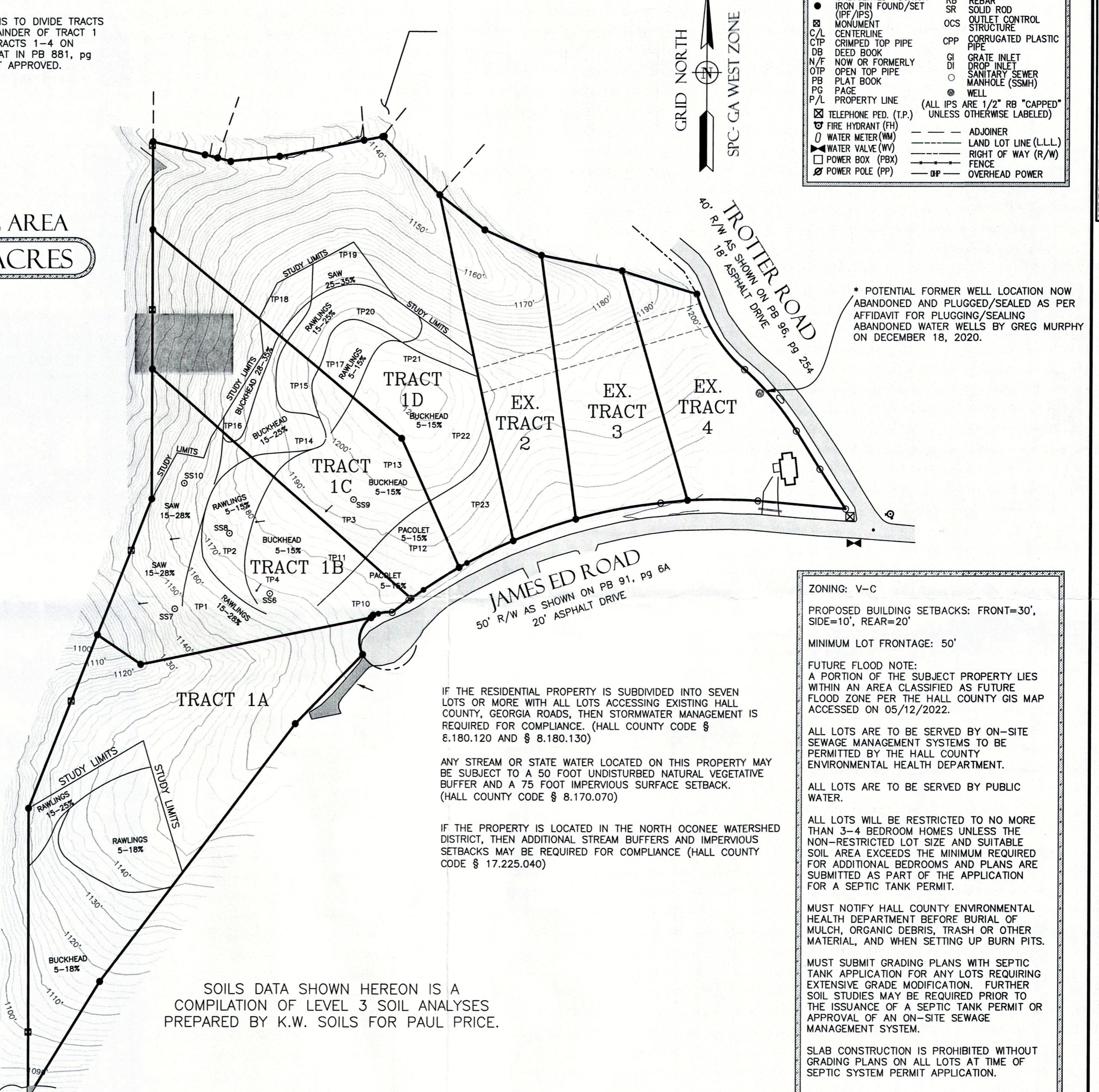
PROPERTY OWNERS AS OF SURVEY DATE:
ANA CRISTINA & PAUL JOSEPH PRICE

PARCEL NUMBER: 10142 000006
10142 000007

~SURVEYOR CERTIFICATION~

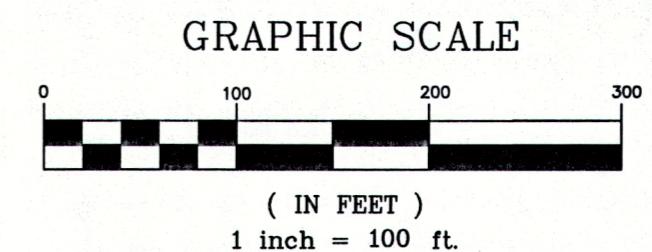
AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67. THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. 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

DUSTY L. LOWMAN PLS# 3216



SOILS DATA SHOWN HEREON IS A COMPILED OF LEVEL 3 SOIL ANALYSES PREPARED BY K.W. SOILS FOR PAUL PRICE.

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	200.63'	111.16'	S 32°15'01" E	109.74'
C2	355.28'	98.55'	S 40°08'30" E	98.24'
C3	587.02'	85.83'	N 89°14'44" W	85.75'
C4	624.84'	105.22'	S 79°08'35" W	105.09'
C5	625.00'	80.73'	S 70°37'12" W	80.67'
C6	625.00'	73.51'	S 63°33'01" W	73.47'
C7	625.00'	73.51'	S 56°48'42" W	73.47'
C8	35.00'	27.20'	S 75°54'49" W	26.52'
C9	35.00'	50.00'	S 12°43'18" W	45.85'



SHEET NO.
2 OF 2

PROJECT NO.
20-235

Filed and eRecorded

DATE: 02/22/2021

TIME: 8:35 AM

PLAT BOOK: 880

PAGE: 35 - 35

FILING FEES: \$10.00

PART ID: 6319847918

RECORDED BY: CH

Charles Baker, C.S.C.

Hall County, GA

THIS BLOCK RESERVED FOR THE CLERK
OF THE SUPERIOR COURT

THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD ZONE AS
SHOWN ON FLOOD INSURANCE RATE MAP #13139C0089, HALL
COUNTY GEORGIA, DATED 4/4/2018

RECORDING PERMIT

BY *Katie M*
Hall County Planning Commission

TOTAL

9.99 ACRES

HEATHER HEIGHTS S/D

-LEGEND-

○	CALCULATED POSITION	RB	REBAR
●	IRON PIN FOUND/SET	S.R.	SOLID ROD
■	MONUMENT	OCS	OUTLET CONTROL
C/L	CENTERLINE	STRUCTURE	
CTP	CRIMPED TOP PIPE	CPP	CORRUGATED PLASTIC
DB	DEED BOOK	PIPE	
N/F	NOW OR FORMERLY	GI	GRATE INLET
OTP	OPEN TOP PIPE	DI	DROP INLET
PB	PLAT BOOK	SANITARY SEWER	
PG	PAGE	MANHOLE (SSMH)	
P/L	PROPERTY LINE	WELL	
	(ALL IPS ARE 1/2" RB "CAPPED" UNLESS OTHERWISE LABELED)		
IPF	TELEPHONE PED. (T.P.)	ADJACER	
IPF	WATER HYDRANT (FH)	LAND LOT LINE (LLL)	
IPF	WATER METER (WM)	RIGHT OF WAY (R/W)	
IPF	WATER VALVE (WV)	FENCE	
IPF	POWER BOX (PBX)	POWER POLE (PP)	
IPF	AS SHOWN ON PB 91, PG 6A	OVERHEAD POWER	

GRID NORTH
SPC: GA WEST ZONE

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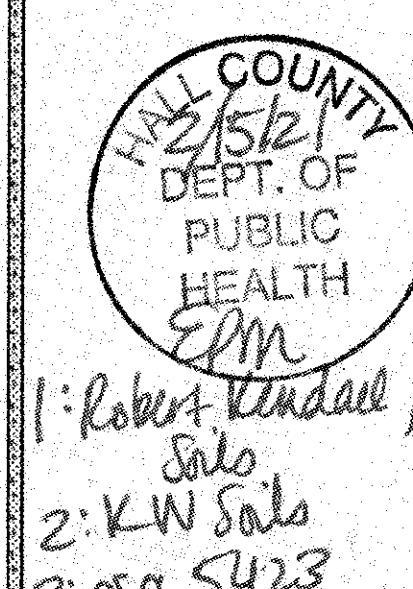
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TYPE OF SURVEY: DIVISION

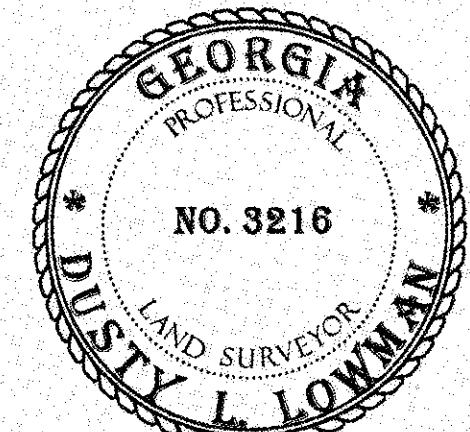
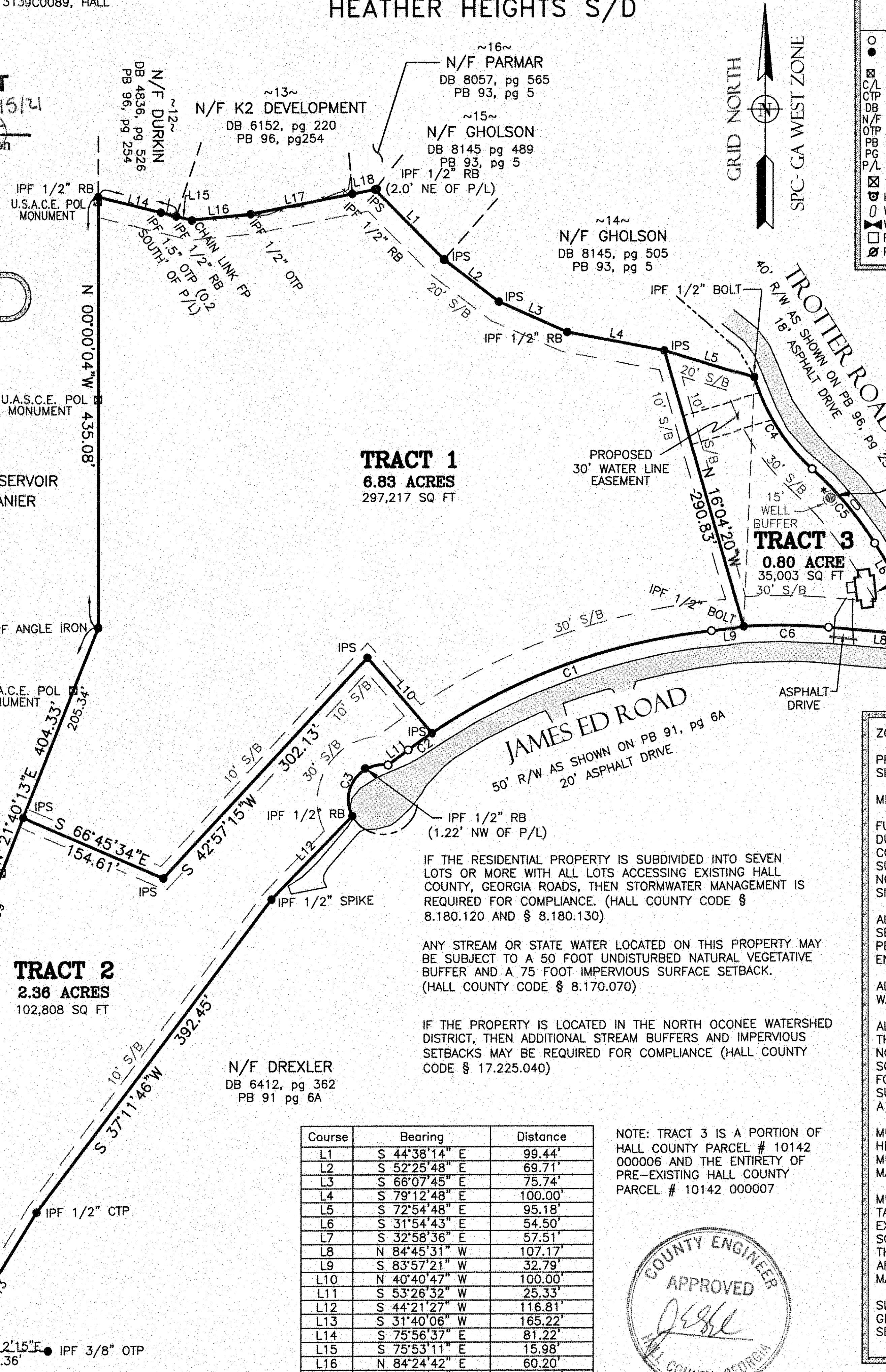
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10142 000007

~SURVEYOR CERTIFICATION~

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DUSTY L. LOWMAN PLS# 3216

N/F U.S.A.C.E. RESERVOIR
LAKE SIDNEY LANIER

Curve	Radius	Length	Chord	Chord Bear.
C1	625.00'	303.71'	300.73'	S 70°02'42" W
C2	625.00'	29.26'	29.25'	S 54°47'00" W
C3	35.00'	77.20'	62.48'	S 34°59'20" W
C4	200.63'	111.16'	109.74'	S 32°15'01" E
C5	355.28'	98.55'	98.24'	S 40°08'30" E
C6	587.02'	85.83'	85.75'	N 89°14'44" W

ZONING: V-C

PROPOSED BUILDING SETBACKS: FRONT=30', SIDE=10', REAR=20'

MINIMUM LOT FRONTAGE: 50'

FUTURE FLOOD NOTE:
DUE TO A CYBER ATTACK ON THE HALL COUNTY COMPUTER NETWORK AT THE TIME OF SURVEY, THE FUTURE FLOOD PLANE COULD NOT BE VERIFIED FROM THE HALL COUNTY GIS SITE.

ALL LOTS ARE TO BE SERVED BY ON-SITE SEWAGE MANAGEMENT SYSTEMS TO BE PERMITTED BY THE HALL COUNTY ENVIRONMENTAL HEALTH DEPARTMENT.

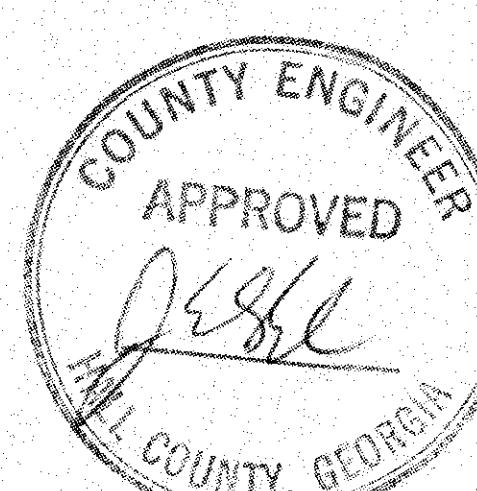
ALL LOTS ARE TO BE SERVED BY PUBLIC WATER.

ALL LOTS WILL BE RESTRICTED TO NO MORE THAN 3-4 BEDROOM HOMES UNLESS THE NON-RESTRICTED LOT SIZE AND SUITABLE SOIL AREA EXCEEDS THE MINIMUM REQUIRED FOR ADDITIONAL BEDROOMS AND PLANS ARE SUBMITTED AS PART OF THE APPLICATION FOR A SEPTIC TANK PERMIT.

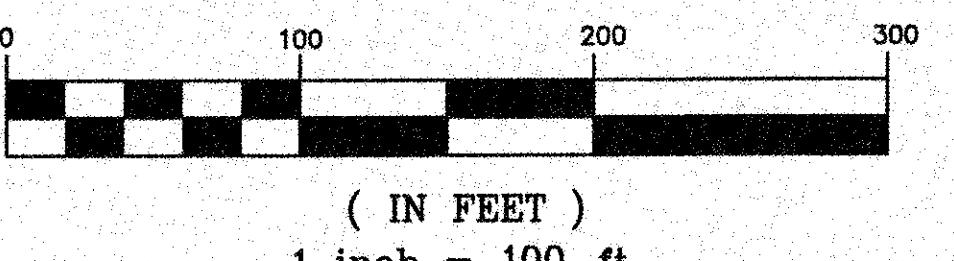
MUST NOTIFY HALL COUNTY ENVIRONMENTAL HEALTH DEPARTMENT BEFORE BURIAL OF MULCH, ORGANIC DEBRIS, TRASH OR OTHER MATERIAL, AND WHEN SETTING UP BURN PITS.

MUST SUBMIT GRADING PLANS WITH SEPTIC TANK APPLICATION FOR ANY LOTS REQUIRING EXTENSIVE GRADE MODIFICATION. FURTHER SOIL STUDIES MAY BE REQUIRED PRIOR TO THE ISSUANCE OF A SEPTIC TANK PERMIT OR APPROVAL OF AN ON-SITE SEWAGE MANAGEMENT SYSTEM.

SLAB CONSTRUCTION IS PROHIBITED WITHOUT GRADING PLANS ON ALL LOTS AT TIME OF SEPTIC SYSTEM PERMIT APPLICATION.



GRAPHIC SCALE



DRAWN BY: DS/NAP

FIELD CREW: AM

PLAT DATE: 9-17-20

FIELD DATE: 8-31-20

REVISIONS: 11-3-20

12-2-20

1-19-2021

1-28-2021

2-4-2021

SHEET NO.

1 OF 1

PROJECT NO.
20-235

