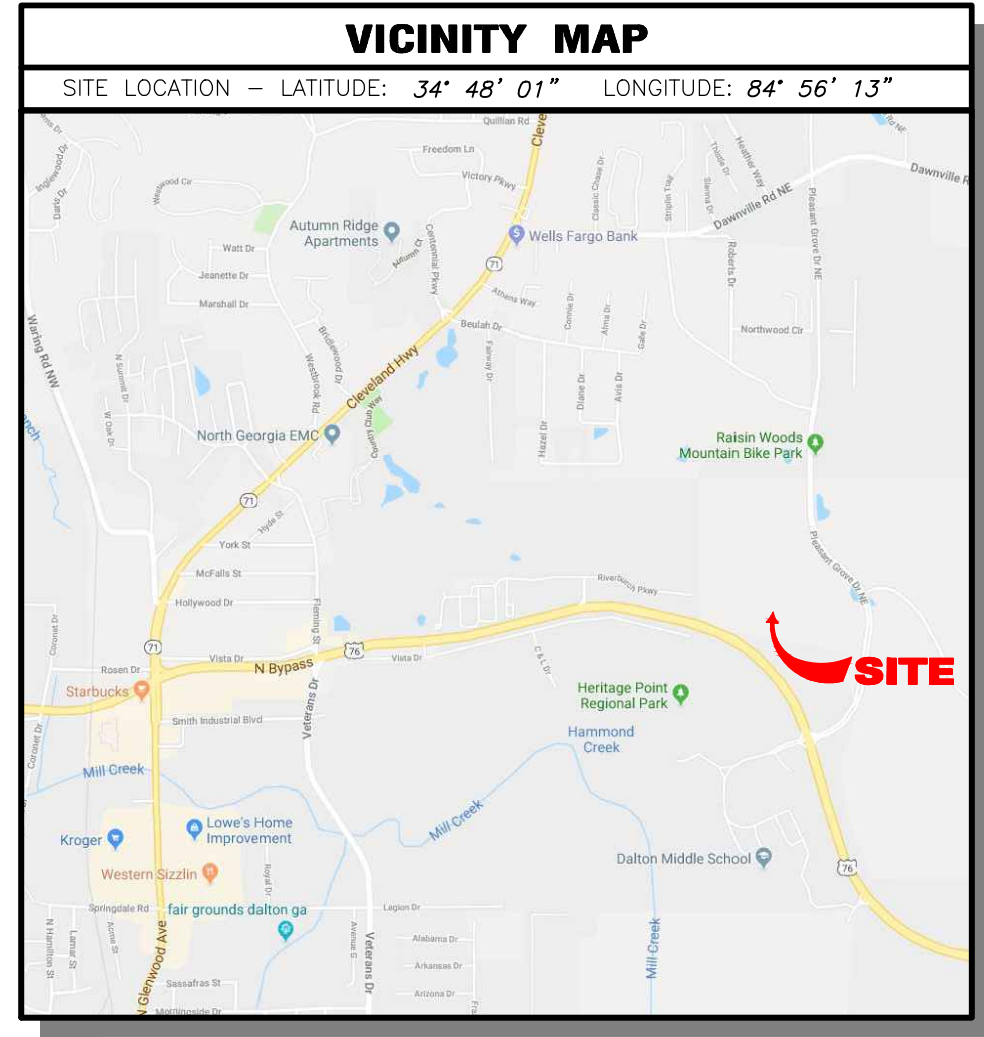
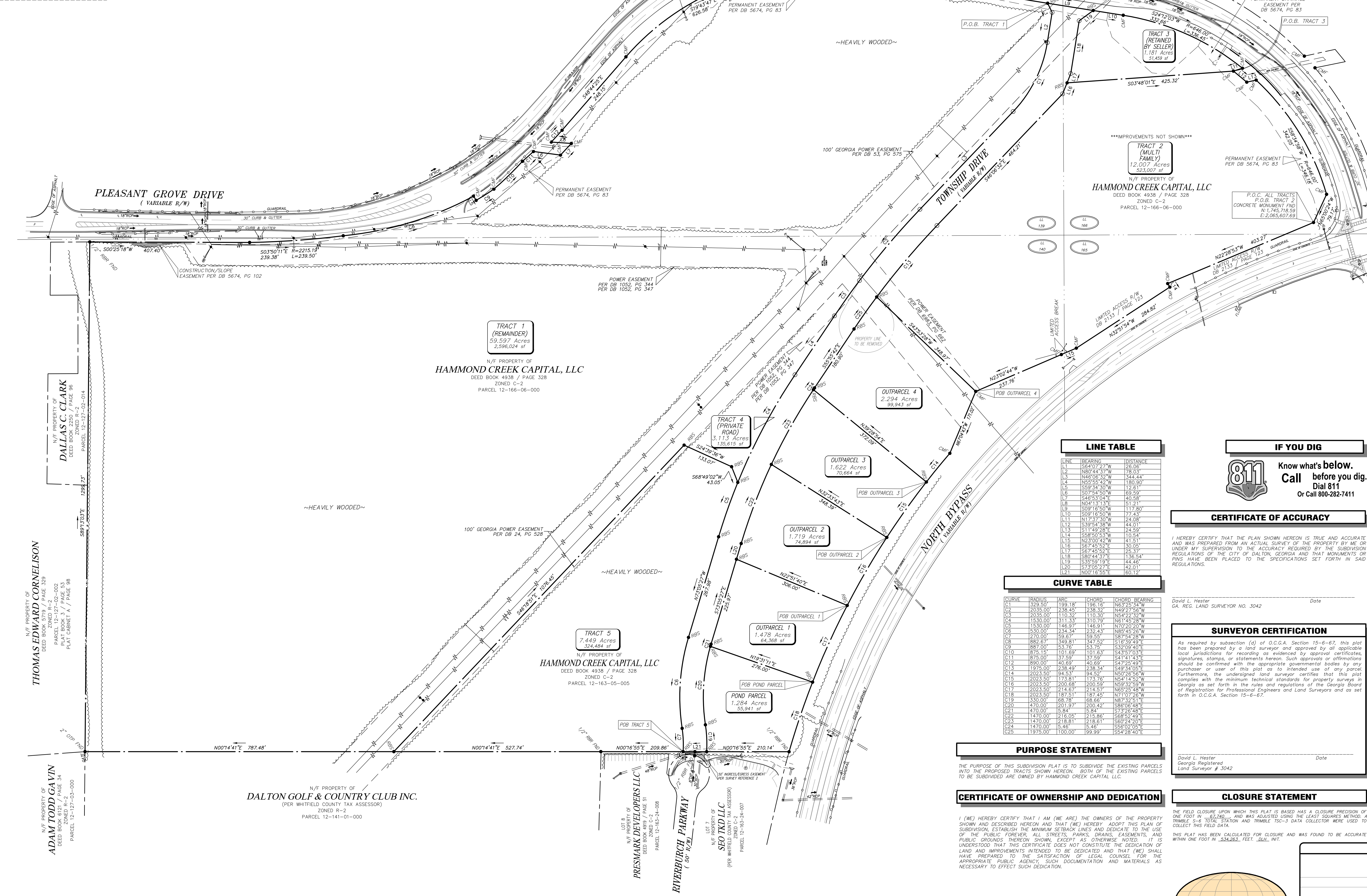




(CLERK OF COURT RECORDING INFORMATION)



FLOOD STATEMENT

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 13313C 0141 D AND 13313C 0137 D. AND THE DATE OF SAID MAP IS SEPTEMBER 19, 2007. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

GENERAL NOTES

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE INSPECTION REPORT. EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD BUT NOT BE SHOWN HEREON.

THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS, AND BASED ON POSITIONAL VALUES FOR THE VERTICAL REFERENCE STATION NETWORK DEVELOPED BY GPS SOLUTIONS. THE HORIZONTAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983(2011)-STATE PLANE COORDINATE SYSTEM OF GEORGIA-WEST ZONE. THE VERTICAL REFERENCE FRAME IS NORTH AMERICAN VERTICAL DATUM OF 1988. ANY DIRECTIONS OR DIMENSIONS SHOWN ARE A RECTANGULAR, GROUND LEVEL PROJECTION OF THE STATE PLANE COORDINATE SYSTEM.

PARCEL 2 IS ZONED "R-2" (HIGH DENSITY RESIDENTIAL DISTRICT) PER THE ZONING LETTER FROM JEAN PRICE-GARLAND, DALTON-WHITEFIELD ZONING ADMINISTRATOR, DATED MARCH 9, 2022.

PARCELS 1, 3 & 4 ARE ZONED "C-2" (GENERAL COMMERCIAL DISTRICT) AS SHOWN ON THE ZONING MAP OF DALTON.

THE MINIMUM YARD SETBACKS ARE: FRONT - 35 FEET; SIDE - 20 FEET; AND REAR - 30 FEET.

PLEASE NOTE: ZONING AND SETBACKS SHOULD BE CONFIRMED AND VERIFIED BY PLANNING AND ZONING PRIOR TO DESIGN OR CONSTRUCTION ACTIVITIES.

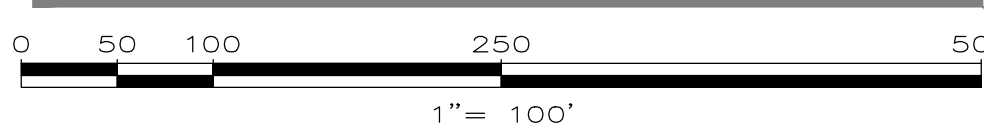
RIGHT-OF-WAY LINES SHOWN ON THIS SURVEY THAT ARE NOT ACTUAL BOUNDARIES OF THE SUBJECT TRACT(S) ARE DEPICTED GRAPHICALLY AND ARE SHOWN APPROXIMATELY FOR INFORMATIONAL PURPOSES ONLY. SAID RIGHT-OF-WAY LINES SHOULD NOT BE UTILIZED FOR DESIGN PURPOSES.

1> PLAT FOR HOLLIS & HOLLIS PREPARED BY ALLIED SURVEYING, INC. DATED APRIL 10, 2006, LAST REVISED AUGUST 24, 2006. JOB HHYBPASS
2> FINAL PLAT OF HAMMOND CREEK PREPARED BY BANKUM-DELOACH & ASSOCIATES, DATED AUGUST 18, 2004, RECORDED IN PLAT CABINET D, PAGE 72
3> BOUNDARY SURVEY FOR HAMMOND CREEK CAPITAL, LLC, PREPARED BY GEOSURVEY, LTD., DATED SEPTEMBER 7, 2018, PROJECT NUMBER 20185868.

LEGEND

STANDARD ABBREVIATIONS	STANDARD SYMBOLS
AC AIR CONDITIONER	OVERHEAD TRAFFIC SIGNAL LIGHT
BH BORE HOLE	POWER POLE
BSL BUILDING SETBACK LINE	GUY WIRE
CI CURB INLET	POWER LINE
CMF CORRUGATED METAL PIPE	CONCRETE MONUMENT FND
CPD CONCRETE MONUMENT FND	CONCRETE MONUMENT FND
CTP CRIMPED TOP PIPE	CRIMPED TOP PIPE
D DRAIN	DRAIN
DIP DUCTILE IRON PIPE	DUCTILE IRON PIPE
DWCB DOUBLE WING CATCH BASIN	DOUBLE WING CATCH BASIN
FNC FENCE	FENCE
GM GAS METER	GAS METER
INV INVERT	WATER METER
JBX JUNCTION BOX	FIRE HYDRANT
MH MANHOLE	UNDERGROUND ELECTRIC LINE
OCIS OUTLET CONTROL STRUCTURE	UNDERGROUND GAS LINE
OTF OPEN TOP PIPE	UNDERGROUND COMMUNICATION LINE
PM POWER METER	UNDERGROUND WATER LINE
PKS PK NAIL SET	PHOTO POSITION INDICATOR
POB POINT OF BEGINNING	REGULAR PARKING SPACE COUNT
POC POINT OF COMMENCEMENT	REINFORCED CONCRETE PIPE
RCP REINFORCED CONCRETE PIPE	REINFORCED CONCRETE PIPE
RFR IRON REINFORCING BAR	REINFORCED CONCRETE PIPE
SS SANITARY SEWER	HANDICAP PARKING SPACE
SWCS SINGLE WING CATCH BASIN	TREE POSITION INDICATOR
TRANS ELECTRIC TRANSFORMER	TRANS

GRAPHIC SCALE



MINOR SUBDIVISION PLAT	
Hammond Creek	
FOR	
HAMMOND CREEK CAPITAL, LLC	
CS JOB NO: 20185868	
DRAWING SCALE: 1" = 100'	SURVEY DATE: SEPTEMBER 6, 2022
FIELD WORK: CAB	PLAT DATE: DECEMBER 10, 2024
PROJ MOR: CAB	CITY: DALTON
REVIEWED: DLH	COUNTY: WHITFIELD
LAND LOT: 139, 140, 165, 166	DISTRICT: 12th SECTION: 3rd
DWG FILE: 20185868-06.dwg	

LINE TABLE

LINE	BEARING	DISTANCE
L1	S84°07'27"W	96.00'
L2	N80°44'37"W	78.03'
L3	N45°06'32"W	344.44'
L4	N55°05'42"W	180.00'
L5	S59°34'50"W	12.61'
L6	S89°45'12"W	11.77'
L7	S46°53'04"E	40.58'
L8	N04°13'10"W	51.71'
L9	S11°43'10"W	174.28'
L10	S09°16'50"W	77.43'
L11	S11°43'10"W	174.28'
L12	S39°54'38"W	44.01'
L13	S11°43'10"W	174.28'
L14	S58°59'43"W	24.54'
L15	N23°00'42"W	41.51'
L16	S67°45'52"E	26.39'
L17	S67°45'52"E	26.39'
L18	S35°59'19"E	44.46'
L19	S35°59'19"E	44.46'
L20	S35°59'19"E	44.46'
L21	S35°59'19"E	44.46'

CURVE TABLE

CURVE	RADIUS	ARC	CHORD	CHORD BEARING
C1	329.90	199.18	196.16	N63°25'14"W
C2	2035.00	110.45	110.39	N49°27'58"W
C3	2035.00	110.45	110.39	N49°27'58"W
C4	1530.00	311.33	310.79	N61°45'28"W
C5	1530.00	145.91	145.81	N09°09'20"W
C6	530.00	234.34	232.43	N85°45'28"W
C7	270.00	59.67	59.64	N09°09'20"W
C8	882.67	345.81	347.52	S16°39'49"E
C9	887.00	53.76	53.75	S32°09'40"E
C10	825.12	101.69	101.63	S43°57'01"E
C11	875.00	37.59	37.59	S41°41'43"E
C12	890.00	40.69	40.69	S41°41'43"E
C13	1795.00	238.49	238.34	S49°40'05"E
C14	2023.50	94.53	94.52	N02°02'56"W
C15	2023.50	174.81	174.78	N41°14'52"W
C16	2023.50	200.68	200.59	N59°12'59"W
C17	2023.50	214.07	214.05	N69°12'59"W
C18	2023.50	187.51	187.45	N71°07'28"W
C19	330.00	68.78	68.66	N87°32'51"E
C20	470.00	201.97	200.42	S80°48'45"E
C21	470.00	5.84	5.84	S73°26'48"E
C22	1470.00	218.03	218.01	S60°24'29"E
C23	1470.00	5.46	5.46	S56°02'05"E
C24	1470.00	100.00	98.99	S54°28'40"E

PURPOSE STATEMENT

THE PURPOSE OF THIS SUBDIVISION PLAT IS TO SUBDIVIDE THE EXISTING PARCELS INTO THE PROPOSED TRACTS SHOWN HEREON. BOTH OF THE EXISTING PARCELS TO BE SUBDIVIDED ARE OWNED BY HAMMOND CREEK CAPITAL, LLC.

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT (WE) HEREBY ADOP THIS PLAN OF SUBDIVISION, ESTABLISH THE MINIMUM SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, PARKS, DRAINS, EASEMENTS, AND PUBLIC GROUNDS THEREON, EXCEPT AS OTHERWISE NOTED. IT IS UNDERSTOOD THAT THIS CERTIFICATE DOES NOT CONSTITUTE THE DEDICATION OF LAND AND IMPROVEMENTS INTENDED TO BE DEDICATED AND THAT (WE) SHALL MAINTAIN PREPARED TO THE SATISFACTION OF LEGAL COUNSEL FOR THE APPROPRIATE PUBLIC AGENCY, SUCH DOCUMENTATION AND MATERIALS AS NECESSARY TO EFFECT SUCH DEDICATION.

CERTIFICATE OF APPROVAL OF PUBLIC WATER SYSTEM

I HEREBY CERTIFY THAT THE PUBLIC WATER SUPPLY AND DISTRIBUTION SYSTEM IN THIS SUBDIVISION HAVE BEEN INSTALLED (PLANNED) IN CONFORMANCE WITH THE REQUIREMENTS OF DALTON UTILITIES AND ARE HEREBY APPROVED.

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

I HEREBY CERTIFY THAT THE PUBLIC SEWAGE COLLECTION AND DISPOSAL SYSTEM IN THIS SUBDIVISION HAVE BEEN INSTALLED (PLANNED) IN CONFORMANCE WITH THE REQUIREMENTS OF DALTON UTILITIES AND ARE HEREBY APPROVED.

CERTIFICATE OF APPROVAL OF FIRE PROTECTION

I HEREBY CERTIFY THAT THE LOCATION OF THE FIRE HYDRANTS IN THIS SUBDIVISION ARE INSTALLED (PLANNED) IN CONFORMANCE WITH THE REQUIREMENTS OF THE DALTON FIRE DEPARTMENT AND ARE HEREBY APPROVED.

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY OF DALTON, GEORGIA, AND THAT IT HAS BEEN APPROVED BY THE DALTON-WHITEFIELD COUNTY PLANNING COMMISSION FOR RECORDING IN THE OFFICE OF SUPERIOR COURT OF WHITEFIELD COUNTY, GEORGIA.

CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE

I HEREBY CERTIFY THAT THE STREETS AND DRAINAGE IMPROVEMENTS IN THE SUBDIVISION HAVE BEEN INSTALLED (HAVE BEEN SECURED BY SUFFICIENT SURETY TO BE INSTALLED) IN AN ACCEPTABLE MANNER AND MEET ALL THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF DALTON.