

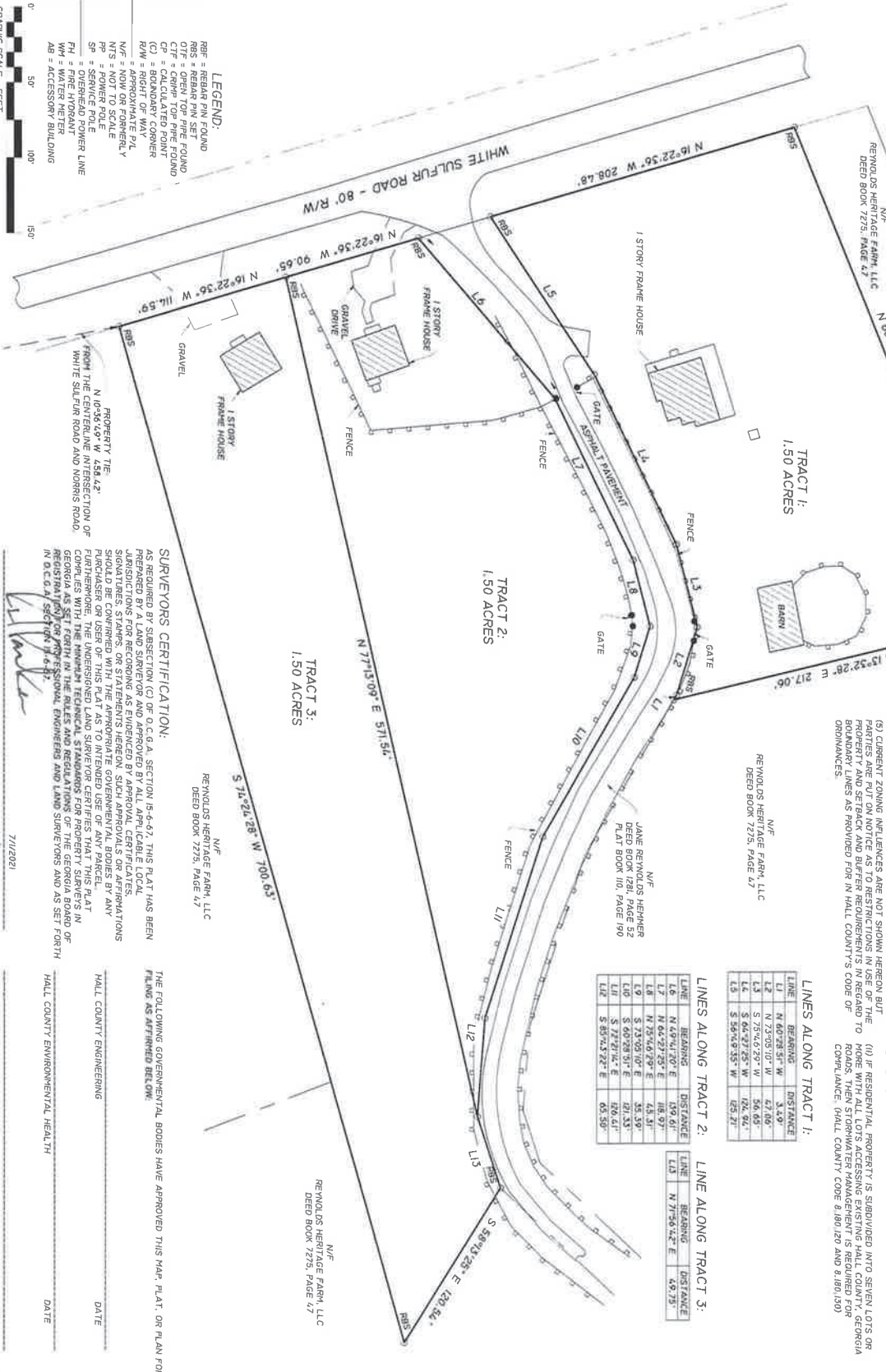


SURVEY DATA
TOTAL AREA: 4.50 ACRES
ERROR OF CLOSURE TRACT 1: 1 IN 252,222
ERROR OF CLOSURE TRACT 2: 1 IN 254,232
ERROR OF CLOSURE TRACT 3: 1 IN 441,729

THE FIELD DATA COLLECTED & REPRESENTED HEREIN IS BASED ON FREQUENCY RTK (BASE/ROVER) & LEICA SMARTNET GNSS RTK NETWORK. RELATIVE POSITIONAL ACCURACY: HORIZONTAL: 0.04 (95% CONFIDENCE LEVEL) ADDITIONAL EQUIPMENT USED: LEICA 792P NA035, GA WEST, 1002

1.) DEED BOOK 7275, PAGE 47

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT



LEGEND:
RBF = REBAR PIN FOUND
RBS = REBAR PIN SET
OTF = OPEN TOP PIPE FOUND
CTF = CORRP TOP PIPE FOUND
CO = BOUNDARY CORNER
R/W = RIGHT OF WAY
N/A = APPROXIMATE P.L.
N/A = NOW OR CONVEYED
PP = POWER POLE
SP = SERVICE POLE
OHP = OVERHEAD POWER LINE
WM = WATER METER
AB = ACCESSORY BUILDING

SURVEYORS CERTIFICATION:
A SECTION 18.4.4.7 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 CONFINED WITH THE APPROPRIATE GOVERNMENT BODIES BY ANY PARTY. 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 FOR THE GEORGIA BOARD OF PROFESSIONAL LAND SURVEYORS AND AS SET FORTH IN RULE 8.01 OF THE GEORGIA OFFICIAL CODE.

RUSSELL H. PARKER, GA RLS #3264

DATE: 7/11/2021

HALL COUNTY PLANNING & ZONING

DATE:

CG:	TG	HP	DRAWN
7/11/2021	HP	CHECKED	
6/23/2021	HP		
SCALE:	1 INCH = 50 FEET		
SHEET NUMBER:	1 OF 1		

REYNOLDS HERITAGE FARM, LLC
DEED BOOK 7275, PAGE 47

HALL COUNTY ENGINEERING

DATE:



BOUNDARY SURVEY FOR:
REYNOLDS HEMMER PROPERTIES, LP
LOCATED IN:
GLADE GMD (403RD)
HALL COUNTY, GEORGIA

LINE ALONG TRACT 1:

LINE	BEARING	DISTANCE
L1	N 60°28'31" W	3.49'
L2	S 75°52'28" W	56.45'
L3	S 56°49'55" W	102.94'
L4	S 56°49'55" W	45.27'

LINE ALONG TRACT 2:

LINE	BEARING	DISTANCE
L5	N 64°21'20" E	108.97'
L6	S 75°52'28" W	56.45'
L7	S 56°49'55" W	102.94'
L8	S 56°49'55" W	45.27'

LINE ALONG TRACT 3:

LINE	BEARING	DISTANCE
L9	N 71°56'42" E	48.75'

- NOTES:**
- (1) THIS PLAT WAS PRODUCED FOR THE USE AND PURPOSE OF THE CLIENT ASSIGNED AND CONTRACTED WITH BELOW. ALL OTHER PARTIES ARE ADVISED THAT THIS PLAT IS NOT TO BE USED FOR ANY PURPOSE OR RELIANCE UPON THIS DRAWING BY THIRD PARTIES.
 - (2) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF ANY DEED REFERENCES WERE PROVIDED BY JORDAN-PARKER LAND SURVEYING, LLC AND ARE NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS. THE PROPERTY IS SUBJECT TO ANY AND ALL DISCLOSURES IN WHICH A TITLE SEARCH MAY PRODUCE.
 - (3) THE TERM "CERTIFICATION" AS USED IN RULE 8.01(2) AND SURVEYING SERVICES, AS PERMITTED IN O.C.G.A. 43-15-20(6) AND (10), DOES NOT IMPLY THAT THE SURVEYOR HAS GUARANTEED THE ACCURACY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
 - (4) THIS SURVEY COMPLETES WITH BOTH THE RULES OF THE GEORGIA BOARD OF PROFESSIONAL LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (O.C.G.A.) 19-6-67, IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.
 - (5) CURRENT ZONING INFLUENCES ARE NOT SHOWN HEREON BUT PARTIES ARE PUT ON NOTICE AS TO RESTRICTIONS IN USE OF THE PROPERTY AND SETBACK AND BUFFER REQUIREMENTS IN REGARD TO THE PROPOSED DEVELOPMENT AS PROVIDED FOR IN HALL COUNTY'S CODE OF ORDINANCES.
 - (6) AN UNDISTURBED VEGETATIVE BUFFER MEETING LOCAL, COUNTY, STATE AND FEDERAL REQUIREMENTS SHALL BE MAINTAINED. LAND SURVEYING HAS NOT FIELD LOCATED OR DELINEATED ANY STATE WATERS AND/OR WETLANDS THAT MIGHT EXIST OR THEIR BUFFERS ON THIS PROPERTY. PROPERTY OWNERS ARE SUBJECT TO PENALTY FOR VIOLATION OF ANY SUCH REQUIREMENTS WITHOUT THE PROPER PERMIT APPLICATION AND APPROVAL.
 - (7) THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD RATE MAP OR FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA). EFFECTIVE DATE: APRIL 4, 2008.
 - (8) THIS PROPERTY IS NOT LOCATED IN THE HALL COUNTY FUTURE FLOOD ZONE PER HALL COUNTY 650.
 - (9) ANY STREAM OR STATE WATER LOCATED ON THIS PROPERTY MAY BE SUBJECT TO A 50 FEET UNDISTURBED NATURAL VEGETATIVE BUFFER AND SHALL BE PROTECTED FROM ANY SURFACE DISTURBANCE (HALL COUNTY CODE 8120.070).
 - (10) IF PROPERTY IS LOCATED IN THE NORTH OCONEE WATERSHED DISTRICT, THEN ADDITIONAL STREAM BUFFERS AND IMPERVIOUS MAY BE REQUIRED FOR COMPLIANCE. (HALL COUNTY CODE 12.225.040)
 - (11) IF RESIDENTIAL PROPERTY IS SUBDIVIDED INTO SEVEN LOTS OR MORE WITH ALL LOTS ACCESSING EXISTING HALL COUNTY, GEORGIA COMPLIANCE. (HALL COUNTY CODE 8.180.120 AND 8.180.130)

JORDAN-PARKER LAND SURVEYING
GEORGIA LAND SURVEYOR FIRM NO. LSF001079
P.O. Box 1022
CLAY, GA 30556
PHONE: 678.649.9076
EMAIL: HANK@JPLS.NET

REVISIONS:

DATE:	COMMENTS: