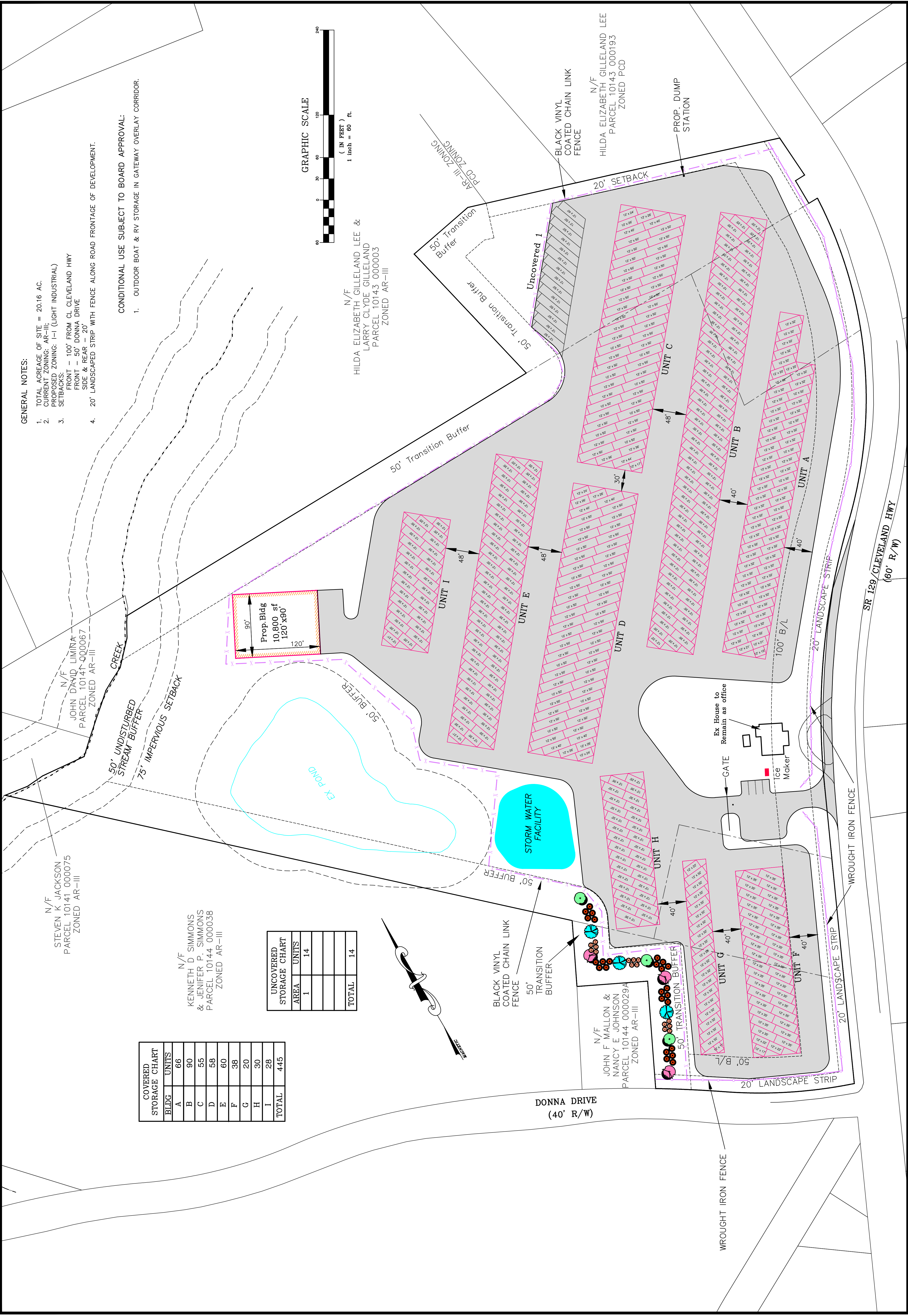


DATE	8-1-23
JOB NO.	23-03
SHEET TITLE	REZONING PLAN

Project Description  
129 BOAT & RV STORAGE  
HALL COUNTY, GEORGIA

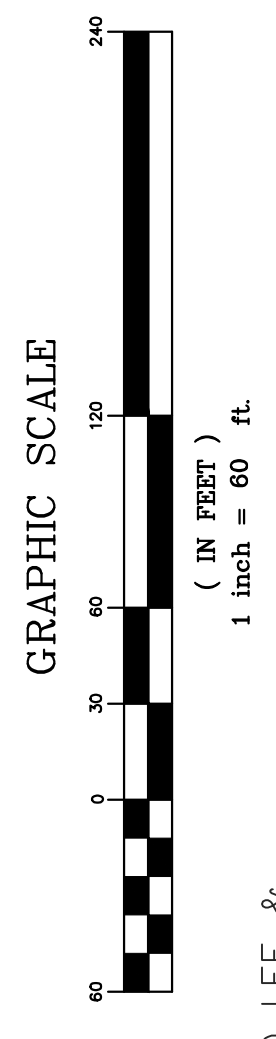
**MYERS & CO.** *civil engineers*  
P.O. BOX 634  
GAINESVILLE, GA 30603  
770-654-9172  
ed@myers-and-co.com

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- GENERAL NOTES:**
- TOTAL ACREAGE OF SITE = 20.16 AC.
  - CURRENT ZONING: AR-III;
  - PROPOSED ZONING: I-1 (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.



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

AREA	UNITS
1	14
TOTAL	14



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

- LEGEND**
- POINT OF BEGINNING
  - BORN PIN BOUND (PPB)
  - BORN PIN SET (PPS)
  - PROPERTY LINE
  - FENCE
  - UTILITY POLE
  - POWER & TELEPHONE
  - LAND LOT LINE
  - LAND LOT
  - CONIC MEASUREMENT FORM
  - BUILDING LINE
  - CENTER LINE
  - POINT OF COMMENCEMENT
  - WATER METER

ALL PINS ARE 1/2" REBAR  
 UNLESS OTHERWISE DESCRIBED

NOW OR FORMERLY  
 CLYDE GILLELAND  
 DEED BOOK 283, PAGE 529

NOW OR FORMERLY  
 LOUIE W. GILLELAND  
 DEED BOOK 1306, PAGE 161

NOW OR FORMERLY  
 JOHNNY JACKSON  
 DEED BOOK 2382, PAGE 32

NOW OR FORMERLY  
 HILDA JACKSON  
 DEED BOOK 3095, PAGE 205

NOW OR FORMERLY  
 KENNETH SIMMONS  
 DEED BOOK 2117, PAGE 314

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  
 RECORDED BY ME AND  
 RECORDED BY THE CLERK OF THE SUPERIOR COURT  
 OF THE COUNTY OF HALL, GEORGIA.  
 WILLIAM F. HIRSHLER, CARL S. 2002

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 POSITION OF EACH POINT 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.

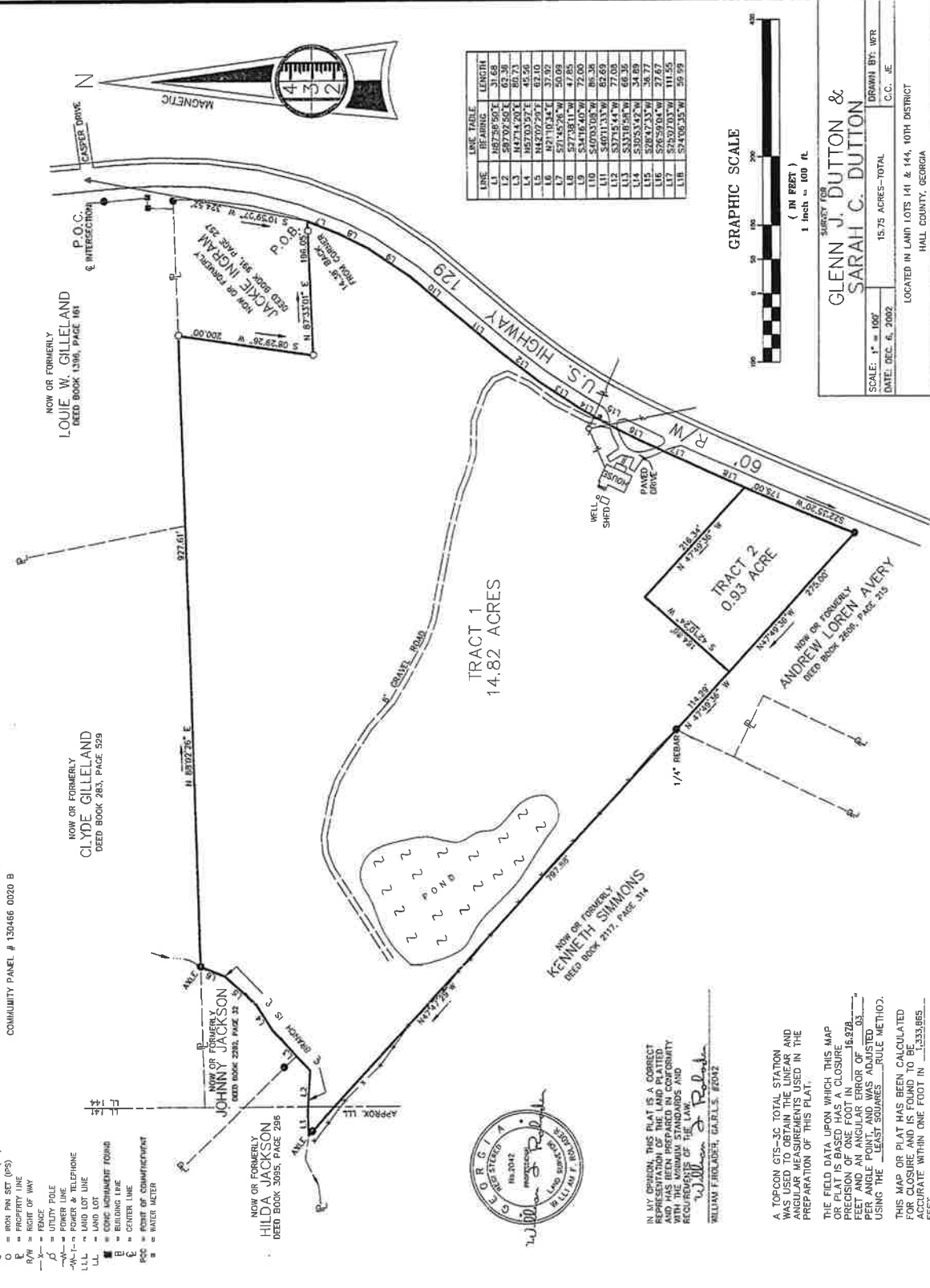
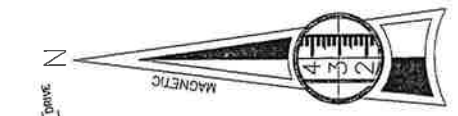
LINE	BEARING	LENGTH
L1	N87°59'50"E	31.69
L2	S89°09'56"E	62.36
L3	N47°14'20"E	80.73
L4	N85°20'57"E	45.56
L5	S84°10'42"E	37.00
L6	S71°45'26"W	50.09
L7	S77°38'11"W	47.85
L8	S34°16'40"W	72.00
L9	S40°03'08"W	85.36
L10	S40°13'33"W	57.68
L11	S51°18'44"W	66.36
L12	S102°53'42"W	34.89
L13	S28°12'33"W	56.77
L14	S76°59'04"W	27.67
L15	S74°02'35"W	111.55
L16	S74°02'35"W	59.59



**GLENN J. DUTTON & SARAH C. DUTTON**  
 SURVEY FOR  
 LOCATED IN LAND LOTS 141 & 144, 10TH DISTRICT  
 HALL COUNTY, GEORGIA

SCALE: 1" = 100'  
 DATE: DEC. 6, 2002  
 15.75 ACRES-TOTAL  
 DRAWN BY: WFR  
 C.C. JE

APPALACHIAN SURVEYING COMPANY, INC.  
 MOUNTAIN CITY, GEORGIA 30552 (706)746-2625  
 LICENSE NUMBER 02-488





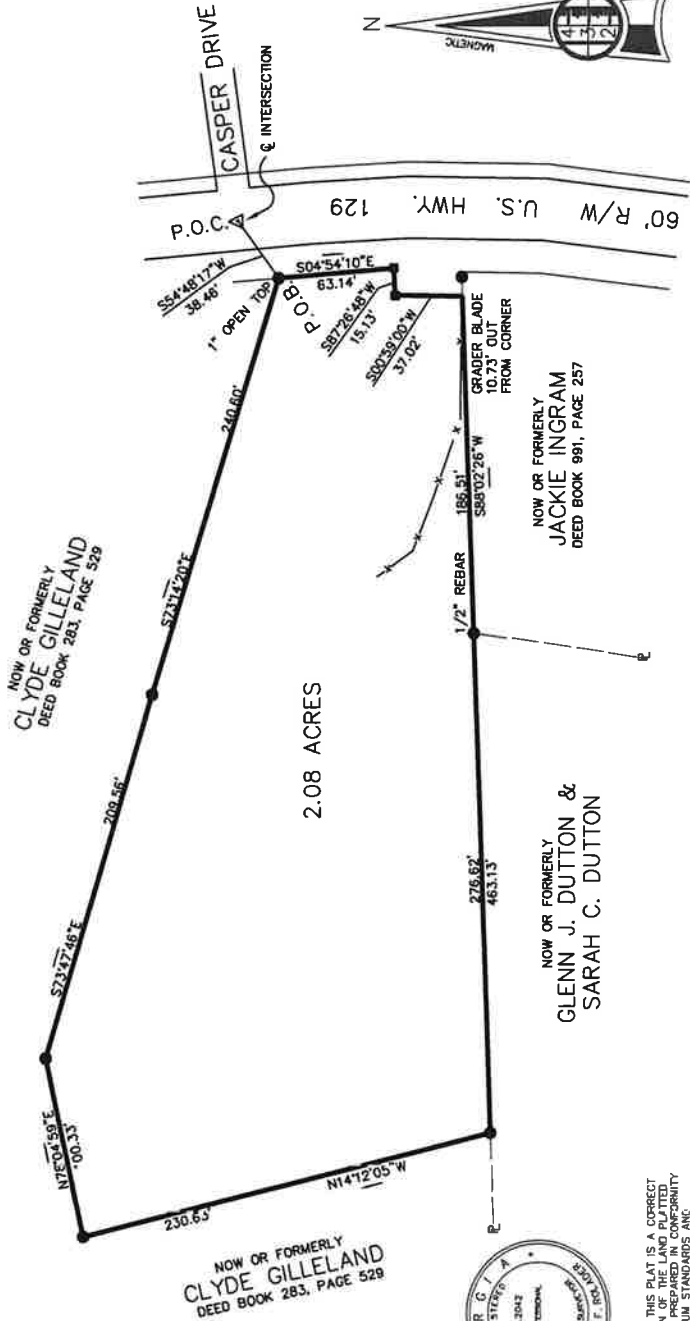
**LEGEND**

- POB = POINT OF BEGINNING
- RF = IRON PIN FOUND (IFP)
- Q = PROPERTY LINE (PS)
- Q = PROPERTY LINE (PS)
- Q = RIGHT OF WAY
- = FENCE
- U = UTILITY POLE
- W- = POWER & TELEPHONE
- LLL = LAND LOT LINE
- = CONC. MORTARMENT 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.N.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



IN MY OPINION, THIS PLAT IS A CORRECT  
 REPRESENTATION OF THE LAND PLATTED  
 HEREIN, AND I HAVE BEEN ADVISED IN CONFORMITY  
 WITH THE 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 HAS A CLOSURE OF 1/5  
 PERCENT AND AN ANGULAR ERROR OF 0.3  
 FEET AND ONE FOOT IN 14,718  
 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.

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