

# FOR SALE

**149.82 +/- Acres with Over a Mile of Beautiful Etowah River Frontage, Minutes from Downtown Dahlonega**

0 Sam Davis Road, Dahlonega, GA 30533

**For More Information: Stephen Lovett**

770.297.4807 | slovett@nortoncommercial.com

**Zach Tibbs**

770.297.4876 | ztibbs@nortoncommercial.com



Norton Commercial  
434 Green Street  
Gainesville, GA 30501  
nortoncommercial.com

# NORTON



## EXECUTIVE SUMMARY

149.82 +/- Acres with Over a Mile of Beautiful Etowah River Frontage, Minutes from Downtown Dahlonega

0 SAM DAVIS ROAD, DAHLONEGA, GA 30533



## OFFERING SUMMARY

**Sale Price:** \$1,649,500

**Price / Acre:** \$11,010

### Lot Size:

**Total:** +/- 149.82 Acres

**Conservation Area:** +/- 102.15 Acres

**Approximate Pastureland:** +/- 44 Acres

**Etowah River Frontage:** +/- 6,266 Feet

**Character Area Designation:** Rural Places (RP)

## PROPERTY OVERVIEW

Norton Commercial Acreage Group is proud to present this beautiful North Georgia getaway nestled in the foothills of the Blue Ridge Mountains in Lumpkin County, GA. Spanning +/-149.96 acres, the property features rolling to level wooded terrain, 44 acres of well-manicured pastureland, and 6,266 feet of peaceful, winding frontage along the Etowah River. With 102 acres designated as a permanently protected 'Conservation Area' and a current land conservation agreement (CUVA Easement) in place until 2026, the property guarantees privacy, natural beauty, and a rare investment opportunity. Roughly 116 acres fall within 100-year floodplain, encompassing much of the Conservation Area. This remarkable property offers unlimited outdoor adventure opportunities: kayaking, fishing, hunting, ATV and more. Multiple strategic home sites have been left unrestricted to allow the true nature lover to make this home.

## LOCATION OVERVIEW

Located near the Chattahoochee-Oconee National Forests with quick and easy access to GA 400. The property is just 10 minutes to the University of North GA and the Historic Dahlonega Square. The new Northeast Georgia Medical Center near the intersection of Hwy 60 and GA 400 opened in late 2023 and represents more than a \$30 million investment that will create +150 jobs. One of the fastest growing counties in the country, Lumpkin County's population has grown by 43% over the last 10 years. Within the Lumpkin County ES, MS and HS districts. Located ~60 minutes north of Atlanta, Dahlonega's quaint downtown and diverse outdoor recreation amenities have historically relied on tourism-related activities.

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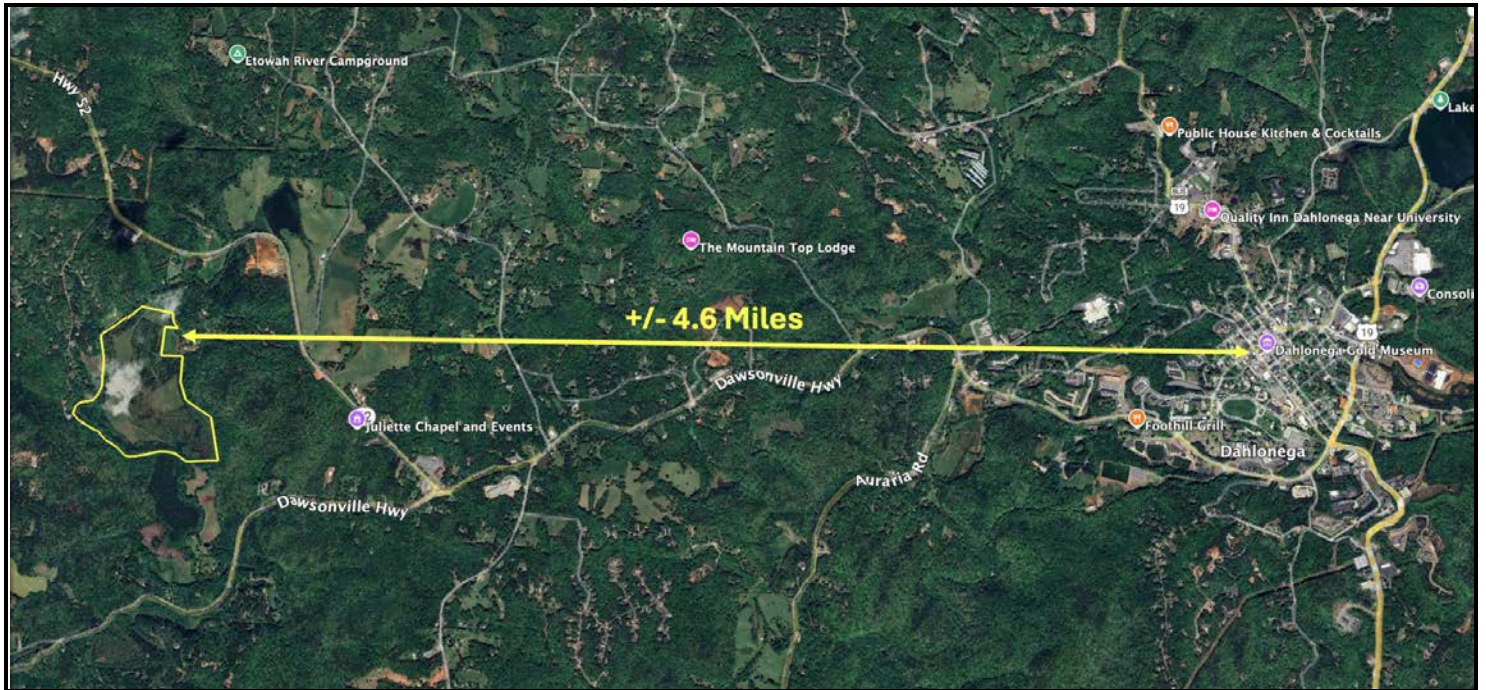
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**ADDITIONAL PHOTOS**

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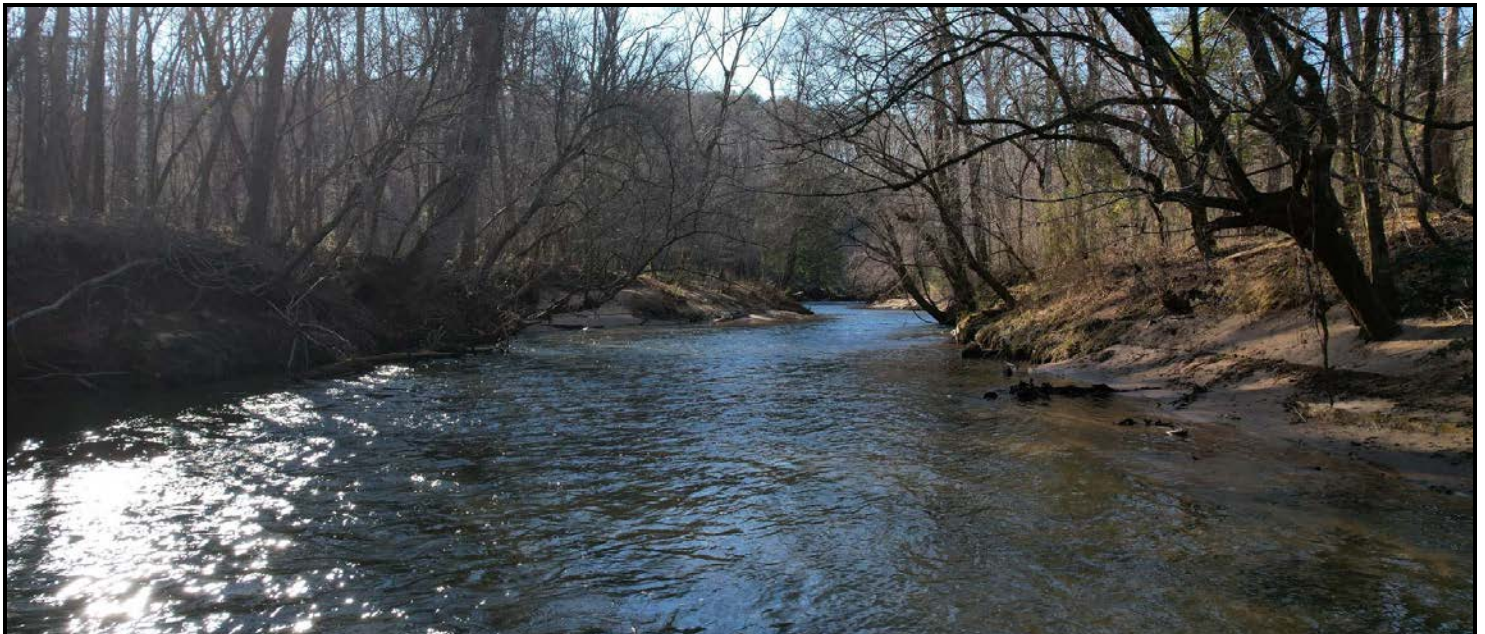
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**+/- 44 Acres of well-manicured pastureland bordered by Etowah River frontage**



**Etowah River**

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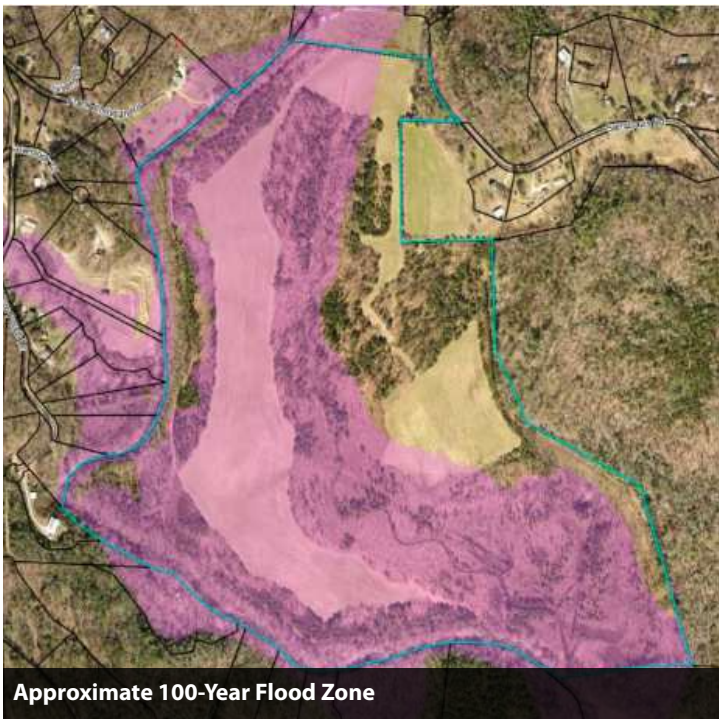
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**3 Former Grain Silos**



**Gated Access Point from Sam Davis Road**



**Approximate 100-Year Flood Zone**



**Parcel Map**

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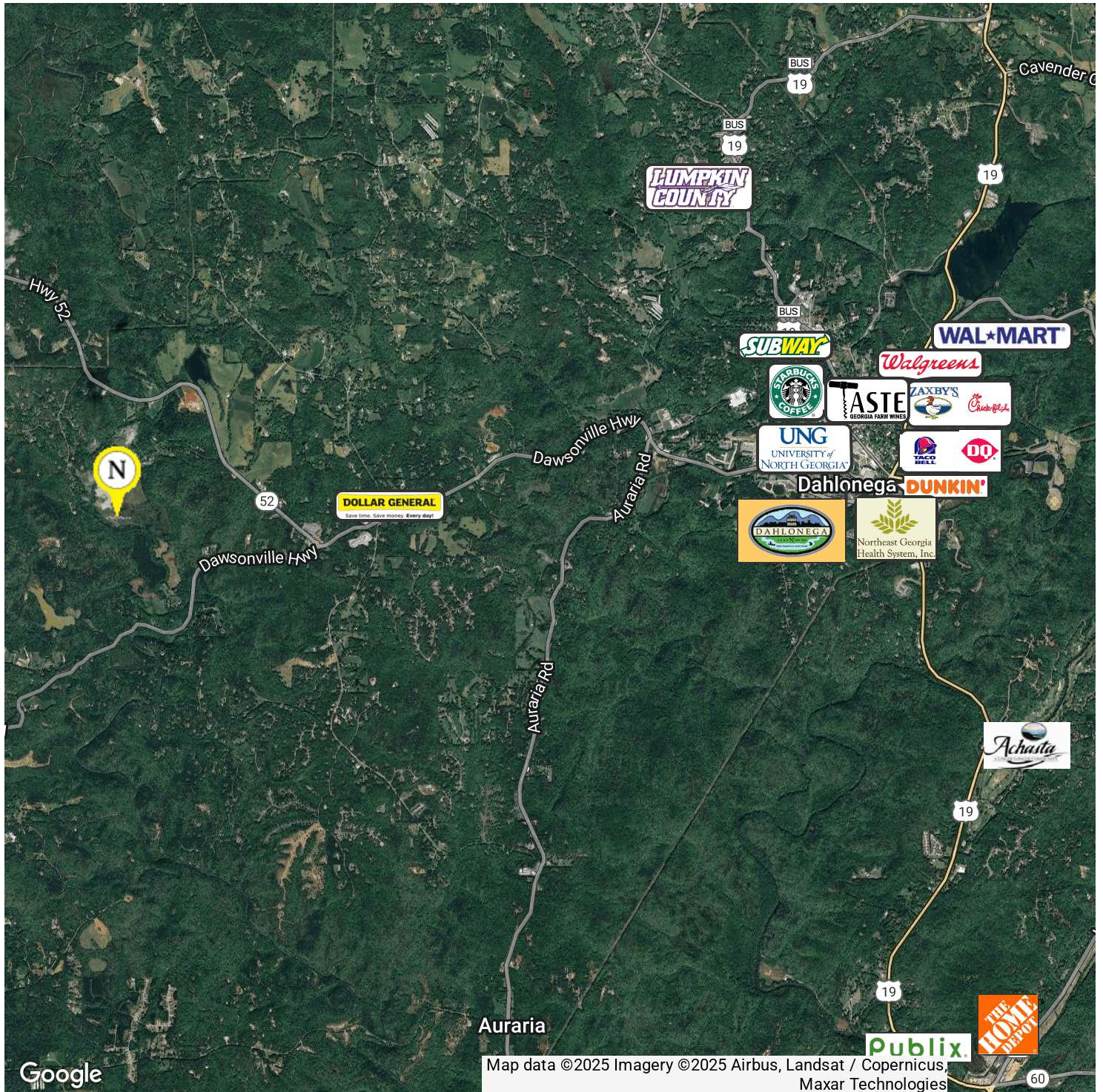
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**RETAILER MAP**

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## AREA HIGHLIGHTS

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## OUTDOOR RECREATION

Dahlonega is surrounded by stunning natural beauty. With the Chattahoochee National Forest, the Appalachian Trail, and numerous parks close by, the area is perfect for outdoor enthusiasts to enjoy activities like hiking, kayaking, fishing, horseback riding, and camping.

## THE SOUTH'S WINE COUNTRY

As the "Wine Tasting Room Capital of Georgia," Dahlonega boasts numerous award-winning vineyards and wineries, hosting wine tours, festivals, and events that bring thousands of visitors annually.



## HISTORIC DOWNTOWN DAHLONEGA

Known for its charming, walkable downtown area, Dahlonega features an array of local shops, award-winning wineries, fine dining, and historic landmarks. The downtown district is a hub for both tourists and residents, offering a sophisticated yet relaxed lifestyle that attracts visitors year-round.



The town hosts numerous annual events, including the Gold Rush Festival, the Dahlonega Wine Trail, and Old Fashioned Christmas, drawing visitors from across the region.

## NORTHEAST GEORGIA MEDICAL CENTER

Northeast Georgia Medical Center in Dahlonega is a state-of-the-art healthcare facility providing exceptional medical services to the region. Opened in 2023, it offers 60,000 square feet of cutting-edge medical space, with plans to expand to 130,000 square feet in the future.



## EDUCATION

Home to the University of North Georgia, a top #15 public regional university with an enrollment of more than 7,500. UNG is one of just six Senior Military Colleges in the United States.

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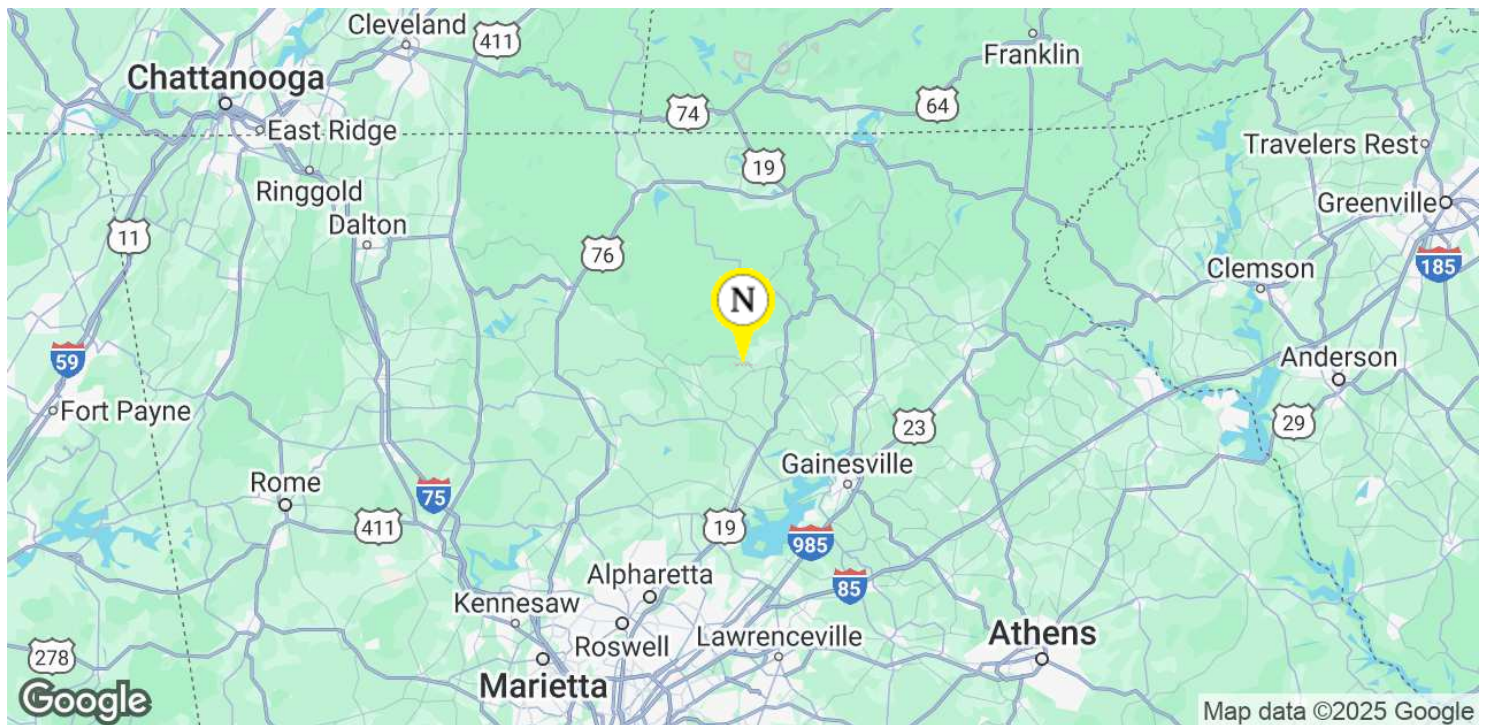
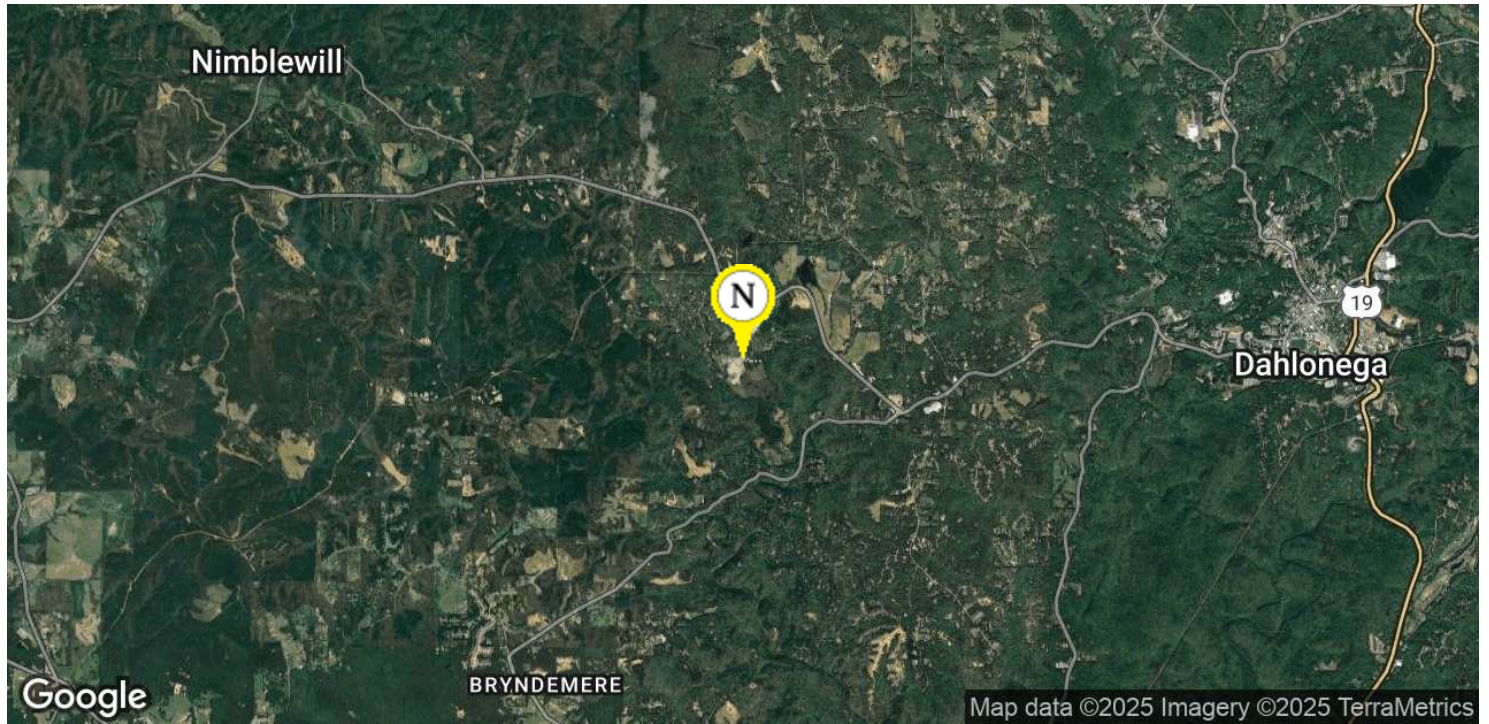
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**LOCATION MAP**

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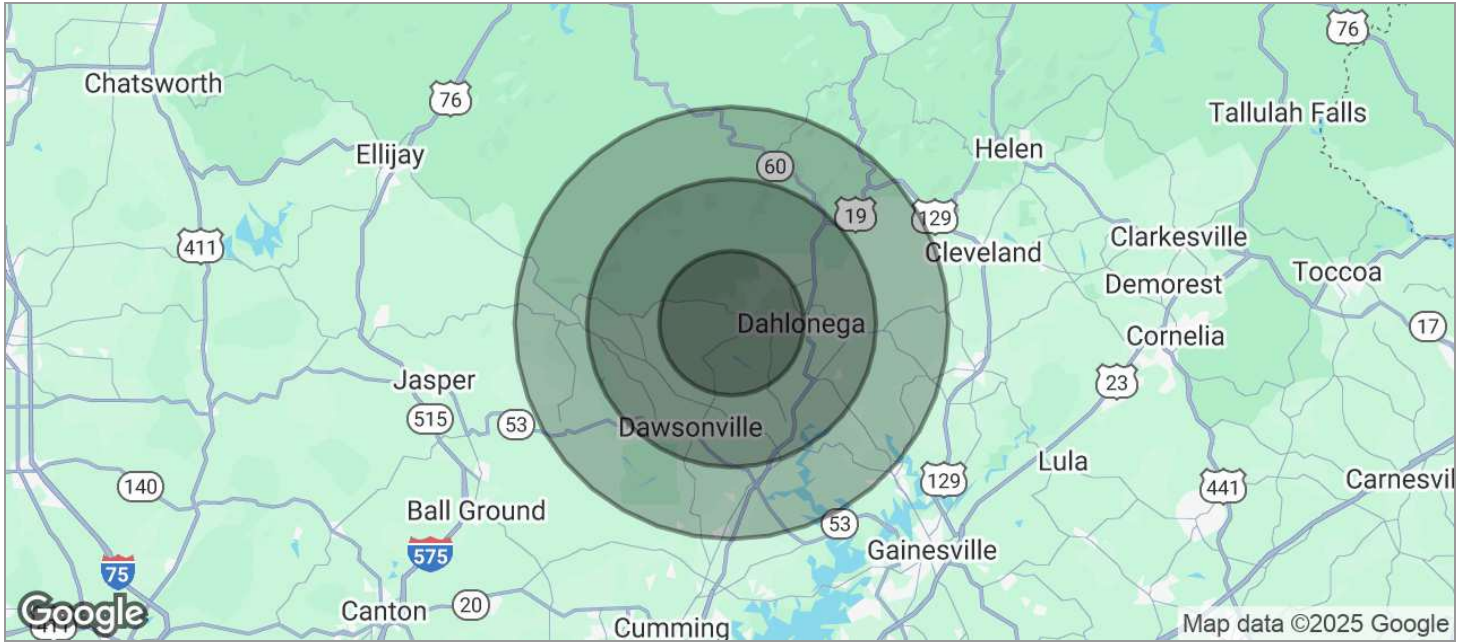
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**DEMOGRAPHICS MAP**

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<b>POPULATION</b>	<b>5 MILES</b>	<b>10 MILES</b>	<b>15 MILES</b>
TOTAL POPULATION	16,698	44,139	110,466
MEDIAN AGE	38	41	42
MEDIAN AGE (MALE)	37	40	41
MEDIAN AGE (FEMALE)	38	42	43
<b>HOUSEHOLDS &amp; INCOME</b>	<b>5 MILES</b>	<b>10 MILES</b>	<b>15 MILES</b>
TOTAL HOUSEHOLDS	5,225	15,796	40,767
# OF PERSONS PER HH	3.2	2.8	2.7
AVERAGE HH INCOME	\$85,479	\$101,002	\$113,638
AVERAGE HOUSE VALUE	\$328,004	\$365,335	\$412,089

\* Demographic data derived from 2020 ACS - US Census

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**LEGEND:**

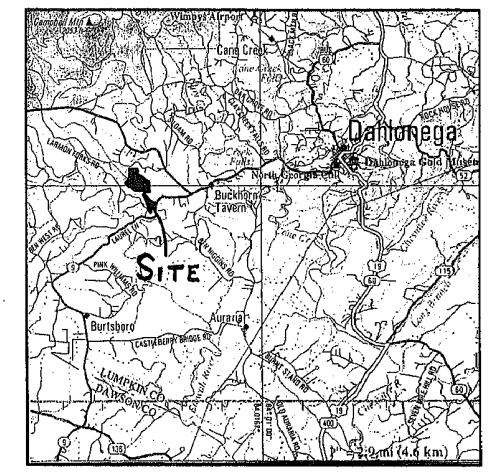
- CL = CENTERLINE
- CMF = CONCRETE MONUMENT FOUND
- CMP = CORRUGATED METAL PIPE
- CT = CRIMP TOP PIN
- DE = DRAINAGE ESMT.
- DWCB = DBL. WING CATCH BASIN
- EP = EDGE OF PAVEMENT
- FES = FLARED END SECTION
- GI = GRATE INLET
- GW = GUY WIRE
- GP = GUY POLE
- HW = HEAD WALL
- IPF = IRON PIN FOUND
- IPS = IRON PIN SET
- JB = JUNCTION BOX
- INV = INVERT
- L.L.L. = LAND LOT LINE
- LP = LIGHT POLE
- MH = MANHOLE (SANITARY SEWER)
- OT = OPEN TOP PIPE
- PL = PROPERTY LINE
- PP = POWER POLE
- RB = REINFORCING BAR
- RCP = REINFORCED CONCRETE PIPE
- R/W = RIGHT-OF-WAY
- SWCB = SGL. WING CATCH BASIN
- TBM = TEMPORARY BENCHMARK

**T.B.M. DATA PROVIDED BY JACK W. BERRY & ASSOCIATES**

T.B.M. #1 (TOP 3/8" I.P.F.)  
 N. 1647732.11  
 E. 2326430.95  
 ELEV. 1312.54 M.S.L.

T.B.M. #2 (TOP AXLE FOUND)  
 N. 1647094.70  
 E. 2326451.69  
 ELEV. 1318.97 M.S.L.

**AREA THIS TRACT:**  
 6,526,112 SQ. FT.  
 149.82 ACRES



**LOCATION MAP:**

**PROJECT AREA SUMMARY: (MITIGATION BANK AREA)**

AREA I.D.	SQUARE FEET	ACRES
AMB AREA 1	302,724±	6.95±
AMB AREA 2	2,050,989±	47.08±
AMB AREA 3	1,223,910±	28.10±
<b>AMB AREA TOTAL</b>	<b>3,577,623±</b>	<b>82.13±</b>

**OWNER/DEVELOPER**

MITIGATION RESOURCE GROUP  
 10405 OLD ALABAMA CONNECTOR  
 SUITE 201, ALPHARETTA, GA. 30022  
 24 HR. CONTACT: TREY EVANS  
 TEL: (770) 619-9133  
 CEL: (404) 308-1662

**REFERENCE MATERIAL:**

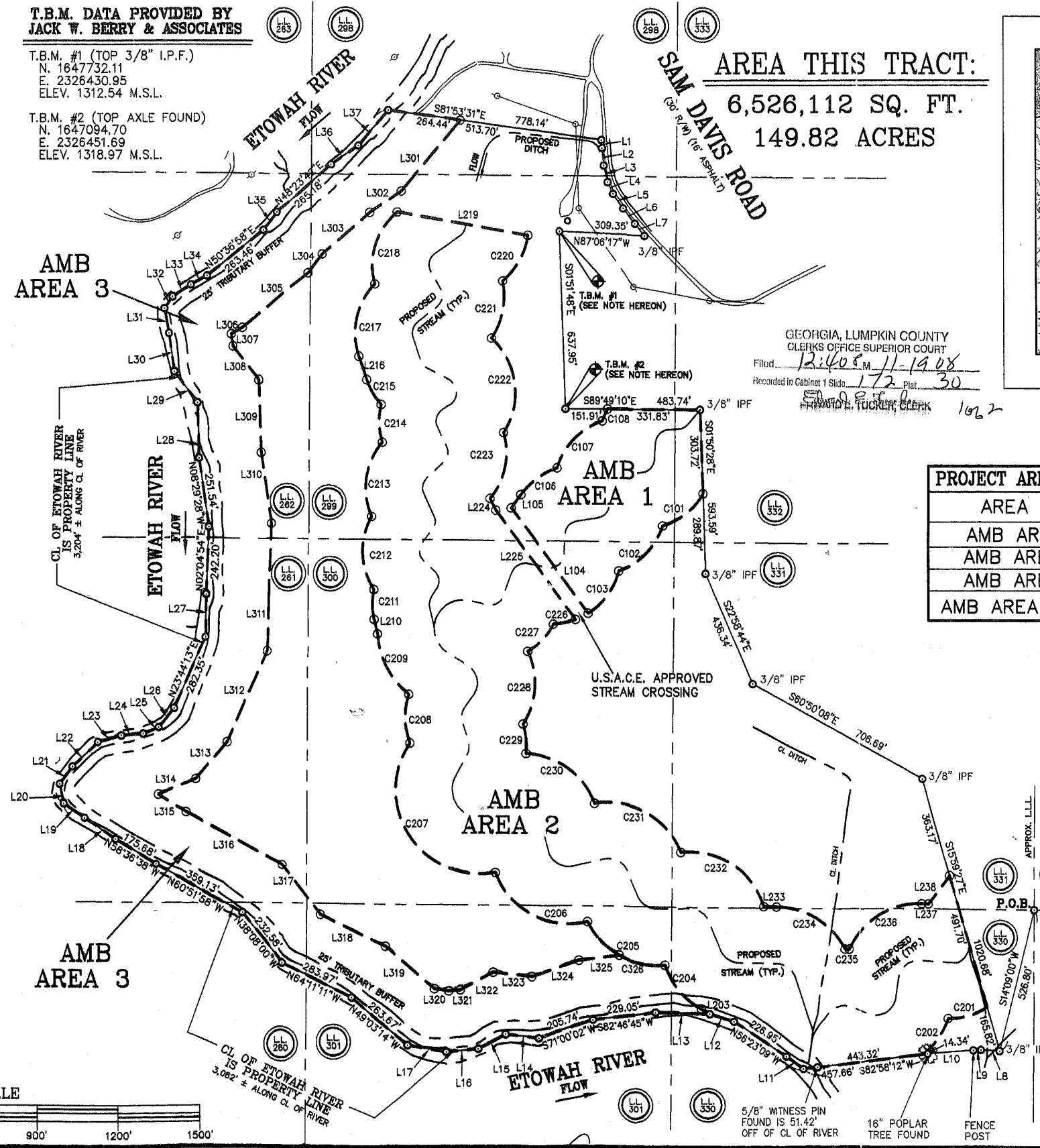
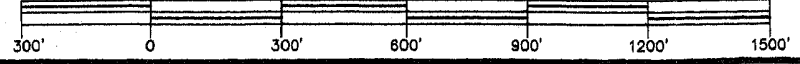
- SURVEY FOR: FOX CREEK PROPERTIES, PREPARED BY FARLEY-COLLINS-WHIDDEN ASSOC., SEPTEMBER 03, 2007, REVISED OCTOBER 05, 2007.
- AERIAL TOPOGRAPHY TAKEN BY JACK BERRY AND ASSOCIATES, IN MARCH 1999, AND PUBLISHED ON JANUARY 16, 2008.
- THE DRAFT BANKING INSTRUMENT FOR APPLEWOOD MITIGATION BANK (AMB) FOR: MITIGATION RESOURCE GROUP, PREPARED BY WETLAND & ECOLOGICAL CONSULTANTS, L.L.C., DATED FEBRUARY 05, 2008.
- AN INTERNET SEARCH OF MAPPING AND SATELLITE IMAGES AVAILABLE ON JANUARY 29, 2007 PROVIDED BY "GOOGLE EARTH" SOFTWARE WAS REVIEWED AND USED IN CONJUNCTION WITH THE PREPARATION OF THIS SURVEY PLAT.
- CONSTRUCTION PLANS FOR: APPLEWOOD (AMB), PREPARED BY DAVID A. BURRE ENGINEERS & SURVEYORS, INC. DATED MAY 07, 2008.

**BOUNDARY DESCRIPTIONS:**

COURSE	BEARING	DISTANCE
L1	S04°42'17"E	29.44'
L2	S05°06'14"E	64.24'
L3	S13°28'29"E	62.93'
L4	S24°18'34"E	46.74'
L5	S33°12'57"E	65.75'
L6	S39°41'15"E	69.56'
L7	S37°34'07"E	56.68'
L8	N87°01'27"W	68.51'
L9	S87°58'23"W	27.77'
L10	S85°18'37"W	168.01'
L11	N52°49'42"W	76.99'
L12	N71°49'57"W	92.37'
L13	N88°16'47"W	192.80'
L14	N84°04'31"W	119.75'
L15	S61°40'53"W	111.74'
L16	S84°39'07"W	118.15'
L17	N79°33'56"W	143.11'
L18	N55°58'13"W	136.93'
L19	N55°56'08"W	93.55'
L20	N12°11'06"W	69.88'
L21	N36°56'42"E	80.88'
L22	N46°31'04"E	128.48'
L23	N74°26'40"E	89.67'
L24	N85°26'57"E	80.93'
L25	N68°02'34"E	62.25'
L26	N40°10'26"E	88.77'
L27	N01°48'12"E	157.39'
L28	N01°42'14"W	201.01'
L29	N37°56'39"W	137.96'
L30	N08°11'48"W	139.49'
L31	N10°27'27"W	90.49'
L32	N35°56'20"E	50.93'
L33	N57°51'53"E	79.60'
L34	N60°51'49"E	69.40'
L35	N37°00'30"E	82.67'
L36	N55°01'02"E	121.02'
L37	N39°48'15"E	168.35'

THIS PROPERTY WAS NOT SURVEYED BY THE UNDERSIGNED BUT WAS PREPARED FROM PLATS, MAPS AND DEEDS OF RECORD.

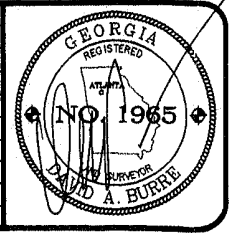
**GRAPHIC SCALE**



07-3244  
 SHEET 1 OF 2

DATE	NO.	DESCRIPTION	DATE
07-21-2008	NO. 1	REVISED NAME OF DRAWING AND TITLE BLOCK. REVISED WETLANDS COVENANTS NOTE.	07/29/08

DISTRICT: 12 TH  
 SECTION: N/A  
 COUNTY: LUMPKIN COUNTY, GEORGIA  
 CITY: UNINCORPORATED  
 DRAWN: LAS



METES AND BOUNDS SURVEY OF  
 APPLEWOOD MITIGATION BANK  
 FOR:  
**APPLEWOOD HOLDINGS, L.L.C.**

**DAVID A. BURRE ENGINEERS & SURVEYORS, INC.**  
 11660 ALPHARETTA HWY. SUITE 100  
 ROSWELL, GEORGIA 30076 (770)442-0500



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**AMB AREA 1 DESCRIPTION:**

LINE	BEARING	CHORD	LENGTH	RADIUS
C101	S50°45'11"W	185.25'	189.58'	255.00'
C102	S44°10'32"W	228.16'	236.55'	255.00'
C103	S35°38'24"W	189.87'	194.56'	255.00'
L104	N35°44'23"W	470.93'		
L105	N35°04'09"E	58.48'		
C106	N53°37'16"E	162.26'	165.13'	255.00'
C107	N43°50'00"E	236.10'	245.47'	255.00'
C108	N23°35'42"E	47.03'	47.10'	255.00'

**AMB AREA 2 DESCRIPTION:**

LINE	BEARING	CHORD	LENGTH	RADIUS
C201	S73°46'15"W	148.36'	150.54'	255.00'
C202	S34°26'11"W	158.66'	160.86'	280.00'
L203	N60°18'25"W	35.75'		
C204	N38°56'54"W	203.95'	208.75'	280.00'
C205	N60°49'16"W	320.01'	340.63'	280.00'
C206	N62°02'29"W	373.93'	409.45'	280.00'
C207	N33°22'52"W	562.69'	716.37'	305.00'
C208	N01°17'47"W	174.68'	178.29'	255.00'
C209	N26°59'44"W	247.50'	254.60'	310.00'
L210	N12°28'03"W	53.70'		
C211	N00°05'04"W	109.37'	110.22'	255.00'
C212	N01°46'38"W	263.91'	277.38'	255.00'
C213	N08°14'11"E	270.83'	285.52'	255.00'
C214	N01°48'33"W	136.72'	138.41'	255.00'
C215	N30°30'55"W	101.75'	102.44'	255.00'
L216	N19°00'25"W	87.39'		
C217	N12°26'36"E	266.10'	279.95'	255.00'
C218	N16°49'04"E	275.43'	290.95'	255.00'
L219	S79°49'12"E	480.68'		
C220	S28°11'13"W	189.83'	193.82'	275.00'
C221	S11°06'47"W	209.44'	214.87'	275.00'
C222	S07°16'02"E	339.09'	368.50'	263.00'
C223	S11°35'35"W	243.63'	253.30'	263.00'
L224	S26°22'43"E	47.19'		
L225	S35°44'23"E	488.40'		
C226	S78°12'29"W	82.59'	82.95'	255.00'
C227	S43°10'51"W	134.58'	136.19'	255.00'
C228	S03°35'13"W	265.30'	276.39'	280.00'
C229	S05°37'14"E	106.39'	107.04'	280.00'
C230	S53°54'10"E	305.38'	322.99'	280.00'
C231	S60°40'29"E	355.95'	385.74'	280.00'
C232	S56°43'31"E	355.97'	385.77'	280.00'
L233	S89°23'27"E	45.88'		
C234	S57°58'50"E	291.85'	307.00'	280.00'
C235	S87°47'25"E	15.97'	15.98'	280.00'
C236	N58°24'24"E	313.84'	333.14'	280.00'
L237	S87°30'29"E	25.26'		
L238	N37°36'11"E	127.23'		

**AMB AREA 3 DESCRIPTION:**

LINE	BEARING	CHORD	LENGTH	RADIUS
L301	S39°48'15"W	337.34'		
L302	S55°01'02"W	138.05'		
L303	S48°23'42"W	229.73'		
L304	S37°00'30"W	87.08'		
L305	S50°36'58"W	310.48'		
L306	S60°51'49"W	46.81'		
L307	S08°11'48"E	44.08'		
L308	S37°58'39"E	151.83'		
L309	S01°42'14"E	261.37'		
L310	S08°29'28"E	259.02'		
L311	S02°04'54"W	262.47'		
L312	S23°44'13"W	358.45'		
L313	S40°10'26"W	177.09'		
L314	S68°02'34"W	148.65'		
L315	S58°36'38"E	119.39'		
L316	S60°51'58"E	399.02'		
L317	S38°08'00"E	225.91'		
L318	S64°11'11"E	262.29'		
L319	S49°03'14"E	232.89'		
L320	S79°33'56"E	52.61'		
L321	N84°39'07"E	42.96'		
L322	N61°40'53"E	134.81'		
L323	S84°04'31"E	138.90'		
L324	N71°00'02"E	179.81'		
L325	N82°46'45"E	147.11'		
C326	S78°09'42"E	168.50'	171.15'	280.00'

**LEGAL DESCRIPTION:  
AMB AREA 1**

ALL THAT TRACT OR PARCEL OF LAND LYING OR BEING IN LAND LOTS 299, 300, AND 332 OF THE 12TH DISTRICT OF LUMPKIN COUNTY, GEORGIA, SAID TRACT OR PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A LAND LOT CORNER COMMON TO LAND LOTS 330, 331, 370, AND 371; THENCE, S.14°09'00"W. A DISTANCE OF 528.80 FEET TO A POINT; THENCE, N.15°59'27"W. A DISTANCE OF 1,020.68 FEET TO A POINT; THENCE, N.60°50'08"W. A DISTANCE OF 708.69 FEET TO A POINT; THENCE, N.22°58'44"W. A DISTANCE OF 436.34 FEET TO A POINT; THENCE, N.01°50'28"W. A DISTANCE OF 289.87 FEET TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE, FOLLOWING THE CURVATURE OF AN ARC TO THE RIGHT, HAVING A RADIUS OF 255.00 FEET A DISTANCE OF 189.58 FEET TO A POINT, SAID ARC BEING SUBTENDED BY A CHORD OF S.50°45'11"W. A DISTANCE OF 185.25 FEET; THENCE, FOLLOWING THE CURVATURE OF AN ARC TO THE RIGHT, HAVING A RADIUS OF 255.00 FEET A DISTANCE OF 236.55 FEET TO A POINT, SAID ARC BEING SUBTENDED BY A CHORD OF S.44°10'32"W. A DISTANCE OF 228.16 FEET; THENCE, FOLLOWING THE CURVATURE OF AN ARC TO THE RIGHT, HAVING A RADIUS OF 255.00 FEET A DISTANCE OF 194.56 FEET TO A POINT ON THE NORTHEASTERN EDGE OF A U.S.A.C.E. APPROVED STREAM CROSSING, SAID ARC BEING SUBTENDED BY A CHORD OF S.35°38'24"W. A DISTANCE OF 189.87 FEET; THENCE, NORTHWESTERLY FOLLOWING ALONG SAID U.S.A.C.E. APPROVED STREAM CROSSING, N.35°44'23"W. A DISTANCE OF 470.93 FEET TO A POINT; THENCE, DEPARTING SAID U.S.A.C.E. APPROVED STREAM CROSSING, N.35°04'09"E. A DISTANCE OF 58.48 FEET TO A POINT; THENCE, FOLLOWING THE CURVATURE OF AN ARC TO THE RIGHT, HAVING A RADIUS OF 255.00 FEET A DISTANCE OF 165.13 FEET TO A POINT, SAID ARC BEING SUBTENDED BY A CHORD OF N.53°37'16"E. A DISTANCE OF 162.26 FEET; THENCE, FOLLOWING THE CURVATURE OF AN ARC TO THE RIGHT, HAVING A RADIUS OF 255.00 FEET A DISTANCE OF 245.47 FEET TO A POINT, SAID ARC BEING SUBTENDED BY A CHORD OF N.43°50'00"E. A DISTANCE OF 236.10 FEET; THENCE, FOLLOWING THE CURVATURE OF AN ARC TO THE RIGHT, HAVING A RADIUS OF 255.00 FEET A DISTANCE OF 47.10 FEET TO A POINT, SAID ARC BEING SUBTENDED BY A CHORD OF N.23°35'42"E. A DISTANCE OF 47.03 FEET; THENCE, S.89°49'10"E. A DISTANCE OF 331.83 FEET TO A POINT; THENCE, S.01°50'28"E. A DISTANCE OF 303.72 FEET TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINING 6.95± ACRES.

**LEGAL DESCRIPTION:  
AMB AREA 2**

ALL THAT TRACT OR PARCEL OF LAND LYING OR BEING IN LAND LOTS 260, 261, 262, 298, 299, 300, 301, AND OF THE 12TH DISTRICT OF LUMPKIN COUNTY, GEORGIA, SAID TRACT OR PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A LAND LOT CORNER COMMON TO LAND LOTS 330, 331, 370, AND 371; THENCE, S.14°09'00"W. A DISTANCE OF 528.80 FEET TO A POINT; THENCE, N.87°01'27"W. A DISTANCE OF 68.51 FEET TO A POINT; THENCE, S.87°58'23"W. A DISTANCE OF 27.77 FEET TO A POINT; THENCE, S.85°18'37"W. A DISTANCE OF 168.01 FEET TO A POINT; THENCE, S.82°58'12"W. A DISTANCE OF 457.86 FEET TO A POINT ON THE CENTERLINE OF ETOWAH RIVER; THENCE, FOLLOWING ALONG SAID CENTERLINE A DISTANCE OF 396± FEET TO A POINT, SAID CENTERLINE MEANDERING AS FOLLOWS: (N.52°49'42"W. A DISTANCE OF 76.99 FEET TO A POINT; THENCE, N.56°3'09"W. A DISTANCE OF 226.95 FEET TO A POINT; THENCE, N.71°9'57"W. A DISTANCE OF 92.37 FEET TO A POINT), SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE, CONTINUING ALONG SAID CENTERLINE OF ETOWAH RIVER, A DISTANCE OF 5,869± FEET TO A POINT, SAID CENTERLINE MEANDERS BEING AS FOLLOWS: (N.88°16'47"W. A DISTANCE OF 192.80 FEET TO A POINT; THENCE, S.82°46'45"W. A DISTANCE OF 229.05 FEET TO A POINT; THENCE, S.71°00'02"W. A DISTANCE OF 205.74 FEET TO A POINT; THENCE, N.84°04'31"W. A DISTANCE OF 119.75 FEET TO A POINT; THENCE, S.61°40'53"W. A DISTANCE OF 111.74 FEET TO A POINT; THENCE, S.84°39'07"W. A DISTANCE OF 118.15 FEET TO A POINT; THENCE, N.79°33'56"W. A DISTANCE OF 143.11 FEET TO A POINT; THENCE, N.49°03'14"W. A DISTANCE OF 263.67 FEET TO A POINT; THENCE, N.64°11'11"W. A DISTANCE OF 283.97 FEET TO A POINT; THENCE, N.38°08'00"W. A DISTANCE OF 232.58 FEET TO A POINT; THENCE, N.60°51'58"W. A DISTANCE OF 359.13 FEET TO A POINT; THENCE, N.58°36'38"W. A DISTANCE OF 175.68 FEET TO A POINT; THENCE, N.55°58'13"W. A DISTANCE OF 136.93 FEET TO A POINT; THENCE, N.55°58'08"W. A DISTANCE OF 93.55 FEET TO A POINT; THENCE, N.12°11'06"W. A DISTANCE OF 69.88 FEET TO A POINT; THENCE, N.36°58'42"E. A DISTANCE OF 80.88 FEET TO A POINT; THENCE, N.46°31'04"E. A DISTANCE OF 128.48 FEET TO A POINT; THENCE, N.74°26'40"E. A DISTANCE OF 89.67 FEET TO A POINT; THENCE, N.85°28'57"E. A DISTANCE OF 80.93 FEET TO A POINT; THENCE, N.68°02'34"E. A DISTANCE OF 82.25 FEET TO A POINT; THENCE, N.40°10'26"E. A DISTANCE OF 88.77 FEET TO A POINT; THENCE, N.23°44'13"E. A DISTANCE OF 282.35 FEET TO A POINT; THENCE, N.01°48'12"E. A DISTANCE OF 157.39 FEET TO A POINT; THENCE, N.02°04'54"E. A DISTANCE OF 242.20 FEET TO A POINT; THENCE, N.08°29'28"W. A DISTANCE OF 251.54 FEET TO A POINT; THENCE, N.01°42'14"W. A DISTANCE OF 201.01 FEET TO A POINT; THENCE, N.37°58'39"W. A DISTANCE OF 137.96 FEET TO A POINT; THENCE, N.08°11'48"W. A DISTANCE OF 139.49 FEET TO A POINT; THENCE, N.10°27'27"W. A DISTANCE OF 90.49 FEET TO A POINT; THENCE, N.35°56'20"E. A DISTANCE OF 50.93 FEET TO A POINT; THENCE, N.57°51'53"E. A DISTANCE OF 79.80 FEET TO A POINT; THENCE, N.60°51'49"E. A DISTANCE OF 69.40 FEET TO A POINT; THENCE, N.50°36'58"E. A DISTANCE OF 263.46 FEET TO A POINT; THENCE, N.37°00'30"E. A DISTANCE OF 82.67 FEET TO A POINT; THENCE, N.48°23'42"E. A DISTANCE OF 265.18 FEET TO A POINT; THENCE, N.55°01'02"E. A DISTANCE OF 121.02 FEET TO A POINT; THENCE, N.39°48'15"E. A DISTANCE OF 168.35 FEET TO A POINT; THENCE, DEPARTING SAID CENTERLINE OF ETOWAH RIVER, S.81°53'31"E. A DISTANCE OF 264.44 FEET TO A POINT; THENCE, S.39°48'15"W. A DISTANCE OF 337.34 FEET TO A POINT; THENCE, S.65°01'02"W. A DISTANCE OF 138.05 FEET TO A POINT; THENCE, S.48°23'42"W. A DISTANCE OF 228.73 FEET TO A POINT; THENCE, S.37°00'30"W. A DISTANCE OF 87.08 FEET TO A POINT; THENCE, S.50°36'58"W. A DISTANCE OF 310.48 FEET TO A POINT; THENCE, S.60°51'49"W. A DISTANCE OF 46.81 FEET TO A POINT; THENCE, S.08°11'48"E. A DISTANCE OF 44.08 FEET TO A POINT; THENCE, S.37°58'39"E. A DISTANCE OF 151.83 FEET TO A POINT; THENCE, S.01°42'14"E. A DISTANCE OF 261.37 FEET TO A POINT; THENCE, S.08°29'28"E. A DISTANCE OF 259.02 FEET TO A POINT; THENCE, S.02°04'54"W. A DISTANCE OF 262.47 FEET TO A POINT; THENCE, S.23°44'13"W. A DISTANCE OF 358.45 FEET TO A POINT; THENCE, S.40°10'26"W. A DISTANCE OF 177.09 FEET TO A POINT; THENCE, S.68°02'34"W. A DISTANCE OF 148.65 FEET TO A POINT; THENCE, S.58°36'38"E. A DISTANCE OF 119.39 FEET TO A POINT; THENCE, S.60°51'58"E. A DISTANCE OF 399.02 FEET TO A POINT; THENCE, S.38°08'00"E. A DISTANCE OF 225.91 FEET TO A POINT; THENCE, S.64°11'11"E. A DISTANCE OF 262.29 FEET TO A POINT; THENCE, S.49°03'14"E. A DISTANCE OF 232.89 FEET TO A POINT; THENCE, S.79°33'56"E. A DISTANCE OF 52.61 FEET TO A POINT; THENCE, N.84°39'07"E. A DISTANCE OF 42.96 FEET TO A POINT; THENCE, N.61°40'53"E. A DISTANCE OF 134.81 FEET TO A POINT; THENCE, S.84°04'31"E. A DISTANCE OF 138.90 FEET TO A POINT; THENCE, N.71°00'02"E. A DISTANCE OF 179.81 FEET TO A POINT; THENCE, N.82°46'45"E. A DISTANCE OF 147.11 FEET TO A POINT; THENCE, FOLLOWING THE CURVATURE OF AN ARC TO THE LEFT, HAVING A RADIUS OF 280.00 FEET A DISTANCE OF 171.15 FEET TO A POINT, SAID ARC BEING SUBTENDED BY A CHORD OF S.78°09'42"E. A DISTANCE OF 168.50 FEET; THENCE, FOLLOWING THE CURVATURE OF AN ARC TO THE LEFT, HAVING A RADIUS OF 280.00 FEET A DISTANCE OF 208.75 FEET TO A POINT, SAID ARC BEING SUBTENDED BY A CHORD OF S.38°56'54"E. A DISTANCE OF 203.95 FEET; THENCE, S.60°18'25"W. AN APPROXIMATE DISTANCE OF 35.75 FEET TO A POINT ON THE CENTERLINE OF ETOWAH RIVER, SAID POINT BEING THE TRUE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINING 28.10± ACRES.

**LEGAL DESCRIPTION:  
AMB AREA 2**

ALL THAT TRACT OR PARCEL OF LAND LYING OR BEING IN LAND LOTS 299, 200, 201, 330, & 331 OF THE 12TH DISTRICT OF LUMPKIN COUNTY, GEORGIA, SAID TRACT OR PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A LAND LOT CORNER COMMON TO LAND LOTS 330, 331, 370, & 371; THENCE, S.14°09'00"W. A DISTANCE OF 528.80 FEET TO A POINT; THENCE, N.15°59'27"W. A DISTANCE OF 165.82 FEET TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE, FOLLOWING THE CURVATURE OF AN ARC TO THE RIGHT, HAVING A RADIUS OF 255.00 FEET A DISTANCE OF 150.54 FEET TO A POINT, SAID ARC BEING SUBTENDED BY A CHORD OF S.73°46'15"W. A DISTANCE OF 148.36 FEET; THENCE, FOLLOWING THE CURVATURE OF AN ARC TO THE RIGHT, HAVING A RADIUS OF 280.00 FEET A DISTANCE OF 160.86 FEET TO A POINT, SAID ARC BEING SUBTENDED BY A CHORD OF S.34°26'11"W. A DISTANCE OF 158.66 FEET; THENCE, S.82°58'12"W. A DISTANCE OF 443.32 FEET TO A POINT ON THE CENTERLINE OF ETOWAH RIVER; THENCE, FOLLOWING ALONG SAID CENTERLINE A DISTANCE OF 396± FEET TO A POINT, SAID CENTERLINE MEANDERS BEING AS FOLLOWS: (N.52°49'42"W. A DISTANCE OF 76.99 FEET TO A POINT; THENCE, N.56°23'09"W. A DISTANCE OF 226.95 FEET TO A POINT; THENCE, N.71°9'57"W. A DISTANCE OF 92.37 FEET TO A POINT); THENCE, DEPARTING SAID CENTERLINE OF ETOWAH RIVER, N.60°18'25"W. A DISTANCE OF 35.75 FEET TO A POINT; THENCE, FOLLOWING THE CURVATURE OF AN ARC TO THE RIGHT, HAVING A RADIUS OF 280.00 FEET A DISTANCE OF 208.75 FEET TO A POINT, SAID ARC BEING SUBTENDED BY A CHORD OF N.38°56'54"W. A DISTANCE OF 203.95 FEET; THENCE, FOLLOWING THE CURVATURE OF AN ARC TO THE RIGHT, HAVING A RADIUS OF 280.00 FEET A DISTANCE OF 340.63 FEET TO A POINT, SAID ARC BEING SUBTENDED BY A CHORD OF N.60°49'16"W. A DISTANCE OF 320.01 FEET; THENCE, FOLLOWING THE CURVATURE OF AN ARC TO THE RIGHT, HAVING A RADIUS OF 280.00 FEET A DISTANCE OF 409.45 FEET TO A POINT, SAID ARC BEING SUBTENDED BY A CHORD OF N.62°02'29"W. A DISTANCE OF 373.93 FEET; THENCE, FOLLOWING THE CURVATURE OF AN ARC TO THE RIGHT, HAVING A RADIUS OF 305.00 FEET A DISTANCE OF 716.37 FEET TO A POINT, SAID ARC BEING SUBTENDED BY A CHORD OF N.33°22'52"W. A DISTANCE OF 562.69 FEET; THENCE, FOLLOWING THE CURVATURE OF AN ARC TO THE RIGHT, HAVING A RADIUS OF 255.00 FEET A DISTANCE OF 178.29 FEET TO A POINT, SAID ARC BEING SUBTENDED BY A CHORD OF N.01°17'47"W. A DISTANCE OF 174.68 FEET; THENCE, FOLLOWING THE CURVATURE OF AN ARC TO THE RIGHT, HAVING A RADIUS OF 310.00 FEET A DISTANCE OF 254.60 FEET TO A POINT, SAID ARC BEING SUBTENDED BY A CHORD OF N.26°59'44"W. A DISTANCE OF 247.50 FEET; THENCE, N.12°28'03"W. A DISTANCE OF 53.70 FEET TO A POINT; THENCE, FOLLOWING THE CURVATURE OF AN ARC TO THE RIGHT, HAVING A RADIUS OF 255.00 FEET A DISTANCE OF 110.22 FEET TO A POINT, SAID ARC BEING SUBTENDED BY A CHORD OF N.00°05'04"W. A DISTANCE OF 109.37 FEET; THENCE, FOLLOWING THE CURVATURE OF AN ARC TO THE RIGHT, HAVING A RADIUS OF 255.00 FEET A DISTANCE OF 277.38 FEET TO A POINT, SAID ARC BEING SUBTENDED BY A CHORD OF N.01°46'38"W. A DISTANCE OF 263.91 FEET; THENCE, FOLLOWING THE CURVATURE OF AN ARC TO THE RIGHT, HAVING A RADIUS OF 255.00 FEET A DISTANCE OF 285.52 FEET TO A POINT, SAID ARC BEING SUBTENDED BY A CHORD OF N.08°14'11"E. A DISTANCE OF 270.83 FEET; THENCE, FOLLOWING THE CURVATURE OF AN ARC TO THE RIGHT, HAVING A RADIUS OF 255.00 FEET A DISTANCE OF 138.41 FEET TO A POINT, SAID ARC BEING SUBTENDED BY A CHORD OF N.01°48'33"W. A DISTANCE OF 136.72 FEET; THENCE, FOLLOWING THE CURVATURE OF AN ARC TO THE RIGHT, HAVING A RADIUS OF 255.00 FEET A DISTANCE OF 102.44 FEET TO A POINT, SAID ARC BEING SUBTENDED BY A CHORD OF N.30°30'55"W. A DISTANCE OF 101.75 FEET; THENCE, N.19°00'25"W. A DISTANCE OF 87.39 FEET TO A POINT; THENCE, FOLLOWING THE CURVATURE OF AN ARC TO THE RIGHT, HAVING A RADIUS OF 255.00 FEET A DISTANCE OF 279.95 FEET TO A POINT, SAID ARC BEING SUBTENDED BY A CHORD OF N.12°26'36"E. A DISTANCE OF 266.10 FEET; THENCE, FOLLOWING THE CURVATURE OF AN ARC TO THE RIGHT, HAVING A RADIUS OF 255.00 FEET A DISTANCE OF 290.95 FEET TO A POINT, SAID ARC BEING SUBTENDED BY A CHORD OF N.16°49'04"E. A DISTANCE OF 275.43 FEET; THENCE, S.79°49'12"E. A DISTANCE OF 480.68 FEET TO A POINT; THENCE, FOLLOWING THE CURVATURE OF AN ARC TO THE RIGHT, HAVING A RADIUS OF 275.00 FEET A DISTANCE OF 193.82 FEET TO A POINT, SAID ARC BEING SUBTENDED BY A CHORD OF S.28°11'13"W. A DISTANCE OF 189.83 FEET; THENCE, FOLLOWING THE CURVATURE OF AN ARC TO THE RIGHT, HAVING A RADIUS OF 275.00 FEET A DISTANCE OF 214.87 FEET TO A POINT, SAID ARC BEING SUBTENDED BY A CHORD OF S.11°06'47"W. A DISTANCE OF 209.44 FEET; THENCE, FOLLOWING THE CURVATURE OF AN ARC TO THE RIGHT, HAVING A RADIUS OF 263.00 FEET A DISTANCE OF 368.50 FEET TO A POINT, SAID ARC BEING SUBTENDED BY A CHORD OF S.07°16'02"E. A DISTANCE OF 339.09 FEET; THENCE, FOLLOWING THE CURVATURE OF AN ARC TO THE RIGHT, HAVING A RADIUS OF 263.00 FEET A DISTANCE OF 253.30 FEET TO A POINT, SAID ARC BEING SUBTENDED BY A CHORD OF S.11°35'35"W. A DISTANCE OF 243.63 FEET; THENCE, S.26°22'43"E. A DISTANCE OF 47.19 FEET TO A POINT ON THE SOUTHWESTERN EDGE OF A U.S.A.C.E. APPROVED STREAM CROSSING; THENCE, SOUTH-EASTERLY FOLLOWING ALONG SAID U.S.A.C.E. APPROVED STREAM CROSSING, S.35°44'23"E. A DISTANCE OF 488.40 FEET TO A POINT; THENCE, FOLLOWING THE CURVATURE OF AN ARC TO THE RIGHT DEPARTING SAID U.S.A.C.E. APPROVED STREAM CROSSING, HAVING A RADIUS OF 255.00 FEET A DISTANCE OF 82.95 FEET TO A POINT, SAID ARC BEING SUBTENDED BY A CHORD OF S.78°12'29"W. A DISTANCE OF 82.59 FEET; THENCE, FOLLOWING THE CURVATURE OF AN ARC TO THE RIGHT, HAVING A RADIUS OF 255.00 FEET A DISTANCE OF 136.19 FEET TO A POINT, SAID ARC BEING SUBTENDED BY A CHORD OF S.43°10'51"W. A DISTANCE OF 134.58 FEET; THENCE, FOLLOWING THE CURVATURE OF AN ARC TO THE RIGHT, HAVING A RADIUS OF 280.00 FEET A DISTANCE OF 276.39 FEET TO A POINT, SAID ARC BEING SUBTENDED BY A CHORD OF S.03°35'13"W. A DISTANCE OF 265.30 FEET; THENCE, FOLLOWING THE CURVATURE OF AN ARC TO THE RIGHT, HAVING A RADIUS OF 280.00 FEET A DISTANCE OF 107.04 FEET TO A POINT, SAID ARC BEING SUBTENDED BY A CHORD OF S.05°37'14"E. A DISTANCE OF 106.39 FEET; THENCE, FOLLOWING THE CURVATURE OF AN ARC TO THE RIGHT, HAVING A RADIUS OF 280.00 FEET A DISTANCE OF 322.99 FEET TO A POINT, SAID ARC BEING SUBTENDED BY A CHORD OF S.53°54'10"E. A DISTANCE OF 305.38 FEET; THENCE, FOLLOWING THE CURVATURE OF AN ARC TO THE RIGHT, HAVING A RADIUS OF 280.00 FEET A DISTANCE OF 385.75 FEET TO A POINT, SAID ARC BEING SUBTENDED BY A CHORD OF S.60°40'29"E. A DISTANCE OF 355.95 FEET; THENCE, FOLLOWING THE CURVATURE OF AN ARC TO THE RIGHT, HAVING A RADIUS OF 280.00 FEET A DISTANCE OF 385.77 FEET TO A POINT, SAID ARC BEING SUBTENDED BY A CHORD OF S.56°43'31"E. A DISTANCE OF 355.97 FEET; THENCE, S.89°23'27"E. A DISTANCE OF 45.88 FEET TO A POINT; THENCE, FOLLOWING THE CURVATURE OF AN ARC TO THE RIGHT, HAVING A RADIUS OF 280.00 FEET A DISTANCE OF 307.00 FEET TO A POINT, SAID ARC BEING SUBTENDED BY A CHORD OF S.57°58'50"E. A DISTANCE OF 291.85 FEET; THENCE, FOLLOWING THE CURVATURE OF AN ARC TO THE RIGHT, HAVING A RADIUS OF 280.00 FEET A DISTANCE OF 15.98 FEET TO A POINT, SAID ARC BEING SUBTENDED BY A CHORD OF S.87°47'25"E. A DISTANCE OF 15.97 FEET; THENCE, FOLLOWING THE CURVATURE OF AN ARC TO THE RIGHT, HAVING A RADIUS OF 280.00 FEET A DISTANCE OF 333.14 FEET TO A POINT, SAID ARC BEING SUBTENDED BY A CHORD OF N.58°24'24"E. A DISTANCE OF 313.84 FEET; THENCE, S.87°30'29"E. A DISTANCE OF 25.26 FEET TO A POINT; THENCE, N.37°36'11"E. A DISTANCE OF 127.23 FEET TO A POINT; THENCE, S.15°59'27"E. A DISTANCE OF 491.70 FEET TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINING 47.08± ACRES.

WETLANDS, STREAMS AND BUFFERS MAY BE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS BANKING INSTRUMENT NUMBER 200701399 AND ARE PROTECTED BY A RECORDED DECLARATION OF CONSERVATION COVENANTS AND RESTRICTIONS.

GEORGIA, LUMPKIN COUNTY  
CLERKS OFFICE SUPERIOR COURT

FILED 12:40 P.M. 11-19-08

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DAVID A. BURRE  
REGISTERED PROFESSIONAL SURVEYOR

07-3244  
SHEET  
2  
OF  
2

REVISION BLOCK		
DATE	NO.	DESCRIPTION
07-21-2008	NO. 1	REVISED NAME OF DRAWING AND TITLE BLOCK. REVISED WETLANDS COVENANTS NOTE.