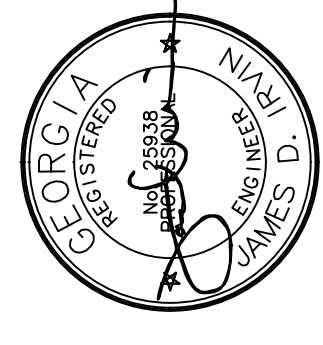


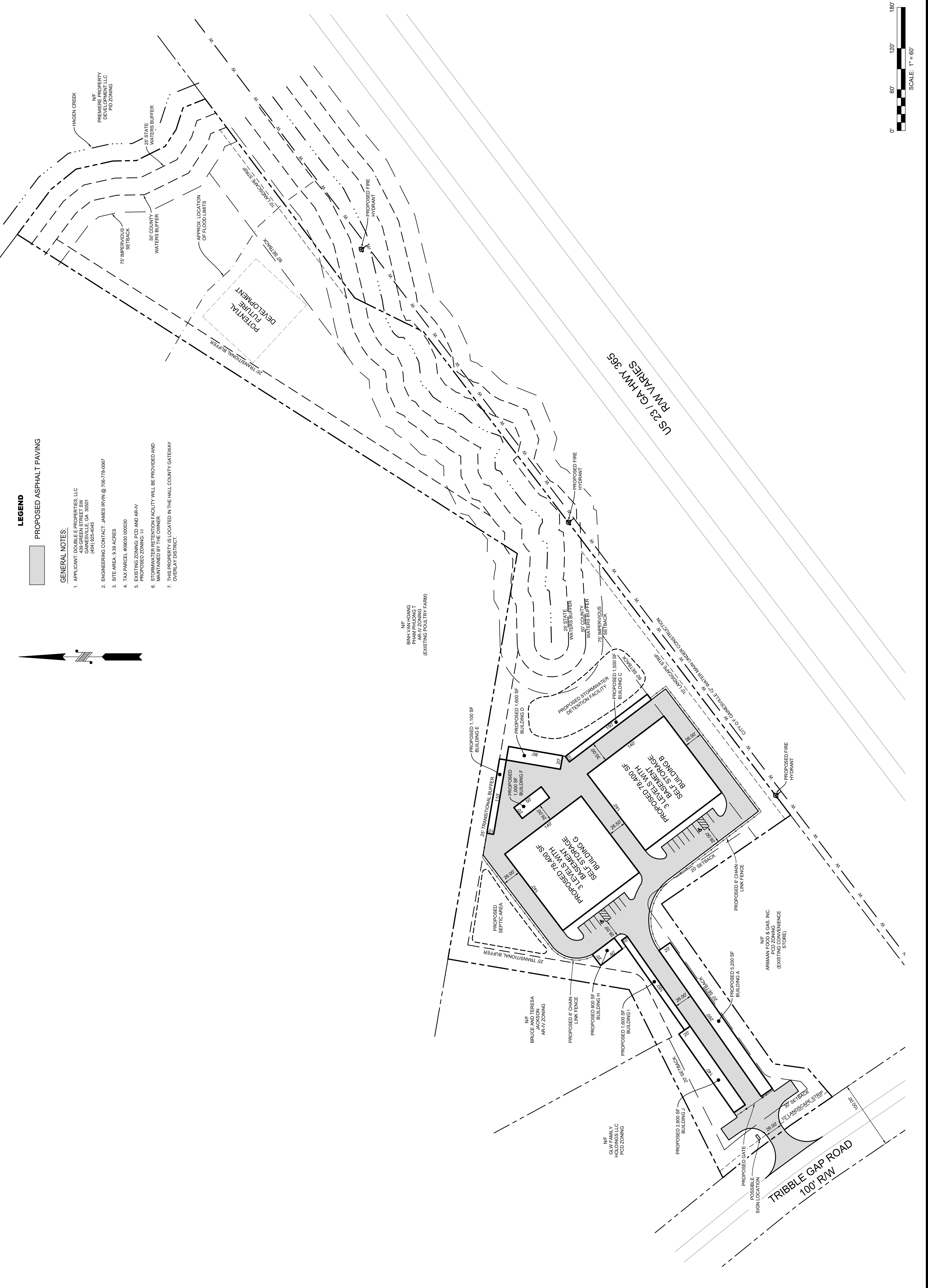
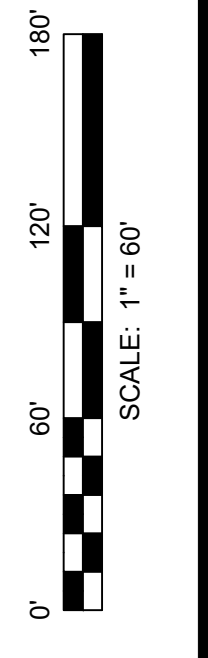
NO.	DESCRIPTION	DATE



GSWCC LEVEL II #9832  
DATE: DECEMBER 8, 2023

SCALE: 1" = 60'

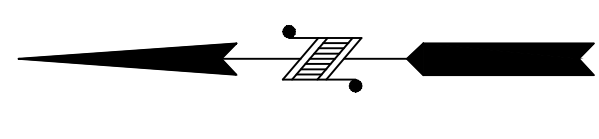
SHEET: **C1**  
JOB #23139



**LEGEND**  
 PROPOSED ASPHALT PAVING

**GENERAL NOTES:**

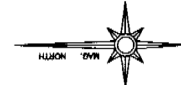
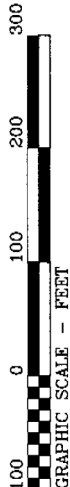
1. APPLICANT: DOUBLE PROPERTIES, LLC  
1000 W. GAINESVILLE RD.  
GAINESVILLE, GA 30601  
(404) 925-4545
2. ENGINEERING CONTACT: JAMES IRVIN @ 706-778-0067
3. SITE AREA: 9.39 ACRES
4. TAX PARCEL #09030 000030
5. EXISTING ZONING: PDS AND AR-IV  
PROPOSED ZONING: H-1
6. STORMWATER RETENTION FACILITY WILL BE PROVIDED AND MAINTAINED BY THE OWNER.
7. THIS PROPERTY IS LOCATED IN THE HALL COUNTY GATEWAY OVERLAY DISTRICT.



THE FIELD DATA FROM WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF 1 FT. IN 162,000 FEET AND AN ANGULAR ERROR OF 2 SECONDS PER ANGLE. THIS PLAT IS SUBJECT TO ANY EASEMENTS, RIGHTS OF WAY, OR CONDITIONS OF LEGAL RECORD, INSTRUMENTS USED THEREON AND TOTAL STATION RECORD DATA COLLECTED.

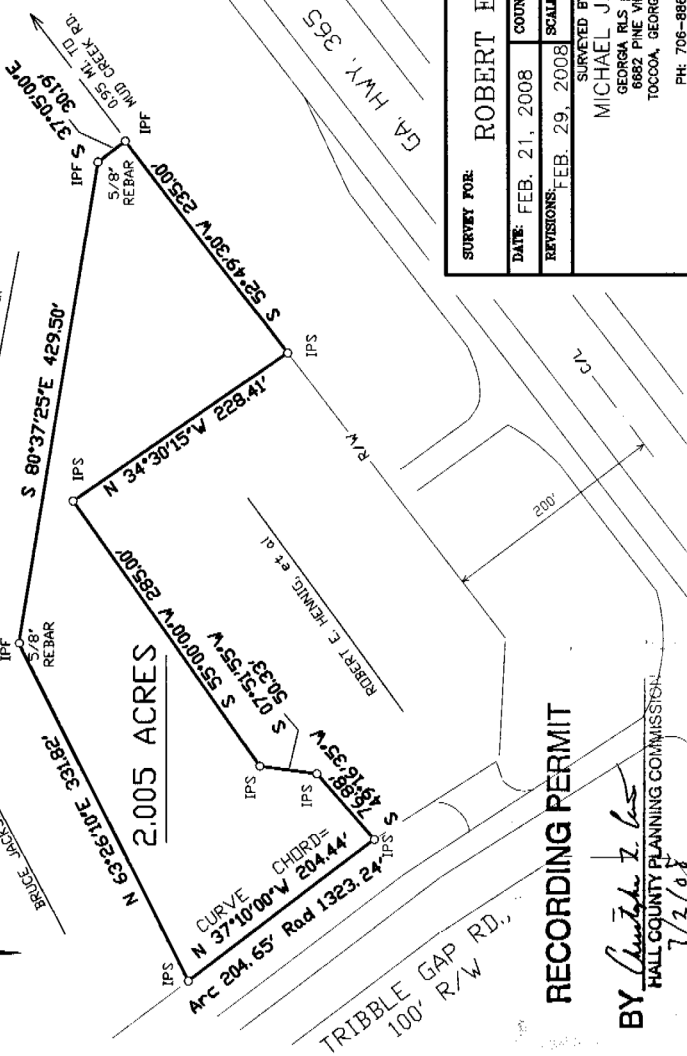
THIS PLAT IS A CORRECT REPRESENTATION OF THE SURVEYED DATA AND IS IN ACCORDANCE WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

LEGEND:  
 IPS = IRON PIN SET  
 1/2" REBAR  
 IPF = IRON PIN FOUND  
 R/W = RIGHT OF WAY  
 LL = LAND LOT  
 P/L = PROPERTY LINE  
 C/L = CENTERLINE



ROBERT E. HENNIG, et al

BRUCE JACKSON



See permit D-5537  
7-2-08



SURVEY FOR: <b>ROBERT E. HENNIG</b>		STATE: GEORGIA
DATE: FEB. 21, 2008	COUNTY: HALL	LAND LOT: 30
REVISIONS: FEB. 29, 2008	SCALE: 1"=100'	DISTRICT: 9 th
SURVEYED BY: MICHAEL J. SMITH GEORGIA RLS # 2391 6882 PINE VILLA DR. TOCCOA, GEORGIA 30577		APPROVED BY: MJS
PH: 706-866-5504		INT2000: Hennig Hennig2

**RECORDING PERMIT**

BY *Christine T. Lee*  
 HALL COUNTY PLANNING COMMISSION  
 7/2/08

Hall County, Georgia, Clerk Superior Court  
 filed in office this 21 day of July  
 20 08 at 2:50 pm. Recorded in Plat  
 Book 856 Page 157  
 Decided 12-10-08  
 Dwight S. Wood, Clerk *GC/AD*

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS AN ANGULAR ERROR OF SECONDS PER ANGLE POINT AND A PERCENTAGE OF ONE FOOT IN 1000. FIELD AND OFFICE CALCULATIONS USING THE CRANDALL RULE. THIS PLAT IS ACCURATE WITHIN ONE FOOT IN 3221.07 FEET (OFFICE WORK ONLY)

THIS IS TO ADVISE THAT THIS PROPERTY IS NOT LOCATED IN A DESIGNATED FLOOD HAZARD AREA.

RECORDING PERMIT  
By *L. Will* 11-19-96  
HALL COUNTY PLANNING COMMISSION  
LARRY C. SANGRE



1	5-67-09-45E	29.11
2	5-72-21-14E	34.61
3	5-22-15-47E	34.95
4	N04-54-25W	145.58
5	N01-11-40E	42.41

NOTE: A PORTION OF THIS PROPERTY IS LOCATED IN A FLOOD HAZARD AREA AS PER FEMA FLOOD INSURANCE RATE MAP OF HALL COUNTY, GA. COMMUNITY PANEL NO. 130455.0050E. EFFECTIVE DATE: NOV. 2, 1983. (AS PER PERMITS PLAT)

NOTES: OFFICE CALCULATIONS ONLY. NO FIELD WORK PERFORMED. ALL CALCULATIONS DERIVED FROM OTHER PLATS.

Georgia, Hall County, Clerk Superior Court  
Filed in office this 11 day of November 1996 at 2231A  
PUB: W. S. WOOD  
BY: W. S. WOOD  
W. S. WOOD, CLERK

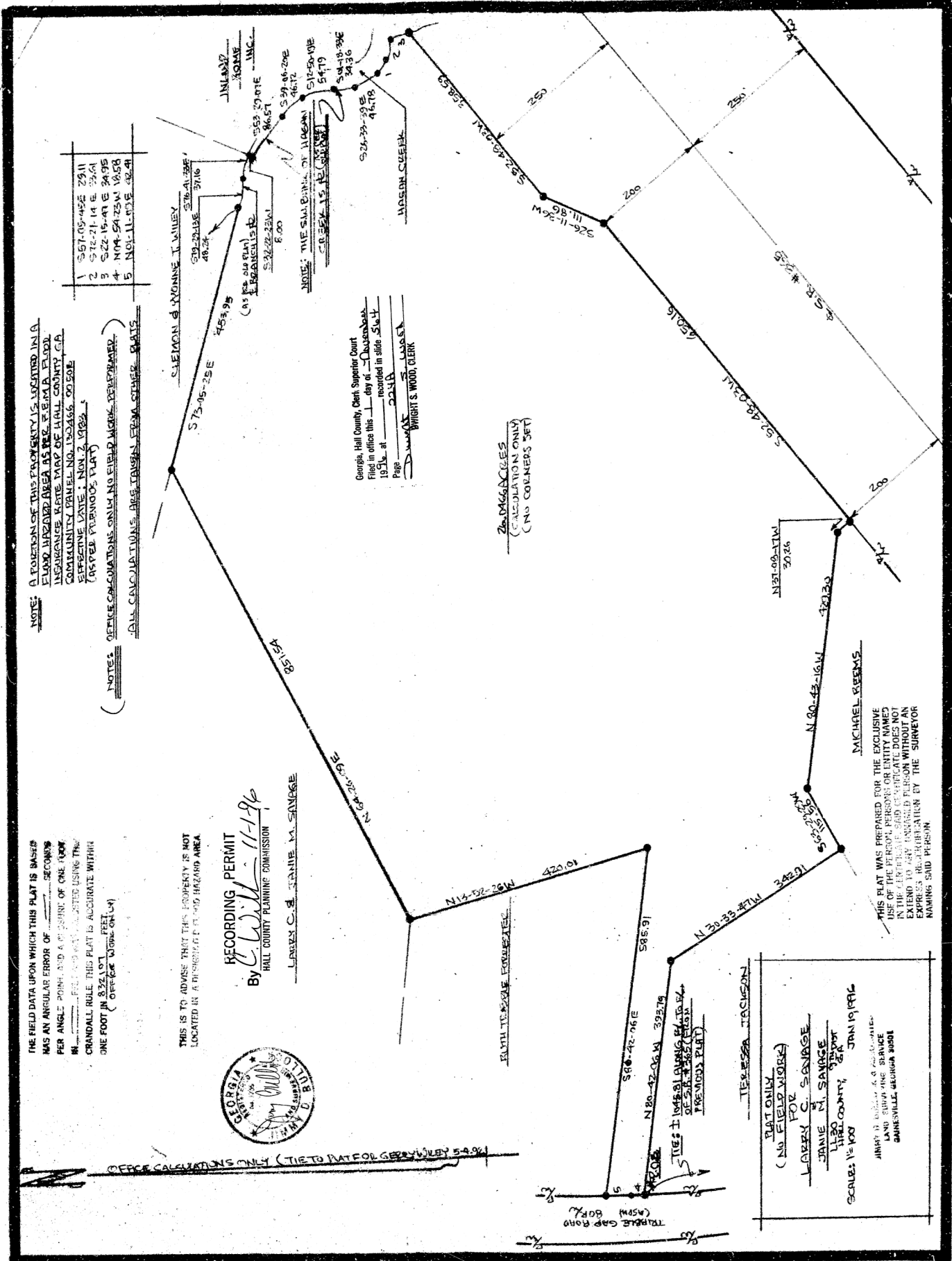
26. MAGNICES  
(CALCULATION ONLY  
(NO CORNERS SET)

MICHAEL BEEMS

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSONS AND/OR ENTITY NAMED IN THE INSTRUMENT. SAID CALCULATION DOES NOT IN ANY MANNER IMPLY OR WARRANT WITHOUT AN EXPRESS REPRESENTATION BY THE SURVEYOR NAMING SAID PERSON.

TELESSA JACKSON  
PLAT ONLY  
(NO FIELD WORK)  
FOR  
LARRY C. SANGRE  
JANIE M. SANGRE  
HUBBARD ROAD  
HALL COUNTY, GA  
SCALE: 1" = 100'  
JAN 19, 1996  
JAMES B. BARNES, S.A. & ASSOCIATES  
LAND SURVEYING SERVICE  
DANVILLE, GEORGIA 30901

OFFICE CALCULATIONS ONLY (TIE TO RATE FOR GERRY WILBY 5-4-94)



**Exhibit "D"**  
**Seller provided Aerial - outlining subject property**

