

eFiled & eRecorded
DATE: 6/27/2019
TIME: 1:11 PM
PLAT BOOK: 00877
PAGE: 00198
RECORDING FEE: 8.00
PARTICIPANT ID: 9658393969
CLERK: Charles Baker
Hall County, GA
NOTE: by ch

AREA SUMMARY
TRACT "1" = 5.420 ACRES
TRACT "2" = 3.440 ACRES
TRACT "3" = 1.553 ACRES
TOTAL AREA = 10.413 ACRES

HALL COUNTY ENGINEERING NOTES

1. ANY STREAM OR STATE WATER LOCATED ON THIS PROPERTY MAY BE SUBJECT TO A 50 FEET UNDISTURBED NATURAL VEGETATIVE BUFFER AND A 75 FEET IMPERVIOUS SURFACE SETBACK. (HALL COUNTY CODE § 8.170.030)
2. IF PROPERTY IS LOCATED IN THE NORTH OCONEE WATERSHED DISTRICT, THEN ADDITIONAL STREAM BUFFERS AND IMPERVIOUS SETBACKS MAY BE REQUIRED FOR COMPLIANCE. (HALL COUNTY CODE § 17.225.040)
3. THIS PROPERTY IS NOT LOCATED IN THE HALL COUNTY FUTURE FLOOD ZONE PER HALL COUNTY GIS.

LEGEND

- AC - ACRES
- AE - ACCESS EASEMENT
- CG - CURB & GUTTER
- CLF - CENTERLINE
- CLN - CHAIN LINK FENCE
- CMF - CONCRETE MONUMENT FOUND
- DB, PG - DEED BOOK, PAGE
- DI - DROP INLET
- DE - DRAINAGE EASEMENT
- DWCB - DOUBLE WING CATCH BASIN
- EA - EDGE OF ASPHALT
- EH - FIRE HYDRANT
- EP - EDGE OF PAVEMENT
- G - GAS LINE
- GW - GUY WIRE
- HW - HEADWALL
- IPF - IRON PIN FOUND
- IPS - IRON PIN SET (1/2" R/B)
- JBS - JUNCTION BOX
- LAT - LATERAL
- LP - LIGHT POLE
- MH - MANHOLE
- N/F - NOW OR FORMERLY
- P - POWER LINE
- PT - POWER & TELEPHONE LINE
- PB, PG - PLAT BOOK, PAGE
- PBX - POWER BOX
- PL - PROPERTY LINE
- PM - POWER METER
- POB - POINT OF BEGINNING
- PTP - POWER & TELEPHONE POLE
- R/B - REBAR
- R/W - RIGHT OF WAY
- SF - SQUARE FEET
- SWCB - SINGLE WING CATCH BASIN
- SS - SANITARY SEWER LINE
- TBX - TELEPHONE BOX
- TPOB - TRUE POINT OF BEGINNING
- TSP - TRAFFIC SIGNAL POLE
- W - WATER LINE
- WV - WATER VALVE

LEGEND

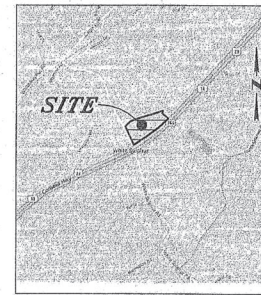
1. THE FIELD DATA, COLLECTED BETWEEN 09/09/14 THRU 10-27-14 & 6/12/19, UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 22,206 FEET AND AN ANGULAR ERROR OF 01 SECOND PER ANGLE AND WAS ADJUSTED USING LEAST SQUARES. A 3600 TRIANGLE TOTAL STATION WAS USED TO OBTAIN LINEAR & ANGULAR MEASUREMENTS.
2. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE ACCURATE WITHIN ONE FOOT IN 348,551 FEET.
3. THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA AS PER FEMA FLOOD INSURANCE RATE MAP OF HALL COUNTY, GEORGIA AS SHOWN ON MAPS NO. 131390185G, REVISED APRIL 4, 2018.
4. DURING THE FIELD SURVEY PERFORMED ON THIS SITE THERE WAS NO VISIBLE ABOVE GROUND EVIDENCE OF A HUMAN BURIAL OR CEMETERY OBSERVED. HOWEVER A THOROUGH INSPECTION OF THE INTERIOR OF THIS SITE WAS NOT DONE BY THIS SURVEYOR. THEREFORE EXCEPTION IS MADE HEREIN TO ANY HUMAN BURIAL AREAS OR CEMETERIES THAT MAY EXIST WITHIN THE BOUNDARIES OF THIS SITE.
5. THE HORIZONTAL DATUM FOR THIS SURVEY IS THE GEORGIA COORDINATE SYSTEM, WEST ZONE AS DETERMINED BY UTILIZING GPS. THE EQUIPMENT USED TO OBTAIN THIS DATA WAS A DUAL FREQUENCY TRIMBLE R6 GNSS GPS RECEIVER WITH A TRIMBLE TS02 DATA COLLECTOR RECEIVING ITS CORRECTIONS VIA A WIRELESS NETWORK FROM AN ADJUSTED REAL TIME KINEMATIC NETWORK. THE TECHNIQUE USED WAS RTK CORRECTED MEASUREMENTS FROM A SINGLE BASE STATION. THE AVERAGE RELATIVE POSITIONAL ACCURACY OBTAINED ON THE POINTS UTILIZED IN THIS SURVEY WAS 0.04 FT. THESE VALUES WERE DERIVED FROM GPS PROCESSING SOFTWARE. THE REMAINDER OF THE FIELD WORK WAS PERFORMED WITH CONVENTIONAL SURVEY EQUIPMENT AS DESCRIBED ABOVE.
6. EASEMENTS, IF ANY, ALONG UTILITIES DEPICTED HEREON ARE NOT KNOWN. NO RECORDED DOCUMENTATION, OTHER THAN THOSE DESCRIBED HEREON, COULD BE OBTAINED BY THIS SURVEYOR TO CLARIFY THE MATTER ANY FURTHER THAN SHOWN HEREON.
7. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON ABOVE-GROUND, VISIBLE STRUCTURES BEING CONNECTED TOGETHER IN THE MOST LOGICAL MANNER POSSIBLE. ALL UNDERGROUND UTILITIES, HOWEVER, SHOULD BE REFERENCED AS APPROXIMATE IN LOCATION.
8. THIS PROPERTY MAY OR MAY NOT CONTAIN WETLAND AREAS. NO EFFORTS HAVE BEEN MADE BY THE SURVEYOR TO IDENTIFY OR LOCATE ANY WETLAND AREAS ON THIS PROPERTY. WETLAND IDENTIFICATION AND DELINEATION SHOULD BE PERFORMED BY A QUALIFIED WETLAND SPECIALIST PRIOR TO ANY LAND DISTURBANCE.
9. THIS PLAT IS FOR THE EXCLUSIVE USE OF THE ENTITIES SHOWN HEREON. ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.
10. ALL PROPERTY CORNERS REFERENCED AS IPF OR IPS INDICATES A 1/2" REBAR WITH A YELLOW PLASTIC CAP STAMPED "ROCHESTER-LSF000484", UNLESS OTHERWISE NOTED.
11. THERE ARE INTERIOR IMPROVEMENTS TO THIS SITE WHICH HAVE NOT BEEN FIELD LOCATED AND ARE NOT SHOWN HEREON AT THE REQUEST OF THE CLIENT.
12. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT; THEREFORE EXCEPTION IS TAKEN HEREON TO ANY EASEMENTS, RESERVATIONS AND RIGHTS OF WAY AND RESTRICTIONS OF RECORD WHICH MAY EXIST. FURTHERMORE, THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, RESERVATIONS, RIGHTS OF WAY, OR RESTRICTIONS WHICH ARE NOT RECORDED OR NOT DISCLOSED BY THE TITLE COMMITMENT OR OTHERWISE UNKNOWN TO THE SURVEYOR; THEREFORE EXCEPTION IS TAKEN TO ANY SUCH ITEMS.
13. ALL DISTANCES AS SHOWN ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET. (39.37 INCHES = 1 METER)

RECORDING PERMIT

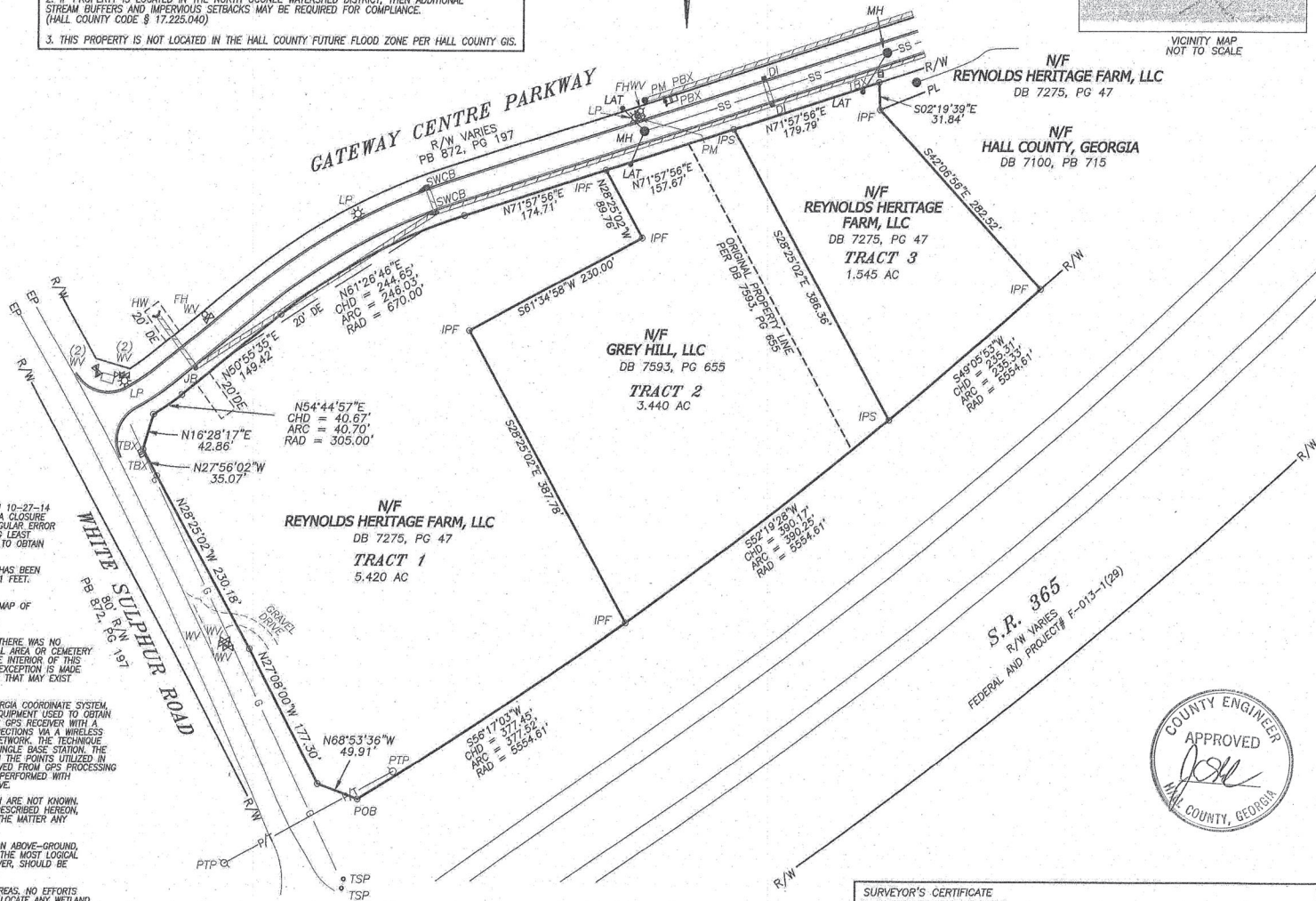
BY *vanessa* 6/25/19
Hall County Planning Commission

REFERENCE PLATS

1. RETRACEMENT SURVEY FOR REYNOLDS-HEMMER PROPERTIES, LP, PREPARED BY ROCHESTER & ASSOCIATES, INC., DATED 11/28/14 AND LAST REVISED 2/27/15.



VICINITY MAP
NOT TO SCALE



SURVEYOR'S CERTIFICATE

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 use 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 for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

Richard E. Millard
REGISTERED GEORGIA LAND SURVEYOR
Richard E. Millard, GA RLS# 3044
ROCHESTER & ASSOCIATES, INC.
CERTIFICATE OF AUTHORIZATION NO. - LSF000484
Email: remillard@rochester-assoc.com

DATE

BOUNDARY LINE AGREEMENT SURVEY FOR:

GREY HILL, LLC
&
REYNOLDS HERITAGE FARM, LLC
LOCATED IN
C.M.D. 403
HALL COUNTY, GEORGIA

NO.	DATE	ADDRESSED COUNTY COMMENTS	
		DESCRIPTION	REVISIONS
1	6/20/19		



SHEET	OF	1
DATE:	6/25/19	100'
FILE#	BD0701	
JOB#	6214050ND	
DRAWN BY	WDC	

Rochester & Associates, Inc.
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