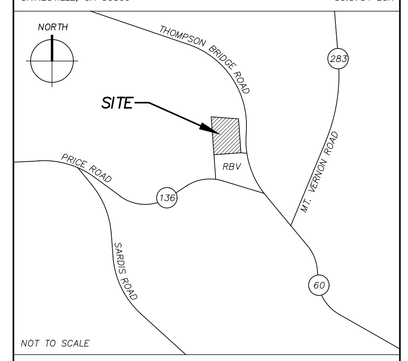
SITE ADDRESS:
3740 PRICE ROAD
GAINESVILLE, GA 30506

SITE ENTRANCE COORDINATES:
34.3832 LAT
-83.8784 LON



VICINITY MAP

PROJECT NOTES

SITE INFORMATION

1. THE PROJECT AREA IS 22.00 ACRES AND IS LOCATED NORTHWEST OF THE INTERSECTION OF THOMPSON BRIDGE ROAD/GA SR 60 AND PRICE ROAD/GA SR 136 NEAR THE CITY OF GAINESVILLE IN HALL COUNTY, GEORGIA.
2. THE PROPERTY IS LOCATED IN LAND LOT 100 OF DISTRICT 10 AND IS A PORTION OF TAX PARCEL 10-100-000158.
3. THE PROPERTY IS ZONED PRD (PLANNED RESIDENTIAL DEVELOPMENT) AND IS PART OF THE MIXED USE DEVELOPMENT FOR RIVERBROOK VILLAGE. REFER TO REZONING CONDITIONS AND RECORDED EXHIBIT FOR STIPULATIONS.
4. SURVEY INFORMATION SHOWN IS A COMPILATION OF HALL COUNTY GIS DATA, BOUNDARY INFORMATION BY BROOK DESIGN GROUP, INC., AND FIELD-RUN SURVEYS BY JOSH TRAWICK, GA LAND SURVEYOR, LLC., AND CLEVELAND LAND SURVEYING. DATES VARY.
5. THE EXISTING TOPOGRAPHY IS SET TO MEAN SEA LEVEL.
6. A PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE X, AS PER FIRM PANEL 13130C0170G, DATED 04/04/18.
7. A PORTION OF THIS PROPERTY IS LOCATED WITHIN HALL COUNTY FUTURE FLOOD AREA PER HALL COUNTY GIS. THIS FLOOD AREA ENCROACHES THE NORTHEASTERN LIMITS OF THE PCD ZONED PORTION OF THE RIVERBROOK VILLAGE MASTER DEVELOPMENT AND IS APPROXIMATELY 400 FEET DOWNSTREAM OF THE PRD ZONING BOUNDARY SHOWN ON THESE PLANS.
8. THERE ARE EXISTING STREAMS ONSITE THAT CONTRIBUTE TO SQUIRREL CREEK AND LAKE SIDNEY LANIER. THE EFFECTIVE BUFFER RESTRICTIONS AS MEASURED FROM THE LIMITS OF WRESTED VEGETATION ARE:
   STATE UNDISTURBED BUFFER - 25 FEET
   COUNTY UNDISTURBED BUFFER - 50 FEET
   COUNTY IMPERVIOUS SETBACK - 75 FEET
9. THERE ARE 0.16 ACRES OF WETLANDS WITHIN THE RIVERBROOK VILLAGE MASTER SITE. 0.02 ACRES OF WETLANDS ARE WITHIN THE PRD ZONING. NO WETLANDS ARE PROPOSED TO BE DISTURBED DURING THIS PHASE.

UTILITY INFORMATION

1. FIRE PROTECTION AND POTABLE WATER SERVICES ARE AVAILABLE ONSITE AND ARE PROVIDED BY THE CITY OF GAINESVILLE.
2. IRRIGATION WATER WILL BE PROVIDED BY AN ONSITE WELL PERMITTED SEPARATELY.
3. SANITARY SEWER SERVICE IS AVAILABLE ONSITE AND IS PROVIDED BY THE CITY OF GAINESVILLE.
4. ELECTRICAL AND GAS SERVICES ARE AVAILABLE ONSITE.
5. STORMWATER MANAGEMENT SHALL BE PROVIDED ONSITE.

CERTIFICATES OF OCCUPANCY ARE CONTINGENT UPON COMPLETION OF THE INFRASTRUCTURE PERMITTED SEPARATELY ON THE PCD-ZONED PORTION OF THE DEVELOPMENT. THIS INCLUDES THE PUMP STATION, WATER MAIN AND ACCESS ROAD.

INSPECTIONS

NOTIFY HALL COUNTY INSPECTOR AT LEAST 24 HOURS BEFORE BEGINNING ANY PHASE OF CONSTRUCTION. (770) 531-6800

NOTIFY GAINESVILLE DEPARTMENT OF PUBLIC UTILITIES AT LEAST 24 HOURS BEFORE ANY WATER OR SEWER LINE CONSTRUCTION. (770) 536-2407

UTILITY CONSTRUCTION NOTE

THE INSTALLATION, RELOCATION OR REMOVAL OF ANY UTILITY LINES OR STRUCTURES MUST BE PERFORMED AT THE SUPERVISION AND DISCRETION OF THE APPROPRIATE UTILITY DEPARTMENT. INSTRUCTIONS AND REQUIREMENTS ISSUED BY THE UTILITY DEPARTMENTS SHALL SUPERSEDE THOSE SHOWN ON THESE PLANS IF THEY EXCEED THE RECOMMENDATIONS INCLUDED HEREIN.

GEORGIA 811
www.Georgia811.com
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GRAPHIC SCALE: 1" = 40'

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GSWCC LEVEL 2 #13939
3-9-21

DOVETAIL
civildesigninc
3651 Mars Hill Road
Suite 1800
Watkinsville, GA 30677
Office: (678) 726-3300
Fax: (678) 804-1874
www.dovetailcivil.com

ISSUE	DATE	DESCRIPTION
1	11/15/19	DESIGN DEVELOPMENT SET FOR CLIENT'S REVIEW
2	12/20/19	INITIAL LDP SUBMITTAL TO HALL COUNTY
3	7/6/20	LAYOUT REVISED, COMMENTS ADDRESSED, RESUBMITTAL
4	7/27/20	COMMENTS ADDRESSED, RESUBMITTAL
5	12/14/20	REVISION A SUBMITTAL
6	3/8/21	REVISION A SUBMITTAL

Treesort

SITE DEVELOPMENT PLANS

SITE INFORMATION
0 THOMPSON BRIDGE ROAD
GAINESVILLE, GA
HALL COUNTY
LAND LOT 100, DISTRICT 10
ZONED PRD
22.00 ACRES
24-HR CONTACT: JASON ACREE, (770) 364-7384

DEVELOPER INFORMATION
RIVERBROOK VILLAGE DEVELOPMENT PARTNERS, LLC
P.O. BOX 896
MURRAY, GA 30564
(678) 935-7040
CONTACT: ROBBIE ROBISON

PROJECT NUMBER:	RDR020
DATE:	3/8/21
ISSUE NUMBER:	6
CHECKED BY:	RDB
SHEET TITLE:	SITE PLAN
SHEET NUMBER:	C1

OF 17 SHEETS

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DATE: 08/01/2022
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PAGE: 190 - 193
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PART ID: 5743483344
RECORDED BY: CH
Charles Baker, C.S.C
Hall County, GA

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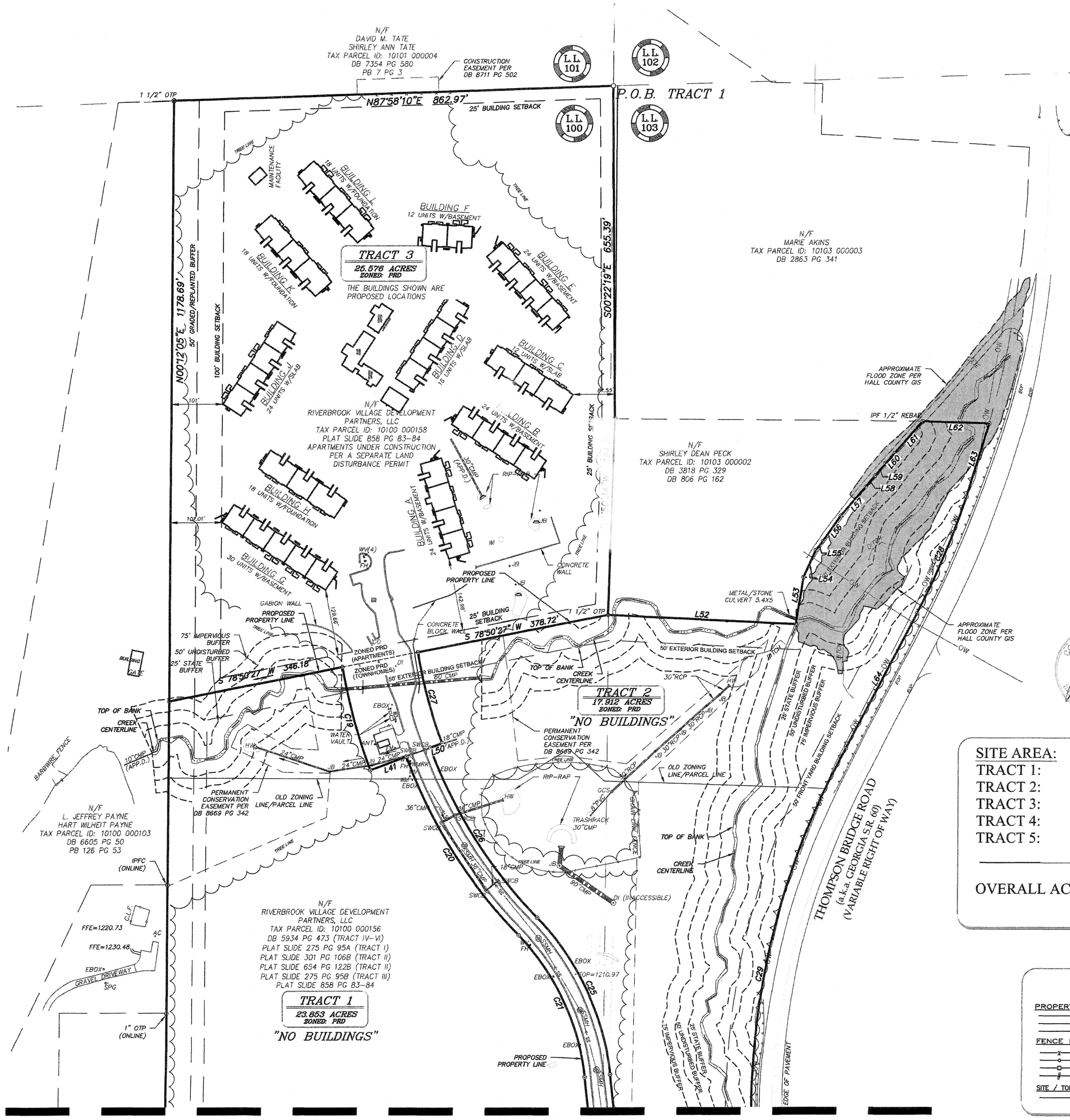

MATCH LINE - SEE SHEET 2

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended used of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration of Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

Date of Map or Plat: 01/20/2022

GEORGIA REGISTERED No. 3008 LAND SURVEYOR JONATHAN N. HOWARD

RECORDING PERMIT
BY Hall County Planning Commission

COUNTY ENGINEER APPROVED COUNTY, GEORGIA

811 Know what's below. Call before you dig.

SITE AREA:

TRACT 1:	23.853 ACRES
TRACT 2:	17.912 ACRES
TRACT 3:	25.576 ACRES
TRACT 4:	7.656 ACRES
TRACT 5:	6.631 ACRES
OVERALL ACREAGE:	81.628 ACRES

STRUCTURE LEGEND

CABLE / TV
- Cable / TV Marker
- Cable / TV Pedestal
- Cable / TV Manhole
- Cable / TV Handhole
- Cable / TV Cable Box

ELECTRIC/POWER
- Transformer
- Guy Wire
- Electric Meter
- Power Pole/Utility Pole
- Street Light/Light Pole
- Electric Panel
- Electric Box
- Electric Manhole
- Electric Handhole
- Electric / Power Marker
- Spot Light

FIBER OPTIC
- Fiber Optic Marker
- Fiber Optic Manhole
- Fiber Optic Pedestal

GAS
- Gas Meter
- Gas Valve
- Gas Fill Cap
- Gas Manhole
- Gas Marker
- Gas Pressure Relief Valve
- Gas Vault
- Gas Vent Pipe
- Gas Something :)

PAVEMENT MARKING
- BUS ONLY SCHOOL Pavement Marking
- Pavement Marking
- Pavement Marking
- Turn Arrow Left/Right
- Turn Arrow Left
- Turn Arrow Right
- Traffic Arrow Straight
- Traffic Arrow Straight/Left
- Traffic Arrow Straight/Right
- Traffic Arrow U-Turn
- Handicap Pavement Marking
- Bike Lane Pavement Marking

PROPERTY MONUMENTS
- RMH Right-of-Way Monument Found
- CMF Concrete Monument Found
- IPS Iron Pin Set
- IPF Iron Pin Found (Rebar found)
- PKS PK Nail Set
- PKF PK Nail Found
- Point
- BM Benchmark

MISCELLANEOUS
- Land Lot Symbol

SEWER
- Grease Trap
- Sanitary Sewer Manhole
- Cleanout
- Sanitary Sewer Vent Pipe
- Sanitary Sewer Marker
- Sanitary Sewer Force Main Valve
- Sanitary Sewer Lift Station

SITE / TOPOGRAPHIC FEATURES
- Street Sign
- Air Condition Unit
- Bollard
- Mailbox
- Satellite Dish
- Flag Pole
- Monitoring Well
- Antenna
- Column
- Camera Pole / Camera
- Bore Hole Location
- Mile Post
- Rail Road Mile Post

STORM / DRAINAGE
- Storm Structure Lid
- Drop Inlet
- Catch Basin
- Single Wing Catch Basin
- Double Wing Catch Basin
- Weir Inlet
- Head Wall
- Junction Box
- Curb Inlet
- Flared-in Section
- DS Down Spout

TELEPHONE
- Telephone Terminal Box
- Telephone Marker
- Telephone Handhole Box
- Telephone Manhole
- Telephone Cabinet

TRAFFIC
- Overhead Traffic Signal
- Traffic Handhole Box
- Telephone Handhole Box
- Traffic Signal Pole
- SLC Traffic Signal Loop Control Box

WATER
- Fire Hydrant
- Irrigation Control Valve
- Water Meter
- Water Valve
- Fire Department Connection
- Water Vault
- Pressure Irrigation Valve
- Water Vent Pipe
- Water Valve Marker
- Water Marker
- Water Manhole
- Water Air Release Valve
- BFP Water Back Flow Preventer
- Sprinkler Head
- Sprinkler Valve

ABBREVIATIONS

APPROX.	Approximate	I.E.	Invert Elevation
#4	1/2" Rebar	IPF	Iron Pin Found
C&G	Curb and Gutter	IPS	Iron Pin Set
CLF	Chain Link Fence	LP	Light Pole
CMP	Corrugated Metal Pipe	MW	Monitoring Well
CO	Clean Out	N/F	Now or Formerly
CPP	Corrugated Plastic Pipe	OTP	Open Top Pipe
DB	Deed Book	PB	Plat Book
DI	Drop Inlet	PG	Page
DE	Drainage Easement	PKF	PK Nail Found
EOP	Edge of Pavement	PKS	PK Nail Set
EPP	Electric Power Pole	POB	Point of Beginning
EPAN	Electric Panel	POC	Point of Commencement
ESMT	Easement	PVC	Polyvinyl Chloride Pipe
FES	Flared End Section	RBC	Rebar Capped
FFE	Finish Floor Elevation	RCP	Reinforced Concrete Pipe
FH	Fire Hydrant	RWM	Right of Way Monument
FLGP	Flag Pole	SSE	Sanitary Sewer Easement
GA	Georgia	SSMH	Sanitary Sewer Manhole
GM	Gas Meter	TRAN	Transformer
GW	Guy Wire	VCP	Vitrified Clay Pipe
HDR	Hand Rail	W.D.F.	Wood Fence
H.W.	Hard Wood	WM	Water Meter
HW	Headwall	WV	Water Valve
ICV	Irrigation Control Valve		

LINETYPES

PROPERTY
- Adjacent Property
- Property Line
- Center of Creek

FENCE LINES
- Barb Wire Fence
- Chain link fence
- Wood Fence
- Woven Wire Fence

SITE / TOPOGRAPHIC FEATURES
- Guardrail

EXISTING OVERHEAD
- OH Overhead Wires

EXISTING UNDERGROUND
- C Cable
- E Electric
- FO Fiber Optic
- G Gas
- T Telecommunications
- W Water
- TV Television
- Storm Drainage Line
- S Sanitary Sewer

SHEET 1 OF 4
DRAWN BY: LJS
CHECKED BY: JNH
FILE NO.: 20180.00
DATE: 01/22/22
SCALE: 1"=100'
DATE OF FIELD WORK: 1/22/22
0 50 100 200

GEORGIA REGISTERED No. 3008 LAND SURVEYOR JONATHAN N. HOWARD

LOT DIVISION PLAT
FOR
THE REVIVE LAND GROUP

HALL COUNTY, GEORGIA
LAND LOT(S) 100, 103, 104
DISTRICT 1ST

REVISIONS

REV	DATE	DESCRIPTION	BY
1	5/17/2022	UPDATE ACREAGE & CALLS - TRACT 6	
2			
3			
4			
5			

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ARBORISTS · LANDSCAPE ARCHITECTURE · WATER RESOURCES
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C.O.A.: LSF000024

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DATE: 08/01/2022
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Clerk of Superior Court
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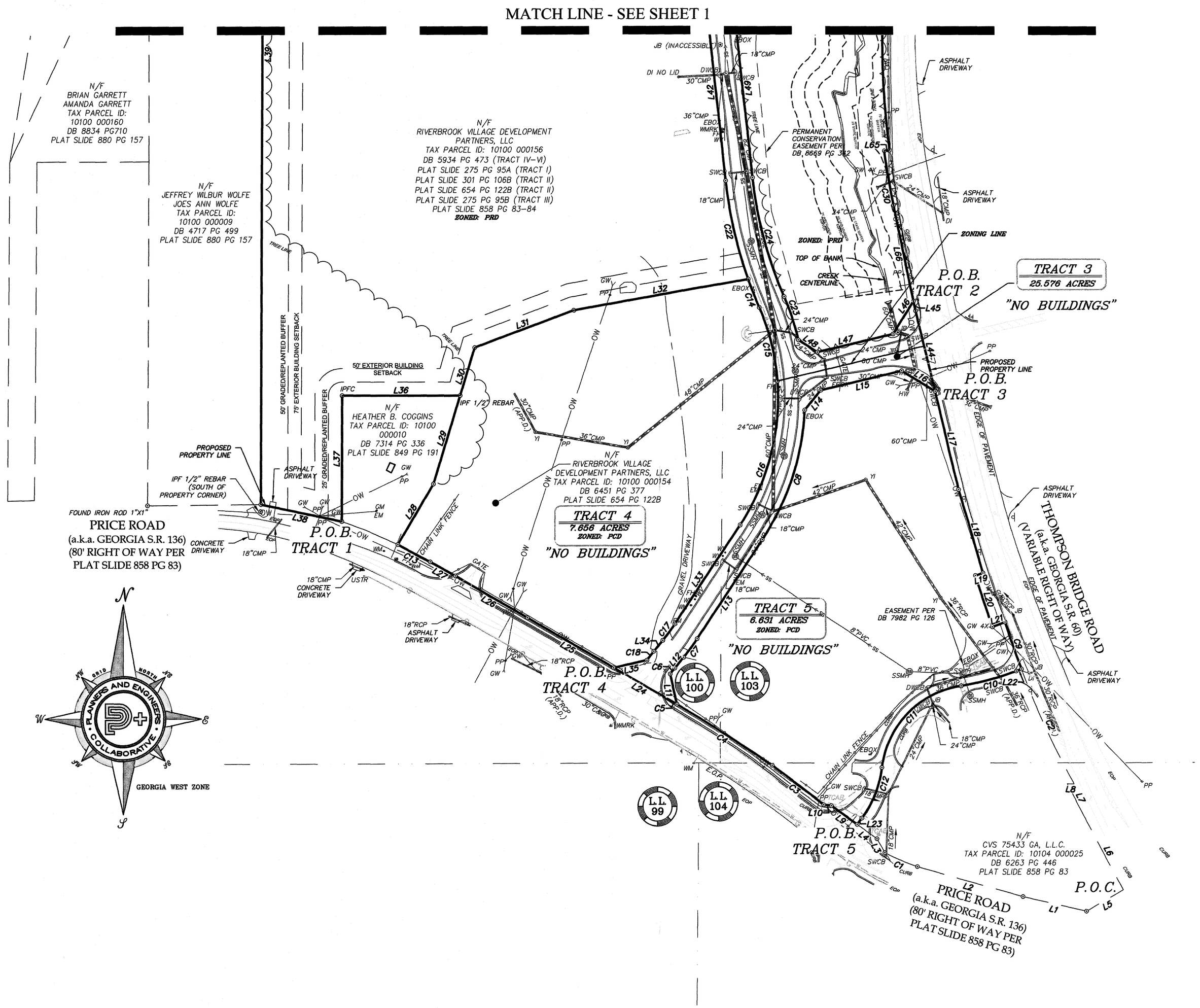
Line Table		
Line #	Length	Direction
L1	120.72	N76° 58' 07"W
L2	202.77	N74° 08' 19"W
L3	29.53	N29° 14' 19"W
L4	44.78	N53° 56' 04"W
L5	78.74	S60° 21' 15"W
L6	152.68	N28° 07' 07"W
L7	69.40	N26° 57' 34"W
L8	12.55	S88° 58' 49"E
L9	59.05	N53° 57' 32"W
L10	14.62	N83° 39' 45"W
L11	57.46	N12° 29' 54"W
L12	25.91	N39° 08' 10"E
L13	219.68	N33° 23' 53"E
L14	47.34	N38° 42' 33"E
L15	154.45	N76° 37' 08"E
L16	71.73	S58° 29' 38"E
L17	187.55	S13° 36' 51"E
L18	160.61	S16° 08' 59"E
L19	14.99	S71° 41' 52"W
L20	100.00	S18° 10' 34"E
L21	25.24	N69° 18' 17"E
L22	10.31	S68° 52' 58"W

Line Table		
Line #	Length	Direction
L23	14.42	S36° 05' 35"W
L24	121.66	N59° 44' 03"W
L25	184.80	N59° 44' 03"W
L26	154.12	N59° 44' 39"W
L27	53.59	N60° 36' 54"W
L28	129.79	N30° 33' 56"E
L29	170.43	N16° 47' 26"E
L30	92.51	N16° 53' 34"E
L31	195.82	N69° 31' 19"E
L32	327.83	N79° 59' 25"E
L33	219.68	S33° 23' 53"W
L34	25.91	S39° 08' 10"W
L35	63.14	S77° 22' 25"W
L36	218.33	N89° 50' 45"W
L37	232.75	S00° 08' 25"W
L38	153.17	N77° 59' 30"W
L39	1663.15	N00° 12' 57"E
L41	75.00	N69° 23' 25"E
L42	331.24	S06° 23' 02"E
L44	152.42	S13° 36' 51"E
L45	18.18	S11° 41' 38"E
L46	71.38	S31° 57' 33"W

Line Table		
Line #	Length	Direction
L47	144.21	S76° 37' 08"W
L48	41.67	N57° 22' 08"W
L49	331.24	N06° 23' 02"W
L50	25.00	N69° 23' 25"E
L52	368.30	S87° 04' 57"E
L53	93.28	N09° 09' 05"E
L54	58.58	N24° 26' 19"E
L55	22.49	N37° 05' 25"E
L56	61.45	N34° 41' 30"E
L57	74.05	N40° 24' 57"E
L58	28.99	N40° 10' 27"E
L59	31.52	N41° 00' 17"E
L60	27.50	N42° 01' 16"E
L61	83.08	N41° 29' 31"E
L62	130.56	S88° 18' 05"E
L63	149.85	S17° 11' 19"W
L64	299.77	S27° 35' 16"W
L65	10.00	S81° 52' 35"W
L66	181.79	S11° 41' 38"E

Curve Table				
Curve #	Length	Radius	Chord	Bearing
C1	65.58	481.29	65.53	N66°42'09"W
C2	234.57	1648.68	234.37	N24°37'13"W
C3	119.60	3055.26	119.59	N52°27'12"W
C4	209.91	3062.50	209.87	N57°31'01"W
C5	13.57	3062.50	13.57	N59°36'27"W
C6	13.85	474.99	13.85	N38°18'02"E
C7	42.56	425.00	42.54	N36°16'02"E
C8	255.25	475.00	252.19	N18°00'13"E
C9	92.03	1769.71	92.02	S19°24'02"E
C10	106.00	500.00	105.80	S74°54'48"W
C11	225.79	175.00	210.45	S44°00'58"W
C12	101.47	200.00	100.39	S21°33'27"W
C13	67.99	1132.90	67.98	N61°50'14"W
C14	55.83	825.00	55.82	S21°22'34"E
C15	140.73	425.00	140.09	S13°49'44"E
C16	279.95	425.00	274.92	S14°31'40"W
C17	37.55	375.00	37.54	S36°16'02"W
C18	20.82	525.00	20.82	S38°00'00"W
C19	209.51	1100.46	209.19	S15°09'16"E
C20	418.37	1025.00	415.47	S32°18'10"E

Curve Table				
Curve #	Length	Radius	Chord	Bearing
C21	311.81	475.00	306.24	S25°11'24"E
C22	187.96	825.00	187.55	S12°54'39"E
C23	84.14	475.00	84.03	N18°14'26"W
C24	229.01	775.00	228.18	N14°50'58"W
C25	344.64	525.00	338.48	N25°11'24"W
C26	397.96	975.00	395.20	N32°18'10"W
C27	184.75	950.00	184.46	N15°02'18"W
C28	249.69	1665.81	249.46	S22°51'16"W
C29	947.41	1483.35	931.39	S10°24'36"W
C30	102.20	1490.00	102.18	S09°51'04"E



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SHEET 2 OF 4
DRAWN BY: MS
CHECKED BY: JNH
FILE NO: 22-0200
DATE: 01/22/22
SCALE: 1" = 100'
DATE OF FIELD WORK: 1/22/22

GEORGIA REGISTERED No. 3008 LAND SURVEYOR JONATHAN H. HOWARD

LOT DIVISION PLAT
FOR
THE REVIVE LAND GROUP

HALL COUNTY GEORGIA

LAND LOT(S) 100, 103, 104
DISTRICT 10TH

REVISIONS

REV	DATE	DESCRIPTION	BY
5			
4			
3			
2	5/17/2022	UPDATE ACREAGE & CALLS - TRACT 6	
1			

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PART ID: 5743483344
RECORDED BY: CH
Charles Baker, C.S.C
Hall County, GA
RECORDING OF PLAT FILING

LEGAL DESCRIPTION – TRACT 1

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 100 & 103 OF THE 10TH/ DISTRICT, HALL COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A POINT LOCATED AT THE NORTHERLY RIGHT–OF–WAY (R/W) LINE OF PRICE ROAD (80' R/W PUBLIC) AND THE WESTERLY R/W THOMPSON BRIDGE ROAD (R/W VARIES PUBLIC), THENCE ALONG SAID NORTHERLY R/W OF PRICE ROAD (80' R/W PUBLIC) S 60°21'15" W A DISTANCE OF 78.74' TO A POINT; THENCE N 76°58'07" W A DISTANCE OF 120.72' TO A POINT; THENCE N 74°08'19" W A DISTANCE OF 202.77' TO A POINT; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 65.58', WITH A RADIUS OF 481.29', WITH A CHORD BEARING OF N66°42'09" W, WITH A CHORD LENGTH OF 65.53', TO A POINT; THENCE N 29°14'19" W A DISTANCE OF 29.53' TO A POINT; THENCE N 53°56'04" W A DISTANCE OF 44.78' TO A POINT; THENCE N 53°57'32" W A DISTANCE OF 59.05' TO A POINT; THENCE N 83°39'45" W A DISTANCE OF 14.62' TO A POINT; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 119.60', WITH A RADIUS OF 3055.28', WITH A CHORD BEARING OF N52°27'12" W, WITH A CHORD LENGTH OF 119.59', TO A POINT; THENCE WITH A COMPOUND CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 209.91', WITH A RADIUS OF 3062.50', WITH A CHORD BEARING OF N57°31'01" W, WITH A CHORD LENGTH OF 209.87', TO A POINT; THENCE WITH A COMPOUND CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 13.57', WITH A RADIUS OF 3062.50', WITH A CHORD BEARING OF N59°36'27" W, WITH A CHORD LENGTH OF 13.57', TO A POINT; THENCE N 59°44'03" W A DISTANCE OF 121.66' TO A POINT; THENCE N 59°44'03" W A DISTANCE OF 184.80' TO A POINT; THENCE N 59°44'39" W A DISTANCE OF 53.59' TO A POINT; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 67.99', WITH A RADIUS OF 1132.90', WITH A CHORD BEARING OF N 60°36'54" W, WITH A CHORD LENGTH OF 67.98', TO A POINT; THENCE N 65°52'30" W A DISTANCE OF 67.22' TO A POINT; THENCE N 70°08'27" W A DISTANCE OF 44.99' TO A POINT; SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE N 77°59'30" W A DISTANCE OF 153.17' TO A POINT; THENCE N 00°12'57" E A DISTANCE OF 1683.15' TO A POINT; THENCE N 78°50'46" E A DISTANCE OF 346.18' TO A POINT; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 209.51', WITH A RADIUS OF 1100.46', WITH A CHORD BEARING OF S 15°09'16" E, WITH A CHORD LENGTH OF 209.19', TO A POINT; THENCE N 69°23'25" E A DISTANCE OF 75.00' TO A POINT; THENCE WITH A REVERSE CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 418.37', WITH A RADIUS OF 1025.00', WITH A CHORD BEARING OF S 32°18'10" E, WITH A CHORD LENGTH OF 415.47', TO A POINT; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 311.81', WITH A RADIUS OF 475.00', WITH A CHORD BEARING OF S 25°11'24" E, WITH A CHORD LENGTH OF 306.24', TO A POINT; THENCE S 06°23'02" E A DISTANCE OF 331.24' TO A POINT; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 187.96', WITH A RADIUS OF 825.00', WITH A CHORD BEARING OF S 12°54'39" E, WITH A CHORD LENGTH OF 187.55', TO A POINT; THENCE S 79°59'25" W A DISTANCE OF 327.83' TO A POINT; THENCE S 69°31'19" W A DISTANCE OF 195.82' TO A POINT; THENCE S 16°53'34" W A DISTANCE OF 92.51' TO A #4 REBAR FOUND; THENCE N 89°50'45" W A DISTANCE OF 218.33' TO A #4 REBAR CAP FOUND; THENCE S 00°08'25" W A DISTANCE OF 232.75' TO A POINT AND THE TRUE POINT OF BEGINNING.

SAID TRACT OR PARCEL CONTAINS 23.853 ACRES.

LEGAL DESCRIPTION – TRACT 2

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 100 & 103 OF THE 10TH/ DISTRICT, HALL COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A POINT LOCATED AT THE INTERSECTION OF THE NORTHERLY RIGHT–OF–WAY (R/W) LINE OF PRICE ROAD (80' R/W PUBLIC) AND THE WESTERLY R/W THOMPSON BRIDGE ROAD (R/W VARIES PUBLIC), THENCE ALONG SAID WESTERLY R/W OF THOMPSON BRIDGE ROAD (R/W VARIES PUBLIC) N 28°07'07" W A DISTANCE OF 152.68' TO A POINT; THENCE N 26°57'34" W A DISTANCE OF 69.40' TO A POINT; THENCE S 88°58'49" E A DISTANCE OF 12.55' TO A POINT; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 234.57', WITH A RADIUS OF 1648.68', WITH A CHORD BEARING OF N24°37'13" W, WITH A CHORD LENGTH OF 234.37', TO A POINT; THENCE WITH A COMPOUND CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 92.03', WITH A RADIUS OF 1769.71', WITH A CHORD BEARING OF N19°24'02" W, WITH A CHORD LENGTH OF 92.02', TO A POINT; THENCE S 69°18'17" W A DISTANCE OF 25.24' TO A POINT; THENCE N 18°10'34" W A DISTANCE OF 100.00' TO A POINT; THENCE N 71°41'52" E A DISTANCE OF 14.99' TO A POINT; THENCE N 13°36'51" W A DISTANCE OF 187.55' TO A POINT; THENCE N 11°41'38" W A DISTANCE OF 18.18' TO A POINT; SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE S 31°57'33" W A DISTANCE OF 71.38' TO A POINT; THENCE S 76°37'08" W A DISTANCE OF 144.21' TO A POINT; THENCE N 57°22'08" W A DISTANCE OF 41.67' TO A POINT; THENCE WITH A REVERSE CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 84.14', WITH A RADIUS OF 475.00', WITH A CHORD BEARING OF N 18°14'26" W, WITH A CHORD LENGTH OF 84.03', TO A POINT; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 229.01', WITH A RADIUS OF 775.00', WITH A CHORD BEARING OF N 14°50'58" W, WITH A CHORD LENGTH OF 228.18', TO A POINT; THENCE N 06°23'02" W A DISTANCE OF 331.24' TO A POINT; THENCE WITH A REVERSE CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 344.64', WITH A RADIUS OF 525.00', WITH A CHORD BEARING OF N 25°11'24" W, WITH A CHORD LENGTH OF 338.48', TO A POINT; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 397.96', WITH A RADIUS OF 975.00', WITH A CHORD BEARING OF N 32°18'10" W, WITH A CHORD LENGTH OF 395.20', TO A POINT; THENCE N 69°23'25" E A DISTANCE OF 25.00' TO A POINT; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 184.75', WITH A RADIUS OF 950.00', WITH A CHORD BEARING OF N 15°02'18" W, WITH A CHORD LENGTH OF 184.46', TO A POINT; THENCE N 78°50'46" E A DISTANCE OF 378.75' TO A POINT; THENCE S 87°04'57" E A DISTANCE OF 368.30' TO A POINT; THENCE N 09°09'05" E A DISTANCE OF 93.28' TO A POINT; THENCE N 24°26'19" E A DISTANCE OF 58.58' TO A POINT; THENCE N 37°05'25" E A DISTANCE OF 22.40' TO A POINT; THENCE N 34°41'30" E A DISTANCE OF 61.45' TO A POINT; THENCE N 40°24'57" E A DISTANCE OF 74.05' TO A POINT; THENCE N 40°10'27" E A DISTANCE OF 28.89' TO A POINT; THENCE N 42°01'16" E A DISTANCE OF 27.50' TO A POINT; THENCE N 41°29'31" E A DISTANCE OF 83.08' TO A POINT; THENCE S 88°18'05" E A DISTANCE OF 130.58' TO A POINT; THENCE S 17°11'19" W A DISTANCE OF 149.85' TO A POINT; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 249.69', WITH A RADIUS OF 1665.81', WITH A CHORD BEARING OF S 22°51'16" W, WITH A CHORD LENGTH OF 249.46', TO A POINT; THENCE S 27°35'16" W A DISTANCE OF 299.77' TO A POINT; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 947.41', WITH A RADIUS OF 1483.35', WITH A CHORD BEARING OF S 10°24'38" W, WITH A CHORD LENGTH OF 931.39', TO A POINT; THENCE S 81°52'35" W A DISTANCE OF 10.00' TO A POINT; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 102.20', WITH A RADIUS OF 1490.00', WITH A CHORD BEARING OF S 09°51'04" E, WITH A CHORD LENGTH OF 102.18', TO A POINT; THENCE S 11°41'38" E A DISTANCE OF 181.79' TO A POINT;

SAID TRACT OR PARCEL CONTAINS 17.912 ACRES.

REFERENCES

1. ALTA/NSPS LAND TITLE SURVEY OF PRICE ROAD AT THOMPSON BRIDGE ROAD FOR RIVERBROOK VILLAGE DEVELOPMENT PARTNERS, LLC. FIRST AMERICAN TITLE INSURANCE COMPANY, DATED OCTOBER 25, 2021. LAST REVISED 11/11/2021, PREPARED BY GEOSURVEY, STAMPED "PRELIMINARY" AND PENDING APPROVAL AND RECORDING OF SUBDIVISION PLAT CREATING SUBJECT PARCELS (10/21/21).

Know what's below. Call before you dig.

LEGAL DESCRIPTION – TRACT 3

LEGAL DESCRIPTION (TRACT 3)

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 100 & 103 OF THE 10TH/ DISTRICT, HALL COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A POINT LOCATED AT THE INTERSECTION OF THE NORTHERLY RIGHT–OF–WAY (R/W) LINE OF PRICE ROAD (80' R/W PUBLIC) AND THE WESTERLY R/W THOMPSON BRIDGE ROAD (R/W VARIES PUBLIC), THENCE ALONG SAID WESTERLY R/W OF THOMPSON BRIDGE ROAD (R/W VARIES PUBLIC) N 28°07'07" W A DISTANCE OF 152.68' TO A POINT; THENCE N 26°57'34" W A DISTANCE OF 69.40' TO A POINT; THENCE S 88°58'49" E A DISTANCE OF 12.55' TO A POINT; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 234.57', WITH A RADIUS OF 1648.68', WITH A CHORD BEARING OF N24°37'13" W, WITH A CHORD LENGTH OF 234.37', TO A POINT; THENCE WITH A COMPOUND CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 92.03', WITH A RADIUS OF 1769.71', WITH A CHORD BEARING OF N19°24'02" W, WITH A CHORD LENGTH OF 92.02', TO A POINT; THENCE S 69°18'17" W A DISTANCE OF 25.24' TO A POINT; THENCE N 18°10'34" W A DISTANCE OF 100.00' TO A POINT; THENCE N 71°41'52" E A DISTANCE OF 14.99' TO A POINT; THENCE N 13°36'51" W A DISTANCE OF 187.55' TO A POINT; THENCE N 11°41'38" W A DISTANCE OF 18.18' TO A POINT; SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE N 77°59'30" W A DISTANCE OF 153.17' TO A POINT; THENCE N 00°12'57" E A DISTANCE OF 1683.15' TO A POINT; THENCE N 78°50'46" E A DISTANCE OF 346.18' TO A POINT; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 209.51', WITH A RADIUS OF 1100.46', WITH A CHORD BEARING OF S 15°09'16" E, WITH A CHORD LENGTH OF 209.19', TO A POINT; THENCE N 69°23'25" E A DISTANCE OF 75.00' TO A POINT; THENCE WITH A REVERSE CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 418.37', WITH A RADIUS OF 1025.00', WITH A CHORD BEARING OF S 32°18'10" E, WITH A CHORD LENGTH OF 415.47', TO A POINT; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 311.81', WITH A RADIUS OF 475.00', WITH A CHORD BEARING OF S 25°11'24" E, WITH A CHORD LENGTH OF 306.24', TO A POINT; THENCE S 06°23'02" E A DISTANCE OF 331.24' TO A POINT; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 187.96', WITH A RADIUS OF 825.00', WITH A CHORD BEARING OF S 12°54'39" E, WITH A CHORD LENGTH OF 187.55', TO A POINT; THENCE S 79°59'25" W A DISTANCE OF 327.83' TO A POINT; THENCE S 69°31'19" W A DISTANCE OF 195.82' TO A POINT; THENCE S 16°53'34" W A DISTANCE OF 92.51' TO A POINT; THENCE N 89°50'45" W A DISTANCE OF 218.33' TO A #4 REBAR CAP FOUND; THENCE S 00°08'25" W A DISTANCE OF 232.75' TO A POINT AND THE TRUE POINT OF BEGINNING.

SAID TRACT OR PARCEL CONTAINS 25.579 ACRES.

LEGAL DESCRIPTION – TRACT 4

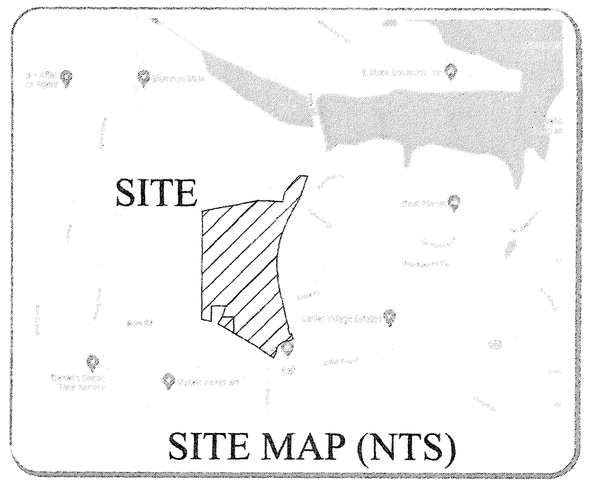
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 100 & 103 OF THE 10TH/ DISTRICT, HALL COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A POINT LOCATED AT THE INTERSECTION OF THE NORTHERLY RIGHT–OF–WAY (R/W) LINE OF PRICE ROAD (80' R/W PUBLIC) AND THE WESTERLY R/W THOMPSON BRIDGE ROAD (R/W VARIES PUBLIC), THENCE ALONG SAID NORTHERLY R/W OF PRICE ROAD (80' R/W PUBLIC) S 60°21'15" W A DISTANCE OF 78.74' TO A POINT; THENCE N 76°58'07" W A DISTANCE OF 120.72' TO A POINT; THENCE N 74°08'19" W A DISTANCE OF 202.77' TO A POINT; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 65.58', WITH A RADIUS OF 481.29', WITH A CHORD BEARING OF N 66°42'09" W, WITH A CHORD LENGTH OF 65.53', TO A POINT; THENCE N 29°14'19" W A DISTANCE OF 29.53' TO A POINT; THENCE N 53°56'04" W A DISTANCE OF 44.78' TO A POINT; SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE N 53°57'32" W A DISTANCE OF 59.05' TO A POINT; THENCE N 83°39'45" W A DISTANCE OF 14.62' TO A POINT; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 119.60', WITH A RADIUS OF 3055.28', WITH A CHORD BEARING OF N 52°27'12" W, WITH A CHORD LENGTH OF 119.59', TO A POINT; THENCE WITH A COMPOUND CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 209.91', WITH A RADIUS OF 3062.50', WITH A CHORD BEARING OF N 57°31'01" W, WITH A CHORD LENGTH OF 209.87', TO A POINT; THENCE WITH A COMPOUND CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 13.57', WITH A RADIUS OF 3062.50', WITH A CHORD BEARING OF N59°36'27" W, WITH A CHORD LENGTH OF 13.57', TO A POINT; THENCE N 59°44'03" W A DISTANCE OF 121.66' TO A POINT; THENCE N 59°44'03" W A DISTANCE OF 184.80' TO A POINT; THENCE N 59°44'39" W A DISTANCE OF 53.59' TO A POINT; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 67.99', WITH A RADIUS OF 1132.90', WITH A CHORD BEARING OF N 60°36'54" W, WITH A CHORD LENGTH OF 67.98', TO A POINT; THENCE N 65°52'30" W A DISTANCE OF 67.22' TO A POINT; THENCE N 70°08'27" W A DISTANCE OF 44.99' TO A POINT; THENCE N 77°59'30" W A DISTANCE OF 153.17' TO A POINT; THENCE N 00°12'57" E A DISTANCE OF 1683.15' TO A POINT; THENCE N 78°50'46" E A DISTANCE OF 346.18' TO A POINT; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 209.51', WITH A RADIUS OF 1100.46', WITH A CHORD BEARING OF S 15°09'16" E, WITH A CHORD LENGTH OF 209.19', TO A POINT; THENCE N 69°23'25" E A DISTANCE OF 75.00' TO A POINT; THENCE WITH A REVERSE CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 418.37', WITH A RADIUS OF 1025.00', WITH A CHORD BEARING OF S 32°18'10" E, WITH A CHORD LENGTH OF 415.47', TO A POINT; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 311.81', WITH A RADIUS OF 475.00', WITH A CHORD BEARING OF S 25°11'24" E, WITH A CHORD LENGTH OF 306.24', TO A POINT; THENCE S 06°23'02" E A DISTANCE OF 331.24' TO A POINT; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 187.96', WITH A RADIUS OF 825.00', WITH A CHORD BEARING OF S 12°54'39" E, WITH A CHORD LENGTH OF 187.55', TO A POINT; THENCE S 79°59'25" W A DISTANCE OF 327.83' TO A POINT; THENCE S 69°31'19" W A DISTANCE OF 195.82' TO A POINT; THENCE S 16°53'34" W A DISTANCE OF 92.51' TO A POINT; THENCE N 89°50'45" W A DISTANCE OF 218.33' TO A #4 REBAR CAP FOUND; THENCE S 00°08'25" W A DISTANCE OF 232.75' TO A POINT AND THE TRUE POINT OF BEGINNING.

SAID TRACT OR PARCEL CONTAINS 23.853 ACRES.

LEGAL DESCRIPTION – TRACT 5

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 100 & 103 OF THE 10TH/ DISTRICT, HALL COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A POINT LOCATED AT THE INTERSECTION OF THE NORTHERLY RIGHT–OF–WAY (R/W) LINE OF PRICE ROAD (80' R/W PUBLIC) AND THE WESTERLY R/W THOMPSON BRIDGE ROAD (R/W VARIES PUBLIC), THENCE ALONG SAID NORTHERLY R/W OF PRICE ROAD (80' R/W PUBLIC) THENCE S 60°21'15" W A DISTANCE OF 78.74' TO A POINT; THENCE N 76°58'07" W A DISTANCE OF 120.72' TO A POINT; THENCE N 74°08'19" W A DISTANCE OF 202.77' TO A POINT; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 65.58', WITH A RADIUS OF 481.29', WITH A CHORD BEARING OF N 66°42'09" W, WITH A CHORD LENGTH OF 65.53', TO A POINT; THENCE N 29°14'19" W A DISTANCE OF 29.53' TO A POINT; THENCE N 53°56'04" W A DISTANCE OF 44.78' TO A POINT; SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE N 53°57'32" W A DISTANCE OF 59.05' TO A POINT; THENCE N 83°39'45" W A DISTANCE OF 14.62' TO A POINT; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 119.60', WITH A RADIUS OF 3055.28', WITH A CHORD BEARING OF N 52°27'12" W, WITH A CHORD LENGTH OF 119.59', TO A POINT; THENCE WITH A COMPOUND CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 209.91', WITH A RADIUS OF 3062.50', WITH A CHORD BEARING OF N 57°31'01" W, WITH A CHORD LENGTH OF 209.87', TO A POINT; THENCE WITH A COMPOUND CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 13.57', WITH A RADIUS OF 3062.50', WITH A CHORD BEARING OF N 59°36'27" W, WITH A CHORD LENGTH OF 13.57', TO A POINT; THENCE N 59°44'03" W A DISTANCE OF 121.66' TO A POINT; SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE N 59°44'03" W A DISTANCE OF 184.80' TO A POINT; THENCE N 59°44'39" W A DISTANCE OF 53.59' TO A POINT; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 67.99', WITH A RADIUS OF 1132.90', WITH A CHORD BEARING OF N 60°36'54" W, WITH A CHORD LENGTH OF 67.98', TO A POINT; THENCE N 65°52'30" W A DISTANCE OF 67.22' TO A POINT; THENCE N 70°08'27" W A DISTANCE OF 44.99' TO A POINT; THENCE N 77°59'30" W A DISTANCE OF 153.17' TO A POINT; THENCE N 00°12'57" E A DISTANCE OF 1683.15' TO A POINT; THENCE N 78°50'46" E A DISTANCE OF 346.18' TO A POINT; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 209.51', WITH A RADIUS OF 1100.46', WITH A CHORD BEARING OF S 15°09'16" E, WITH A CHORD LENGTH OF 209.19', TO A POINT; THENCE N 69°23'25" E A DISTANCE OF 75.00' TO A POINT; THENCE WITH A REVERSE CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 418.37', WITH A RADIUS OF 1025.00', WITH A CHORD BEARING OF S 32°18'10" E, WITH A CHORD LENGTH OF 415.47', TO A POINT; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 311.81', WITH A RADIUS OF 475.00', WITH A CHORD BEARING OF S 25°11'24" E, WITH A CHORD LENGTH OF 306.24', TO A POINT; THENCE S 06°23'02" E A DISTANCE OF 331.24' TO A POINT; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 187.96', WITH A RADIUS OF 825.00', WITH A CHORD BEARING OF S 12°54'39" E, WITH A CHORD LENGTH OF 187.55', TO A POINT; THENCE S 79°59'25" W A DISTANCE OF 327.83' TO A POINT; THENCE S 69°31'19" W A DISTANCE OF 195.82' TO A POINT; THENCE S 16°53'34" W A DISTANCE OF 92.51' TO A POINT; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 55.83', WITH A RADIUS OF 825.00', WITH A CHORD BEARING OF N 21°22'34" W, WITH A CHORD LENGTH OF 55.82', TO A POINT; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 187.96', WITH A RADIUS OF 825.00', WITH A CHORD BEARING OF N 12°54'39" W, WITH A CHORD LENGTH OF 187.55', TO A POINT; THENCE N 06°23'02" W A DISTANCE OF 331.24' TO A POINT; THENCE WITH A REVERSE CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 311.81', WITH A RADIUS OF 475.00', WITH A CHORD BEARING OF N 25°11'24" W, WITH A CHORD LENGTH OF 306.24', TO A POINT; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 418.37', WITH A RADIUS OF 1025.00', WITH A CHORD BEARING OF N 32°18'10" W, WITH A CHORD LENGTH OF 415.47', TO A POINT; THENCE S 69°23'25" W A DISTANCE OF 75.00' TO A POINT; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 209.51', WITH A RADIUS OF 1100.46', WITH A CHORD BEARING OF N 15°09'16" W, WITH A CHORD LENGTH OF 209.19', TO A POINT; THENCE S 78°50'46" W A DISTANCE OF 346.18.' TO A POINT; THENCE N 00°12'05" E A DISTANCE OF 1178.69', TO A POINT, SAID POINT BEING ON LAND LOT LINE 100 AND 101; THENCE W 87°58'10" E A DISTANCE OF 865.97', TO A POINT; SAID POINT BEING THE INTERSECTION OF LAND LOTS 100, 101, 102, AND 103; THENCE S 00°22'19" E A DISTANCE OF 659.39', TO A POINT; THENCE S 01°50'34" W A DISTANCE OF 384.81', TO A POINT; THENCE S 78°50'46" W A DISTANCE OF 378.75', TO A POINT; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 184.75', WITH A RADIUS OF 950.00', WITH A CHORD BEARING OF S 15°02'18" E, WITH A CHORD LENGTH OF 184.46', TO A POINT; THENCE S 69°23'25" W A DISTANCE OF 25.00' TO A POINT; THENCE WITH A REVERSE CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 397.96', WITH A RADIUS OF 975.00', WITH A CHORD BEARING OF S 32°18'10" E, WITH A CHORD LENGTH OF 395.20', TO A POINT; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 344.64', WITH A RADIUS OF 525.00', WITH A CHORD BEARING OF S 25°11'24" E, WITH A CHORD LENGTH OF 338.48', TO A POINT; THENCE S 06°23'02" E A DISTANCE OF 331.24' TO A POINT; THENCE WITH A REVERSE CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 229.01', WITH A RADIUS OF 775.00', WITH A CHORD BEARING OF S 14°50'58" E, WITH A CHORD LENGTH OF 228.18', TO A POINT; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 84.14', WITH A RADIUS OF 475.00', WITH A CHORD BEARING OF S 18°14'26" E, WITH A CHORD LENGTH OF 84.03', TO A POINT; THENCE S 57°22'08" E A DISTANCE OF 41.67' TO A POINT; THENCE N 76°37'08" E A DISTANCE OF 144.21' TO A POINT; THENCE N 31°57'33" E A DISTANCE OF 71.38' TO A POINT; THENCE S 11°41'38" E A DISTANCE OF 18.18' TO A POINT; THENCE S 13°36'51" E A DISTANCE OF 152.42' TO A POINT AND THE TRUE POINT OF BEGINNING.

SAID TRACT OR PARCEL CONTAINS 6.631 ACRES.



SITE MAP (NTS)

HALL COUNTY GEORGIA

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

T: 770.535.5288 | F: 770.531.3972

CHAIRMAN
Richard P. Higgins

Kathy L. Cooper, District 1
Billy Powell, District 2
Shelly Echols, District 3
Jeff Stowe, District 4

COUNTY ADMINISTRATOR
Jock A. Connell

ASSISTANT COUNTY ADMINISTRATOR
Marty Nix

ASSISTANT COUNTY ADMINISTRATOR
Zachary T. Propes

COUNTY CLERK
Lisa A. Ritchie

www.hallcounty.org

Hall County Government
BOARD OF COMMISSIONERS

December 15, 2021

The Revive Land Group, LLC
Attn: Neville Allison
6500 Interlock Road, Suite 625
Atlanta, GA 30326

RE: **Application to Rezone**

Dear Neville Allison:

Please be advised that in its Meeting on December 9, 2021, the Hall County Board of Commissioners voted to approve the following application with the listed conditions.

Application of The Revive Land Group, LLC to rezone from Planned Commercial Development (PCD) to Planned Residential Development (PRD) on a 44.232± acre tract located on the north side of Price Road approximately 640 feet west of its intersection with Walnut Grove Way; a.k.a. 3740 Price Road; Tax Parcel 10100 000156(pt.) & 10100 000158(pt.). Proposed Use: 185 unit townhome development. Commission District 2.

Conditions:

1. The development shall generally occur as depicted on the site plan and described in the project narrative, modified for compliance with Hall County regulations, including §17.180.060 Planned Residential Development (PRD) standards. Any deviations not expressly proffered as part of the submitted narrative or site plan are not approved.
2. There shall be no more than 185 total townhome units in the development.
3. All costs associated with any required right-of-way improvements shall be the Developer's responsibility.
4. Access to the development shall be approved by Hall County Traffic and/or the Georgia Department of Transportation, whichever applies
5. Any necessary access modifications must be approved and permitted by the Georgia Department of Transportation (GDOT). All costs associated with any required improvements shall be the developer's responsibility.
6. No more than 20% of residences in the development shall be rental units at any one time.
7. Applicant shall submit a site plan and architectural renderings, including floorplans to the Planning Director for approval prior to the applicant for a building permit.
8. All conditions of zoning shall be made part of any new plat created for the property.
9. The development shall adhere to the Hall County Erosion Control Ordinance Best Management Practices for Large Developments, which include the 3 BMPs from the County-approved list, even if the phase of development is less than 20 acres.
10. Any yard runoff that would possibly flow into the creek shall be sodded. If runoff flows to a different detention pond, it is not a requirement to have the yard sodded.

Please contact me if you have questions or if you require any additional information concerning this action of the Board.

Sincerely,

Lisa A. Ritchie
Hall County Commission Clerk

cc: Beth Garmon, Planning & Development

As required by subsection (d) of O.C.G.A. Section 15–6–67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended used of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration of Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15–6–67.

Date of Map or Plat: 07/20/2022

NOTES

1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION SUPPLIED AND TO THE SURVEYOR'S BEST KNOWLEDGE ARE APPROXIMATELY AS SHOWN. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

2. I HAVE EXAMINED THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR HALL COUNTY, GEORGIA AND INCORPORATED AREAS, COMMUNITY PANEL NUMBER 13139C0070G, PANEL 70 OF 377, EFFECTIVE DATE APRIL 4, 2018 AND FOUND NO PORTION OF THE PROPERTY SHOWN HEREON TO FALL WITHIN A DESIGNATED FLOOD ZONE "A" (AREAS OF 100 YEAR FLOOD). THE PROPERTY SHOWN HEREON TO FALL WITHIN A DESIGNATED FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD.

3. THE ORTHOMETRIC HEIGHTS (ELEVATIONS AND CONTOURS) SHOWN HEREON WERE DETERMINED BY GPS OBSERVATIONS AND WERE ADJUSTED BY PLANNERS AND ENGINEERS COLLABORATIVE IN DECEMBER 2021. NORTH AMERICAN DATUM OF 1983 (NAD83), NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), GEORGIA WEST ZONE STATE PLANE COORDINATES.

4. THE TERM "CERTIFICATION" RELATING TO PROFESSIONAL ENGINEERING AND LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

5. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE INSPECTION REPORT. EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD BUT NOT BE SHOWN HEREON.

6. NO ZONING INFORMATION PROVIDED FOR BUILDING SETBACKS.

7. EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

8. A PORTION OF THIS PROPERTY IS LOCATED IN THE HALL COUNTY FUTURE FLOOD ZONE PER HALL COUNTY GIS AS SHOW ON THE DRAWING.

The field data upon which this map or plat is based has a closure precision of one foot in 20,850 feet and an angular error of 00° 00' 06" per angle point and was adjusted using the compass adjustment rule.

This map or plat has been calculated for closure and is found to be accurate to within one foot in 1,671,103 feet.

EQUIPMENT USED:

ANGULAR: TOPCON TOTAL STATION

LINEAR: TOPCON TOTAL STATION

To Revive Land Group:

*This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by

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eFiled and eRecorded
DATE: 08/01/2022
TIME: 10:39 AM
PLAT BOOK: 882
PAGE: 190 - 193
FILING FEES: $40.00
PART ID: 5743483344
RECORDED BY: CH
Charles Baker, C.S.C
Hall County, GA
RECEIVED FOR PLAT FILING

Zoning Approval

HALL COUNTY GOVERNMENT
BOARD OF COMMISSIONERS

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GAINESVILLE, GEORGIA 30503
(770) 535-8288
FAX (770) 531-3972

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MARTY NIX
ASSISTANT COUNTY ADMINISTRATOR

MELISSA A. MCCAIN
COMMISSION CLERK

January 25, 2013

River Brook Village Dev. Partners
Attn: Robbie Robison
PO Box 115
Murrayville, Ga. 30564

Re: 3740 Thompson Bridge Road & 3782 Price Road

Dear Mr. Robison:

In their regular meeting of January 24, 2013, the Hall County Board of Commissioners approved your application to rezone from PCD to PRD; and to rezone from R-I, R-II, and AR-III to PCD, an 83.0± acre tract located on the west side of Thompson Bridge Road at its intersection with Price Road; a.k.a. 3740 and 3782 Price Road: Tax Parcels 10100 000154; 10100 000156; and 10100 000158. Proposed Use: Mixed use residential/commercial development with the following conditions:

1. The development of the site shall occur as generally depicted and described in the concept, landscape plans, architectural exhibits and project narrative as amended and modified as necessary for compliance with development standards in force at the time of the site plan approval.

2. All commercial development shall comply with the Gateway Corridors Overlay District (Section 17.420) standards and any standards that are applicable to this area at the time of approval.

3. The developer shall work with Hall County Traffic Engineering/GDOT on determining of any road improvements are necessary to serve the development.

4. Any access/road improvements required by Hall County or the Georgia Department of Transportation shall be the financial responsibility of the applicant or developer.

5. The development shall be limited to 220 apartment units.

6. None of the apartment units shall be income assisted.

7. The amenity package for the apartments shall be built in Phase 1, when at least the first 80 units are built.

8. As depicted on the amended site plan there shall be a 100 foot building setback along the western boundary of the proposed PRD. Within the 100 foot building setback shall be a 50 foot graded and planted buffer. The proposed PCD shall have 75 foot building setback with a 30 foot graded and planted buffer.

9. Any new plats created for the development shall include all conditions of zoning approval.

Should you have any questions or if I may be of assistance to you, please do not hesitate to contact me. Best regards.

Sincerely,

Melissa A. McCain
Commission Clerk

c: Steve McKibbon

HALL COUNTY

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503
t: 770.535.8288 | f. 770.531.3972

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Hall County Government
BOARD OF COMMISSIONERS

December 15, 2021

Fuqua Acquisitions LLC
Attn: Mike Hagan
3575 Piedmont Road, NE, Suite 800
Atlanta, GA 30305

RE: **Application to Amend Conditions**

Dear Mike Hagan:

Please be advised that in its Meeting on December 9, 2021, the Hall County Board of Commissioners voted to approve the following application with the listed conditions.

Application of Fuqua Acquisitions, LLC to amend conditions of a Planned Commercial Development (PCD) on a 14.283± acre tract located on the north side of Price Road at its intersection with Walnut Grove Way; a.k.a. 3740 & 3782 Price Road; Zoned PRD; Tax Parcels 10100 000156(pt.) & 000154. Proposed Use: amend conditions of a planned commercial development. Commission District 2.

Conditions:

1. The development shall conform substantially with the proposed site plan and narrative, modified as necessary for compliance with current development standards at time of site plan approval. This includes architectural standards and sign standards as presented in the Master Sign Development Plan.
2. The proposed development standards, master sign development plan and narrative are approved. Any development standards that are not addressed in the applicants project narrative or Master Sign Development Plan shall be governed by the standards set forth by the Official Code of Hall County.
3. The total building square footage for the proposed development shall be limited to a maximum of 85,000 square feet.
4. Access to the development shall be approved by Hall County Traffic and/or the Georgia Department of Transportation, whichever applies.
5. Any necessary access modifications must be approved and permitted by the Georgia Department of Transportation (GDOT). All costs associated with any required improvements shall be the developer's responsibility.
6. Building height shall be limited to 3-stories/45 feet.

7. No outdoor storage shall be allowed for any use, with the exception of the grocery store and associated display of seasonal items along the front entrance of the store.
8. The following uses shall require a conditional use permit:
   a. Full service car wash. Car washes associated with a gas station shall be permitted.
   b. Self-storage facilities.
9. The following uses shall not be permitted:
   a. Tire sales, automobile repair and maintenance businesses with the exception of auto parts and quick oil change services which shall be allowed by right.
10. The applicant shall submit architectural renderings, including building materials and colors, to be approved by the Planning Director prior to any issuance of any building permits.
11. All conditions of zoning shall be made part of any new plat created for the property.
12. The development shall adhere to the Hall County Erosion Control Ordinance Best Management Practices for Large Developments, which include the 3 BMPs from the County-approved list, even if the phase of development is less than 20 acres.
13. Hall County supports a traffic signal on Thompson Bridge Road provided the signal is permitted and approved by GDOT, and paid for by the developers.

Please contact me if you have questions or if you require any additional information concerning this action of the Board.

Sincerely,

Lisa A. Ritchie
Hall County Commission Clerk

cc: Beth Garmon, Planning & Development

SHEET 4 OF 4
DRAWN BY: MS
CHECKED BY: JNH
FILE NO.: 20180.00
DATE: 01/22/22
SCALE: 1" = 100'
DATE OF FIELD WORK: 1/22/22
0 50 100 200

GEORGIA REGISTERED No. 3398 LAND SURVEYOR JONATHAN N. HOWARD

LOT DIVISION PLAT
FOR
THE REVIVE LAND GROUP

HALL COUNTY GEORGIA

LAND LOT(S) 100, 103, 104
DISTRICT 10TH

REVISIONS

REV	DATE	DESCRIPTION	BY
5			
4			
3			
2	7/1/22	ADDRESS COUNTY COMMENTS	NAV
1	5/17/2022	UPDATE ACREAGE & CALLS - TRACT B	

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