

SUBJECT PROPERTY
OWNER: MICHAEL VONDRA
(PER TAX ASSESSOR)
SITE ADDRESS: 331 CALHOUN ROAD
AREA: 51.49 ACRES (TOTAL)
PARCEL: #22701001 & #22701001B
REFERENCE: D.B. 4828/203, P.B. 13/286,
P.B. 13/217

ZONING INFORMATION
AR1 ZONING DISTRICT
(AGRICULTURAL/RESIDENTIAL)

- MINIMUM LOT SIZE : 3.0 ACRES
- MINIMUM FLOOR AREA PER DWELLING: 1,500 SQ. FT.
- FRONT YARD SETBACK: 100'
- SIDE YARD SETBACK: 25'
- REAR YARD SETBACK: 35'

ZONING INFORMATION SHOWN HEREON WAS OBTAINED FROM THE SPALDING COUNTY CODE OF ORDINANCES AVAILABLE ONLINE. ALL ZONING INFORMATION MUST BE VERIFIED BY THE APPROPRIATE ZONING OFFICE.

**PRELIMINARY
FOR REVIEW ONLY**

- LEGEND**
- | | |
|----------|----------------------------------|
| P.B. #/# | PLAT BOOK BOOK/PAGE |
| D.B. #/# | DEED BOOK BOOK/PAGE |
| IPF | IRON PIN FOUND |
| IPS | IRON PIN SET |
| RB | RE-BAR |
| OTP | OPEN TOP PIPE |
| CTP | CRIMPED TOP PIPE |
| CMF | CONCRETE MONUMENT FOUND |
| P.O.B | POINT OF BEGINNING |
| P.O.C. | POINT OF COMMENCEMENT |
| N/F | NOW OR FORMERLY |
| L.L.L. | LAND LOT LINE |
| L.L.C. | LAND LOT CORNER |
| R/W | RIGHT OF WAY |
| B/L | BUILDING LINE (SETBACK) |
| WM | WATER METER |
| WV | WATER VALVE |
| FH | FIRE HYDRANT |
| TELCO | TELECOMMUNICATION EQUIPMENT |
| PT | POWER TRANSFORMER |
| PP | POWER POLE |
| LP | LIGHT POLE |
| CB | CATCH BASIN |
| HW | HEADWALL |
| M.F.E. | MINIMUM FINISHED FLOOR ELEVATION |
| B.F.E. | BASE FLOOD ELEVATION |
| AC. | ACRES |
| --P-- | POWER/ELECTRIC |
| --X-- | FENCE |

N/F
SCOTT KAP
D.B. 4735/103
PARCEL #22701001C

(A) TO (B)		
BEARING	DISTANCE	
S 13°46'31" E	29.47'	
S 38°39'07" E	153.02'	
S 31°11'35" E	76.56'	
S 32°58'52" E	176.21'	
S 56°41'58" E	52.53'	
S 80°51'02" E	17.42'	

GENERAL NOTES

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT TITLE; THEREFORE, THE UNDERSIGNED CLAYTON A. MCCANN GAPIS #3481 MAKES NO GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION SHOWN.

THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION, BELIEF AND BASED ON FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE ON THE DATE OF LAST FIELD VISIT. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.

THE FIELD DATA UPON WHICH THIS SURVEY IS BASED ON HAS A RELATIVE POSITIONAL ACCURACY OF 0.02 FEET HORIZONTAL AT THE 95% CONFIDENCE LEVEL.

EQUIPMENT USED FOR ANGULAR AND LINEAR MEASUREMENTS: CARLSON BRX7 GNSS DUAL FREQUENCY RECEIVER, IN COMBINATION WITH LEICA TCRP 1203 ROBOTIC TOTAL STATION. [DATE OF LAST FIELD VISIT: 02/09/2023]

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN 1' IN 111,071' (TRACT-A), AND 1' IN 181,640' (REMAINING PORTION OF ORIGINAL PARCEL #22701001).

THE BASIS FOR THE DIRECTIONS SHOWN HEREON IS: GRID NORTH AS DEFINED BY NAD 83 AND NAVD 88 (GEOID 1988) DATUM, GEORGIA WEST ZONE AND DETERMINED THROUGH RTK-GPS METHODS UTILIZING A GNSS REAL TIME NETWORK SOLUTION BY MCCANN LAND SURVEYORS.

IN MY OPINION; PER FEMA FIRM #13255C0210E, WITH AN EFFECTIVE DATE OF 06/07/2017, A PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD ZONE (NOT FIELD VERIFIED/LOCATED).

"PARCEL II"
(PER D.B. 4828/203)
P.B. 13/217
PARCEL #22701001

26.22 ACRES
(REMAINING PORTION)

"PARCEL I"
(PER D.B. 4828/203)
P.B. 13/386
PARCEL #22701001B

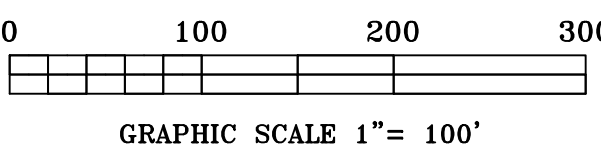
24.07 ACRES

N/F
MICHAEL VANDEGRIFF
D.B. 4254/205
PARCEL #223A03008

PURPOSE STATEMENT
THE PURPOSE OF THIS PLAT IS TO CREATE A 1.20 ACRE TRACT (TRACT-A) OUT OF ORIGINAL PARCEL #22701001 (PARCEL II)

N/F
JESSICA & GEORGE HANNA IV
D.B. 4530/234
P.B. 10/169
PARCEL #22601006B

COURSE	BEARING	DISTANCE
L1	N 89°14'37" W	103.09'
L2	N 89°19'59" W	73.83'
L3	N 01°14'09" E	10.60'



N/F
CHESTER SMITH JR.
(PER TAX ASSESSOR)
NO WARRANTY DEED FOUND
(BY GSCCCA SEARCH)
PARCEL #22701002

MCCANN LAND SURVEYORS
315 SOUTH 9TH STREET
GRIFFIN, GA. 30224
(478) 204-7080
MCCANNLS.COM

PROPERTY DIVISION SURVEY FOR:

MICHAEL VONDRA

LAND LOT 42 3RD DISTRICT SPALDING COUNTY, GA

MCLIS JOB
#23006

DRAWING BY
AWC

CHECKED BY
CAM

DRAWING DATE
04/09/2024