

COVERED STORAGE CHART	
BLDG	UNITS
A	66
B	90
C	55
D	58
E	60
F	38
G	20
H	30
I	28
TOTAL	445

N/F
KENNETH D SIMMONS
& JENIFER P. SIMMONS
PARCEL 10144 000038
ZONED AR-III

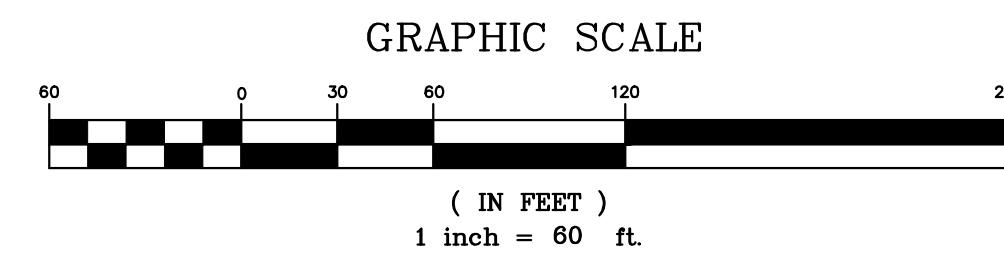
UNCOVERED STORAGE CHART	
AREA	UNITS
1	14
TOTAL	14

GENERAL NOTES:

- TOTAL ACREAGE OF SITE = 20.16 AC.
- CURRENT ZONING: AR-III;
PROPOSED ZONING: I-I (LIGHT INDUSTRIAL)
- SETBACKS:
FRONT - 100' FROM CL CLEVELAND HWY
FRONT - 50' DONNA DRIVE
SIDE & REAR - 20'
- 20' LANDSCAPED STRIP WITH FENCE ALONG ROAD FRONTAGE OF DEVELOPMENT.

CONDITIONAL USE SUBJECT TO BOARD APPROVAL:

- OUTDOOR BOAT & RV STORAGE IN GATEWAY OVERLAY CORRIDOR.

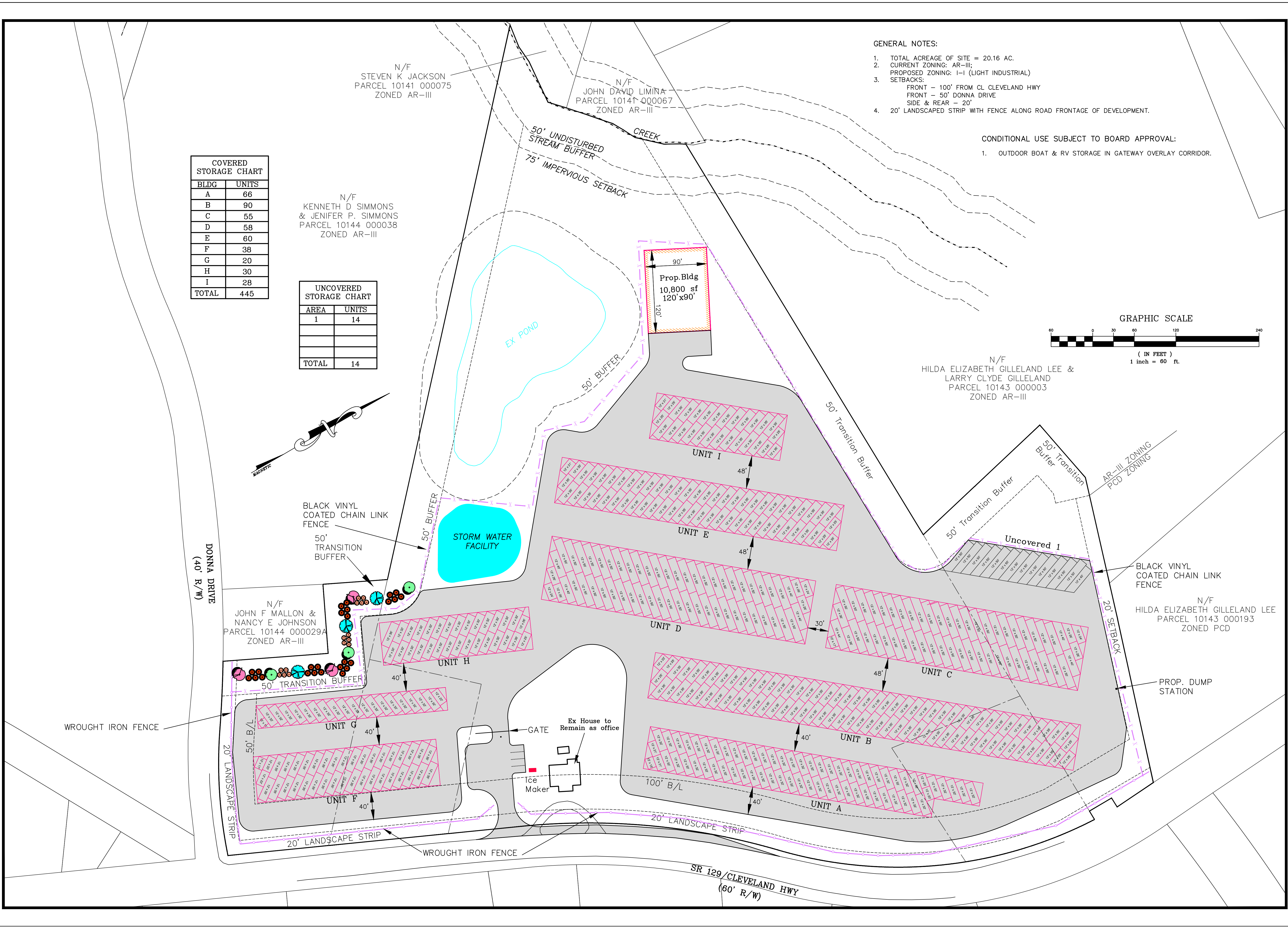


DONNA DRIVE
(40' R/W)

N/F
JOHN F MALLON &
NANCY E JOHNSON
PARCEL 10144 000029A
ZONED AR-III

N/F
HILDA ELIZABETH GILLELAND LEE &
LARRY CLYDE GILLELAND
PARCEL 10143 000003
ZONED AR-III

N/F
HILDA ELIZABETH GILLELAND LEE
PARCEL 10143 000193
ZONED PCD



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Seal

MYERS & CO.
civil engineers

770-554-9172
ed@myers-and-co.com
P.O. BOX 634
GAINESVILLE, GA 30603

Project Description
129 BOAT & RV STORAGE
HALL COUNTY, GEORGIA

DATE 8-1-23
JOB NO. 23-03
Sheet Title
REZONING PLAN

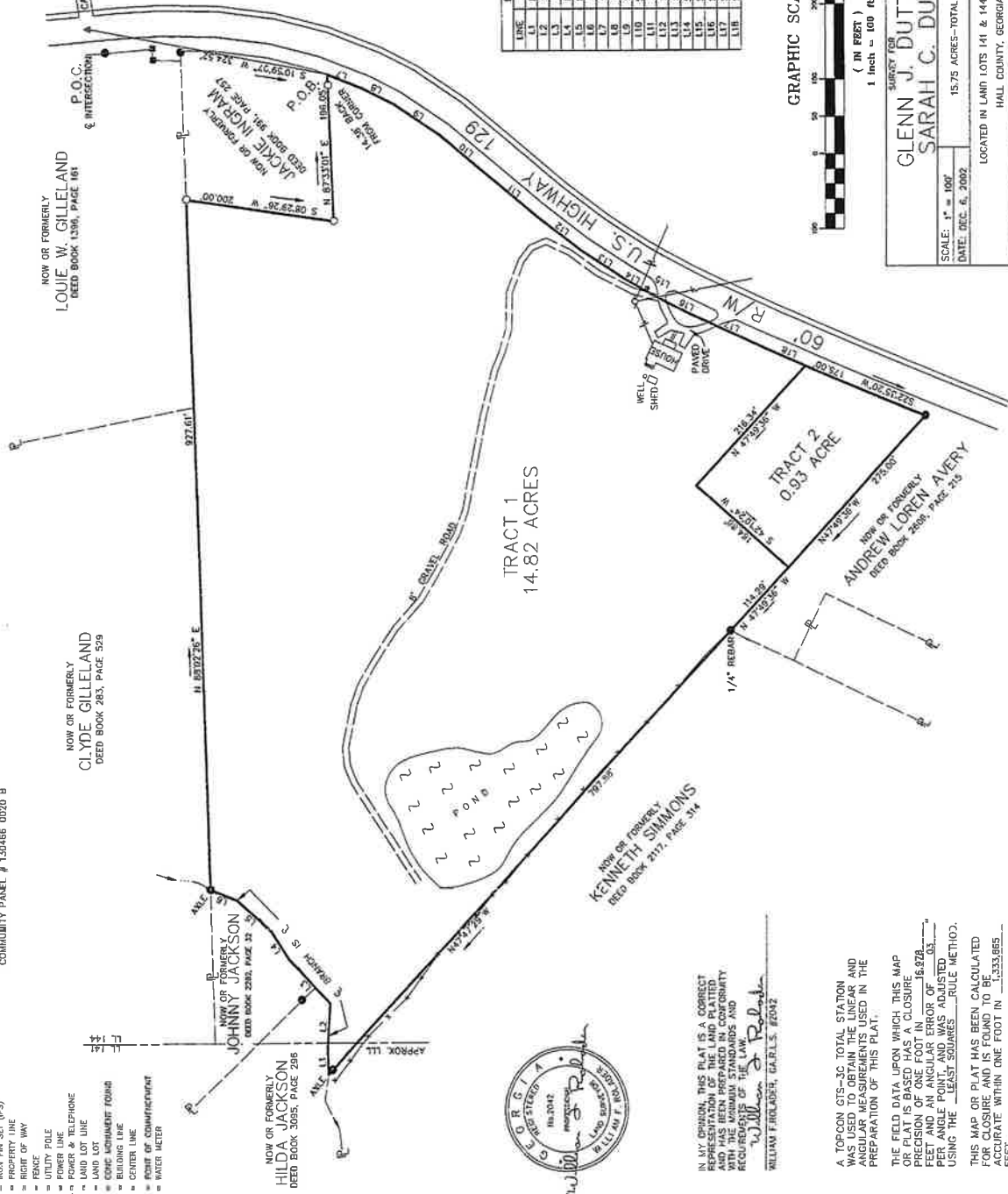
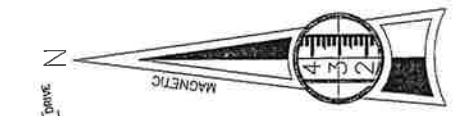
Revisions

SHEET
1

THIS PROPERTY IS NOT LOCATED IN A ZONE
 REGULATED BY THE FLOOD INSURANCE RATE MAP BY
 F.E.M.A., EFFECTIVE NOVEMBER 2, 1983.
 COMMUNITY PANEL # 150466 0020 B

ALL PINS ARE 1/2" REBAR
 UNLESS OTHERWISE DESCRIBED

- LEGEND**
- PSB = POINT OF BEGINNING
 - OB = IRON PIN FOUND (PP)
 - O = IRON PIN SET (PP)
 - P = PROPERTY LINE
 - R/W = RIGHT OF WAY
 - X- = FENCE
 - U = UTILITY POLE
 - W = WATER MAIN
 - W-T = POWER & TELEPHONE
 - LLL = LAND LOT LINE
 - LL = LAND LOT
 - = CONIC MICHAMENT FORM
 - B = BUILDING LINE
 - ⊙ = CENTER LINE
 - PC = POINT OF COMMENCEMENT
 - W = WATER METER



LINE	BEARING	LENGTH
L1	N87°59'50"E	31.69
L2	S89°09'56"E	62.36
L3	N47°14'20"E	80.73
L4	N85°33'57"E	45.56
L5	S84°10'42"E	37.00
L6	S71°45'26"W	50.09
L7	S77°38'11"W	47.85
L8	S34°16'40"W	72.00
L9	S40°03'08"W	85.36
L10	S40°13'33"W	57.68
L11	S51°18'44"W	66.35
L12	S102°53'42"W	34.89
L13	S28°12'33"W	56.77
L14	S76°59'04"W	27.67
L15	S74°02'33"W	111.55
L16	S74°02'33"W	59.59



GLENN J. DUTTON & SARAH C. DUTTON
 SURVEY FOR

LOCATED IN LAND LOTS 141 & 144, 10TH DISTRICT
 HALL COUNTY, GEORGIA

APPLICANT: SURVEYING COMPANY, INC.
 MOUNTAIN CITY, GEORGIA 30562 (706)746-2625

C.C. IE

DRAWN BY: WTR

DATE: DEC. 6, 2002

SCALE: 1" = 100'

15.75 ACRES-TOTAL

02-488



IN MY OPINION, THIS PLAT IS A CORRECT
 REPRESENTATION OF THE LAND PLATTED
 AND HAS BEEN PREPARED IN CONFORMITY
 WITH THE REQUIREMENTS OF THE LAW
 RECOVERED BY THE LAW

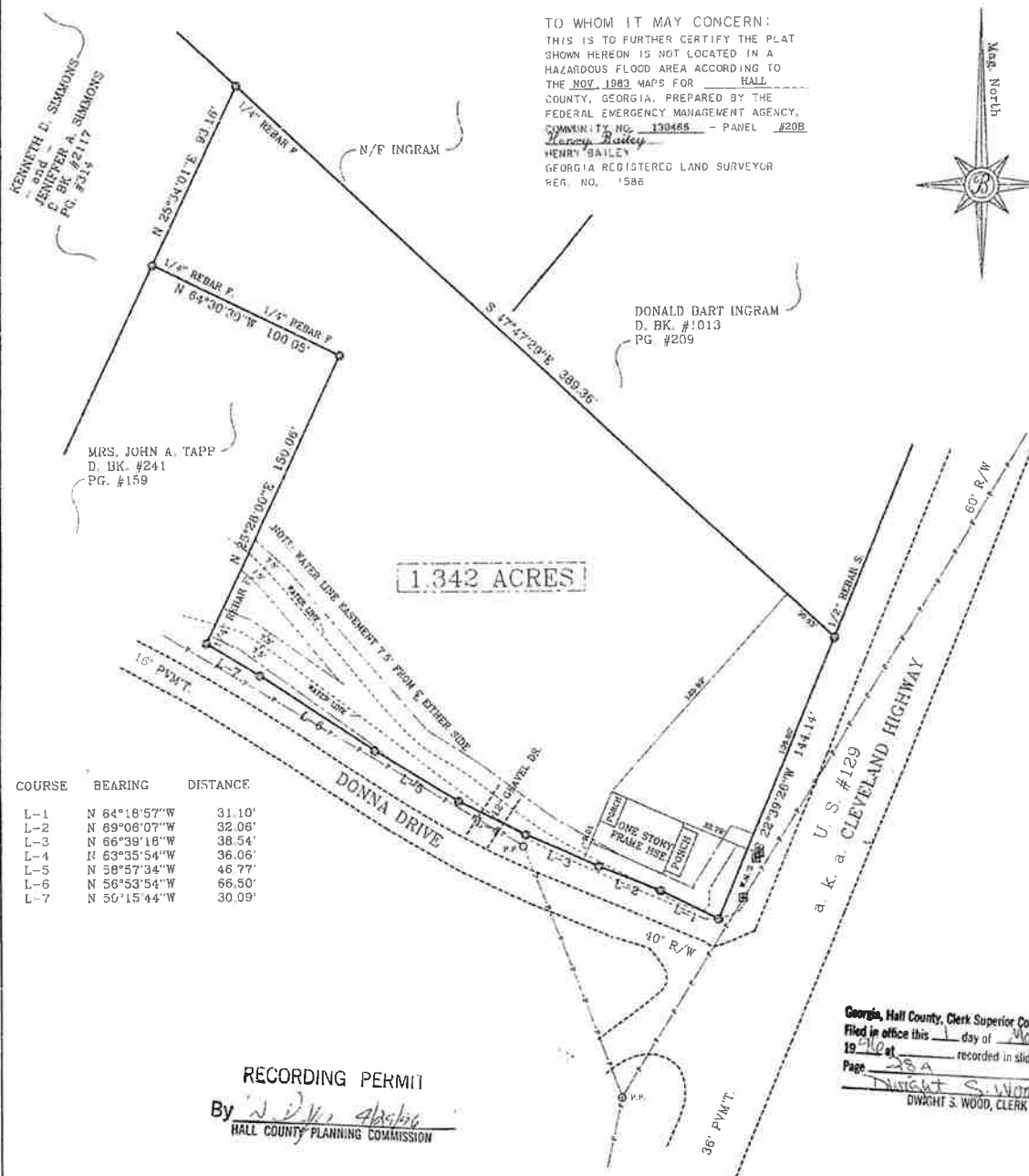
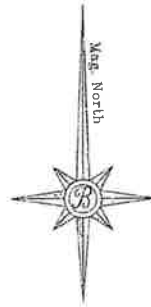
William F. Hildebrand
 WILLIAM F. HILDEBRAND, G.A.R.L.S. #2192

A TOPCON GTS-3C TOTAL STATION
 WAS USED TO OBTAIN THE LINEAR AND
 ANGULAR MEASUREMENTS USED IN THE
 PREPARATION OF THIS PLAT.

THE FIELD DATA UPON WHICH THIS MAP
 OR PLAT IS BASED HAS A CLOSURE
 PRECISION OF ONE FOOT IN 16,826.
 THE MEAN SCALED DISTANCE OF 16,826
 FEET PER FOOT WAS ADJUSTED
 USING THE LEAST SQUARES RULE METHOD.

THIS MAP OR PLAT HAS BEEN CALCULATED
 AND FOUND TO BE ACCURATE TO
 WITHIN ONE FOOT IN 16,826 FEET.

TO WHOM IT MAY CONCERN:
 THIS IS TO FURTHER CERTIFY THE PLAT
 SHOWN HEREON IS NOT LOCATED IN A
 HAZARDOUS FLOOD AREA ACCORDING TO
 THE NOV, 1983 MAPS FOR HALL
 COUNTY, GEORGIA, PREPARED BY THE
 FEDERAL EMERGENCY MANAGEMENT AGENCY,
 COMMUNITY NO. 130465 - PANEL #20B
 Henry Bailey
 HENRY BAILEY
 GEORGIA REGISTERED LAND SURVEYOR
 REG. NO. 1588



1.342 ACRES

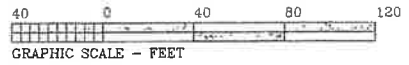
COURSE	BEARING	DISTANCE
L-1	N 64°18'57"W	31.10'
L-2	N 89°08'07"W	32.06'
L-3	N 66°39'18"W	38.54'
L-4	N 63°35'54"W	36.06'
L-5	N 58°57'34"W	46.77'
L-6	N 56°53'54"W	66.50'
L-7	N 50°15'44"W	30.09'

RECORDING PERMIT
 By Henry Bailey
 HALL COUNTY PLANNING COMMISSION

Georgia, Hall County, Clerk Superior Court
 Filed in office this 1 day of May
 1996 at recorded in slide SA
 Page 28A
 DWIGHT S. WOOD, CLERK

SURVEYED BY:
 HENRY BAILEY
 P. O. BOX 286
 GAINESVILLE, GEORGIA 30503-0286
 PHONE: (770) 536-6425

- REFERENCES :
- D. BK. #241 - PG. #159
 - D. BK. #284 - PG. #295
 - P. BK. #27 - PG. #252
 - P. BK. #121 - PG'S. #252 and #253
 - P. S. #312 - PG. #214A



SURVEY FOR:
ANDREW LOREN AVERY
 WHELCHER G.M.D. #570
 LAND LOT #144 - 10th LAND DISTRICT
 HALL COUNTY, GEORGIA
 APRIL 29, 1996 - SCALE 1"= 40' 96-04-19



THE ANGULAR AND LINEAR MEASUREMENT UPON WHICH THIS MAP OR PLAT IS BASED WAS PERFORMED WITH A TOPCON GTS - 3B ELECTRONIC DISTANCE METER AND A 100' STEEL TAPE. HAS AN ANGULAR ERROR OF 06.2" PER ANGLE POINT. A CLOSURE OF ONE FOOT IN 14,382 FEET AND WAS ADJUSTED USING THE COMPASS RULE. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 78,528 FEET.

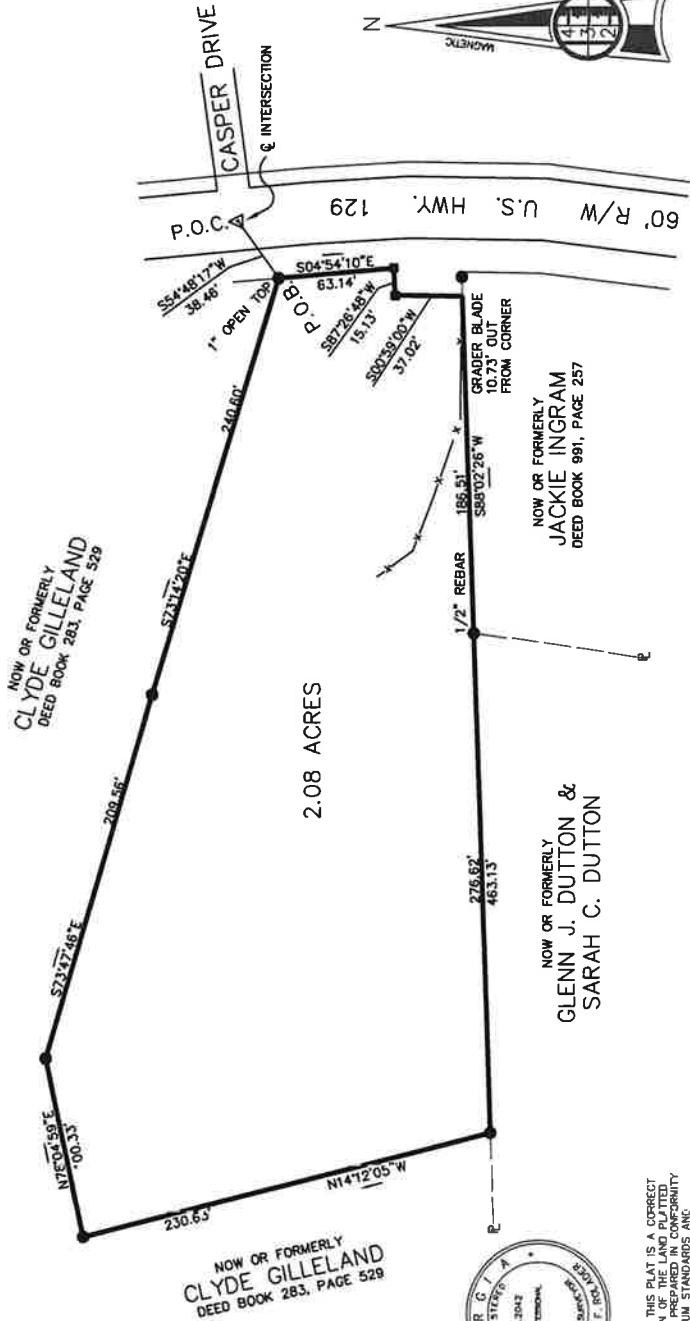
LEGEND

- POB = POINT OF BEGINNING
- RF = IRON PIN FOUND (IPF)
- Q = PROPERTY CORNER (PC)
- Q = PROPERTY LINE (PL)
- Q = RIGHT OF WAY
- = FENCE
- U = UTILITY POLE
- W- = POWER & TELEPHONE
- LLL = LAND LOT LINE
- = CONCRETE MONUMENT FOUND
- B = BUILDING LINE
- C = CENTER LINE
- POC = POINT OF COMMENCEMENT

THIS PROPERTY IS NOT LOCATED IN A ZONE
 AS SHOWN ON A FLOOD HAZARD MAPPING
 TO THE FLOOD INSURANCE RATE MAP BY
 F.E.M.A., EFFECTIVE NOVEMBER 2, 1983.
 COMMUNITY PANEL # 130466 0020 B

REFERENCE: PLAT BOOK 138, PAGE 204

ALL DIMS ARE 1/2" ROD
 UNLESS OTHERWISE STATED.



GRAPHIC SCALE



GLENN J. DUTTON & SARAH C. DUTTON	
SCALE: 1" = 60'	DRAWN BY: WAR
DATE: MAY 20, 2003	C.E. WFR
LOCATED IN LAND LOT 144, 10TH DISTRICT HALL COUNTY, GEORGIA	
APPALACHIAN SURVEYING COMPANY, INC. P.O. BOX 117 MOUNTAIN CITY, GEORGIA 30562 (706)746-2625	



IN MY OPINION, THIS PLAT IS A CORRECT
 REPRESENTATION OF THE LAND PLATTED
 HEREIN, AND I HAVE PREPARED THE SAME
 WITH THE BEST MEASUREMENTS AND IN CONFORMITY
 WITH THE BEST PRACTICES AND REQUIREMENTS OF THE LAW.

WILLIAM F. ROULAGER, CARLS #2042

A TOPCON GTS-3C TOTAL STATION
 WAS USED TO OBTAIN THE LINEAR AND
 ANGULAR MEASUREMENTS USED IN THE
 PREPARATION OF THIS PLAT.

THE FIELD DATA UPON WHICH THIS MAP
 WAS BASED WAS OBTAINED WITH A
 PRECISION OF ONE FOOT IN 14,718
 FEET AND AN ANGULAR ERROR OF 0.3
 PER ANGLE POINT, AND WAS ADJUSTED
 USING THE LEAST SQUARES FULL METHOD.

THIS MAP OR PLAT HAS BEEN CALCULATED
 FOR CLOSURE AND IS FOUND TO BE
 ACCURATE WITHIN ONE FOOT IN 103,878
 FEET.