

DAWSON COUNTY REZONING APPLICATION

This portion to be completed by Zoning Administrator

ZA 21.23 Tax Map & Parcel # (TMP): 088-108-001
 Submittal Date: 10.8.21 Time: 9:29 am/pm Received by: Ungel (staff initials)
 Fees Assessed: 300.00 Paid: check Commission District: 4
 Planning Commission Meeting Date: November 16, 2021
 Board of Commissioners Meeting Date: December 16, 2021

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Robert Stanley Hood
 Address: 6495 Highway 9S Dawsonville, GA 30534

Phone: Listed _____ Unlisted _____ Email: Business _____ Personal _____
 Status: Owner [] Authorized Agent [] Lessee [] Option to purchase

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: _____ Applicant Signature: [Signature]

PROPERTY OWNER/PROPERTY INFORMATION

Name: Robert Stanley Hood
 Street Address of Property being rezoned: Parcel ID 088-108-001
Highway 9S Dawsonville, GA
 Rezoning from: RA to: RSR Total acreage being rezoned: 2.86 ~~5.00~~
 Directions to Property (if no address): _____

From Dawsonville, head South on Highway 9, property on Left just before Dollar General.

21058 929AM

Subdivision Name (if applicable): NONE Lot(s) #: _____

Current Use of Property: Landscape Yard / Woods

Any prior rezoning requests for property? NO 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? NO (yes/no)

If yes, what section? North _____ South _____

SURROUNDING PROPERTY ZONING CLASSIFICATION:

North RA South Q East RA West RA

Future Land Use Map Designation: _____

Access to the development will be provided from:

Road Name: Highway 9 S Type of Surface: asphalt

REQUESTED ACTION & DETAILS OF PROPOSED USE

[] Rezoning to: RSR [] Special Use Permit for: _____

Proposed Use: _____

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

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

RESIDENTIAL

No. of Lots: 1 Minimum Lot Size: 2.86 (acres) No. of Units: 1

Minimum Heated Floor Area: _____ sq. ft. Density/Acre: _____

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

Is an Amenity Area proposed: N/A; if yes, what? _____

COMMERCIAL & INDUSTRIAL

Building area: _____ No. of Parking Spaces: _____

2018 329AM

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.

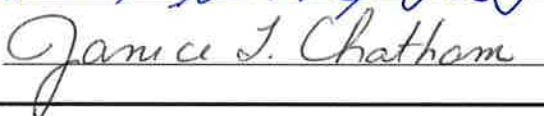
I hereby certify that I have read the above and that the above information as well as the attached information is true and correct.

Signature



Date _____

Witness



Date _____

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.

2018 9234

71.83

ZA RSR

TMP#: 088-108-001

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>Zoning</u>	<u>Address</u>
TMP <u>088-147</u>	1. <u>Kristy + Corey Moss</u>	<u>RA</u>	<u>6337 Highway 9S</u>
TMP <u>098-007</u>	2. <u>Joyce Buice</u>	<u>RA</u>	<u>6259 Highway 9S</u>
TMP <u>088-018</u>	3. <u>William Abbott</u>	<u>RA</u>	<u>6300 Highway 9S</u>
TMP <u>088-108-</u>	4. <u>Robert Biggs</u>	<u>RA</u>	<u>978 Jewell Slaton</u>
TMP <u>088-114</u>	5. <u>Bruce Abbott</u>	<u>RA</u>	<u>6436 Highway 9S</u>
TMP <u>088-107</u>	6. <u>Joe Abbott</u>	<u>RA</u>	<u>6494 Highway 9S</u>
* TMP <u>088-009</u>	7. <u>Stanley Hood</u>	<u>Q</u>	<u>6495 Highway 9S</u>
TMP _____	8. _____		
TMP _____	9. _____		
TMP _____	10. _____		
TMP _____	11. _____		
TMP _____	12. _____		
TMP _____	13. _____		
TMP _____	14. _____		
TMP _____	15. _____		

Use additional sheets if necessary.

21001 8 9:29AM

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: Robert Stanley Hood

Applicant Printed Name: Robert Stanley Hood

Application Number: 2A 21. 23

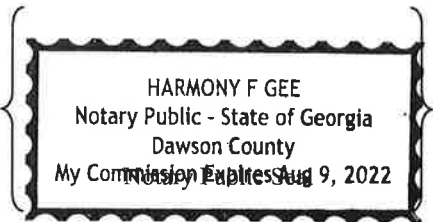
Date Signed: 10.8.21

Sworn and subscribed before me

this 8th day of October, 2021.

Harmony GEE
Notary Public

My Commission Expires: August 9, 2022



21 OCT 8 9:29 AM

PROPERTY OWNER AUTHORIZATION

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

Parcel ID 088-108-001

Highway 9S Dawsonville GA

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: Robert Stanley Hood

Signature of applicant or agent: [Handwritten Signature] Date: _____

Printed Name of Owner(s): Robert Stanley Hood

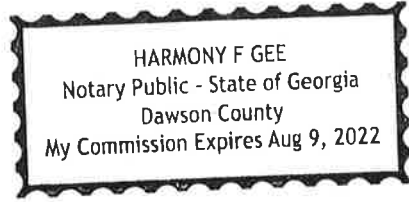
Signature of Owner(s): _____ Date: _____

Mailing address: _____

City, State, Zip: Dawsonville, GA 30534

Telephone Number: Listed _____
 Unlisted _____

Sworn and subscribed before me this 8 day of October, 2021.
[Handwritten 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.)

210109294

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.

✓ 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)
Robert Stanley Hood
Signature of Applicant

October 8, 2021
Date

Robert Stanley Hood
Printed Name

Name of Business

SUBSCRIBED AND SWORN BEFORE ME ON

THIS 8 DAY OF October, 2021

Harmony F GEE Notary Public
My Commission Expires: August 9, 2022

HARMONY F GEE
Notary Public - State of Georgia
Dawson County
My Commission Expires Aug 9, 2022

{Notary Seal}

21 OCT 8 9:29AM

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.

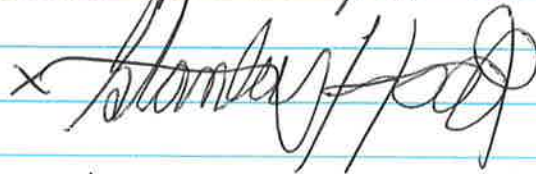
- A **United States Passport** or **Passport Card** [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A **United States Military Identification card** [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A **Driver's License** issued by one of the United States, the District of Columbia, the Commonwealth of Puerto 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]



Letter of Intent 10-7-2021

To whom it may concern,

I would like to have my land rezoned for the purpose of building a house. Thank you for your consideration.

x 

Stanley Hood

21 OCT 8 9:29 AM



October 1, 2021

Mr. Avery Holtzclaw

Subject: Level 3 Soil Report
Parcel ID: 088 108 001
Georgia Highway 9
Dawsonville, Dawson County, Georgia 30534


Dear Mr. Holtzclaw,


Mill Creek Environmental, LLC is pleased to be of assistance on this project. This soil report was prepared in accordance with the Georgia Department of Public Health Manual for On-Site Sewage Management Systems.

A soil survey was conducted at the subject property on September 23, 2021. The soils were classified as belonging to the Fannin and Fannin (Wet) Soil Series. The Fannin Soil Series should have the ability to function as a suitable absorption field with proper design, installation, and maintenance. A shallow seasonal water table was observed in the Fannin (Wet) Soil Series. System installation with an aerobic treatment unit (ATU) may be an option for these soils.

Soil boring locations and soil series are shown on the attached site plan. Suitability codes and estimated absorption rates are shown on the attached Level 3 Soil Report. If you have any questions, or if we can be of further assistance, please call us at (706) 579-1607.

Sincerely,
Mill Creek Environmental, LLC


Aaron Payne
Staff Geologist


Stephen Johnson, PG
Senior Project Manager

088 108 001
0579-1607
0265-4916

LEVEL 3 SOIL REPORT

COUNTY: Dawson DATE: September 23, 2021
CONTACT: Mr. Avery Holtzclaw
SITE LOCATION ADDRESS: Parcel ID: 088 108 001, Georgia Highway 9, Dawsonville, Georgia 30534
PHONE NUMBER:
SCALE: 1" = 60'

SOIL PROPERTIES

SOIL SERIES ⁽²⁾ <small>(SEE SUITABILITY CODES)</small>	SLOPE ⁽¹⁾ <small>(RANGES OF SOIL TYPE)</small>	RESTRICTIVE/ REFUSAL LAYER ⁽¹⁾ <small>(INCHES BGS)</small>	DEPTH TO ⁽¹⁾ SEASONAL HIGH H ₂ O TABLE <small>(INCHES BGS)</small>	ABSORPTION RATE ⁽³⁾⁽⁴⁾ AT RECOMMENDED TRENCH DEPTH <small>(MIN/INCH)</small>	RECOMMENDED ⁽¹⁾ ⁽³⁾ TRENCH DEPTH <small>(INCHES BGS)</small>	SUITABILITY ⁽⁴⁾ CODE
	<i>(Verified)</i>	<i>(Verified)</i>	<i>(Verified)</i>	<i>(Predicted)</i>	<i>(Verified)</i>	
Fannin Soil Series	6-10%	>72	>72	45	28-36	A
Fannin (Wet) Soil Series	6-10%	>72	46	45	28-34 (with an ATU)	A

- 1 Based on field observations.
- 2 Based on USDA NRCS descriptions.
- 3 Based on Georgia DPH Manual for On-Site Sewage Systems, Table 2.C.
- 4 Based on Soil Classifier interpretation of site conditions and soil classification.
- 5 BGS = Below Ground Surface

21 OCT 8 3:30 AM

COUNTY: Dawson **DATE:** September 23, 2021

CONTACT: Mr. Avery Holtzclaw

SITE LOCATION ADDRESS: Parcel ID: 088 108 001, Georgia Highway 9, Dawsonville, Georgia 30534

PHONE NUMBER:

SCALE: 1"= 60'

SUITABILITY CODE DESCRIPTIONS & GENERAL NOTES:

SUITABILITY CODE A: THESE SOILS ARE SUITABLE FOR INSTALLATION OF ON-SITE SYSTEMS WITH PROPER SYSTEM DESIGN, INSTALLATION, AND MAINTENANCE. POSITION OF THE SITE OR OTHER SOIL AND LANDSCAPE CONSIDERATIONS MAY REQUIRE THE DRAIN FIELD AREA TO BE GREATER THAN THE MINIMUM AND/OR THE DRAIN FIELD DESIGN TO REQUIRE EQUAL DISTRIBUTION OR LEVEL FIELD INSTALLATION. NON-CONVENTIONAL SYSTEM DESIGN AND INSTALLATION MUST BE APPROVED BY THE LOCAL ENVIRONMENTAL HEALTH SPECIALIST.

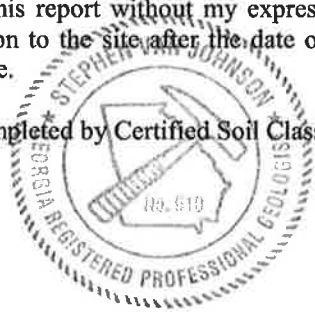
Miscellaneous Notes:

All borings are staked in the field and labeled.

This soil report is in accordance with the standards and regulations set forth in the Georgia Department of Public Health Manual for On-Site Sewage Management Systems, June 2019. Mill Creek Environmental, LLC does not issue permits for, install, maintain or guarantee the performance of any on-site sewage management system. The County Health Department has the authority to permit on-site sewage management systems on this property and may have a different view of the soil conditions. The County Health Department has final jurisdiction over permitting and regulating on-site sewage management systems.

Any alteration to this report without my expressed, written consent and approval will render this report null and void. Any alteration to the site after the date on which the fieldwork was performed may change the nature and suitability of the site.

This report was completed by Certified Soil Classifier:



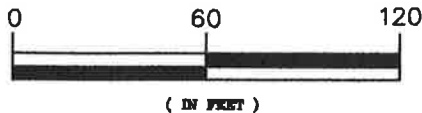
Stephen Johnson, PG
Georgia Professional Geologist # 910

2100103000A

Stephen Johnson, PG
Georgia Professional Geologist #910



GRAPHIC SCALE

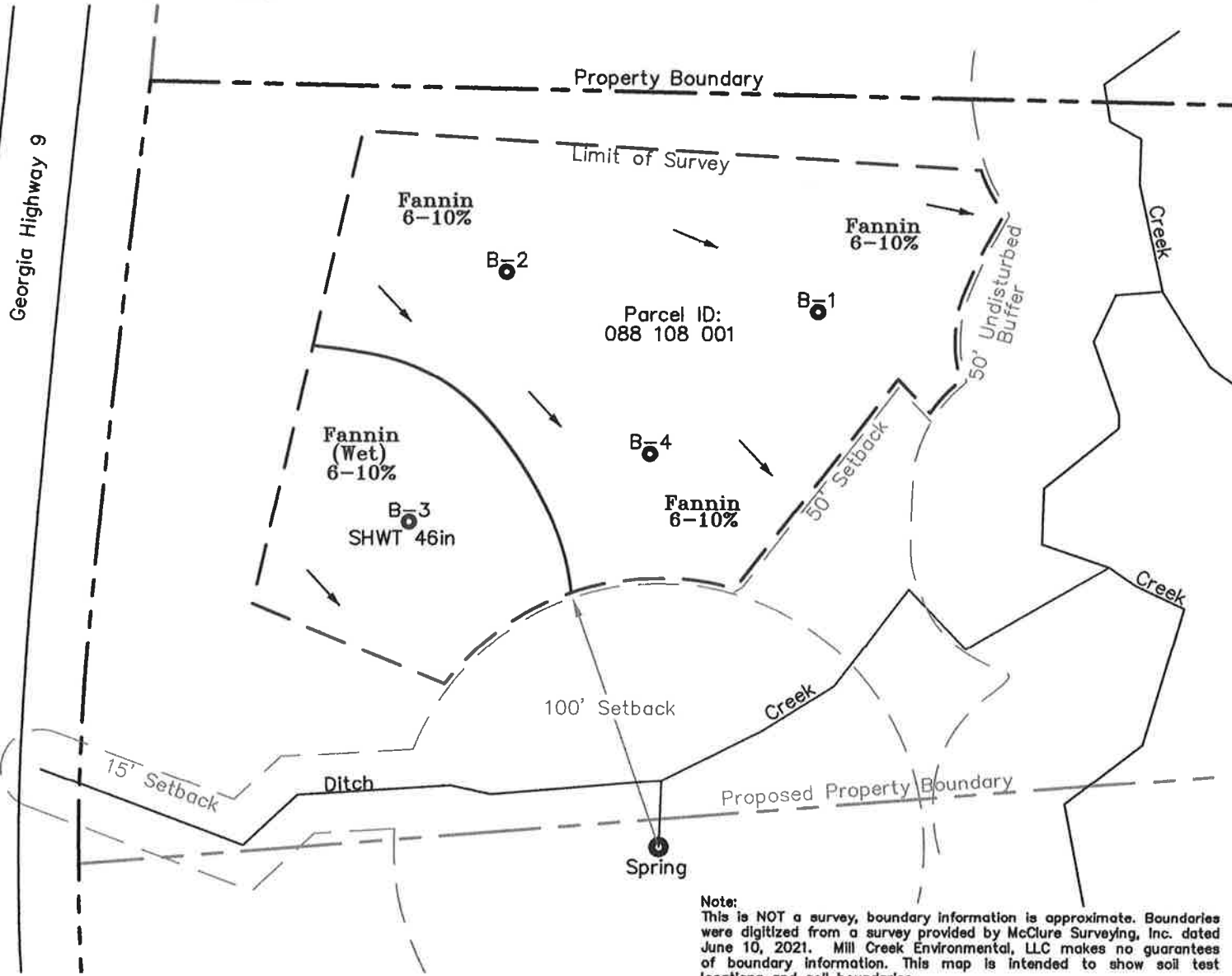


LEGEND

- B-1 Soil Boring
- Direction of Slope
- Soil Boundary
- SHWT Seasonal High Water Table

Parcel ID:
088 147

PROPERTY SIZE: 8.519 Acres
TOTAL SURVEY AREA: 0.90 Acres



Note:
This is NOT a survey, boundary information is approximate. Boundaries were digitized from a survey provided by McClure Surveying, Inc. dated June 10, 2021. Mill Creek Environmental, LLC makes no guarantees of boundary information. This map is intended to show soil test locations and soil boundaries.



LEVEL 3 SOIL SURVEY
 Mr. Avery Holtzclaw
 Parcel ID: 088 108 001
 Georgia Highway 9
 Dawsonville, Dawson County, Georgia
 SA-21426-1 9/23/2021

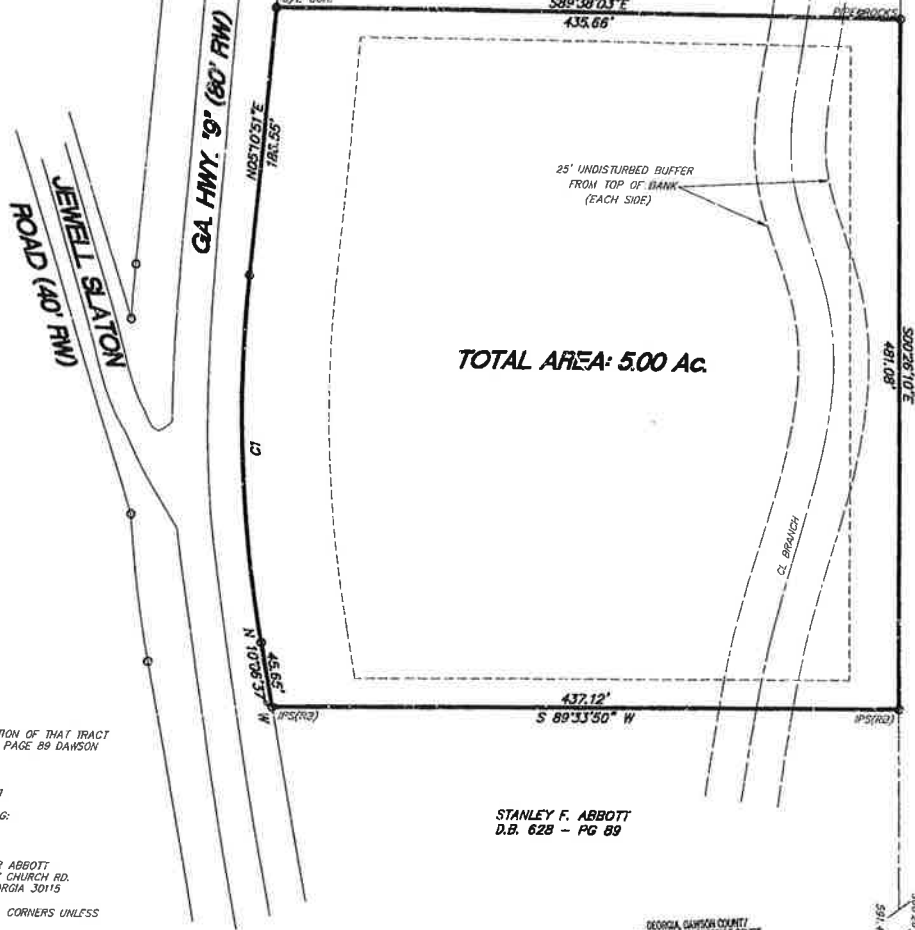
MILL CREEK ENVIRONMENTAL, LLC
 4055 Highway 53 East
 Dawsonville, Georgia 30534
 706-579-1607

Recorded Plat

C1
 CHORD 256.68' N02°27'53"W
 ARC 257.44' - RADIUS 964.64'

DWAYNE C. GAYTON
 CATHY L. GAYTON
 P.B. 34 - PG 81

Magnetic North



TOTAL AREA: 5.00 Ac.

JOYCE BUICE
 D.B. 165 - PG 498

Planning approval is not approval from the Health Department. Contact that agency for approval.

APPROVED
 APR 14 2011
 FOR RECORDING

STANLEY F. ABBOTT
 D.B. 628 - PG 89

THIS PLAT REPRESENTS A PORTION OF THAT TRACT RECORDED IN DEED BOOK 628, PAGE 89 DAWSON COUNTY RECORDS.

NOTES
 TMP: PORTION OF 089-108-001
 EXISTING ZONING: RA
 BUILDING SETBACKS PER ZONING:
 60' FRONT
 20' SIDES
 35' REAR

CURRENT OWNER: JOHN WALTER ABBOTT
 3020 TRINITY CHURCH RD.
 CANTON, GEORGIA 30115

NOTE: 1/2" REBAR SET AT ALL CORNERS UNLESS OTHERWISE SHOWN.

ACCORDING TO CURRENT F.I.R.M. MAP #1308C0203B DATED 9/26/09 THIS PROPERTY IS NOT IN A FLOOD HAZARD ZONE.

BOUNDARY TRAVERSE BY TOPCON TOTAL STATION
 POSITION CLOSURE: 1/15,000'
 ANGLE ERROR: 3" PER STA
 CRANDALL ADJUSTMENT
 PLAT CLOSURE EXCEEDS 1/50,000'

THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS, R/W'S, ETC., OF RECORD AND NOT OF RECORD, ABOVE OR BELOW GROUND.

THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND IS SUBJECT TO ANY AND ALL DISCLOSURES THAT A TITLE SEARCH MAY PRODUCE.

GEORGIA DAWSON COUNTY
 CLERK'S OFFICE, SUPERIOR COURT
 FILED FOR RECORD
 APR 12 30 P.M. 4-18-11
 Record# 10-1193-30 Page 3
 Title 10-1193-30-11

- AI INDICATES ANGLE IRON
- RB INDICATES REBAR
- CT INDICATES CRIMPED TOP PIPE
- OT INDICATES OPEN TOP PIPE
- CM INDICATES CONC. MON.
- PP INDICATES POWER POLE
- R/W INDICATES RIGHT-OF-WAY
- P/L INDICATES PROPERTY LINE
- B.L. INDICATES BUILDING LINE
- FC INDICATES FENCE
- CB INDICATES CATCH BASIN
- WM INDICATES WATER METER
- FH INDICATES FIRE HYDRANT
- EP INDICATES EDGE OF PAVING
- B/C INDICATES BACK OF CURB
- LLL INDICATES LAND LOT LINE

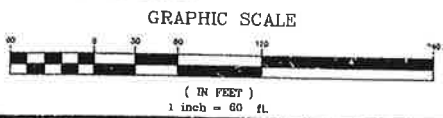
SURVEYOR'S CERTIFICATE:

"I am hereby certified that this plat is true and correct and was prepared from an actual survey of the property by me or persons under my supervision; that all monuments shown hereon actually exist or are marked as 'future,' and that the location, type, size and material are correctly shown.

J.A. PAGE Jr. No. 1894



FIELD DATE: MARCH 30, 2011
 PLAT DATE: APRIL 5, 2011



LL 1193
 LL 32

J.A. PAGE AND ASSOCIATES
 5610 CROW ROAD
 CUMMING, GEORGIA 30041
 (770) 889-0281
 FAX: (770) 205-0763

SURVEY FOR
STEVEN J. ABBOTT
 LAND LOT 1193, 4TH DIST., 1ST SECT.
 DAWSON COUNTY, GEORGIA

SHEET
 1
 OF
 1
 SHEETS

TOTAL = 8.519 ACRES

371,103.217 SQUARE FEET

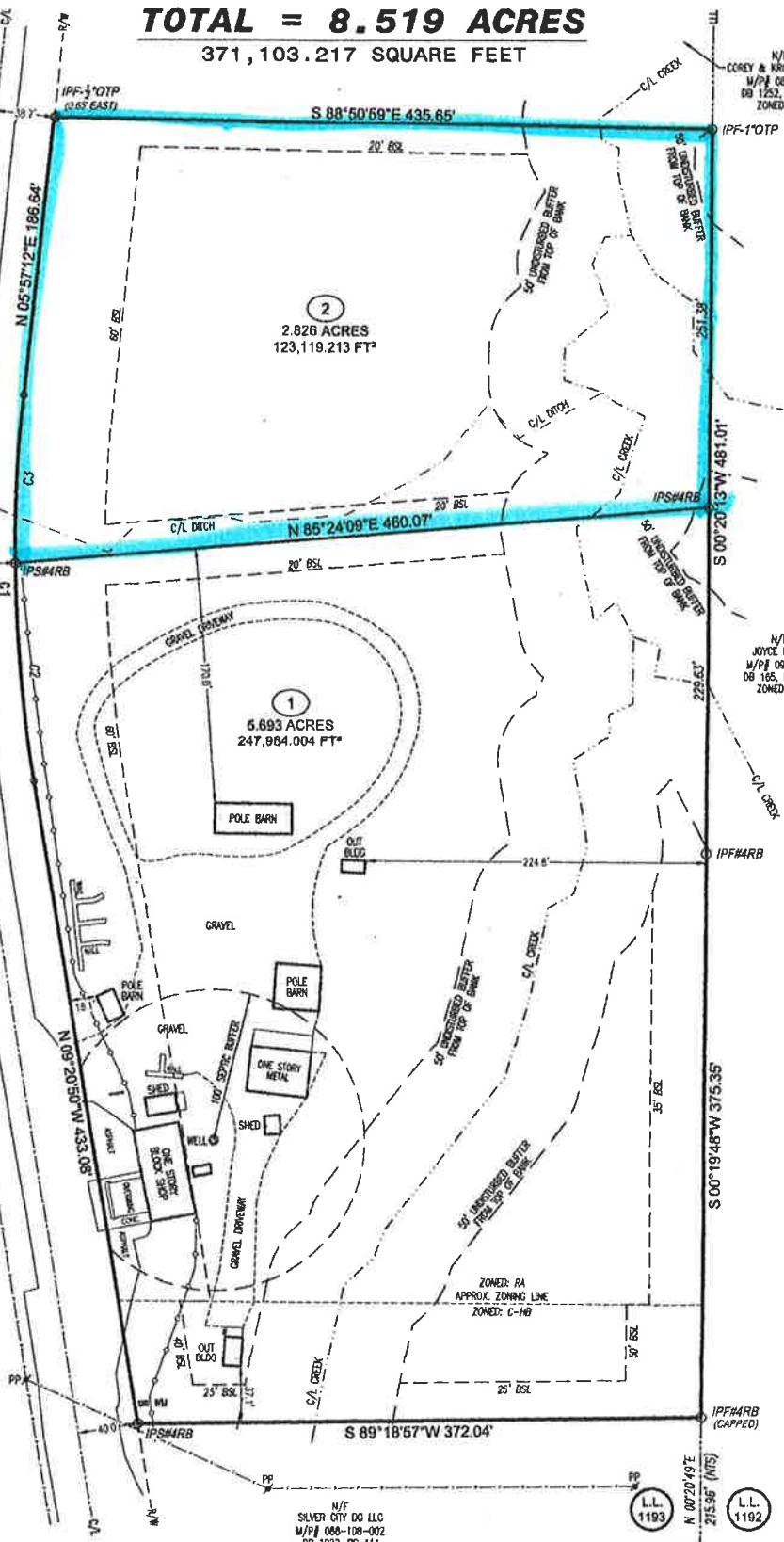


THIS BLOCK RESERVED FOR THE CLERK OF SUPERIOR COURT

- LEGEND**
- KL = BACK OF CURB
 - SL = BUILDING SETBACK LINE
 - PL = PROPERTY LINE
 - WL = RIGHT OF WAY
 - LL = LAND LOT
 - LL = LAND LOT LINE
 - 1/7 = NOW OR FORMERLY
 - 1/7 = THE MAP / PARCEL NO.
 - VS = POINT OF BEGINNING
 - IT = NOT TO SCALE
 - IP = IRON PIN FOUND
 - IS = IRON PIN SET
 - SM = MONUMENT
 - SI = IRON
 - SP = OPEN TOP PIPE
 - OP = OPEN TOP PIPE
 - SR = SQUARE ROD
 - IF = IRON ROD FOUND
 - MP = CORRUGATED METAL PIPE
 - RP = REINFORCED CONC. PIPE
 - WM = WATER METER
 - WV = WATER VALVE
 - PF = POWER POLE
 - LP = LIGHT POLE
 - SP = SERVICE POLE
 - MD = PHONE BOX
 - UG = UNDERGROUND
 - SC = SEWER CLEAN-OUT
 - IB = BUILDING
 - IS = SANITARY SEWER
 - HW = HOLE
 - FE = FINISHED FLOOR ELEV.
 - H = FIRE HYDRANT
 - GL = GAS LINE
 - PL = POWER LINE
 - SS = SANITARY SEWER LINE
 - FS = SANITARY FORCE MAIN
 - TL = TELEPHONE LINE
 - WL = WATER LINE
 - FL = FENCE LINE

JENELL SLATION

GEORGIA HWY #9
(ASPH VARIETIES) (80' R/W)



THIS SURVEY AND ITS KNOWLEDGE DOES NOT CONSTITUTE A TITLE SEARCH OR TITLE OPINION BY MCCLURE SURVEYING, INC. AS LAND SURVEYORS. ALL DATA USED FOR THE LOCATION OF PROPERTY LINES, EASEMENTS, ADJOINING OWNERS, ETC. WAS GAINED FROM PUBLIC RECORDS, THE CLIENT, OR OTHER SOURCES AS REFERENCED. NO WARRANTY OF TITLE OR TITLE COMMITMENT NOR RESULTS OF TITLE SEARCHES WERE PROVIDED TO THE SURVEYOR, UNLESS OTHERWISE NOTED. OTHER DOCUMENTS OR SITUATIONS MAY EXIST THAT WOULD AFFECT THIS PROPERTY, AS WITH ANY LAND TRANSACTION, A TITLE SEARCH AND CERTIFICATE IS RECOMMENDED IN CONNECTION WITH THIS SURVEY, OR YOU MUST CONSULT A COMPETENT TITLE ATTORNEY.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS OF PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 183-7 OF THE RULES OF GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN GEORGIA PLAT ACT O.C.G.A. 18-8-21, AUTHORITY O.C.G.A. HEW 18-8-22, 43-10-4, 43-10-6, 43-10-10, 43-10-22.

PROPERTY OWNER ACKNOWLEDGES THAT ANY SEPTIC SYSTEMS CONFORM TO ALL SETBACK REQUIREMENTS. APPROVAL OF PLAT DOES NOT GUARANTEE THAT THE DAWSON COUNTY HEALTH DEPARTMENT WILL ISSUE A SEPTIC SYSTEM PERMIT.

DATE OF SURVEY: APRIL 2-5, 2021
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 43,524 FEET AN ANGULAR ERROR OF 00 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 816,663 FEET.

BEARINGS SHOWN ARE BASED ON ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION AND ARE SUBJECT TO FIELD CONDITIONS.

THE EQUIPMENT USED FOR ANGULAR AND DISTANCE MEASUREMENTS WAS A LEICA ROBOTIC TOTAL STATION, TS12.

THIS PROPERTY IS NOT LOCATED WITHIN THE 100-YEAR FLOOD HAZARD AREA AS PER FLOOD INSURANCE RATE MAP NO. 130850202C, DATED 4-4-18.

NOTES & REFERENCES

1. TAX MAP/PARCEL #088-109 & #088-108-002
2. PARCEL IS ZONED RA & C-HB
3. RA SETBACKS
FRONT - 60 FEET
SIDE - 20 FEET
REAR - 35 FEET
3. C-HB SETBACKS
FRONT - 40 FEET
SIDE - 25 FEET
REAR - 60 FEET
4. DEED BOOK 1238 PAGE 639
5. DEED BOOK 1238 PAGE 641
6. PLAT BOOK 80 PAGE 2
7. PLAT BOOK 80 PAGE 3

Surveyor's Certificate

"I do hereby certify that all monuments and improvements shown hereon actually exist except as otherwise indicated and that their locations, size, type, and material are correctly shown.

By: *Nathan M. McClure*

Registered Georgia Land Surveyor No. 3088



Siteplan

Curve	Radius	Length	Chord	Chord Bear.
C1	963.44'	257.45'	256.68'	N 01°41'31" W
C2	963.44'	145.90'	145.76'	N 05°00'32" W
C3	963.44'	111.54'	111.48'	N 02°38'47" E

**SUBDIVISION SURVEY FOR:
STANLEY HOOD**

LAND LOT 1193
4TH DISTRICT
1ST SECTION
DAWSON COUNTY, GEORGIA
PLAT DATE: JUNE 10, 2021
REVISIONS:



MCCLURE
SURVEYING, INC.
2505 JOHNSON DRIVE - SUITE D
CUMMING, GA 30040
O: (470) 297-5592 O: (770) 889-0281
CERTIFICATE OF AUTHORIZATION: LSF001203
NATHAN@MCCLURESURVEYING.COM
WWW.MCCLURESURVEYING.COM

JOB NO. 21104

Paid Tax Receipt

Owner Information

HOOD STANLEY

Payment Information

Status	Paid
Last Payment Date	12/01/2020
Amount Paid	\$946.52

Property Information

Parcel Number	088 108 001
District	1 DAWSON COUNTY UNINCORPORATED
Acres	5
Description	LL 1193 LD 4-1
Assessed Value	\$40,000
Appraised Value	\$100,000

Bill Information

Record Type	Property
Tax Year	2020
Bill Number	6947
Account Number	57494
Due Date	12/01/2020

Taxes

Base Taxes	\$946.52
Penalty	\$0.00
Interest	\$0.00
Total Due	\$0.00



Legend
 Parcels

Parcel ID: 088 108 001
Alt ID: 12873
Owner: HOOD STANLEY
Acres: 5
Assessed Value: \$100000

Date created: 10/8/2021
Last Data Uploaded: 10/8/2021 12:58:52 AM

Developed by 