



Parcel Line Table

Line #	Length	Direction
L1	31.68	N62° 23' 33"E
L2	38.52	S30° 07' 17"E
L3	17.13	S31° 10' 44"E
L4	33.05	S6° 42' 13"W
L5	42.59	N28° 40' 22"W
L6	33.20	N28° 40' 22"W
L7	40.44	N11° 30' 04"W
L8	34.33	S26° 11' 05"E
L9	7.71	S49° 57' 05"E
L10	5.46	S11° 30' 04"E
L11	34.98	S11° 30' 04"E
L12	47.39	S28° 40' 22"E
L13	28.40	S28° 40' 22"E
L14	33.33	N0° 45' 53"E
L15	27.04	N89° 04' 14"W
L16	32.29	S71° 03' 22"E
L17	38.81	N27° 32' 47"W

NOTE: NO TREE PROTECTION AREAS ARE WITHIN THE LIMITS OF PHASE 1 SHOWN ON THIS PLAT. TREE PROTECTION AREAS ARE WITHIN THE GREENSPACE AND COMMON AREAS LOCATED WITHIN PHASE 2.

ALL LOTS TO HAVE 5' PERPETUAL EASEMENT FOR UTILITIES ACROSS THE ENTIRE FRONTAGE OF LOT

PARCEL CURVE DATA

SEGMENT	LENGTH	RADIUS	CH BEARING	CH DIST
C1	54.50	1482.02	S42° 51' 14"E	54.50
C2	160.42	670.11	S49° 01' 51"E	160.04
C3	87.83	59.96	N79° 30' 46"E	80.19
C4	26.80	60.00	N24° 47' 04"E	26.58
C5	19.81	20.00	N40° 21' 34"E	19.01
C6	44.30	149.12	N60° 13' 16"E	44.14
C7	172.33	99.12	N78° 28' 52"W	151.43
C8	52.18	174.12	N20° 05' 13"W	51.99
C9	130.98	225.83	N28° 58' 55"W	129.15
C10	17.18	225.88	N47° 46' 20"W	17.18
C11	36.03	174.12	N44° 01' 27"W	35.96
C12	36.20	174.12	N32° 08' 27"W	36.14
C13	17.93	20.00	N0° 30' 12"W	17.33
C14	1.53	20.00	N27° 22' 17"E	1.53
C15	95.71	60.00	N16° 08' 05"W	85.88
C16	93.40	60.00	S73° 34' 09"W	84.25
C17	43.19	60.00	S8° 21' 00"W	42.26
C18	73.00	60.00	S47° 07' 30"E	68.58
C19	19.48	20.00	S54° 04' 53"E	18.72
C20	90.72	224.12	S37° 46' 51"E	90.10

PARCEL CURVE DATA

SEGMENT	LENGTH	RADIUS	CH BEARING	CH DIST
C21	2.25	224.12	S49° 39' 51"E	2.25
C22	118.03	175.88	S30° 43' 35"E	115.83
C23	67.17	224.12	S20° 05' 13"E	66.92
C24	68.66	149.12	S41° 51' 47"E	68.05
C25	9.50	20.00	S41° 26' 57"E	9.41
C26	10.31	20.00	S13° 04' 37"E	10.20
C27	25.75	60.00	S10° 36' 20"E	25.56
C28	37.33	60.12	S40° 43' 45"E	36.74
C29	42.28	1565.65	S41° 23' 19"E	42.27
C30	30.80	2970.45	S39° 19' 07"E	30.80
C31	166.29	2970.45	S37° 25' 04"E	166.27
C32	57.36	2970.45	S35° 15' 39"E	57.36
C33	120.84	2970.45	S33° 32' 32"E	120.83
C34	112.27	2970.45	S31° 17' 38"E	112.26
C35	108.93	1482.02	S31° 42' 31"E	108.90
C36	104.11	1482.02	S35° 49' 36"E	104.09
C37	3.43	227.68	N11° 56' 09"W	3.43

- LEGEND**
- IPF = IRON PIN FOUND
 - IPS = IRON PIN SET 1/2" RB
 - RB = RE BAR
 - OT = OPEN TOP
 - CT = CRIMPED TOP
 - R/W = RIGHT OF WAY
 - LLL = LAND LOT LINE
 - LL = LAND LOT
 - PL = POWER POLE
 - GHIP = GROUND HOLE IN PLACE
 - X = FENCE LINE
 - D.B. = DEED BOOK
 - P.B. = PLAT BOOK
 - PG = PAGE
 - FH = FIRE HYDRANT
 - WH = WATER VALVE
 - CON. MON. = CONCRETE MONUMENT
 - DIP = DUCTILE IRON PIPE
 - DE = DRAINAGE EASEMENT
 - USACE = US ARMY CORPS OF ENGINEERS

PARCELS

PARCEL	AREA	ACREAGE
101	113577 SF	2.607
103	65767 SF	1.510
104	45510 SF	1.045
105	51083 SF	1.173
107	31110 SF	0.714
108	33488 SF	0.769
109	28852 SF	0.662
110	49253 SF	1.131
111	37824 SF	0.868
113	41666 SF	0.957
114	33262 SF	0.764
116	23105 SF	0.530
117	22123 SF	0.508
118	28753 SF	0.660
119	22824 SF	0.524
120	22177 SF	0.509
121	24412 SF	0.560

BAY POINTE PHASE 1

FINAL SUBDIVISION PLAT FOR:

STATE: GEORGIA
COUNTY: HALL

JOB # LL 78-87
SCALE: 1" = 60'

FIELD DATE: SEPTEMBER 22, 2017
PLAT DATE: OCTOBER 23, 2017

Surveyed by:

ROBBIE HENDERSON
Surveying & Planning

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