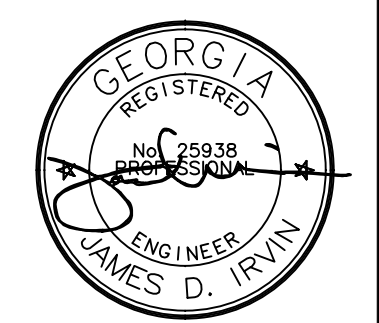


REVISIONS NO.	DESCRIPTION	DATE
1	REVISIONS PER HALL COUNTY COMMENTS	7/31/24

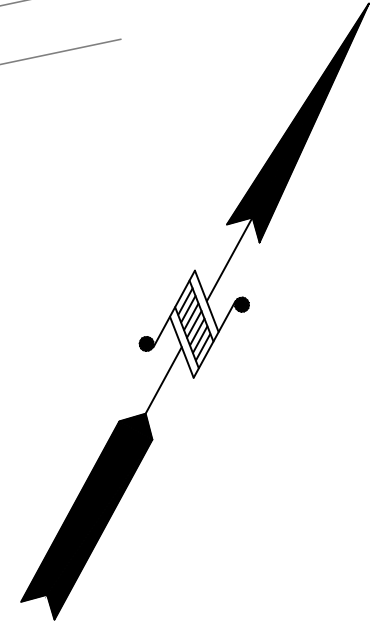


GSWCC LEVEL II #9832

DATE: JULY 18, 2024

SCALE: 1" = 40'

SHEET:
C1
 JOB #24128

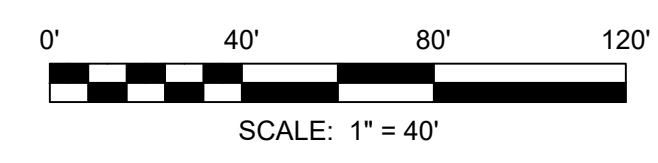
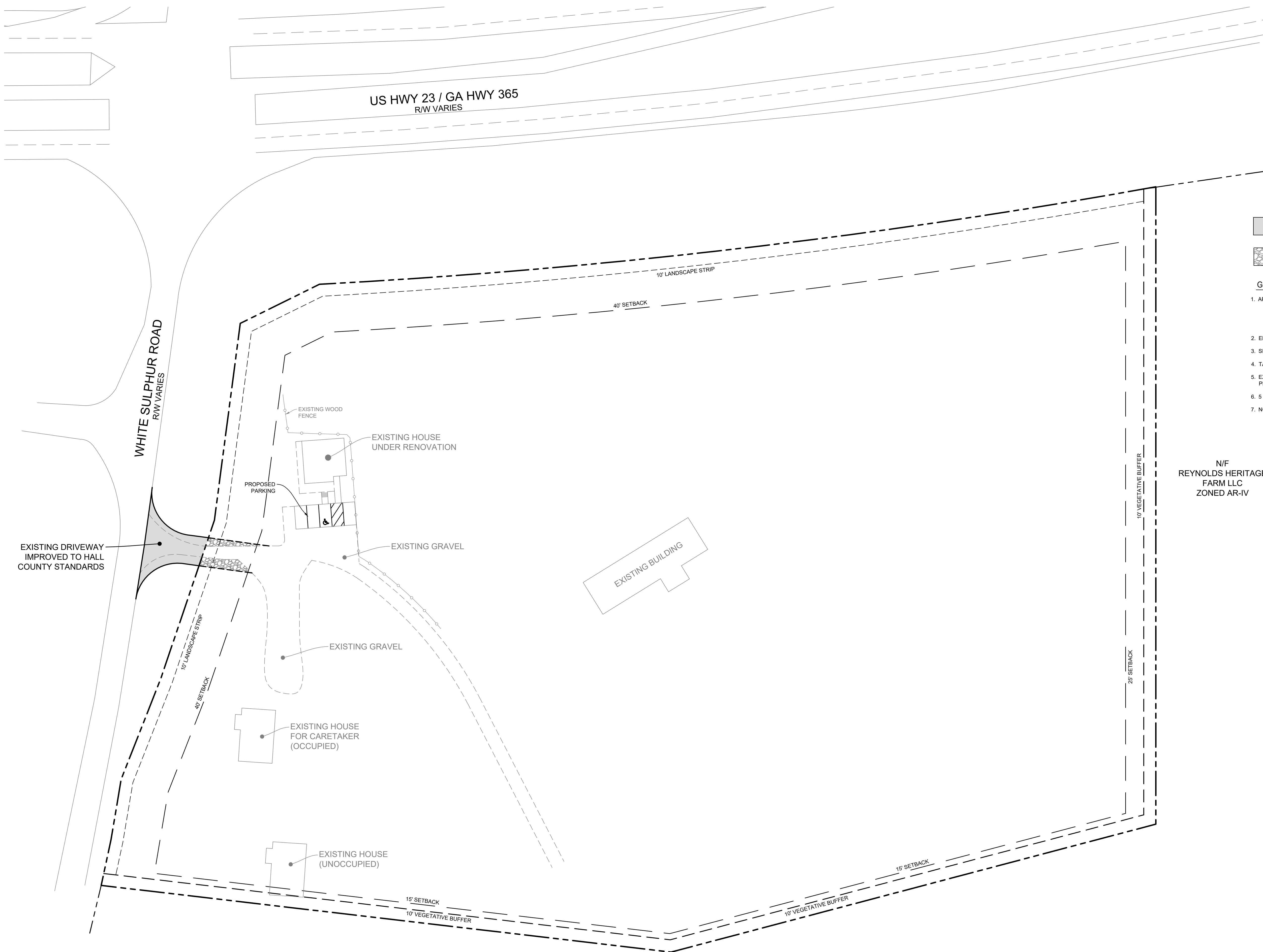


- LEGEND**
- PROPOSED ASPHALT PAVING
 - PROPOSED GRAVEL

- GENERAL NOTES:**
1. APPLICANT: LEE HEMMER
 REYNOLDS-HEMMER PROPERTIES, LP
 3645 WHITE SULPHUR RD.
 GAINESVILLE, GA 30507
 770-530-3646
 2. ENGINEERING CONTACT: JAMES IRVIN @ 706-778-0067
 3. SITE AREA: 10.00 ACRES
 4. TAX PARCEL #15019 000151
 5. EXISTING ZONING: AR-IV
 PROPOSED ZONING: PCD
 6. 5 PARKING SPACES ARE PROPOSED FOR THIS SITE.
 7. NO SIGNS ARE PROPOSED FOR THIS SITE AT THIS TIME.

N/F
 REYNOLDS HERITAGE FARM LLC
 ZONED AR-IV

N/F
 REYNOLDS HERITAGE FARM LLC
 ZONED AR-IV



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

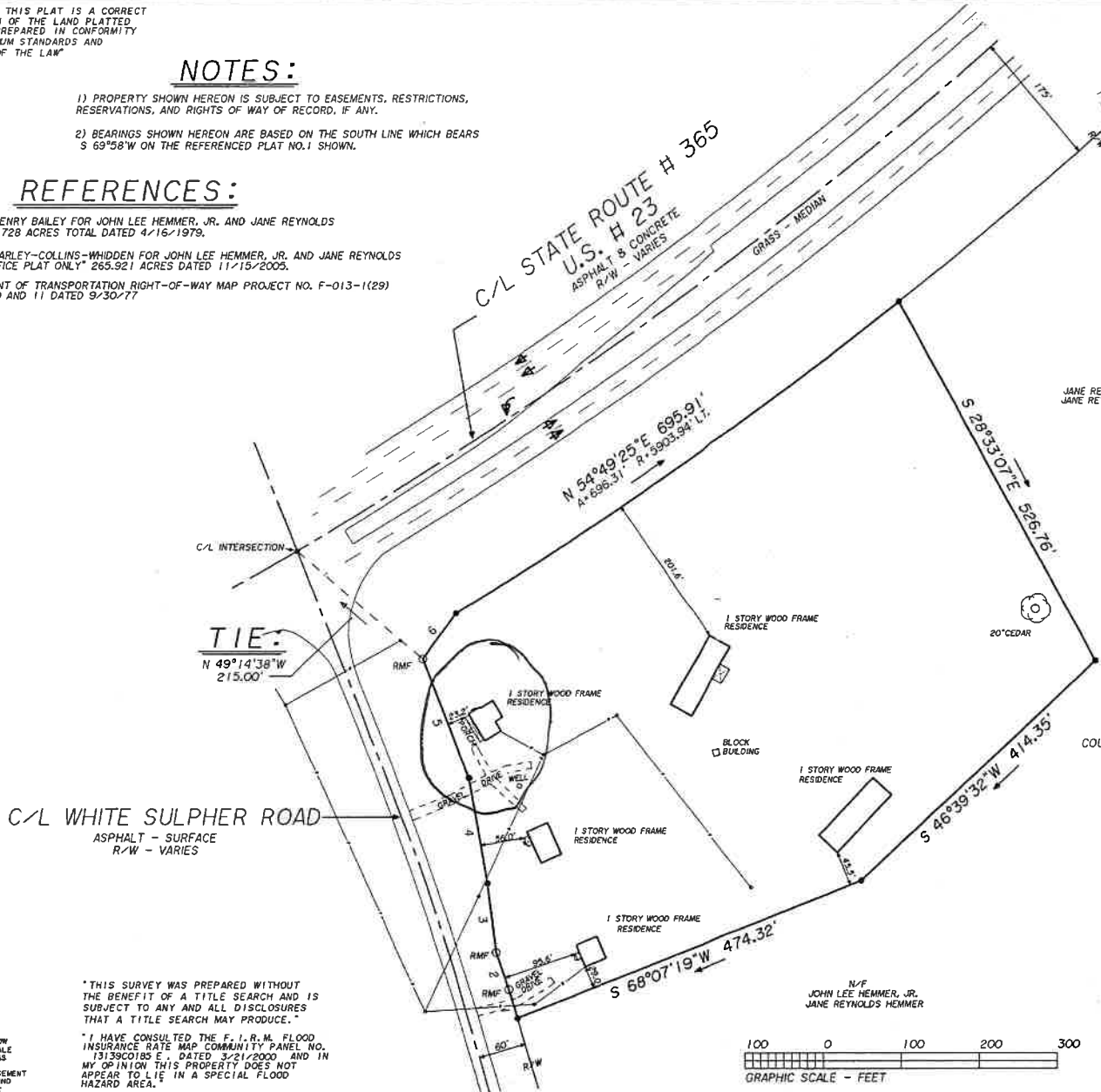
NOTES:

- 1) PROPERTY SHOWN HEREON IS SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, AND RIGHTS OF WAY OF RECORD, IF ANY.
- 2) BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE WHICH BEARS S 69°58'W ON THE REFERENCED PLAT NO.1 SHOWN.

REFERENCES:

- 1) PLAT BY HENRY BAILEY FOR JOHN LEE HEMMER, JR. AND JANE REYNOLDS HEMMER 370.728 ACRES TOTAL DATED 4/16/1979.
- 2) PLAT BY FARLEY-COLLINS-WHIDDEN FOR JOHN LEE HEMMER, JR. AND JANE REYNOLDS HEMMER "OFFICE PLAT ONLY" 265.921 ACRES DATED 11/15/2005.
- 3) DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP PROJECT NO. F-013-1(29) SHEET NO. 10 AND 11 DATED 9/30/77

FIELD SURVEY ERROR OF CLOSURE 1:21496
 ANGULAR ERROR PER ANGLE POINT 00'00'02"
 INSTRUMENT USED TOPCON GPT 2005
 ADJUSTED BY LEAST SQUARES
 PLAT ERROR OF CLOSURE 1:413262



COURSE	BEARING	DISTANCE
1	N 16°23'23"W	38.81'
2	N 19°01'42"W	50.49'
3	N 07°05'00"W	89.68'
4	N 09°52'00"W	138.17'
5	N 21°04'04"W	164.09'
6	N 35°08'53"E	73.03'

TIE:
 N 49°14'38"W
 215.00'

C/L WHITE SULPHUR ROAD
 ASPHALT - SURFACE
 R/W - VARIES

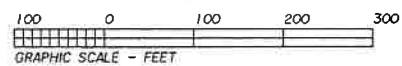
C/L STATE ROUTE H 365
 U.S. H 23
 ASPHALT & CONCRETE
 R/W - VARIES

N/F
 JANE REYNOLDS HEMMER
 JANE REYNOLDS HEMMER

N/F
 JOHN LEE HEMMER, JR.
 JANE REYNOLDS HEMMER

"THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND IS SUBJECT TO ANY AND ALL DISCLOSURES THAT A TITLE SEARCH MAY PRODUCE."
 "I HAVE CONSULTED THE F. I. R. M. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 13139C0185 E. DATED 3/21/2000 AND IN MY OPINION THIS PROPERTY DOES NOT APPEAR TO LIE IN A SPECIAL FLOOD HAZARD AREA."

- LEGEND:**
- A - ARC
 - R - RADIUS
 - CONCRETE
 - DRAINAGE FLOW
 - DRAINAGE SWALE
 - ALSO KNOWN AS
 - C/L - CENTERLINE
 - DE - DRAINAGE EASEMENT
 - IFF - IRON P IN FOUND
 - IPS - IRON P IN SET
 - LLL - LAND LOT LINE
 - N/F - NON OR FORMERLY
 - R/W - RIGHT-OF-WAY
 - SS - SANITARY SEWER
 - S/S - SETBACK
 - X - FENCE
 - G - GAS
 - P - POWER
 - T - TELEPHONE
 - W - WATER
 - CTP - CRIMP TOP PIPE FOUND
 - RMF - CONCRETE MONUMENT FOUND
 - 100 - CONTOUR ELEVATION
 - 100 - ELEVATION AT "X"
 - OB - POWER BOX
 - RMF - RIGHT OF WAY MONUMENT FOUND



10.00 ACRES

PREPARED BY: FARLEY-COLLINS-WHIDDEN P. O. BOX 731 (770)532-1001 800 SPRING STREET GAINESVILLE, GA. 30503		DATE: 11/15/2005 JOB #: C1732 SCALE: 1" = 200'	SURVEY FOR: JOHN LEE HEMMER, JR. JANE REYNOLDS HEMMER LOCATION: GLADE (GM 403) DISTRICT HALL COUNTY, GEORGIA
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"IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW"

NOTES:

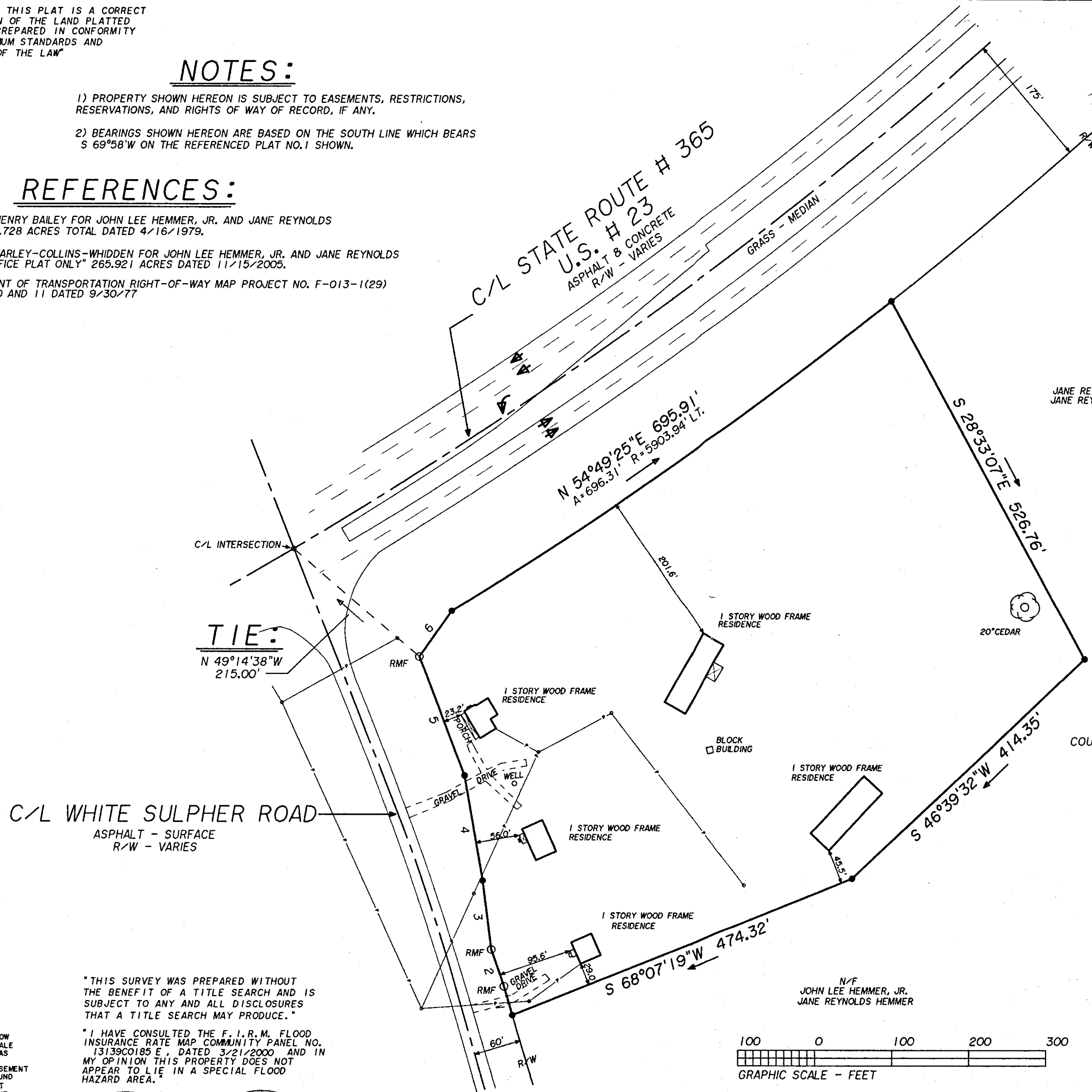
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FIELD SURVEY ERROR OF CLOSURE 1:21496
 ANGULAR ERROR PER ANGLE POINT 00°00'05"
 INSTRUMENT USED TOPCON GPT 2005
 ADJUSTED BY LEAST SQUARES
 PLAT ERROR OF CLOSURE 1:413462

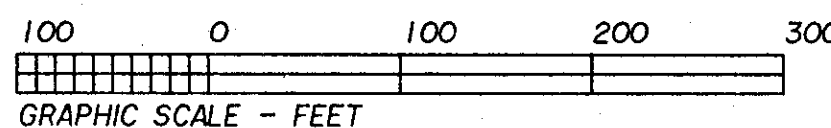
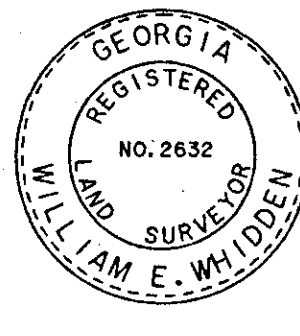
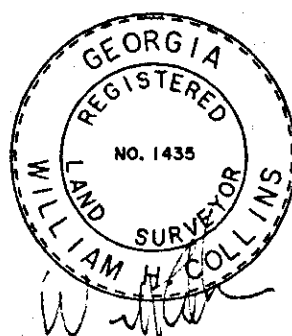
GRID NORTH SEE REF. NO.1



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