

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

THE CLOSURE PRECISION OF THE FIELD SURVEY IS ONE FOOT IN 89,367 FEET, ANGULAR ERROR IS 3" 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 732,861 FEET.

EQUIPMENT USED:
LEICA TCPR 1205 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.

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.

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 50 FEET UNDISTURBED NATURAL VEGETATIVE BUFFER AND A 75 FEET IMPERVIOUS SURFACE SETBACK.

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

GEORGIA GRID NORTH
NAD1983 - WEST ZONE

Course	Bearing	Distance
(1)	N 58°11'41" E	1138.00'
(2)	S 29°30'30" E	37.96'
(3)	S 29°34'09" E	149.71'
(4)	S 27°10'37" E	147.74'
(5)	S 30°36'39" E	119.90'
(6)	S 31°20'41" E	29.31'
(7)	S 31°52'04" E	149.66'
(8)	S 32°11'42" E	163.19'
(9)	N 52°20'45" E	167.09'
(10)	S 33°21'45" E	73.56'
(11)	S 32°16'38" E	73.56'
(12)	S 32°13'59" E	73.57'
(13)	S 33°15'21" E	75.22'
(14)	S 32°24'44" E	75.23'
(15)	S 60°32'52" W	180.41'
(16)	S 28°56'46" E	87.15'
(17)	S 63°33'08" W	9.79'
(18)	S 63°33'08" W	605.03'
(19)	N 33°13'15" W	157.65'
(20)	N 68°45'32" W	179.49'
(21)	N 41°31'24" W	195.47'
(22)	N 41°29'24" W	102.94'
(23)	N 41°26'31" W	167.17'
(24)	N 41°17'16" W	119.89'
(25)	N 59°11'37" E	12.79'
(26)	N 37°43'35" W	236.34'
(27)	S 58°11'41" W	270.43'
(28)	N 32°29'53" W	60.00'

- LEGEND**
- AIF ANGLE IRON FOUND
 - AMF ALUM. MONUMENT FOUND
 - BC BACK OF CURB
 - BSL BUILDING SETBACK LINE
 - CB CATCH BASIN
 - CV CABLE BOX
 - C/L CENTERLINE
 - CMF CONC. MONUMENT FOUND
 - CONC. CLEANOUT
 - CONC. CONCRETE
 - CTF CRIMPED TOP FOUND
 - DB DEED BOOK
 - DE DRAINAGE EASEMENT
 - DI DROP INLET
 - EP EDGE OF PAVEMENT
 - ESMT EASEMENT
 - FI FIRE HYDRANT
 - GM GAS METER
 - GMD GEORGIA MILITIA DISTRICT
 - H HEADWALL
 - IPS 1/2" REBAR SET
 - J JUNCTION BOX
 - LL LAND LOT
 - LLL LAND LOT LINE
 - L LIGHT POLE
 - M MANHOLE
 - MNS MAG NAIL SET
 - N/F NOW OR FORMERLY
 - OHP OVERHEAD POWER
 - OTF OPEN TOP FOUND
 - PB PLAT BOOK
 - PBX POWER BOX
 - P/L PROPERTY LINE
 - POB POINT OF BEGINNING
 - PP POWER POLE
 - PS PLAT SLIDE
 - RBF REBAR FOUND
 - R/W RIGHT OF WAY
 - S/D SUBDIVISION
 - SP SERVICE POLE
 - U UTILITY MANHOLE
 - W WATER METER
 - WV WATER VALVE
 - Y YARD INLET

THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAP #13139C0169G, HALL COUNTY GEORGIA, DATED 4/4/2018.

THIS PROPERTY IS NOT LOCATED IN THE HALL COUNTY FUTURE FLOOD ZONE PER HALL COUNTY GIS.

REFERENCES

1. CURRENT OWNER: LARRY W. PHILLIPS, JR., 303 JESSE JEWELL PKWY, SUITE 210, GAINESVILLE, GA 30501.
2. PROPERTY ADDRESS: 3931 HIDDEN HILL DRIVE, GAINESVILLE, GA 30501.
3. DB 7177, PG. 708.
4. DB 7579, PG. 209.
5. DB 8119, PG. 343.
6. DB 8386, PG. 323.
7. DB 8454, PG. 316.
8. DB 8479, PG. 568.
9. DB 9020, PG. 636.
10. PB 25, PG. 56.
11. PB 66, PG. 136.
12. PB 254, PG. 133B.
13. PB 501, PG. 94A.
14. PB 752, 93A.
15. SURVEYS BY CARLAN LAND SURVEYORS FOR MICHAEL A. MASSEY DATED: JULY 13, 2021 OCTOBER 8, 2021, JUNE 6, 2022.

N/F
LARRY W. PHILLIPS, JR.
DB 1084, PG. 1

N/F
LARRY W. PHILLIPS, JR.
DB 8454, PG. 316

HIDDEN HILL DRIVE
(40' R/W) (24' BC-BC)

N/F
LAWRENCE W. PHILLIPS, III
HEATHER D. PHILLIPS
DB 8386, PG. 323
PB 845, PG. 46

N/F
FEDERAL INVESTMENT
GROUP, LLC
DB 9025, PG. 151

N/F
HIDDEN HILL LANIER, LLC
DB 9149, PG. 74

N/F
HIDDEN HILL LANIER, LLC
DB 9149, PG. 74

N/F
U.S. GOVERNMENT
LAKE SIDNEY LANIER

TRACT CONTAINS
22.85 ACRES

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 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.



W. SHANE FLOYD
GA RLS #2801

1/13/2023
DATE

RECONFIGURATION SURVEY FOR:
LARRY PHILLIPS

LOTS 6 & 7 ELSIE MAE SMITH SUBDIVISION
AND OTHER LANDS
LAND LOTS 34 & 39, 8th DISTRICT
HALL COUNTY, GEORGIA

JOB NUMBER: JN2022-121

DATE: 1/13/2023

FIELD DATE: 12/28/2022

SCALE: 1"=120FT

DRAWN BY: WSF

CHECKED BY:

REVISIONS

SHEET
1 OF 1