

- LEGEND**
- PROPOSED ASPHALT PARKING
  - PROPOSED GRAVEL
- GENERAL NOTES**
1. PROPERTY: GMD REYNOLDS-HEMMER PROPERTIES, LP
  2. ADDRESS: 3519 WHITE SULPHUR ROAD, GAINESVILLE, GA 30607
  3. EXISTING UTILITIES: SEE ATTACHED UTILITY MAP
  4. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF
  5. ALL DISTANCES ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED
  6. ALL DISTANCES ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED
  7. ALL DISTANCES ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED
  8. ALL DISTANCES ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED



NO.	DESCRIPTION	DATE

**REYNOLDS-HEMMER PROPERTIES - TRACT 1**  
 3519 WHITE SULPHUR ROAD  
 GMD 411  
 HALL COUNTY, GA

DEVELOPER:  
**REYNOLDS-HEMMER PROPERTIES, LP**  
 3545 WHITE SULPHUR RD  
 GAINESVILLE, GA 30607

154 PROFESSIONAL DRIVE  
 GAINESVILLE, GA 30607  
 PHONE: (770) 775-0587  
 FAX: (770) 775-0258  
 www.toothills.com



DATE: SEPTEMBER 16, 2022  
 DRAWN: LISA J. JONES

SCALE: 1"=30'  
 SHEET: 1

eFiled & eRecorded  
 DATE: 6/27/2019  
 TIME: 1:11 PM  
 PLAT BOOK: 00877  
 PAGE: 00198  
 RECORDING FEE: 8.00  
 PARTICIPANT ID: 9658393969  
 Clerk: Charles Baker  
 Hall County, GA  
 NOTE: by cti

THIS BOX RESERVED FOR  
 THE CLERK OF THE SUPERIOR COURT

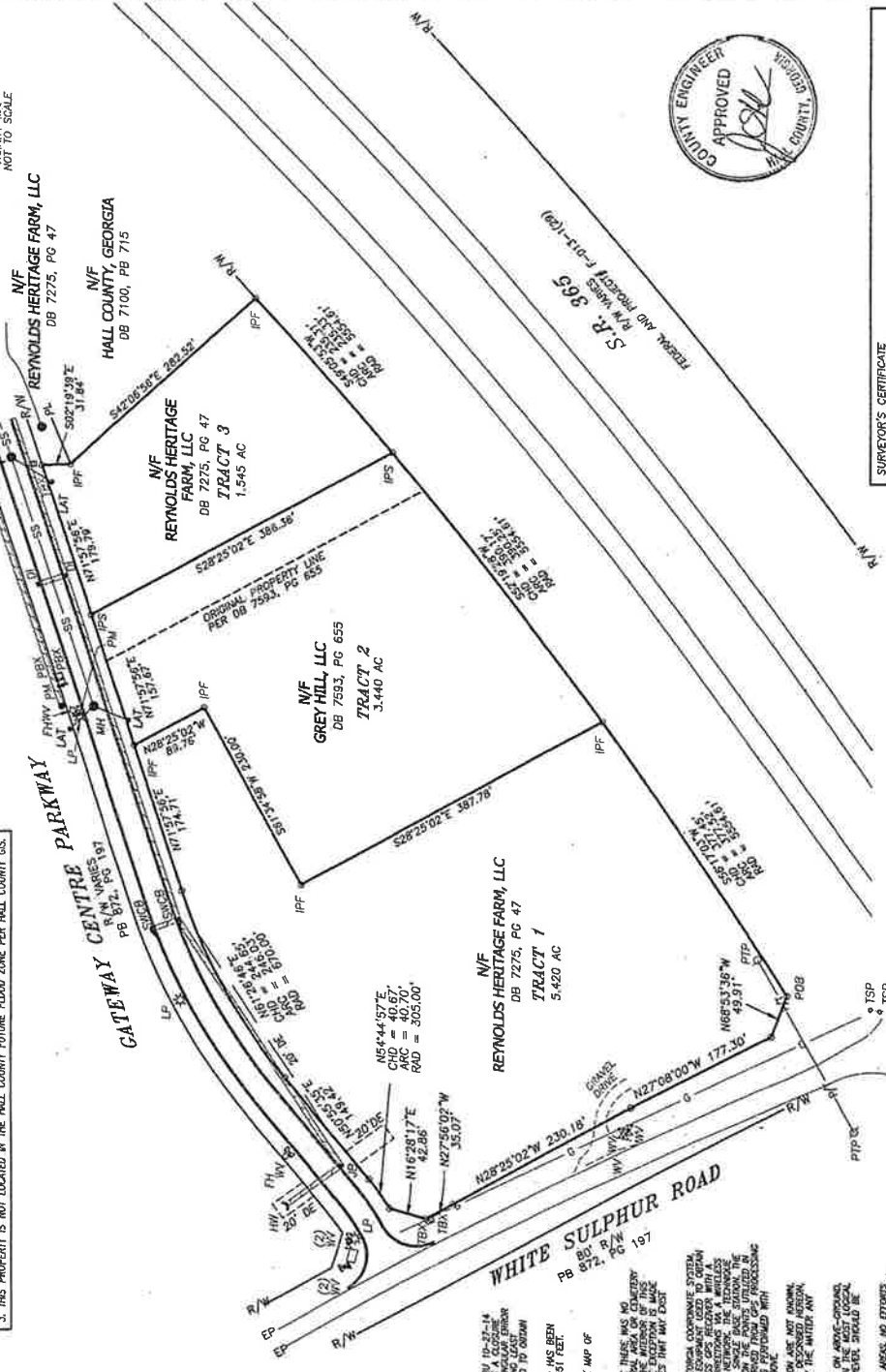
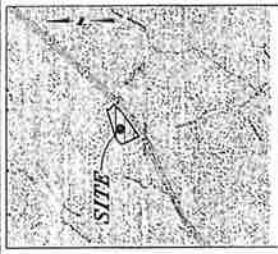
- LEGEND**
- AC ACRES
  - AE ACCESS EASEMENT
  - CE CENTER LINE
  - CLF CHAIN LINK FENCE
  - CM CONCRETE MONUMENT FOUND
  - DR DRIP
  - DT DRAINAGE TRENCH
  - DEB DRAINAGE BASIN
  - EA EDGE OF ASPHALT
  - EH FINE HYDRANT
  - EG GAS LINE
  - GL GUY WIRE
  - IR IRON PIN FOUND
  - IPF IRON PIN SET (1/2" R/R)
  - IPS IRON PIN SET (1/2" R/R)
  - LP LATERAL
  - LS LATERAL
  - LP LP
  - N/F NON-FORMERLY
  - PL POWER LINE
  - PRX POWER BOX
  - PL PROPERTY LINE
  - POB POINT OF BEGINNING
  - PTP POWER 5 TELEPHONE POLE
  - R/N RIGHT OF WAY
  - R/M RIGHT OF MAY
  - SCS SQUARE FEET OUTCH BASIN
  - SS SANITARY SEWER LINE
  - TSB TELEPHONE BOX
  - TRF TRAFFIC SIGNAL POLE
  - W WATER LINE
  - WV WATER VALVE

- LEGEND**
- THE PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE CORRECT WITHIN ONE FOOT IN ANY DIRECTION.
  - THIS PLAT IS FOR THE EXCLUSIVE USE OF THE ENTIRE SHOWN HEREON. NO PORTION OF ONE FOOT OR MORE SHALL BE USED FOR ANY OTHER PURPOSE.
  - ALL DISTANCES ARE GIVEN IN FEET AND AN ANGULAR ERROR SHALL BE CORRECTED ACCORDINGLY FROM A SINGLE BACK SIGHTION. THE DISTANCES ARE GIVEN IN FEET AND AN ANGULAR ERROR SHALL BE CORRECTED ACCORDINGLY FROM A SINGLE BACK SIGHTION. THE DISTANCES ARE GIVEN IN FEET AND AN ANGULAR ERROR SHALL BE CORRECTED ACCORDINGLY FROM A SINGLE BACK SIGHTION.
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**AREA SUMMARY**

TRACT "1"	= 5.420 ACRES
TRACT "2"	= 3.440 ACRES
TRACT "3"	= 1.553 ACRES
<b>TOTAL AREA</b>	<b>= 10.413 ACRES</b>

- HALL COUNTY ENGINEERING NOTES**
- ANY STREAM OR STATE WATER LOCATED ON THIS PROPERTY MAY BE SUBJECT TO A SURFACE SUBSIDY (HALL COUNTY CODES 6.17.0170)
  - IF PROPERTY IS LOCATED IN THE FLOOD HAZARD ZONE, THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) REQUIREMENTS MAY BE APPLICABLE (HALL COUNTY CODES 17.225.040)
  - THIS PROPERTY IS NOT LOCATED IN THE HALL COUNTY FUTURE FLOOD ZONE PER HALL COUNTY GIS.



**SURVEYOR'S CERTIFICATE**

I, the undersigned, being duly qualified and licensed as a Professional Engineer in the State of Georgia, do hereby certify that the foregoing plat was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer in the State of Georgia. I am duly licensed as a Professional Engineer in the State of Georgia. I am duly licensed as a Professional Engineer in the State of Georgia.

DATE: 6/20/19

REGISTERED PROFESSIONAL ENGINEER  
 ROYAL L. BAKER  
 ROYAL L. BAKER & ASSOCIATES, INC.  
 CERTIFICATE OF AUTHORIZATION NO. - LSF000484  
 Email: rlbaker@rochester-associates.com



**RECORDING PERMIT**

BY: *[Signature]* 6/20/19  
 Hall County Planning Commission

**REFERENCE PLATS**

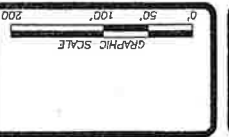
1. RETRACEMENT SURVEY FOR REYNOLDS-HEMNER PROPERTIES, LP, PREPARED BY ROCHESTER & ASSOCIATES, INC., DATED 11/28/14 AND LAST REVISED 2/27/15.

**Rochester & Associates, Inc.**  
 425 Oak Street N.W., Marietta, Georgia 30067  
 (770) 718-0600 (770) 718-0950 Fax • WWW.ROCHESTER-ASSOC.COM

**GREY HILL, LLC & REYNOLDS HERITAGE FARM, LLC**  
 BOUNDARY LINE AGREEMENT SURVEY FOR:  
 LOCATED IN G.M.D. 403 HALL COUNTY, GEORGIA

**REVISIONS**

NO.	DATE	DESCRIPTION	ADRESSED COUNTY COMMENTS
1	6/20/19		



DATE: 6/20/19  
 SHEET 1 OF 1  
 DRAWN BY: WCC