

**DAWSON COUNTY REZONING APPLICATION**

\*\*\*This portion to be completed by Zoning Administrator\*\*\*

ZA 21.09 Tax Map & Parcel # (TMP): 106-051, 106-051-015, 106-051-014  
Submittal Date: \_\_\_\_\_ Time: \_\_\_\_\_ am/pm Received by: mg (staff initials)  
Fees Assessed: \_\_\_\_\_ Paid: \_\_\_\_\_ Commission District 4  
Planning Commission Meeting Date: April 20, 2021  
Board of Commissioners Meeting Date: May 20, 2021

**APPLICANT INFORMATION** (or Authorized Representative)

Printed Name: Tim Hamer  
Address: \_\_\_\_\_

Phone: Listed / Unlisted \_\_\_\_\_ Email: \_\_\_\_\_ Business / Personal \_\_\_\_\_  
Status: [ ] Owner [ ] Authorized Agent [ ] Lessee [ ] Option to purchase U U

*Notice: If applicant is other than owner, enclosed Property Owner Authorization form must be completed.*

I have  /have not \_\_\_\_\_ participated in a Pre-application meeting with Planning Staff.  
If not, I agree \_\_\_\_\_ /disagree \_\_\_\_\_ to schedule a meeting the week following the submittal deadline.  
Meeting Date: 3-11-21 Applicant Signature: \_\_\_\_\_

**PROPERTY OWNER/PROPERTY INFORMATION**

Name: Tim Hamer  
Street Address of Property being rezoned: 177 Paddock Place / Dawson Forest Rd. Dawsonville, GA 30534  
Rezoning from: VCR + RIA to: RSP Total acreage being rezoned: 8.97 acres  
Directions to Property (if no address): \_\_\_\_\_

106-051-014

106-051-014

Subdivision Name (if applicable) Saddle Ridge Lot(s) #: 13 & 14

Current Use of Property: Paddock place lots - vacant

Any prior rezoning requests for property? \_\_\_\_\_ if yes, please provide rezoning case #: ZA \_\_\_\_\_

\*\*\*Please refer to Dawson County's Georgia 400 Corridor Guidelines and Maps to answer the following:

Does the plan lie within the Georgia 400 Corridor? \_\_\_\_\_ (yes/no)

If yes, what section? North \_\_\_\_\_ South \_\_\_\_\_

**SURROUNDING PROPERTY ZONING CLASSIFICATION:**

North RS3 South R-A + RSRmm East VCR West VCR

Future Land Use Map Designation: RSR

Access to the development will be provided from:

Road Name: Paddock Place & Dawson Forest Rd. Type of Surface: Asphalt

**REQUESTED ACTION & DETAILS OF PROPOSED USE**

[ ] Rezoning to: RSR [ ] Special Use Permit for: \_\_\_\_\_

Proposed Use: Combine VCR lots with R-A zoned lots & subdivide the R-A (currently) lots per RSR guidelines

Existing Utilities:  Water [ ] Sewer [ ] Gas [  ] Electric

Proposed Utilities: [ ] Water [ ] Sewer [ ] Gas [ ] Electric

**RESIDENTIAL**

No. of Lots: 3 Minimum Lot Size: 1 (acres) No. of Units: 3

Minimum Heated Floor Area: \_\_\_\_\_ sq. ft. Density/Acre: \_\_\_\_\_

Type: [ ] Apartments [ ] Condominiums [ ] Townhomes [ ] Single-family [ ] Other

Is an Amenity Area proposed: \_\_\_\_\_; if yes, what? \_\_\_\_\_

**COMMERCIAL & INDUSTRIAL**

Building area: N/A No. of Parking Spaces: \_\_\_\_\_

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**APPLICANT CERTIFICATION**

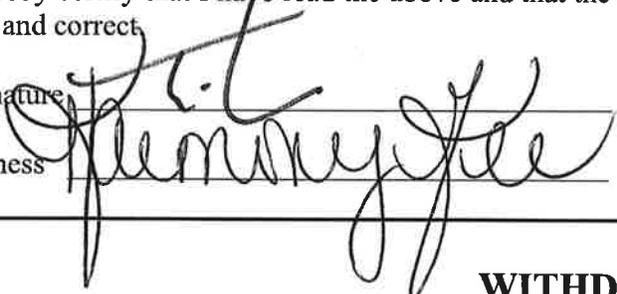
I hereby request the action contained within this application relative to the property shown on the attached plats and site plan and further request that this item be placed on both the Planning Commission and Board of Commissioners agenda(s) for a public hearing.

I understand that the Planning & Development staff may either accept or reject my request upon review. My request will be rejected if all the necessary data is not presented.

I understand that I have the obligation to present all data necessary and required by statute to enable the Planning Commission and the Board of Commissioners to make an informed determination on my request. I will seek the advice of an attorney if I am not familiar with the zoning and land use requirements.

I understand that my request will be acted upon at the Planning Commission and Board of Commissioner hearings and that I am required to be present or to be represented by someone able to present all facts. I understand that failure to appear at a public hearing may result in the postponement or denial of my rezoning of special use application. I further understand that it is my responsibility to be aware of relevant public hearing dates and times regardless of notification from Dawson County.

I hereby certify that I have read the above and that the above information as well as the attached information is true and correct.

Signature   
Witness 

Date 3-11-21  
Date 3-11-21

**WITHDRAWAL**

**Notice:** *This section only to be completed if application is being withdrawn.*

I hereby withdraw application # \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

**Withdrawal of Application:**

Withdrawals of any application may be accommodated within the Planning & Development Department if requested before the Planning Commission agenda is set. Therefore, withdrawals may not be made after ten (10) days prior to the scheduled Planning Commission meeting hearing, unless accompanied by written request stating specific reasons for withdrawal. This withdrawal request is to be published in the legal organ prior to the meeting. Following the written request and publication the Planning Commission will vote to remove the item from the agenda at the scheduled hearing. Please note that should the withdrawal be denied, the item will receive deliberation and public hearing with a decision by the Planning Commission. Further, the applicant is encouraged to be present at the hearing to substantiate reasons for withdrawal. Please note that no refund of application fees may be made unless directed by the Board of Commissioners.

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ZA \_\_\_\_\_

TMP#: 106-051-013  
106-051-014

**List of Adjacent Property Owners**

It is the responsibility of the Applicant to provide a list of adjacent property owners. This list must include the name and mailing address of anyone who has property touching your property or who has property directly across the street from your property.

**\*\*Please note this information should be obtained using the Tax Map & Parcel (TMP) listing for any parcel(s) adjoining or adjacent to the parcel where a variance or rezone is being requested.**

	<u>Name</u>	<u>Address</u>
TMP	<u>106-051-013</u>	_____
TMP	<u>106-053</u>	2. _____
TMP	<u>106-341</u>	3. _____
TMP	<u>106-342</u>	4. _____
TMP	<u>106-343</u>	5. _____
TMP	<u>106-344</u>	6. _____
TMP	<u>106-345</u>	7. _____
TMP	<u>106-346</u>	8. _____
TMP	<u>106-347</u>	9. _____
TMP	<u>106-051-017</u>	10. _____
TMP	<u>106-051-018</u>	11. _____
TMP	<u>106-048</u>	12. _____
TMP	<u>106-049</u>	13. _____
TMP	_____	14. _____
TMP	_____	15. _____

Use additional sheets if necessary.

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# NOTICE OF RESIDENTIAL EXURBAN/AGRICULTURAL DISTRICT (R-A) ADJACENCY

Agricultural districts include uses of land primarily for active farming activities and result in odors, noise, dust and other effects, which may not be compatible with adjacent development. Future abutting developers in non RA land use districts shall be provided with this "Notice of RA Adjacency" prior to administrative action on either the land use district or the issuance of a building or occupancy permit.

Prior to administrative action the applicant shall be required to sign this waiver which indicates that the applicant understands that a use is ongoing adjacent to his use which will produce odors, noise, dust and other effects which may not be compatible with the applicant's development. Nevertheless, understanding the effects of the adjacent RA use, the applicant agrees by executing this form to waive any objection to those effects and understands that his district change and/or his permits are issued and processed in reliance on his agreement not to bring any action asserting that the adjacent uses in the RA district constitute a nuisance) against local governments and adjoining landowners whose property is located in an RA district.

This notice and acknowledgement shall be public record.

Applicant Signature: [Signature]

Applicant Printed Name: Tim Hamby

Application Number: ZA 21-09

Date Signed: 3-11-21

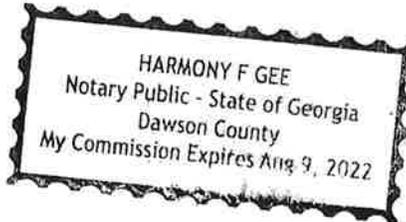
Sworn and subscribed before me

this 11 day of March, 2021.

[Signature]  
Notary Public

My Commission Expires: August 9, 2022

{  
Notary Public Seal  
}



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**DISCLOSURE OF CAMPAIGN CONTRIBUTIONS**  
**(APPLICANT(S) AND REPRESENTATIVE(S) OF REZONING)**

Pursuant to O.C.G.A. Section 36-67 A-3.A, the following disclosure is mandatory when an applicant or any representation of application for rezoning has been made within two (2) years immediately preceding the filing of the applicant's request for rezoning, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application for rezoning.

It shall be the duty of the applicant and the attorney representing the applicant to file a disclosure with the governing authority of the respective local government showing the following:

1. Name of local official to whom campaign contribution was made:

Will Wade

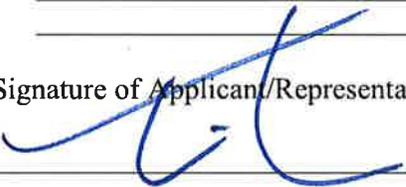
2. The dollar amount and description of each campaign contribution made by the opponent to the local government official during the two (2) years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.

Amount \$ 500.<sup>00</sup> Date: \_\_\_\_\_

Enumeration and description of each gift when the total value of all gifts is \$250.00 or more made to the local government official during the two (2) years immediately preceding the filing of application for rezoning:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature of Applicant/Representative of Applicant:

 Date: 3-11-21

**BY NOT COMPLETING THIS FORM YOU ARE MAKING A STATEMENT THAT NO DISCLOSURE IS REQUIRED**

This form may be copied for each applicant. Please attach additional sheets if needed.

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**PROPERTY OWNER AUTHORIZATION**

I/we, Tim Hamby, hereby swear that I/we own the property located at (fill in address and/or tax map & parcel #):

106-051, 106-051-015 + 106-051-014

as shown in the tax maps and/or deed records of Dawson County, Georgia, and which parcel will be affected by this request.

I hereby authorize the person named below to act as the applicant or agent in pursuit of the rezoning requested on this property. I understand that any rezone granted, and/or conditions or stipulations placed on the property will be binding upon the property regardless of ownership. The under signer below is authorized to make this application. The under signer is aware that no application or reapplication affecting the same land shall be acted upon within six (6) months from the date of the last action by the Board of Commissioners.

Printed Name of applicant or agent: Tim Hamby  
Signature of applicant or agent: \_\_\_\_\_ Date: 3-11-21

\*\*\*\*\*

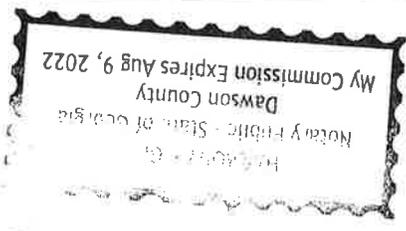
Printed Name of Owner(s): \_\_\_\_\_  
Signature of Owner(s): [Signature] Date: \_\_\_\_\_

Mailing address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Telephone Number:  Listed  Unlisted \_\_\_\_\_

Sworn and subscribed before me  
this 11 day of March, 2021.  
[Signature]  
Notary Public



My Commission Expires: August 9, 2022 {Notary Seal}

(The complete names of all owners must be listed; if the owner is a partnership, the names of all partners must be listed; if a joint venture, the names of all members must be listed. If a separate sheet is needed to list all names, please identify as applicant or owner and have the additional sheet notarized also.)

Notary Public  
Dawson County  
Georgia

## DRI INFORMATION

IF YOUR DEVELOPMENT FALLS WITHIN ANY OF THE FOLLOWING THRESHOLDS,  
PLEASE ASK PLANNING STAFF FOR DRI REVIEW CHECKLISTS.

**Table 1: Developments of Regional Impact - Tiers and Development Thresholds  
Effective January 1, 2005**

Type of Development	Non-metropolitan Regions (Dawson County status eff. 1/2005)
(1) Office	Greater than 125,000 gross square feet
(2) Commercial	Greater than 175,000 gross square feet
(3) Wholesale & Distribution	Greater than 175,000 gross square feet
(4) Hospitals and Health Care Facilities	Greater than 200 new beds; or generating more than 250 peak hour vehicle trips per day
(5) Housing	Greater than 125 new lots or units
(6) Industrial	Greater than 175,000 gross square feet; or employing more than 500 workers; or covering more than 125 acres
(7) Hotels	Greater than 250 rooms
(8) Mixed Use	Gross square feet greater than 125,000 (with residential units calculated at 1800 square feet per unit toward the total gross square footage); or covering more than 40 acres; or if any of the individual uses meets or exceeds a threshold as identified herein
(9) Airports	Any new airport with a paved runway; or runway additions of more than 25% of existing runway length
(10) Attractions & Recreational Facilities	Greater than 1,500 parking spaces or a seating capacity of more than 6,000
(11) Post-Secondary School	New school with a capacity of more than 750 students, or expansion by at least 25 percent of capacity
(12) Waste Handling Facilities	New facility or expansion of use of an existing facility by 50 percent or more
(13) Quarries, Asphalt & Cement Plants	New facility or expansion of existing facility by more than 50 percent
(14) Wastewater Treatment Facilities	New facility or expansion of existing facility by more than 50 percent
(15) Petroleum Storage Facilities	Storage greater than 50,000 barrels if within 1,000 feet of any water supply; otherwise, storage capacity greater than 200,000 barrels
(16) Water Supply Intakes/Reservoirs	New Facilities
(17) Intermodal Terminals	New Facilities
(18) Truck Stops	A new facility with more than three diesel fuel pumps; or containing a half acre of truck parking or 10 truck parking spaces.
(19) Any other development types not identified above (includes parking facilities)	1000 parking spaces

**Dawson County, Georgia Board of Commissioners**  
**Affidavit for Issuance of a Public Benefit**  
**As Required by the Georgia Illegal Immigration Reform and Enforcement Act of 2011**

By executing this affidavit under oath, as an applicant for a Dawson County Business License, Out of County Business Registration, Alcohol License, or other public benefit as referenced in the Georgia Illegal Immigration Reform and Enforcement Act of 2011 [O.C.G.A. § 50-36-1(e)(2)], I am stating the following with respect to my application for such Dawson County public benefit.

- X   I am a United States citizen.
- I am a legal permanent resident of the United States. (*FOR NON-CITIZENS*)
- I am a qualified alien or non-immigrant under the Federal Immigration and Nationality Act with an alien number issued by the Department of Homeland Security or other federal immigration agency. (*FOR NON-CITIZENS*)

My alien number issued by the Department of Homeland Security or other federal immigration agency is:  
\_\_\_\_\_

The undersigned applicant also hereby verifies that he or she is 18 years of age or older and has provided at least one **secure and verifiable document**, as required by O.C.G.A. § 50-36-1(e)(1), with this affidavit. (*See reverse side of this affidavit for a list of secure and verifiable documents.*)

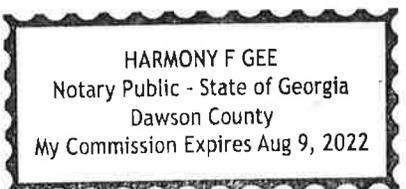
The secure and verifiable document provided with this affidavit can best be classified as:  
\_\_\_\_\_

In making the above representation under oath, I understand that any person who knowingly and willfully makes a false, fictitious, or fraudulent statement or representation in an affidavit shall be guilty of a violation of O.C.G.A. § 16-10-20 and face criminal penalties as allowed by such criminal statute.

Executed in Dawsonville (city), GA (state)

[Signature] \_\_\_\_\_  
Signature of Applicant Date

Tim Hamby \_\_\_\_\_  
Printed Name Name of Business



SUBSCRIBED AND SWORN BEFORE ME ON  
THIS 11 DAY OF March, 2021  
[Signature] Notary Public  
My Commission Expires: August 9, 2022

{Notary Seal}

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### Secure and Verifiable Documents Under O.C.G.A. § 50-36-2

The following list of secure and verifiable documents, published under the authority of O.C.G.A. § 50-36-2, contains documents that are verifiable for identification purposes, and documents on this list may not necessarily be indicative of residency or immigration status.

- A **United States Passport or Passport Card** [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A **United States Military Identification card** [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A **Driver's License** issued by one of the United States, the District of Columbia, the Commonwealth of Puerto Rico, Guam, the Commonwealth of the Northern Marianas Islands, the United States Virgin Island, American Samoa, or the Swain Islands, provided that it contains a photograph of the bearer or lists sufficient identifying information regarding the bearer, such as name, date of birth, gender, height, eye color, and address to enable the identification of the bearer [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- An **Identification Card** issued by one of the United States, the District of Columbia, the Commonwealth of Puerto Rico, Guam, the Commonwealth of the Northern Marianas Islands, the United States Virgin Island, American Samoa, or the Swain Islands, provided that it contains a photograph of the bearer or lists sufficient identifying information regarding the bearer, such as name, date of birth, gender, height, eye color, and address to enable the identification of the bearer [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A **Tribal Identification Card** of a federally recognized Native American tribe, provided that it contains a photograph of the bearer or lists sufficient identifying information regarding the bearer, such as name, date of birth, gender, height, eye color, and address to enable the identification of the bearer. A listing of federally recognized Native American tribes may be found at:  
<http://www.bia.gov/WhoWeAre/BIA/OIS/TribalGovernmentServices/TribalDirectory/index.htm>  
[O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A **United States Permanent Resident Card or Alien Registration Receipt Card** [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- An **Employment Authorization Document** that contains a photograph of the bearer [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A **Passport Issued by a Foreign Government** [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A **Merchant Mariner Document or Merchant Mariner Credential** issued by the United States Coast Guard [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A **Free and Secure Trade (FAST) card** [O.C.G.A. § 50-36-2(b)(3); 22 CFR § 41.2]
- A **NEXUS Card** [O.C.G.A. § 50-36-2(b)(3); 22 CFR § 41.2]
- A **Secure Electronic Network for Travelers Rapid Inspection (SENTRI) card** [O.C.G.A. § 50-36-2(b)(3); 22 CFR § 41.2]
- A **Driver's License issued by a Canadian Government Authority** [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A **Certificate of Citizenship** issued by the United States Department of Citizenship and Immigration Services (USCIS) (Form N-560 or Form N-561) [O.C.G.A. § 50-36-2(b)(3); 6 CFR § 37.11]
- A **Certificate of Naturalization** issued by the United States Department of Citizenship and Immigration Services USCIS) (Form N-550 or Form N-570) [O.C.G.A. § 50-36-2(b)(3); 6 CFR § 37.11]

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**Owner Information**

HAMBY TIMOTHY ADAM

**Payment Information**

Status	Paid
Last Payment Date	11/20/2020
Amount Paid	\$2,966.59

**Property Information**

Parcel Number	106 051
District	1 DAWSON COUNTY UNINCORPORATED
Acres	5.66
Description	LL 366 367 413 LD 13-S
Property Address	122 PADDOCK PL
Assessed Value	\$125,368
Appraised Value	\$313,420

**Bill Information**

Record Type	Property
Tax Year	2020
Bill Number	6157
Account Number	37412
Due Date	12/01/2020

**Taxes**

Base Taxes	\$2,966.59
Penalty	\$0.00
Interest	\$0.00
<b>Total Due</b>	<b>\$0.00</b>

**Tax Breakdown**

Entity	Adjusted FMV	Net Assmt	Exemptions	Taxable Val	Millage Rate	Gross Tax	Credit	Net Tax
STATE TAX	313,420	125,368	0	125,368	0	\$0.00	\$0.00	\$0.00
COUNTY M&O	313,420	125,368	0	125,368	12.377	\$1,551.68	\$0.00	\$988.53
SALES TAX ROLLBACK	0	0	0	125,368	-4.492	\$0.00	-\$563.15	\$0.00
SCHOOL M&O	313,420	125,368	0	125,368	15.778	\$1,978.06	\$0.00	\$1,978.06
<b>Totals</b>					<b>23.663</b>	<b>\$3,529.74</b>	<b>-\$563.15</b>	<b>\$2,966.59</b>

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**Owner Information**

HAMBY STEVE EDWARD

**Payment Information**

Status	Paid
Last Payment Date	11/20/2020
Amount Paid	\$638.91

Under Appeal

Bankrupt

Tax Sale

**Property Information**

Parcel Number	106 051 015
District	1 DAWSON COUNTY UNINCORPORATED
Acres	2.25
Description	LOT 14 SADDLE RIDGE
Property Address	PADDOCK PL
Assessed Value	\$27,000
Appraised Value	\$67,500

**Bill Information**

Record Type	Property
Tax Year	2020
Bill Number	6156
Account Number	39618
Due Date	12/01/2020

**Taxes**

Base Taxes	\$638.91
Penalty	\$0.00
Interest	\$0.00
Other Fees	\$0.00
Discount	-\$0.00
<b>2020 Total Due</b>	<b>\$0.00</b>
Back Taxes	\$0.00
<b>Total Due</b>	<b>\$0.00</b>

**Tax Breakdown**

Entity	Adjusted FMV	Net Assmt	Exemptions	Taxable Val	Millage Rate	Gross Tax	Credit	Net Tax
STATE TAX	67,500	27,000	0	27,000	0	\$0.00	\$0.00	\$0.00
COUNTY M&O	67,500	27,000	0	27,000	12.377	\$334.18	\$0.00	\$212.90
SALES TAX ROLLBACK	0	0	0	27,000	-4.492	\$0.00	-\$121.28	\$0.00
SCHOOL M&O	67,500	27,000	0	27,000	15.778	\$426.01	\$0.00	\$426.01
<b>Totals</b>					<b>23.663</b>	<b>\$760.19</b>	<b>-\$121.28</b>	<b>\$638.91</b>

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**Owner Information**

HAMBY STEVE EDWARD

**Payment Information**

Status Paid  
Last Payment Date 11/20/2020  
Amount Paid \$301.00

Under Appeal

Bankrupt

Tax Sale

**Property Information**

Parcel Number 106 051 014  
District 1 DAWSON COUNTY UNINCORPORATED  
Acres 1.06  
Description LOT 13 SADDLE RIDGE  
Property Address Paddock PL  
Assessed Value \$12,720  
Appraised Value \$31,800

**Bill Information**

Record Type Property  
Tax Year 2020  
Bill Number 6155  
Account Number 52114  
Due Date 12/01/2020

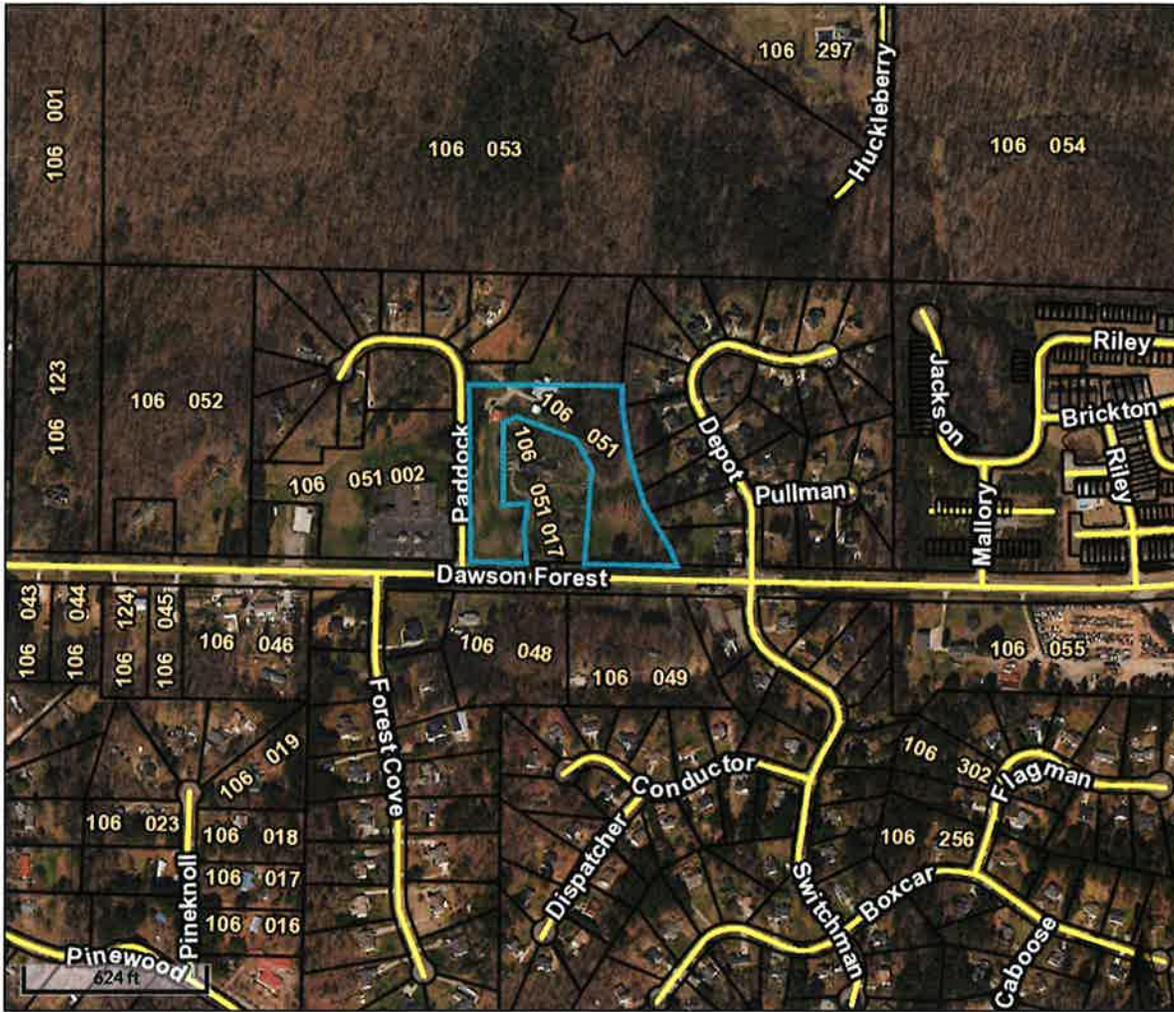
**Taxes**

Base Taxes \$301.00  
Penalty \$0.00  
Interest \$0.00  
Other Fees \$0.00  
Discount -\$0.00  
2020 Total Due \$0.00  
Back Taxes \$0.00  
Total Due \$0.00

**Tax Breakdown**

Entity	Adjusted FMV	Net Assmt	Exemptions	Taxable Val	Millage Rate	Gross Tax	Credit	Net Tax
STATE TAX	31,800	12,720	0	12,720	0	\$0.00	\$0.00	\$0.00
COUNTY M&O	31,800	12,720	0	12,720	12.377	\$157.44	\$0.00	\$100.30
SALES TAX ROLLBACK	0	0	0	12,720	-4.492	\$0.00	-\$57.14	\$0.00
SCHOOL M&O	31,800	12,720	0	12,720	15.778	\$200.70	\$0.00	\$200.70
<b>Totals</b>					<b>23.663</b>	<b>\$368.14</b>	<b>-\$57.14</b>	<b>\$301.00</b>

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Overview



Legend

 Parcels

Parcel ID: 106 051  
Alt ID: 7450  
Owner: HAMBY TIMOTHY ADAM  
Acres: 5.66  
Assessed Value: \$313420

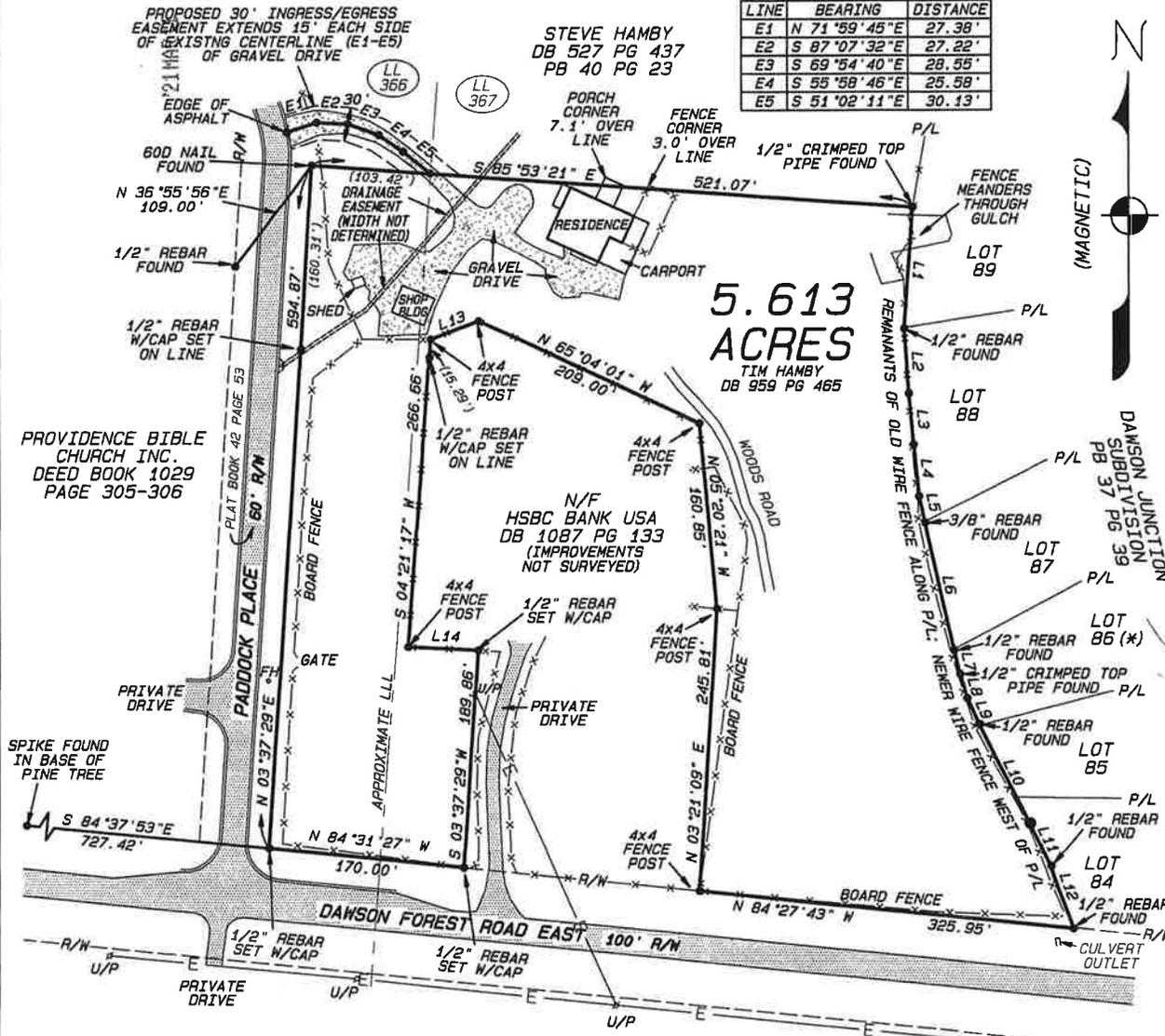
Date created: 3/11/2021  
Last Data Uploaded: 3/11/2021 1:39:57 AM

Developed by  Schneider  
GEOSPATIAL

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LINE	BEARING	DISTANCE
E1	N 71°59'45"E	27.38'
E2	S 87°07'32"E	27.22'
E3	S 69°54'40"E	28.55'
E4	S 55°58'46"E	25.98'
E5	S 51°02'11"E	30.13'



PROVIDENCE BIBLE CHURCH INC. DEED BOOK 1029 PAGE 305-306

STEVE HAMBY DB 527 PG 437 PB 40 PG 23

5.613 ACRES  
TIM HAMBY DB 959 PG 465

THIS SURVEYOR DOES NOT GUARANTEE THAT ALL EASEMENTS AFFECTING THIS PROPERTY ARE SHOWN.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 19324 FEET, AND WAS ADJUSTED USING THE LEAST SQ. RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 328492 FEET.

EQUIPMENT USED: TRIMBLE S6 ROBOTIC.

THIS SURVEY WAS PREPARED WITHOUT THE AID OF A TITLE SEARCH AND IS SUBJECT TO ANY AND ALL DISCLOSURES THAT A TITLE SEARCH MAY YIELD.

THIS SURVEY IS CERTIFIED SOLELY TO THE PARTY OR PARTIES NAMED HEREON.

CURRENT ZONING: R-A

BUILDING SETBACKS:  
FRONT: 40'  
SIDE: 20'  
REAR: 35'

THIS SURVEY WAS PERFORMED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE PLAT PREPARED AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.



REFERENCE:  
PLAT OF SURVEY FOR DAWSON JUNCTION DATED JUNE 11, 1996 BY DAVID BEALLE SURVEYORS, LTD

IN MY OPINION, NO PORTION OF THIS PROPERTY LIES WITHIN A FEMA DESIGNATED SPECIAL FLOOD HAZARD AREA.  
REFERENCE FEMA FLOOD MAP: 13085C0202B DATED 9-26-2008.

UNDERGROUND UTILITIES WERE NOT LOCATED AS PART OF THIS SURVEY. CALL 811 BEFORE YOU DIG.

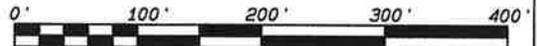
ROAD RIGHT OF WAY WIDTHS SHOWN HEREON ARE BASED UPON REFERENCE PLATS. ACREAGE STATED IS SUBJECT TO ANY GOVERNMENTAL CLAIM TO R/W.

- LL = LAND LOT
- LLL = LAND LOT LINE
- C/L = CENTER LINE
- N/F = NOW OR FORMERLY
- R/W = RIGHT OF WAY
- P/L = PROPERTY LINE
- U/P = UTILITY POLE
- E- = OVERHEAD WIRES
- X- = 3 BOARD FENCE
- BLDG = BUILDING
- FH = FIRE HYDRANT

(\*NOTE: CHAINLINK FENCE AT REAR OF LOT 86 EXTENDS WEST OF OLD FENCE LINE AND TIES IN TO NEWER WIRE FENCE.

LINE	BEARING	DISTANCE
L1	S 04°19'00"W	106.53'
L2	S 04°19'35"E	55.14'
L3	S 05°16'26"E	44.09'
L4	S 05°33'32"E	44.79'
L5	S 12°56'11"E	29.40'
L6	N 12°52'02"W	112.93'
L7	S 14°34'48"E	21.42'
L8	S 16°48'53"E	21.71'
L9	S 24°16'51"E	26.82'
L10	S 27°09'43"E	95.54'
L11	S 26°47'38"E	41.91'
L12	S 20°04'58"E	56.08'
L13	S 69°03'20"W	44.62'
L14	S 87°27'35"E	61.03'

SCALE 1 INCH = 100 FEET



PLAT OF BOUNDARY SURVEY FOR  
**TIM HAMBY**  
LAND LOTS 366 & 367, SOUTH HALF 13TH DISTRICT, 1ST SECTION  
DAWSON COUNTY, GEORGIA

LSF # 1074: ALTASURV LLC dba

**GEOIMAGE**  
LAND SURVEYING, LAND PLANNING & DESIGN  
21 ENOTA STREET, DAHLONEGA, GA 30533, (706) 864-7298

PLAT DATE: JUNE 21, 2014  
FIELD DATES: JUNE 20 & 26, 2013 & JUNE 14 & 21, 2014

FIELD CREW: JG  
DRAWN BY: JG/JDH  
DRWG FILE: 3877 HAMBY DFR  
JOB # 3877