



Parcel Line Table

| Line # | Length | Direction |
|--------|--------|---------------|
| L1 | 33.05 | S6° 42' 13"W |
| L2 | 31.68 | S62° 23' 33"W |
| L3 | 34.33 | S26° 11' 05"E |
| L4 | 5.46 | S11° 30' 04"E |
| L5 | 34.98 | N11° 30' 04"W |
| L6 | 32.29 | S71° 03' 22"E |
| L7 | 27.04 | S89° 04' 14"E |
| L8 | 33.33 | N0° 45' 53"E |
| L9 | 42.83 | S85° 36' 29"E |

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 |
|---------|--------|---------|---------------|---------|
| C2 | 42.28 | 1565.65 | S41° 23' 19"E | 42.27 |
| C3 | 197.09 | 2970.45 | S37° 42' 54"E | 197.06 |
| C4 | 178.21 | 2970.45 | N34° 05' 44"W | 178.18 |
| C5 | 112.27 | 2970.45 | S31° 17' 38"E | 112.26 |
| C6 | 53.07 | 1482.02 | N30° 37' 44"W | 53.07 |
| C7 | 159.97 | 1482.02 | S34° 44' 49"E | 159.89 |
| C8 | 102.46 | 1482.02 | N39° 49' 11"W | 102.44 |
| C9 | 54.50 | 1482.02 | S42° 51' 14"E | 54.50 |
| C10 | 160.42 | 670.11 | S49° 01' 51"E | 160.04 |
| C11 | 64.93 | 224.12 | S34° 29' 06"E | 64.71 |
| C12 | 1.53 | 20.00 | S27° 22' 17"W | 1.53 |
| C13 | 44.30 | 149.12 | N60° 13' 16"E | 44.14 |
| C14 | 19.81 | 20.00 | N40° 21' 34"E | 19.01 |
| C15 | 114.62 | 60.00 | N66° 42' 57"E | 97.97 |
| C18 | 37.34 | 60.00 | S40° 43' 45"E | 36.74 |
| C22 | 10.31 | 20.00 | S13° 04' 37"E | 10.20 |
| C23 | 9.50 | 20.00 | N41° 26' 57"W | 9.41 |
| C24 | 25.75 | 60.00 | S10° 36' 20"E | 25.56 |
| C25 | 68.66 | 149.12 | N41° 51' 47"W | 68.05 |
| C26 | 67.17 | 224.12 | N20° 05' 13"W | 66.92 |

PARCEL CURVE DATA

| SEGMENT | LENGTH | RADIUS | CH BEARING | CH DIST |
|---------|--------|--------|---------------|---------|
| C28 | 118.03 | 175.88 | S30° 43' 35"E | 115.83 |
| C29 | 28.03 | 224.12 | N46° 22' 06"W | 28.01 |
| C30 | 19.48 | 20.00 | S54° 04' 53"E | 18.72 |
| C31 | 73.00 | 60.00 | S47° 07' 30"E | 68.58 |
| C32 | 43.19 | 60.00 | N8° 21' 00"E | 42.26 |
| C33 | 187.88 | 60.00 | N60° 43' 56"W | 120.00 |
| C34 | 17.93 | 20.00 | S0° 30' 12"E | 17.33 |
| C35 | 72.23 | 174.12 | S38° 04' 05"E | 71.71 |
| C36 | 17.18 | 225.88 | N47° 46' 20"W | 17.18 |
| C37 | 134.40 | 225.88 | S28° 32' 50"E | 132.43 |
| C38 | 31.24 | 174.12 | S16° 38' 26"E | 31.19 |
| C39 | 20.95 | 174.12 | N25° 13' 35"W | 20.93 |
| C40 | 172.33 | 99.12 | N78° 28' 52"W | 151.43 |

- 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
 - = POWER POLE
 - = POWER LINE
 - X- = FENCE LINE
 - D.B. = DEED BOOK
 - P.B. = PLAT BOOK
 - PAGE = PAGE
 - ⊕ = FIRE HYDRANT
 - ⊕ = FIRE VALVE
 - WV = WATER VALVE
 - CON. MON. = CONCRETE MONUMENT
 - DIP = DUCTILE IRON PIPE
 - DE = DRAINAGE EASEMENT
 - USACE = US ARMY CORPS OF ENGINEERS

PARCELS

| PARCEL | AREA | ACREAGE |
|--------|-----------|---------|
| 101 | 113578 SF | 2.607 |
| 103 | 65767 SF | 1.510 |
| 104 | 45510 SF | 1.045 |
| 105 | 51083 SF | 1.173 |
| 107 | 30959 SF | 0.711 |
| 108 | 32623 SF | 0.749 |
| 110 | 49253 SF | 1.131 |
| 111 | 37824 SF | 0.868 |
| 113 | 41741 SF | 0.958 |
| 114 | 33262 SF | 0.764 |
| 116 | 23105 SF | 0.530 |
| 117 | 24314 SF | 0.558 |
| 118 | 29509 SF | 0.677 |
| 119 | 31999 SF | 0.735 |
| 120 | 34466 SF | 0.791 |

REVISION 1 11/4/2019 - REVISED LOT 101 AND ADDED MAILBOX PARCEL FOR INSTALLATION OF COMMON MAILBOX ACCESS POINT.

REVISION NOTE
 REVISION 1 - DATE 11/22/2019
 THIS IS A REVISION TO THE PLAT DATED 10/23/2017 AND RECORDED IN PLAT BOOK 875 PAGE 69 IN HALL COUNTY RECORDS. THIS REVISION IS TO CHANGE PREVIOUSLY PLATTED LOTS 107, 108, & 109 AND 117, 118, 119, & 120. LOT 121 HAS BEEN REMOVED PER THIS PLAT.

BAY POINTE PHASE 1
 FINAL SUBDIVISION PLAT FOR:
 STATE: GEORGIA
 COUNTY: HALL
 JOB #:
 SCALE: 1" = 60'
 FIELD DATE: SEPTEMBER 22, 2017
 PLAT DATE: 11/22/19
 DIST: 8th
 REV: NOVEMBER 22, 2019

Surveyed by:
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