

April 11, 2016

Board of Commissioners  
99 Courthouse Hill - Suite A  
Dahlongega, GA 30533

Dear Commissioners:

Please be advised of per state guidelines Lumpkin County is to be informed whenever an annexation into the city limits is requested. This letter has been sent to you and serves as notice of the application for zoning or rezoning.

NOTICE OF PUBLIC HEARING UPON APPLICATION FOR ANNEXATION AND REZONING

Pursuant to O.C.G.A. § 36-36-1 et seq. and O.C.G.A. § 36-36-20 et seq., notice is hereby given that the City of Dahlongega, a Georgia Municipal Corporation, will hold a public hearing to evaluate the application of certain landowners, more fully set forth on Exhibit "A", to annex and zone property to the corporate limits of the City of Dahlongega as provided in O.C.G.A. § 36-36-20. The property proposed for annexation and rezoning is more particularly described in Exhibit "A". The City of Dahlongega Planning Commission will make recommendation on such application for annexation and rezoning on Thursday April 28, 2016 at 6:00 p.m. The City Council will meet to discuss and pass upon the proposed applications for annexation and rezoning on Monday May 2, 2016 at 6 pm and Monday June 6, 2016 at 6 pm. Meetings will be held at City Hall, 465 Riley Road, Dahlongega, GA 30533. This 11<sup>th</sup> day of April, 2016. This annexation is subject to the requirements of O.C.G.A. 36-36-20 (b).

Owner/Applicant: Tristen and Katie Vanhoff Acreage: approx. 4.93 acres.  
Current County Land Use/Zone: Residential Growth Area Proposed Zoning: B2 Highway Business

Exhibit A – A portion of county tax records Tax Map 061 Parcel 015, lying and being in Land Lots 788 and 789, 12<sup>th</sup> District, 1<sup>st</sup> section Lumpkin County Georgia containing 4.59 acres more or less the subject plat being of record in Plat book 10 page 189 Lumpkin County Records.

Please call if you have questions.

Sincerely,

*Patricia L. Head*  
Patricia L. Head



Attachments- Tax Aerial and Survey

465 RILEY ROAD • DAHLONEGA, GA 30533 • PHONE (706) 864-6133 • FAX (706) 864-4837

WWW.DAHLONEGA-GA.GOV





(GRID NORTH)  
GEORGIA WEST ZONE

LEGEND	
○	PROPERTY CORNER
●	IRON PIN FOUND/SET (IPF/IPS)
POB	POINT OF BEGINNING
R/W	RIGHT OF WAY
P/L	PROPERTY LINE
N/F	NOW OR FORMERLY
RCP	REINFORCED CONCRETE PIPE
DB	DEED BOOK
PB	PLAT BOOK
PG	PAGE
U/P	UTILITY POLE
TBX	TELEPHONE BOX
WV	WATER VALVE
FH	FIRE HYDRANT
OTP	OPEN TOP PIPE
CM	CONCRETE MONUMENT
LLL	LAND LOT LINE
-E-	ELECTRIC LINE
WF	WOOD FENCE

MEASUREMENTS WERE TAKEN WITH A TRIMBLE S3  
WITH A CLOSURE PRECISION OF  $1/12.907$  USING  
THE COMPASS RULE. PLAT PRECISION OF CLOSURE CALCULATED  
 $1/135,619$

THIS PLAT DOES NOT CONSTITUTE AND SHALL NOT  
BE CONSTRUED AS A TITLE SEARCH OR REPORT, AND  
THUS MAY BE SUBJECT TO ANY EASEMENTS, RIGHT OF  
WAY OR RESTRICTIONS ONE MAY FIND.

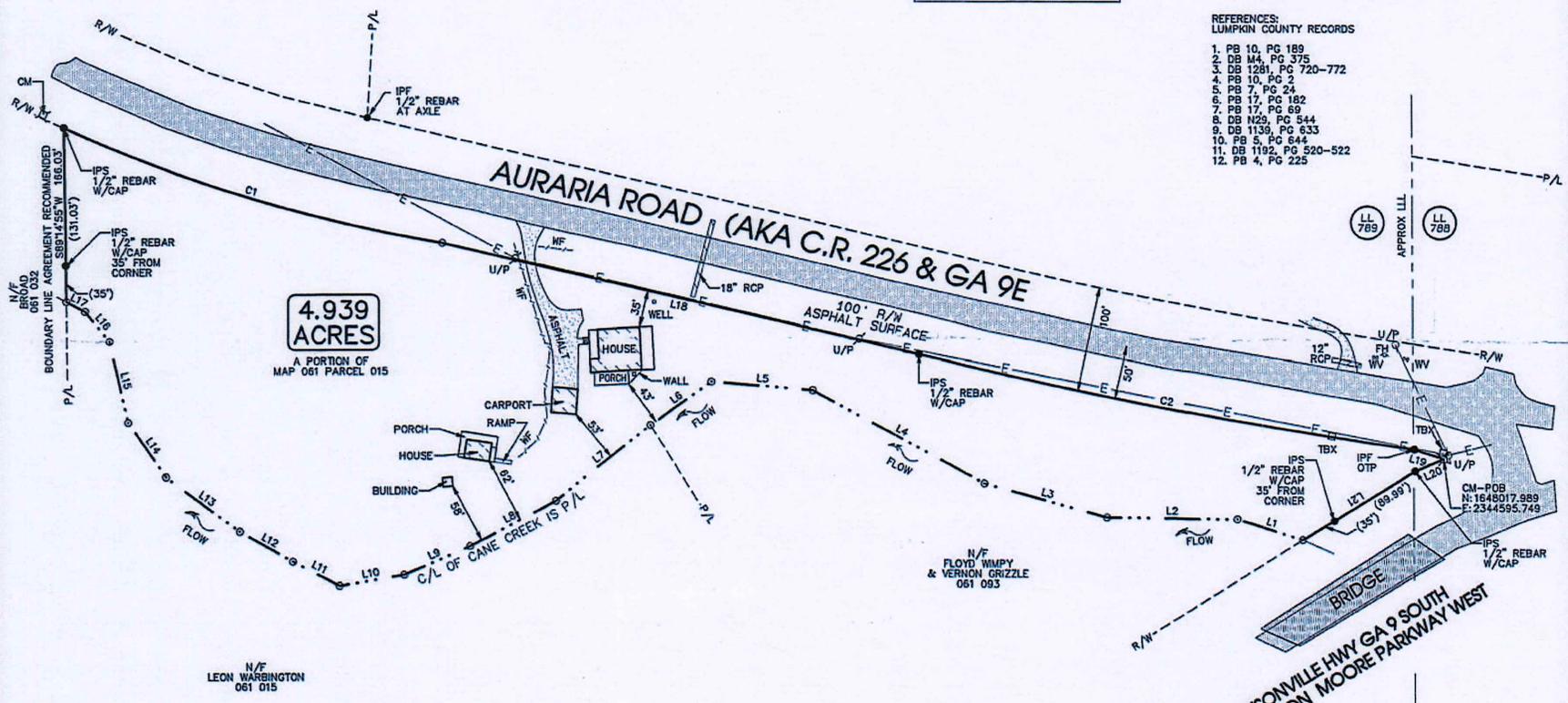
THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF  
THE PERSON, PERSONS OR ENTITY NAMED ON THIS PLAT.  
THIS DOES NOT EXTEND TO ANY UNNAMED THIRD PARTY  
WITHOUT AN EXPRESSED RESTATEMENT BY THE SURVEYOR.

THIS PLAT WAS PREPARED IN CONFORMITY WITH THE  
TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN  
GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE  
RULES OF THE GEORGIA BOARD OF REGISTRATION FOR  
PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND  
AS SET FORTH IN GEORGIA PLAT ACT O.C.G.A. 15-6-67.  
AUTHORITY O.C.G.A. SECS 15-6-67, 43-15-4, 43-15-6,  
43-15-22.

FLOOD NOTE:  
BASED ON AN INTERPRETATION OF FLOOD INSURANCE RATE  
MAP NO. 13187C0144C, DATED 9/26/08 A PORTION OF  
THIS SITE IS LOCATED WITHIN THE 100-YEAR FLOOD  
PRONE AREA. IF THE ACCURATE LOCATION AND/OR  
ELEVATION OF THE FLOOD HAZARD IS REQUIRED,  
A DETAILED STUDY MAY BE NECESSARY.

REFERENCES:  
LUMPKIN COUNTY RECORDS

1. PB 10, PG 189
2. DB 144, PG 375
3. DB 1281, PG 720-772
4. PB 10, PG 2
5. PB 7, PG 24
6. PB 17, PG 182
7. PB 17, PG 69
8. DB 129, PG 544
9. DB 1139, PG 833
10. PB 5, PG 644
11. DB 1192, PG 520-522
12. PB 4, PG 225



**4.939 ACRES**  
A PORTION OF  
MAP 061 PARCEL 015

N/F  
LEON WARBINGTON  
061 015

N/F  
FLOYD WIMPY  
&  
VERNON GRIZZLE  
061 093

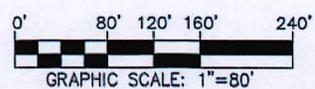
CALLS ALONG AURARIA ROAD

LINE	CHORD BEARING	CHORD	ARC	RADIUS
C1	N17°06'07"E	375.94'	377.00'	1453.16'
L18	N13°17'09"E	465.58'		
C2	N10°59'22"E	479.14'	479.31'	5184.86'
L19	N17°44'25"E	29.11'		
L20	S24°02'17"E	29.84'		
L21	S31°25'02"E	124.99'		

CALLS ALONG CANE CREEK

LINE	BEARING	DISTANCE
L1	S17°40'50"W	65.40'
L2	S00°34'28"W	123.80'
L3	S15°28'24"W	120.74'
L4	S28°50'49"W	186.36'
L5	S04°54'23"W	98.61'
L6	S35°35'33"E	71.54'
L7	S38°46'12"E	115.57'
L8	S27°56'17"E	92.20'
L9	S23°41'56"E	68.72'
L10	S09°34'56"E	62.18'
L11	S27°54'18"W	50.14'
L12	S29°58'47"W	58.12'
L13	S36°26'03"W	86.92'
L14	S56°00'09"W	63.60'
L15	S77°19'02"W	79.70'
L16	S50°46'45"W	36.90'
L17	S28°04'16"W	20.04'

SITE ADDRESS:  
215 AURARIA RD  
DAHLONEGA, GA 30533  
PAR ID: 061 015



**DES**  
**DAVIS**  
ENGINEERING & SURVEYING  
81 CROWN MTN. PLACE  
SUITE A-400  
DAHLONEGA, GA 30533  
PH: (706) 864-0012  
FAX: (706) 864-0052  
DAVISENGINEERS.COM

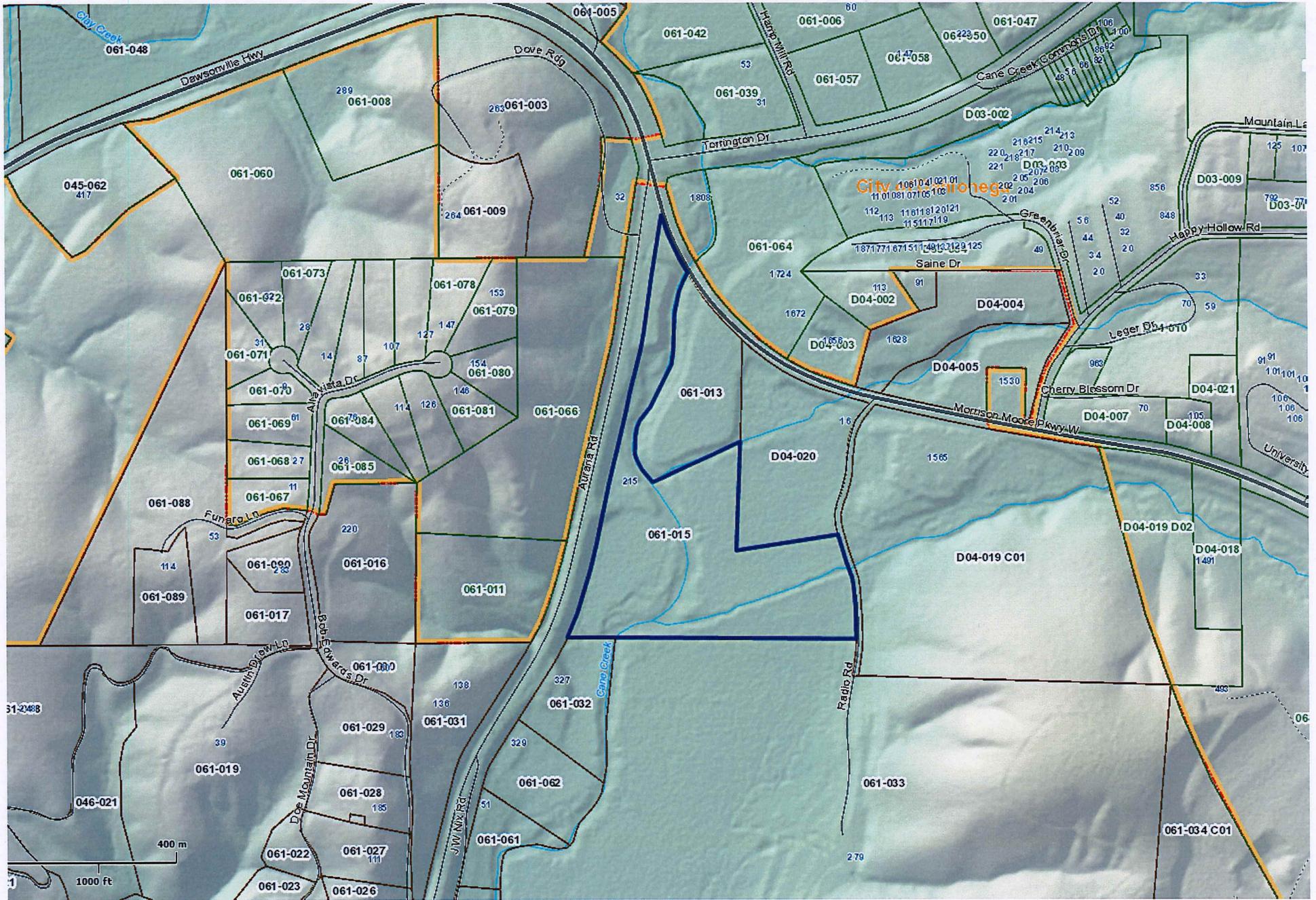


**BOUNDARY SURVEY**  
**TRISTEN VANHOFF**  
LUMPKIN COUNTY, GEORGIA  
LAND LOT 788 & 789  
12th DISTRICT, 1st SECTION

DRAWN BY: LW  
FIELD CREW: BG/CC  
PLAT DATE: 3/25/16  
SURVEY DATE: 3/17/16

SHEET NO.  
**1 OF 1**

PROJECT NO.  
**16-055**



■ Tristen and Katie Vanhoff Property for Annexation 4.93 acres, a portion of parcel 061-015.

■ City limit line