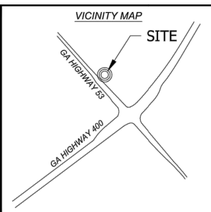
VICINITY MAP



FLOOD INFORMATION

SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE "X" AS DEFINED BY FIRM PANEL NUMBER 13085C0225C, WITH AN EFFECTIVE DATE OF APRIL 4, 2018.

ZONING

ZONING: C-HB - HIGHWAY BUSINESS
COMMERCIAL DISRICT
BUILDING SETBACKS:
FRONT.....60'
SIDE.....25'
REAR.....50'

PARKING.....20'
MAXIMUM BUILDING HEIGHT..... 35'

DAWSON COUNTY PLANNING AND ZONING
DEPARTMENT: 706-344-3500

REFERENCES

DEED BOOK 758, PAGE 328
DEED BOOK 1258, PAGE 588
DEED BOOK 1470, PAGE 178

IN THE CLERK OF COURT'S OFFICE FOR
DAWSON COUNTY, GEORGIA

GENERAL NOTES

1.) ALL DISTANCES SHOWN ARE IN U.S. SURVEY FEET.

2.) ALL AREAS COMPUTED USING COORDINATES FROM MEASURED FIELD DATA.

3.) FIELD MEASUREMENTS WERE OBTAINED WITH TOPCON HIPER VR GNSS RECEIVER AND TOPCON GM-52 TOTAL STATION.

4.) THE UNDERGROUND UTILITIES SHOWN ARE A COMPILATION OF FIELD DATA AND CITY MAPS. THE SURVEYOR HAS MADE EVERY EFFORT TO ACCURATELY LOCATE THE UNDERGROUND UTILITIES BUT TAKES NO RESPONSIBILITY FOR THE LOCATION OF ANY UTILITIES SHOWN.

N
GRID NORTH, GA WEST ZONE

SCHEDULE B - PART II

FIDELITY NATIONAL TITLE INSURANCE COMPANY
COMMITMENT NUMBER: 212334GA
COMMITMENT DATE: AUGUST 21, 2021 AT 12:00 A.M.

(13) EASEMENTS AS CONTAINED IN THAT RIGHT OF WAY DEED FROM M. E. HENDRIX AND J. A. HENDRIX TO STATE HIGHWAY BOARD OF GEORGIA, DATED NOVEMBER 4, 1927, FILED APRIL 19, 1928 AND RECORDED IN DEED BOOK S, PAGE 23 RECORDS OF THE SUPERIOR COURT OF DAWSON COUNTY, GEORGIA. (MAY AFFECT PARENT TRACT, LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT)

(14) EASEMENT AS CONTAINED IN THAT RIGHT OF WAY DEED FROM M. E. HENDRIX AND J. A. HENDRIX TO STATE HIGHWAY BOARD OF GEORGIA, DATED APRIL 18, 1928 FILED APRIL 25, 1928 AND RECORDED IN DEED BOOK S, PAGE RECORDS OF THE SUPERIOR COURT OF DAWSON COUNTY, GEORGIA. (MAY AFFECT PARENT TRACT, LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT)

(15) RIGHT OF WAY EASEMENT FROM ANGLE HENDRIX TO SAWNEE ELECTRIC MEMBERSHIP CORPORATION, A GEORGIA CORPORATION, DATED MAY 12, 1961, FILED MAY 17, 1961 AND RECORDED IN DEED BOOK 1, PAGE 71, AFORESAID RECORDS. (MAY AFFECT SUBJECT PROPERTY, BLANKET EASEMENT)

(16) RIGHT OF WAY EASEMENT FROM HAROLD M. HENDRIX TO SAWNEE ELECTRIC MEMBERSHIP CORPORATION, A GEORGIA CORPORATION, DATED MARCH 27, 1978, FILED APRIL 20, 1978 AND RECORDED IN DEED BOOK 43, PAGE 677, AFORESAID RECORDS. (MAY AFFECT SUBJECT PROPERTY, BLANKET EASEMENT)

(17) RIGHT OF WAY EASEMENT FROM H. M. HENDRIX TO SAWNEE ELECTRIC MEMBERSHIP CORPORATION, A GEORGIA COOPERATING, DATED JUNE 6, 1985, FILED JUNE 19, 1985 AND RECORDED IN DEED BOOK 81, PAGE 157, AFORESAID RECORDS. (MAY AFFECT SUBJECT PROPERTY, BLANKET EASEMENT)

(18) RIGHT OF WAY EASEMENT FROM H.M. HENDRIX TO SAWNEE ELECTRIC MEMBERSHIP COOPERATION, A GEORGIA COOPERATION, DATED AUGUST 28, 1985, FILED SEPTEMBER 13, 1985 AND RECORDED IN DEED BOOK 82, PAGE 606, AFORESAID RECORDS. (MAY AFFECT SUBJECT PROPERTY, BLANKET EASEMENT)

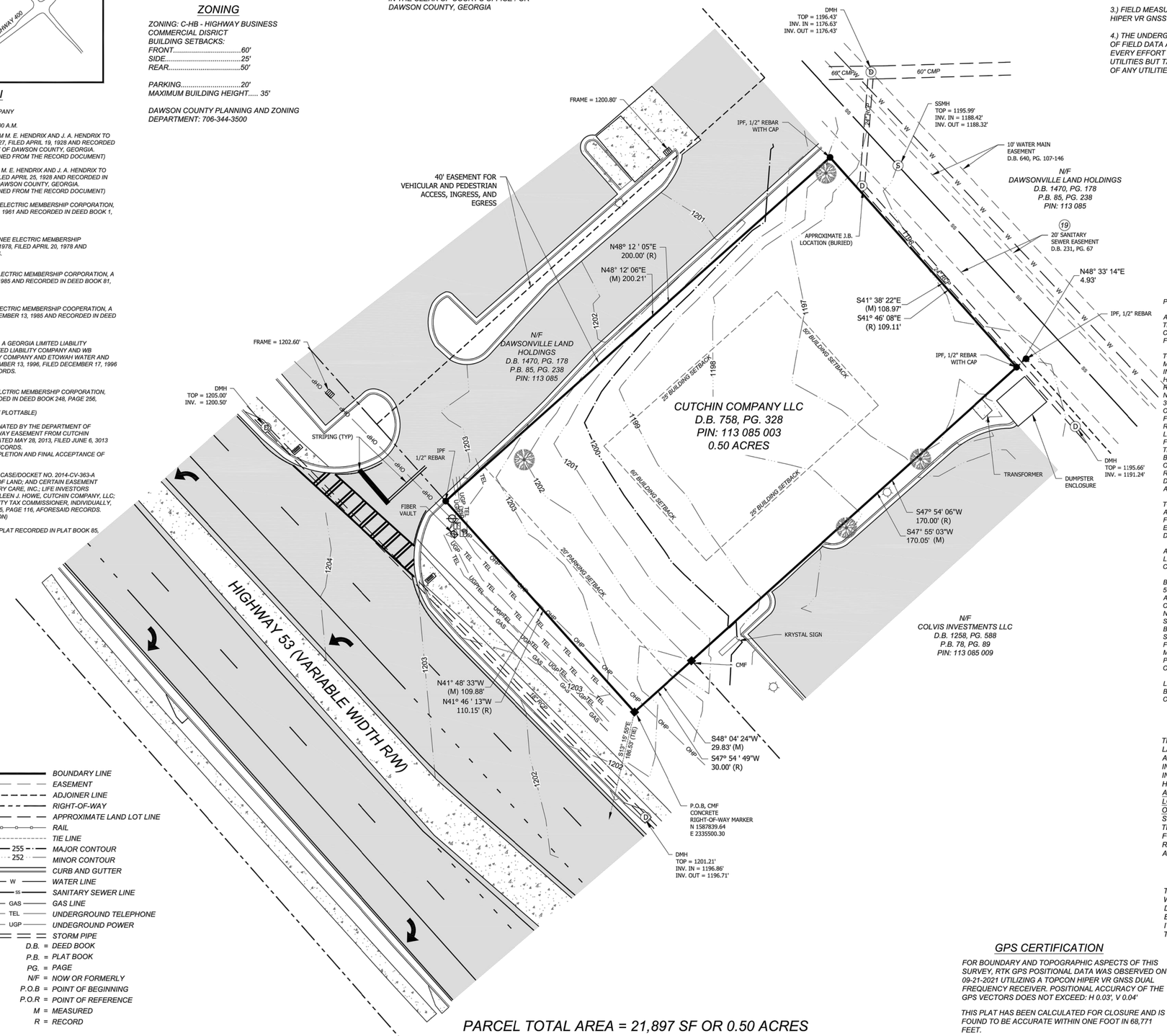
(19) UTILITY EASEMENT BY AND BETWEEN CUTCHIN COMPANY, LLC, A GEORGIA LIMITED LIABILITY COMPANY, HIGHSMITH MARKS COMPANY, LLC A GEORGIA LIMITED LIABILITY COMPANY AND WB DAWSONVILLE ASSOCIATION, LLC A GEORGIA LIMITED LIABILITY COMPANY AND ETOWAH WATER AND SEWER AUTHORITY A GOVERNMENT AUTHORITY, DATED DECEMBER 13, 1996, FILED DECEMBER 17, 1996 AND RECORDED IN DEED BOOK 231, PAGE 67, AFORESAID RECORDS. (DOES NOT AFFECT SUBJECT PROPERTY, AS SHOWN HEREON)

(20) RIGHT OF WAY EASEMENT BY CUTCHIN CO., LLC TO SAWNEE ELCTRIC MEMBERSHIP CORPORATION, DATE NOVEMBER 22, 1996, FILED AUGUST 25, 1997 AND RECORDED IN DEED BOOK 248, PAGE 256, AFORESAID RECORDS. (AFFECTS SUBJECT PROPERTY, LIMITS OF EASEMENT ARE NOT PLOTTABLE)

(21) RELINQUISHMENT OF ACCESS RIGHTS (EXCEPT WHERE DESIGNATED BY THE DEPARTMENT OF TRANSPORTATION) AS CONTAINED IN THE TEMPORARY DRIVEWAY EASEMENT FROM CUTCHIN COMPANY, LLC TO THE DEPARTMENT OF TRANSPORTATION, DATED MAY 28, 2013, FILED JUNE 6, 3013 AND RECORDED IN DEED BOOK 1077, PAGE 117, AFORESAID RECORDS. (DOES NOT AFFECT SUBJECT PROPERTY, EXPIRED UPON COMPLETION AND FINAL ACCEPTANCE OF PROJECT BY THE DEPARTMENT OF TRANSPORTATION)

(22) EASEMENTS AS CONTAINED IN THAT DECLARATION OF TAKING CASE/DOCKET NO. 2014-CV-363-A STYLED DEPARTMENT OF TRANSPORTATION VS. 0.018 ACRES OF LAND; AND CERTAIN EASEMENT RIGHTS; AND WJS DAWSON, LLC; NORTHEAST GEORGIA PRIMARY CARE, INC.; LIFE INVESTORS INSURANCE COMPANY OF AMERICA; HARRY CLAY HOWE, KATHLEEN J. HOWE, CUTCHIN COMPANY, LLC; SALLY B. WILSON; HAMILTON STATE BANK; AND DAWSON COUNTY TAX COMMISSIONER, INDIVIDUALLY, FILED SEPTEMBER 10, 2014 AND RECORDED IN DEED BOOK 1125, PAGE 116, AFORESAID RECORDS. (DOES NOT AFFECT SUBJECT PROPERTY, NOT PLOTTED HEREON)

(23) ALL MATTERS AFFECTING SUBJECT PROPERTY AS SHOWN ON PLAT RECORDED IN PLAT BOOK 85, PAGES 238-240, AFORESAID RECORDS. (INCLUDES SUBJECT PROPERTY BUT NO MATTERS TO PLOT)



RECORD LEGAL DESCRIPTION

PER TITLE COMMITMENT

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 283 OF THE SOUTH HALF OF THE 13TH LAND DISTRICT, 1ST SECTION OF DAWSON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE TRUE POINT OF BEGINNING COMMENCE AT A CONCRETE MONUMENT LOCATED AT THE WESTERN MOST END OF THE MITRE INTERSECTION FORMED BY THE NORTHEASTERLY RIGHT-OF-WAY LINE OF GA HWY. 53 (A VARIABLE RIGHT-OF-WAY) WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF GA HWY. 400 (A 360 FOOT RIGHT-OF-WAY; THENCE N41°51'38" ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF GA HWY 53, 349.99 FEET TO A CONCRETE MONUMENT FOUND AND BEING THE TRUE POINT OF BEGINNING; THENCE S47°54'49"W, 30.00 FEET TO A CONCRETE MONUMENT FOUND ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF GA HWY. 53; RUNNING THENCE N41°46'13"W ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE GA HWY. 53, 110.15 FEET TO A POINT; THENCE N48°12'05"E, 200 FEET TO AN IRON PIN; THENCE S41°46'08"E, 109.11 FEET TO AN IRON PIN; THENCE S47°54'49"W, 170 FEET TO A CONCRETE MONUMENT FOUND AND BEING THE TRUE POINT OF BEGINNING AS MORE PARTICULARLY SHOWN AS OUT PARCEL ON PLAT OF SURVEY FOR CUTCHIN COMPANY BY BEN D. TRAIL, REGISTERED LAND SURVEYOR, WITH MORELAND ALTOBELLI ASSOCIATES, INC. DATED JANUARY 26, 1996, LAST REVISED JANUARY 31, 1997, AND CONTAINING APPROXIMATELY 0.503 ACRES.

TOGETHER WITH AS AN APPURTENANCE TO THE TITLE TO THE ABOVE-DESCRIBED PROPERTY A PERPETUAL, NON-EXCLUSIVES EASEMENT FOR PURPOSES OF VEHICULAR AND PEDESTRIAN ACCESS, INGRESS AND EGRESS, IN, TO, OVER, ACROSS, UNDER AND THROUGH THE FOLLOWING DESCRIBED PROPERTY:

ALL THAT TRACT OR PARCEL OF LAND, SITUATE, LYING AND BEING IN LAND LOT 283 OF THE SOUTH HALF OF THE 13TH DISTRICT, 1ST SECTION, DAWSON COUNTY, GEORGIA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERN RIGHT OF WAY OF STATE ROUTE NO. 53 (DAWSONVILLE HIGHWAY) AT THE MOST NORTHWESTERN CORNER OF THE ABOVE DESCRIBED PROPERTY AS SHOWN ON THE ABOVE REFERRED TO PLAT OF SURVEY AND RUNNING THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY RIGHT OF WAY OF GA HWY. 53, 40.00 FEET TO THE SOUTHEASTERLY PROPERTY LINE OF PROPERTY NOW OR FORMERLY OWNED BY LILLIAN DALE AS SHOWN BY SAID PLAT OF SURVEY, THENCE ALONG THE SOUTHEASTERLY BOUNDARY LINE OF THE DALE PROPERTY S48°12'05"E 202 FEET TO THE CORNER OF SAID DALE PROPERTY; THENCE S41°46'00"E 40 FEET MORE OF LESS TO THE NORTHERN CORNER OF THE ABOVE DESCRIBED PROPERTY ; THENCE S48°12'05"W 200.00 FEET TO A EASTERN RIGHT OF WAY OF THE DAWSONVILLE HIGHWAY AND THE POINT OF BEGINNING.

LESS EXCEPT : ALL THAT TRACT OR PARCEL OF LAND AS DESCRIBED IN DEED BOOK 1125, PAGE 116 RECORDS OF THE SUPERIOR COURT OF DAWSON COUNTY, GEORGIA.

SURVEYOR CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. 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.

ALTA SURVEY CERTIFICATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAT ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY THE ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 7, 8, 9, 11, 13, 14, 16, 17, AND 18 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON SEPTEMBER 2, 2021.

LAND SURVEYOR NO. 3454 — DATE 10/04/21

GPS CERTIFICATION

FOR BOUNDARY AND TOPOGRAPHIC ASPECTS OF THIS SURVEY, RTK GPS POSITIONAL DATA WAS OBSERVED ON 09-21-2021 UTILIZING A TOPCON HIPER VR GNSS DUAL FREQUENCY RECEIVER. POSITIONAL ACCURACY OF THE GPS VECTORS DOES NOT EXCEED: H 0.03', V 0.04'

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 68,771 FEET.

GRAPHIC SCALE
20 0 10 20 40
1 inch = 20 ft.

LEGEND

- IRON PIN FOUND
- IRON PIN SET (1/2" REBAR WITH ORANGE CAP)
- CONCRETE MONUMENT FOUND
- CONCRETE MONUMENT SET
- CALCULATED POINT
- LIGHT POLE
- TELEPHONE PEDESTAL
- GRATE INLET
- GAS VALVE
- FIRE HYDRANT
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- GUY WIRE
- WATER VALVE
- WATER METER
- SIGN
- DRAINAGE MANHOLE
- POWER POLE
- SHRUB
- TREE
- DETECTABLE WARNING

- BOUNDARY LINE
- EASEMENT
- ADJOINER LINE
- RIGHT-OF-WAY
- APPROXIMATE LAND LOT LINE
- RAIL
- TIE LINE
- 255 MAJOR CONTOUR
- 252 MINOR CONTOUR
- CURB AND GUTTER
- W WATER LINE
- SS SANITARY SEWER LINE
- GAS GAS LINE
- TEL UNDERGROUND TELEPHONE
- UGP UNDEGROUND POWER
- STORM PIPE

D.B. = DEED BOOK
P.B. = PLAT BOOK
PG. = PAGE
N/F = NOW OR FORMERLY
P.O.B = POINT OF BEGINNING
P.O.R = POINT OF REFERENCE
M = MEASURED
R = RECORD

PARCEL TOTAL AREA = 21,897 SF OR 0.50 ACRES

GEORGIA REGISTERED No. 3454 LAND SURVEYOR BRIAN T. ELLINGTON

NO.	REVISIONS	BY	DATE
1	CLIENT COMMENTS	BTE	10/04/21

CHRISTIAN & ELLINGTON
ENGINEERING | LAND SURVEYING
709 BELLEVUE AVENUE
DUBLIN, GEORGIA 31021
(478) 272-3013
L.S. FIRM NO. 1340

PROPERTY OF:
CUTCHIN COMPANY LLC
LAND LOT 283, 13TH LAND DISTRICT, 1ST SECTION
DAWSON COUNTY, GEORGIA

ALTA/NSPS LAND TITLE SURVEY

DRAWN BY: BTE
SCALE: 1" = 20'
DATE OF FIELD WORK: 09-21-2021
DATE OF PLAT: 10-01-2021

SHEET: 1 OF 1