



BY	DATE	REVISIONS

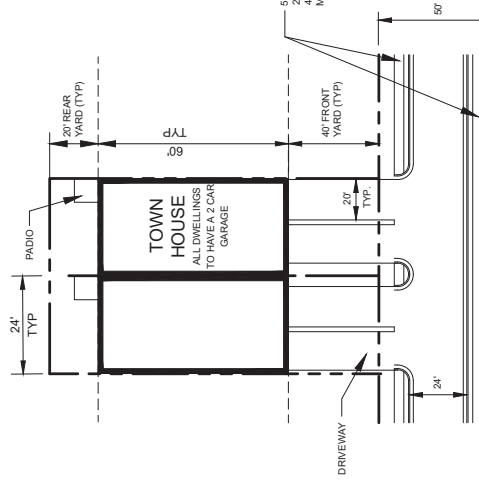
GENERAL NOTES

- ALL LOTS TO BE SERVED BY HALL COUNTY SANITARY SEWER.
- WATER SERVICE PROVIDED BY CITY OF GAINESVILLE.
- A 50' FOOT UNDISTURBED VEGETATIVE BUFFER ADJACENT TO ALL RUNNING STREAMS AND CREEKS WILL BE LEFT AND MAINTAINED.
- HALL COUNTY WILL MAKE THE DETERMINATION OF STREAMS WITH BUFFERS.
- TOPOGRAPHIC INFORMATION BASED ON HALL COUNTY GIS.
- SITE PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE BASED ON ACTUAL FIELD CONDITIONS.
- A 50' UNDISTURBED BUFFER IS LOCATED AT PERIMETER OF PROPERTY.

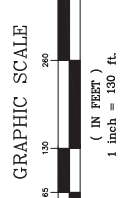
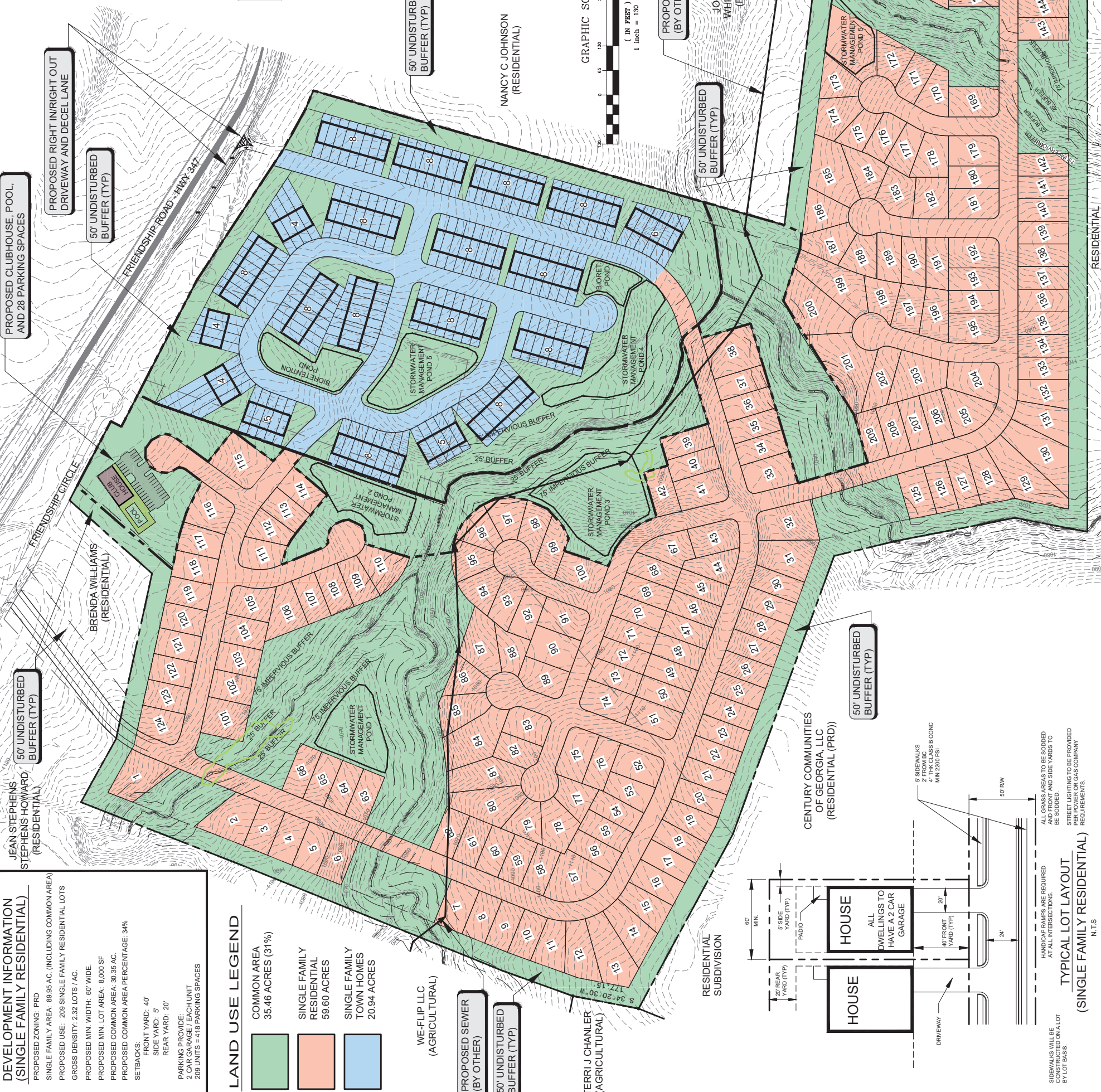
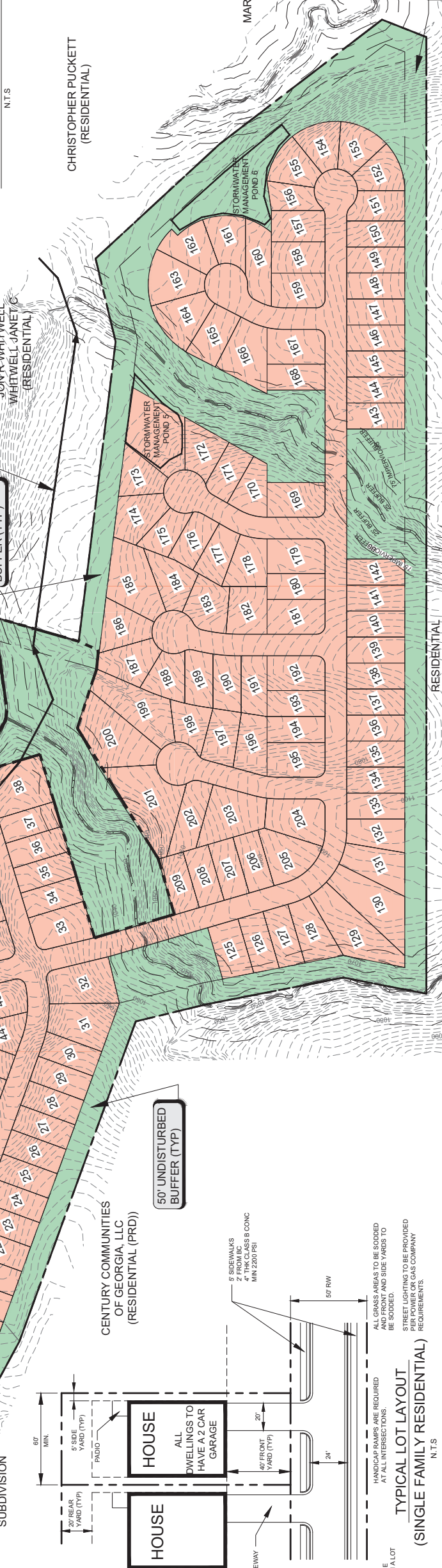
DEVELOPMENT INFORMATION (TOWN HOME RESIDENTIAL)

PROPOSED ZONING: PRD
 TOWN HOME AREA: 26.05 AC. (INCLUDING COMMON AREA)
 PROPOSED USE: 140 TOWN HOME UNITS
 GROSS DENSITY: 5.37 UNITS / AC.
 PROPOSED MIN. WIDTH: 24' WIDE.
 PROPOSED MIN. LOT AREA: 2,880 SF
 PROPOSED COMMON AREA: 5.11 AC.
 PROPOSED COMMON AREA PERCENTAGE: 20%
 PARKING PROVIDE:
 2 CAR GARAGE / EACH UNIT
 140 UNITS = 280 PARKING SPACES

TOTAL PROPERTY AREA: 116.00 AC.
 PROPOSED COMMON AREA: 35.46 AC.
 PROPOSED COMMON AREA PERCENTAGE: 31%



TYPICAL LOT LAYOUT (SINGLE FAMILY RESIDENTIAL)



DEVELOPMENT INFORMATION (SINGLE FAMILY RESIDENTIAL)
 PROPOSED ZONING: PRD
 SINGLE FAMILY AREA: 89.95 AC. (INCLUDING COMMON AREA)
 PROPOSED USE: 209 SINGLE FAMILY RESIDENTIAL LOTS
 GROSS DENSITY: 2.32 LOTS / AC.
 PROPOSED MIN. WIDTH: 60' WIDE.
 PROPOSED MIN. LOT AREA: 8,000 SF
 PROPOSED COMMON AREA: 30.35 AC.
 PROPOSED COMMON AREA PERCENTAGE: 34%
 SETBACKS:
 FRONT YARD: 40'
 SIDE YARD: 5'
 REAR YARD: 20'
 PARKING PROVIDE:
 2 CAR GARAGE / EACH UNIT
 209 UNITS = 418 PARKING SPACES

LAND USE LEGEND

- COMMON AREA
35.46 ACRES (31%)
- SINGLE FAMILY RESIDENTIAL
59.80 ACRES
- SINGLE FAMILY TOWN HOMES
20.94 ACRES

WE-FLIP LLC (AGRICULTURAL)

PROPOSED SEWER (BY OTHER)
 50' UNDISTURBED BUFFER (TYP.)

TERRI J CHANLER (AGRICULTURAL)

CENTURY COMMUNITIES OF GEORGIA, LLC (RESIDENTIAL (PRD))

50' UNDISTURBED BUFFER (TYP.)

NANCY C JOHNSON (RESIDENTIAL)

50' UNDISTURBED BUFFER (TYP.)

PROPOSED SEWER (BY OTHER)

50' UNDISTURBED BUFFER (TYP.)

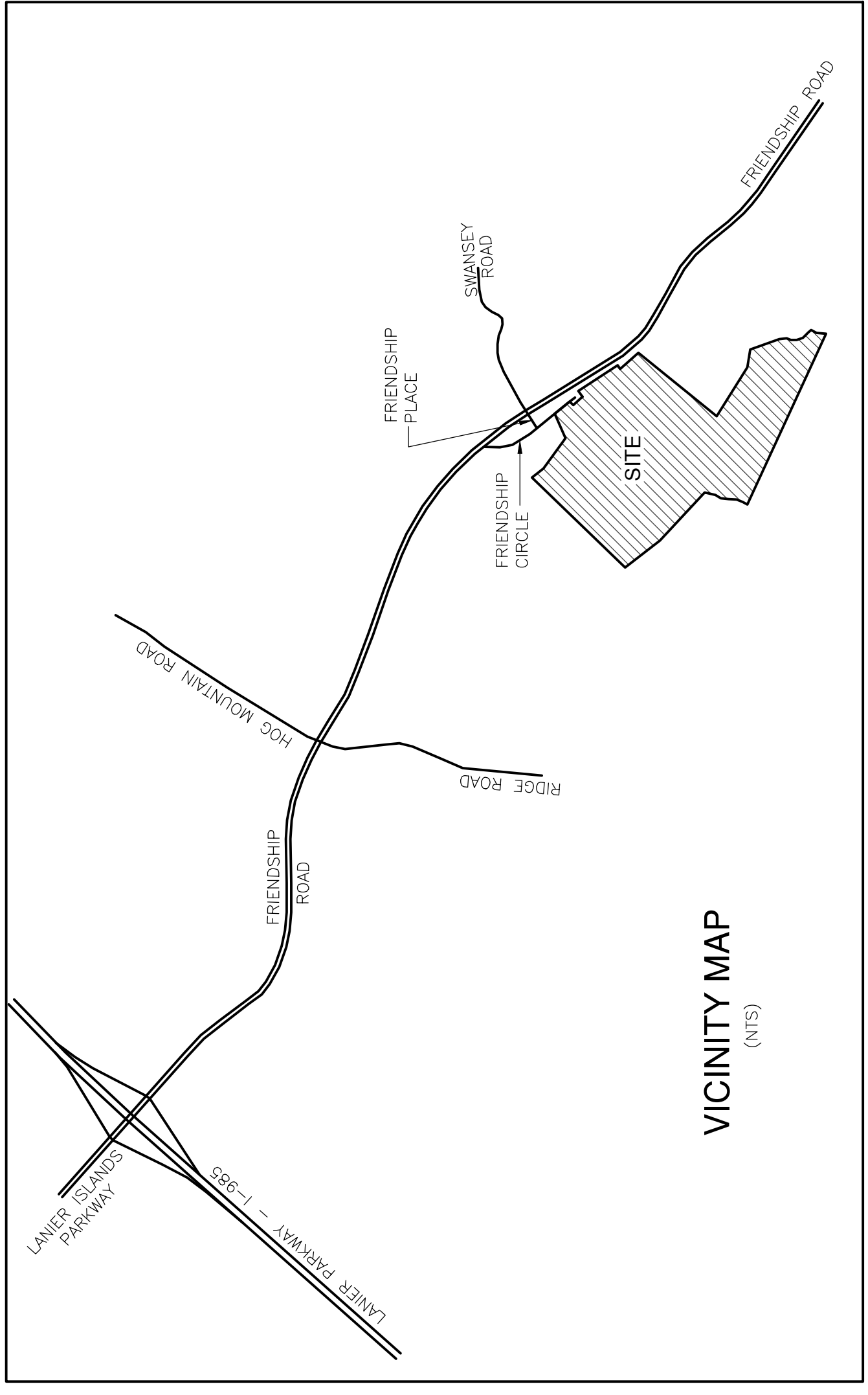
CHRISTOPHER PUCKETT (RESIDENTIAL)

MARGARETT MITCHELL (RESIDENTIAL)

50' UNDISTURBED BUFFER (TYP.)

RESIDENTIAL SUBDIVISION

RESIDENTIAL SUBDIVISION



VICINITY MAP (N15)

AMERICAN LAND TITLE ASSOCIATION
COMMITMENT NO. 1156063-BSS
DATED: AUGUST 15, 2022

SCHEDULE B, PART II - EXCEPTIONS
TRACT 1 - 3774 FRIENDSHIP CIRCLE

- Easement to Hall County, recorded at Deed Book 2885, page 228, Hall County records; effects subject property by conveying a 40' right-of-way on Friendship Circle.
- Easement to the Georgia State Department of Transportation recorded in Deed Book 8901, Page 162, aforesaid records; does not convey any additional right-of-way.
- Easement to Hall County recorded at Deed Book 8222, Page 213, aforesaid records; does not affect subject property.
- All matters affecting caption property as shown on plot recorded in Plat Book 881, Page 400, Hall County records.

AMERICAN LAND TITLE ASSOCIATION
COMMITMENT NO. 1156063-BSS
DATED: AUGUST 17, 2022

SCHEDULE B, PART II - EXCEPTIONS
TRACT 2 - 3760 FRIENDSHIP CIRCLE

- Easement to Hall County recorded at Deed Book 2885, page 213, Hall County records; effects subject property by conveying a 40' right-of-way on Friendship Circle.
- Easement to the Georgia State Department of Transportation recorded in Deed Book 8901, Page 162, aforesaid records; affects subject property by conveying right-of-way of variable width for the Friendship Circle cul-de-sac.
- Easement to Hall County recorded at Deed Book 8222, Page 213, aforesaid records; does not affect subject property.
- All matters affecting caption property as shown on plot recorded in Plat Book 881, Page 400, Hall County records.

AMERICAN LAND TITLE ASSOCIATION
COMMITMENT NO. 1156063-BSS
DATED: AUGUST 15, 2022

SCHEDULE B, PART II - EXCEPTIONS
TRACT 3 - 3746 FRIENDSHIP CIRCLE

- Easement to Hall County recorded at Deed Book 2885, page 213, Hall County records; effects subject property by conveying a 40' right-of-way on Friendship Circle.
- Easement to the Georgia State Department of Transportation recorded in Deed Book 8901, Page 162, aforesaid records; affects subject property by conveying right-of-way of variable width for the Friendship Circle cul-de-sac.
- Easement to Hall County recorded at Deed Book 8222, Page 213, aforesaid records; does not affect subject property.
- All matters affecting caption property as shown on plot recorded in Plat Book 881, page 205A, aforesaid records.

AMERICAN LAND TITLE ASSOCIATION
COMMITMENT NO. 1156063-BSS
DATED: AUGUST 20, 2022

SCHEDULE B, PART II - EXCEPTIONS
TRACT 4 - 3654 FRIENDSHIP ROAD

- Easement to Hall County recorded at Deed Book 2885, page 213, Hall County records; effects subject property by conveying a 40' right-of-way on Friendship Circle.
- Easement to the Georgia State Department of Transportation recorded in Deed Book 8901, Page 162, aforesaid records; affects subject property by conveying right-of-way of variable width for the Friendship Circle cul-de-sac.
- Easement to Hall County recorded at Deed Book 8222, Page 213, aforesaid records; does not affect subject property.
- All matters affecting caption property as shown on plot recorded in Plat Slide 181, page 205A, aforesaid records.

AMERICAN LAND TITLE ASSOCIATION
COMMITMENT NO. 1156063-BSS
DATED: AUGUST 20, 2022

- Boundary line adjustment recorded at Deed Book 4943, Page 62, Hall County, Georgia records; affects subject property by determining a property line location.
- Access and Maintenance Easement to Hall County recorded at Deed Book 8324, Page 324, aforesaid records; affects subject property by conveying right-of-way of variable width for a sanitary sewer line for the purpose of constructing, laying and maintaining a sanitary sewer line as shown hereon.
- All matters affecting caption property as shown on plot recorded in Plat Slide 181, page 205A, aforesaid records.

RECORD LEGAL DESCRIPTION

TRACT 4

All that tract or parcel of land lying and being in the Friendship G.M.D. 1419 of Hall County, Georgia and being more particularly described as follows:

Containing within said bounds an area of 36.1327 acres.

AS SURVEYED LEGAL DESCRIPTION
TRACT 4

All that tract or parcel of land lying and being in the Friendship G.M.D. 1419 of Hall County, Georgia and being more particularly described as follows: ...

RECORD LEGAL DESCRIPTION

TRACT 3

All that tract or parcel of land lying and being in the Friendship G.M.D. 1419 of Hall County, Georgia and being more particularly described as follows: ...

RECORD LEGAL DESCRIPTION

TRACT 2

All that tract or parcel of land lying and being in the Friendship G.M.D. 1419 of Hall County, Georgia and being more particularly described as follows: ...

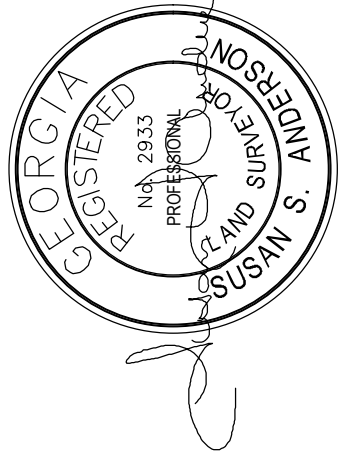
RECORD LEGAL DESCRIPTION

TRACT 1

All that tract or parcel of land lying and being in the Friendship G.M.D. 1419 of Hall County, Georgia and being more particularly described as follows: ...

SURVEYOR CERTIFICATION

This plat is a retrenchment of an existing parcel or parcels of land and does not subdivide or create a new parcel or more any changes in the boundaries of any existing parcel or parcels of land. ...



AS SURVEYED LEGAL DESCRIPTION
TRACT 3

All that tract or parcel of land lying and being in the Friendship G.M.D. 1419 of Hall County, Georgia and being more particularly described as follows: ...

RECORD LEGAL DESCRIPTION

TRACT 2

All that tract or parcel of land lying and being in the Friendship G.M.D. 1419 of Hall County, Georgia and being more particularly described as follows: ...

RECORD LEGAL DESCRIPTION

TRACT 1

All that tract or parcel of land lying and being in the Friendship G.M.D. 1419 of Hall County, Georgia and being more particularly described as follows: ...

RECORD LEGAL DESCRIPTION

All that tract or parcel of land lying and being in the Friendship G.M.D. 1419 of Hall County, Georgia and being more particularly described as follows: ...

RECORD LEGAL DESCRIPTION

All that tract or parcel of land lying and being in the Friendship G.M.D. 1419 of Hall County, Georgia and being more particularly described as follows: ...

RECORD LEGAL DESCRIPTION

All that tract or parcel of land lying and being in the Friendship G.M.D. 1419 of Hall County, Georgia and being more particularly described as follows: ...

RECORD LEGAL DESCRIPTION

All that tract or parcel of land lying and being in the Friendship G.M.D. 1419 of Hall County, Georgia and being more particularly described as follows: ...

RECORD LEGAL DESCRIPTION

All that tract or parcel of land lying and being in the Friendship G.M.D. 1419 of Hall County, Georgia and being more particularly described as follows: ...

RECORD LEGAL DESCRIPTION

All that tract or parcel of land lying and being in the Friendship G.M.D. 1419 of Hall County, Georgia and being more particularly described as follows: ...

RECORD LEGAL DESCRIPTION

All that tract or parcel of land lying and being in the Friendship G.M.D. 1419 of Hall County, Georgia and being more particularly described as follows: ...

RECORD LEGAL DESCRIPTION

All that tract or parcel of land lying and being in the Friendship G.M.D. 1419 of Hall County, Georgia and being more particularly described as follows: ...

RECORD LEGAL DESCRIPTION

All that tract or parcel of land lying and being in the Friendship G.M.D. 1419 of Hall County, Georgia and being more particularly described as follows: ...

RECORD LEGAL DESCRIPTION

All that tract or parcel of land lying and being in the Friendship G.M.D. 1419 of Hall County, Georgia and being more particularly described as follows: ...

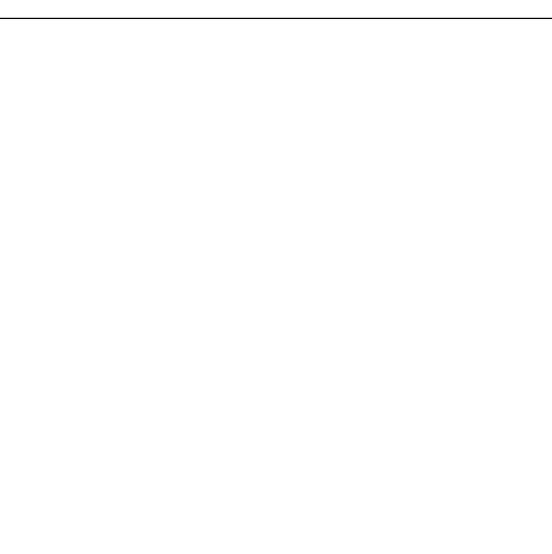
RECORD LEGAL DESCRIPTION

All that tract or parcel of land lying and being in the Friendship G.M.D. 1419 of Hall County, Georgia and being more particularly described as follows: ...

LEGEND table with symbols for various surveying and boundary markers such as REBAR, CONCRETE STRUCTURE, IRON PIPE FOUND, etc.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE GEORGIA SURVEYING ACT, CHAPTER 130-27 OF THE OFFICIAL CODE OF GEORGIA, AS AMENDED, AND THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS' AND LAND SURVEYING ACT, CHAPTER 130-43 OF THE OFFICIAL CODE OF GEORGIA, AS AMENDED. ...

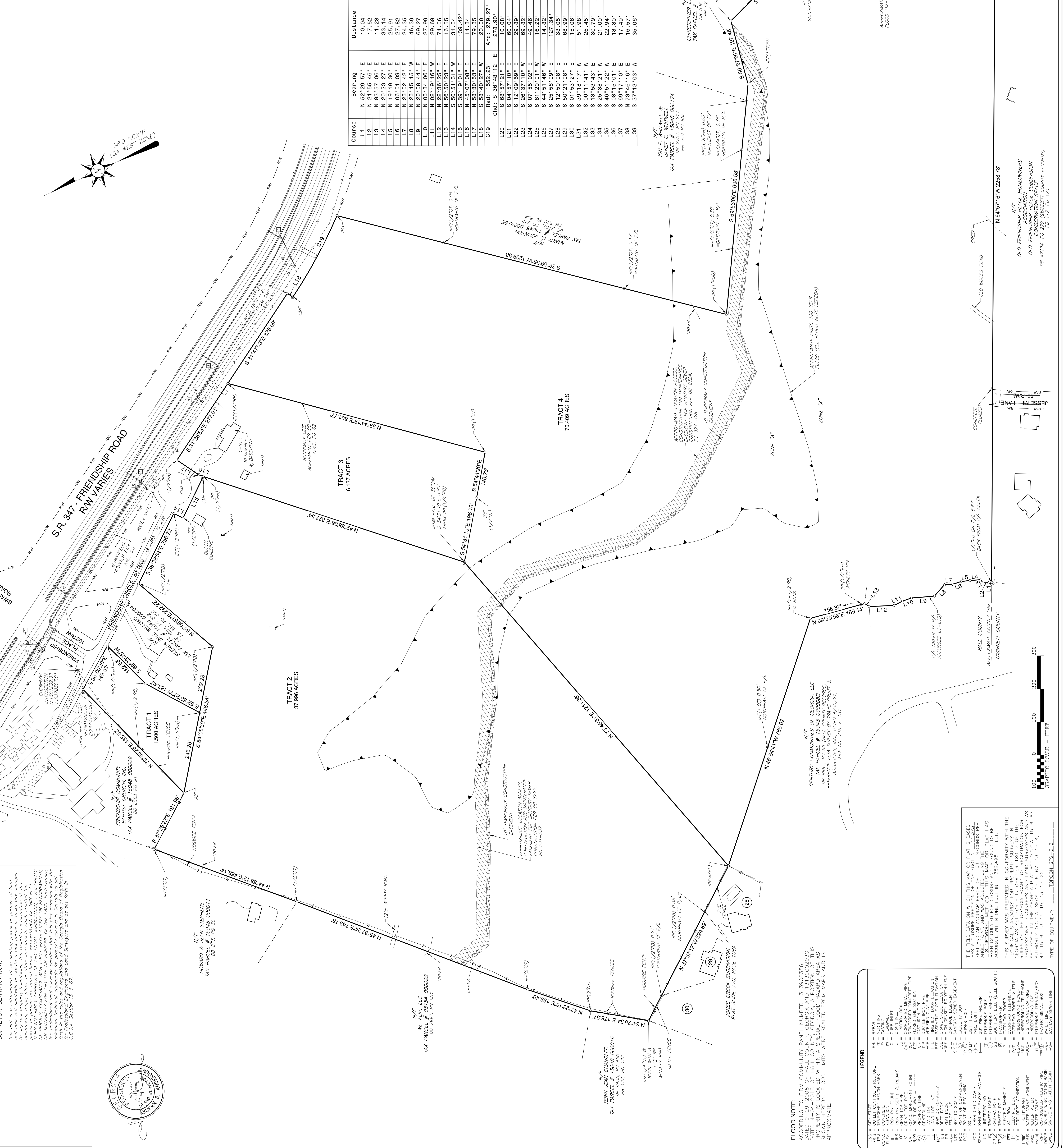
TYPE OF EQUIPMENT: ----- TOPCON GTS-313



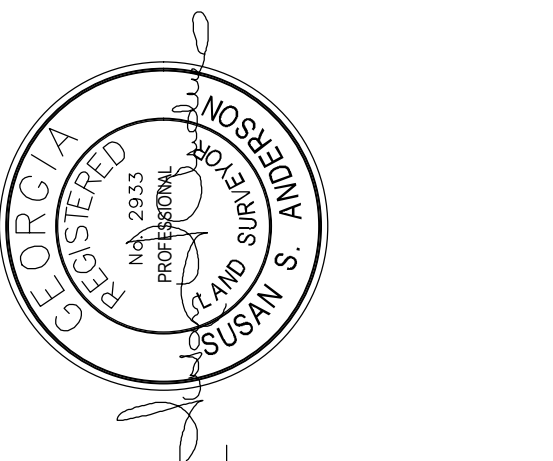
NOTES:
1.) THIS PLAT HAS BEEN DONE FOR THE USE AND PURPOSE OF THE CLIENT ASSIGNED AND CONTRACTED WITH BELOW. ALL OTHER PARTIES ARE UPON THIS PLAT BY THIRD PARTIES.
2.) THE PUBLIC RECORDS REFERENCED ON THIS PLAT ARE ONLY THOSE USED AND/OR NECESSARY TO THE BOUNDARY OF THIS PROPERTY. THEY ARE NOT TO BE CONSIDERED A TITLE SEARCH.
3.) THE NORTH MERIDIAN SHOWN HEREON IS BASED ON GRID NORTH AS OBTAINED BY GPS.
4.) STATE PLANE COORDINATES AND ELEVATIONS ARE GEORGIA WEST ZONE NAD 83. ALL ELEVATIONS ARE MEASUREMENTS TAKEN USING A LEICA DISTANCE MEASUREMENT SYSTEM (DMS) BASED ON THE LEICA SMARTNET AND ARE BASED ON GRID 2012B.
5.) UNDERGROUND UTILITIES ARE BASED ON SURFACE FIELD INVESTIGATION AND UTILITY COMPANY RECORDS. THERE ARE OTHER UNDERGROUND UTILITIES THAT MAY BE PRESENT AND NOT SHOWN ON THIS PLAT. THESE UTILITIES SHOULD BE MARKED BY A QUALIFIED UNDERGROUND UTILITY LOCATION SERVICE.
6.) THE CURRENT OWNERS OF TRACT 1: BRENDA BELL WILLIAMS, TAX PARCEL # 15048 0000267; TRACT 2: MILDRED B. BELL CHARLES, BELL PARCEL # 15048 0000077; TRACT 3: JAMES E. MONCAL & FREDA M. MONCAL, TAX PARCEL # 15048 0000263; TRACT 4: WILLIAMS FAMILY HOLDINGS, L.L.P., TAX PARCEL # 15049 000006.
PLAT REFERENCES:
1.) MINOR SUBDIVISION PLAT FOR CHARLES D. BELL AND ALICE BELL PUCKETT, PREPARED BY GEORGIA PREMIER LAND SURVEYING, INC., DATED 4/15/2012, RECORDED IN PLAT BOOK 865, PAGE 222.
2.) EXEMPTION PLAT FOR BRENDA BELL WILLIAMS, PREPARED BY GEORGIA PREMIER LAND SURVEYING, INC., DATED 10/14/2021, RECORDED IN PLAT BOOK 881, PAGE 400.
3.) PLAT OF PROPERTY OF M.B. DEATON ESTATE, PREPARED BY PATTON-PLESS & ASSOCIATES, DATED 4/22/1988, RECORDED IN PLAT BOOK 40, PAGES 154-155.
4.) SURVEY FOR EDGAR F. WILLIAMS, JR. & HELEN DEATON WILLIAMS, PREPARED BY PATTON-PATTON, INC., DATED 12/27/1991, RECORDED IN PLAT SLIDE 161, PAGE 205A.
DEED REFERENCES:
1.) QUIT CLAIM DEED RECORDED IN DEED BOOK 7089, PAGES 612-614, HALL COUNTY RECORDS (TRACT 1).
2.) QUIT CLAIM DEED RECORDED IN DEED BOOK 6907, PAGES 68-70, HALL COUNTY RECORDS (TRACT 2).
3.) WARRANTY DEED RECORDED IN DEED BOOK 8979, PAGES 578-580, HALL COUNTY RECORDS (TRACT 3).
4.) CORRECTIVE QUITCLAIM DEED RECORDED IN DEED BOOK 27765, PAGES 283-285, GWINNETT COUNTY RECORDS (TRACT 4).
5.) RIGHT-OF-WAY DEEDS RECORDED IN DEED BOOK 6801, PAGE 162; DEED BOOK 6880, PAGE 365 & DEED BOOK 6617, PAGE 406 FOR G.D.O.T. PROJECT # SIP-2984(1) HALL COUNTY, P.I. # 162430.

STORM SEWER TABULATION table with columns: STRUCTURE, TOP ELEV., INVERT IN, INVERT OUT. Includes a SIZE CHART table with columns: PIPE SIZE, TYPE, SLOPE, and notes.

Course table with columns: Course, Bearing, Distance. Lists courses L1 through L39 with their respective bearings and distances.

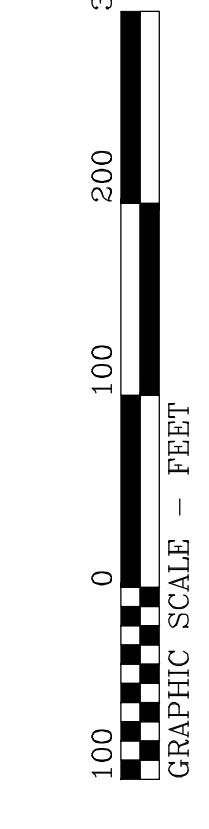


SURVEYOR CERTIFICATION:
This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or move any changes of boundaries, monuments, or other instruments which created the boundaries, monuments, or other instruments. THE SURVEYOR'S LIABILITY DOES NOT INCLUDE APPROVAL OF ANY LOCAL JURISDICTION, A LIABILITY OF ANY KIND, OR THE PERFORMANCE OF ANY PUBLIC SERVICE OR OFFICIAL DUTY. THE SURVEYOR'S LIABILITY IS LIMITED TO THE PERFORMANCE OF THE SURVEYING SERVICES ONLY. THE SURVEYOR'S LIABILITY DOES NOT INCLUDE THE PERFORMANCE OF ANY OTHER SERVICE OR OFFICIAL DUTY. THE SURVEYOR'S LIABILITY IS LIMITED TO THE PERFORMANCE OF THE SURVEYING SERVICES ONLY. THE SURVEYOR'S LIABILITY DOES NOT INCLUDE THE PERFORMANCE OF ANY OTHER SERVICE OR OFFICIAL DUTY. THE SURVEYOR'S LIABILITY IS LIMITED TO THE PERFORMANCE OF THE SURVEYING SERVICES ONLY.



FLOOD NOTE:
ACCORDING TO FIRM COMMUNITY PANEL NUMBER 1313R02056, S.S. DATED 4-24-2018 OF HALL COUNTY, GEORGIA, A PORTION OF THIS PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON THE SPECIAL FLOOD HAZARD MAP. THE FLOOD LIMITS SHOWN ON THIS MAP WERE DERIVED FROM MAPS AND IS APPROXIMATE.

LEGEND table listing symbols for various survey features such as REBAR, CONCRETE MONUMENT, IRON PIN, etc., and their corresponding symbols.



TYPE OF EQUIPMENT: TOPCON, GTS-313