

PROPERTY DESCRIPTION - Tract 1
 All that tract or parcel of land lying and being in Land Lots 84, 85, 90, 91 and 93 of the 9th District, Hall County, Georgia and being more particularly described as follows:
 Beginning at a right of way monument found at the intersection of the northeastern right of way line of Cagle Road (right of way width varies) and the southeastern right of way line of Georgia State Route 365 (right of way width varies), also known as Cornelia Highway, thence proceeding along said right of way line of Georgia State Route 365 the following courses and distances: North 38 degrees 21 minutes 05 seconds East a distance of 191.05 feet to a 1/2 inch rebar set, North 38 degrees 21 minutes 05 seconds East a distance of 109.28 feet to a right of way monument found, along a curve to the right with a radius of 364.73 feet and an arc length of 431.29 feet (said curve having a chord bearing of North 41 degrees 44 minutes 29 seconds East and a chord distance of 431.34 feet) to a right of way monument found, North 40 degrees 30 minutes 39 seconds East a distance of 99.32 feet to a 1/2 inch rebar set, North 47 degrees 31 minutes 15 seconds East a distance of 115.35 feet to a right of way monument found, North 41 degrees 31 minutes 38 seconds East a distance of 174.32 feet to a right of way monument found, North 02 degrees 50 minutes 30 seconds East a distance of 217.59 feet to a right of way monument found, North 54 degrees 33 minutes 07 seconds East a distance of 1175.72 feet to a 1/2 inch rebar set, North 55 degrees 20 minutes 03 seconds East a distance of 1012.04 feet to a 1/2 inch rebar set on the land lot line common to Land Lots 85 and 90, thence continuing along said right of way line of Georgia State Route 365 and said lot line South 30 degrees 09 minutes 03 seconds East a distance of 69.84 feet to a 1 inch open top pipe found at the land lot corner common to Land Lots 84, 85, 90 and 91, thence continuing along said right of way line of Georgia State Route 365 North 22 degrees 04 minutes 56 seconds East a distance of 124.58 feet to a right of way monument found, thence leaving said right of way line of Georgia State Route 365 and proceeding South 10 degrees 26 minutes 46 seconds East a distance of 252.44 feet to a rock found on the land lot line common to Land Lots 84 and 91, thence leaving said land lot line and proceeding South 57 degrees 23 minutes 05 seconds East a distance of 365.51 feet to a 1 inch open top pipe found, thence South 07 degrees 34 minutes 05 seconds East a distance of 877.85 feet to a 1-1/2 inch rod found on the northeastern right of way line of Cagle Road (50 feet right of way width at this point), also known as Old Gainesville-Lula Road, thence proceeding along said right of way line of Cagle Road the following courses and distances: along a curve to the right with a radius of 468.05 feet and an arc length of 208.76 feet (said curve having a chord bearing of South 63 degrees 16 minutes 32 seconds West and a chord distance of 200.00 feet) to a 1/2 inch rebar set, South 75 degrees 07 minutes 52 seconds West a distance of 156.36 feet to a 1/2 inch rebar set, along a curve to the left with a radius of 273.48 feet and an arc length of 129.25 feet (said curve having a chord bearing of South 69 degrees 39 minutes 28 seconds West and a chord distance of 125.99 feet) to a 1/2 inch rebar set, South 03 degrees 21 minutes 04 seconds West a distance of 72.92 feet to a 1/2 inch rebar set, along a curve to the left with a radius of 692.27 feet and an arc length of 187.65 feet (said curve having a chord bearing of South 55 degrees 35 minutes 23 seconds West and a chord distance of 189.39 feet) to a 1/2 inch rebar set, along a curve to the right with a radius of 1927.26 feet and an arc length of 221.46 feet (said curve having a chord bearing of South 32 degrees 42 minutes 03 seconds West and a chord distance of 221.33 feet) to a 1/2 inch rebar set, along a curve to the left with a radius of 859.38 feet and an arc length of 127.46 feet (said curve having a chord bearing of South 54 degrees 23 minutes 24 seconds West and a chord distance of 127.27 feet) to a 1/2 inch rebar set, along a curve to the left with a radius of 2688.84 feet and an arc length of 259.39 feet (said curve having a chord bearing of South 43 degrees 31 minutes 03 seconds West and a chord distance of 259.33 feet) to a 1/2 inch rebar set, along a curve to the left with a radius of 578.95 feet and an arc length of 146.17 feet (said curve having a chord bearing of South 37 degrees 31 minutes 49 seconds West and a chord distance of 146.78 feet) to a nail set, along a curve to the left with a radius of 784.73 feet and an arc length of 200.12 feet (said curve having a chord bearing of South 21 degrees 47 minutes 24 seconds West and a chord distance of 207.51 feet) to a 1/2 inch rebar set on the northeastern right of way line of Southern Railroad (300 feet right of way width at this point), thence proceeding along said right of way line of Southern Railroad the following courses and distances: North 19 degrees 05 minutes 40 seconds East a distance of 187.61 feet to a 1/2 inch rebar set and North 67 degrees 32 minutes 36 seconds West a distance of 303.43 feet to a right of way monument found, said point being the Point of Beginning.

PROPERTY DESCRIPTION - Tract 2
 All that tract or parcel of land lying and being in Land Lot 91 of the 7th District, Hall County, Georgia and being more particularly described as follows:
 Beginning at a 1/2 inch rebar set at the intersection of the northeastern right of way line of Southern Railroad (300 feet right of way width at this point) and the southeastern right of way line of Cagle Road (50 feet right of way width at this point), also known as Old Gainesville-Lula Road, thence proceeding along said right of way line of Cagle Road the following courses and distances: along a curve to the right with a radius of 794.73 feet and an arc length of 158.77 feet (said curve having a chord bearing of North 23 degrees 18 minutes 02 seconds East and a chord distance of 159.45 feet) to a 1/2 inch rebar set, along a curve to the right with a radius of 526.95 feet and an arc length of 132.45 feet (said curve having a chord bearing of North 27 degrees 30 minutes 28 seconds East and a chord distance of 132.10 feet) to a 1/2 inch rebar set, along a curve to the right with a radius of 5648.84 feet and an arc length of 255.40 feet (said curve having a chord bearing of North 48 degrees 31 minutes 33 seconds East and a chord distance of 255.38 feet) to a 1/2 inch rebar set, along a curve to the right with a radius of 790.38 feet and an arc length of 121.05 feet (said curve having a chord bearing of North 54 degrees 25 minutes 34 seconds East and a chord distance of 120.62 feet) to a 1/2 inch rebar set, along a curve to the left with a radius of 1977.26 feet and an arc length of 116.34 feet (said curve having a chord bearing of North 55 degrees 47 minutes 36 seconds East and a chord distance of 116.45 feet) to a 1/2 inch rebar set, along a curve to the right with a radius of 1507.50 feet and an arc length of 102.61 feet (said curve having a chord bearing of North 53 degrees 50 minutes 37 seconds East and a chord distance of 103.51 feet) to a 1/2 inch rebar set, along a curve to the right with a radius of 199.59 feet to a 1/2 inch rebar set and proceeding South 22 degrees 20 minutes 45 seconds East a distance of 199.59 feet to a 1/2 inch rebar found on the northeastern right of way line of Southern Railroad (300 feet right of way width at this point), thence proceeding along said right of way line of Southern Railroad South 69 degrees 59 minutes 09 seconds West a distance of 835.77 feet to the Point of Beginning.

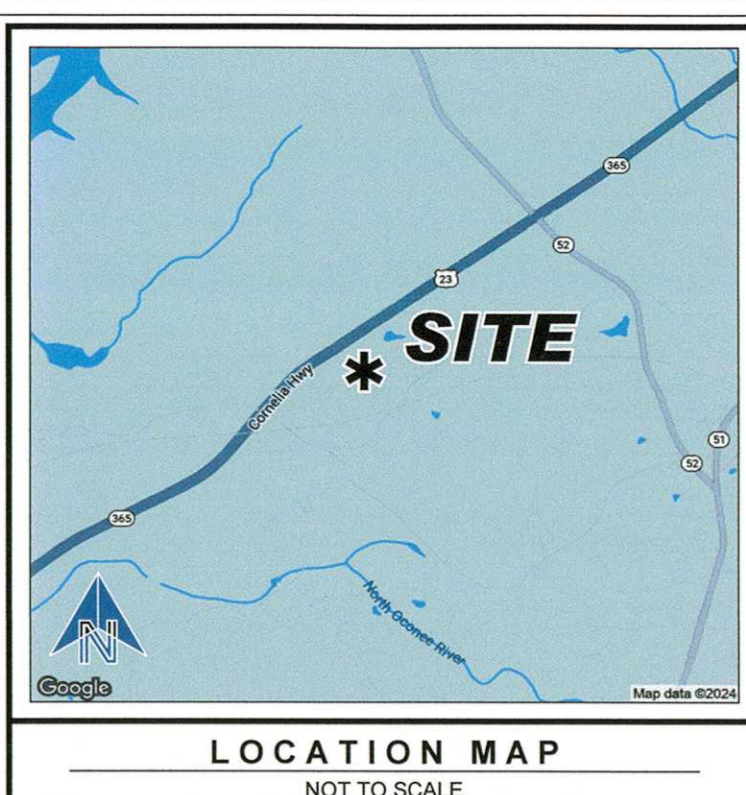
- LEGEND**
- 1 LAND LOT IDENTIFICATION
 - 2 IRON PIN (AS NOTED)
 - 3 RIGHT OF WAY MONUMENT
 - 4 NAIL FOUND
 - 5 PROPERTY CORNER
 - 6 ELECTRIC TRANSMISSION LINE TOWER
 - 7 SATELLITE DISH
 - 8 SIGN
 - 9 WELL
 - 10 ABANDONED POWER POLE
 - 11 POWER POLE/WILDLIGHT
 - 12 ARC UNIT
 - 13 ELECTRIC METER
 - 14 GUY WIRE
 - 15 POWER POLE
 - 16 CLEANOUT
 - 17 HEADWALL
 - 18 FLARED END SECTION
 - 19 CABLE IN BOX
 - 20 FIBER OPTIC MARKER
 - 21 TELEPHONE BOX
 - 22 IRRIGATION CONTROL VALVE
 - 23 POST INDICATOR NAIL/NE
 - 24 P.O.B.
 - 25 POINT OF BEGINNING
 - 26 NOW OR FORMERLY
 - 27 RIGHT OF WAY
 - 28 1/2" REBAR SET WCAP
 - 29 NAIL SET
 - 30 FOUND
 - 31 EDGE OF PAVEMENT
 - 32 OPEN TOP PIPE
 - 33 RB
 - 34 REBAR
 - 35 MEASURED DISTANCE
 - 36 RECORD DISTANCE
 - 37 RECORD DISTANCE HELD
 - 38 CMP
 - 39 CORRUGATED METAL PIPE
 - 40 DUCTILE IRON PIPE
 - 41 PVC
 - 42 POLYURETHANE COLORED PIPE
 - 43 RCP
 - 44 REINFORCED CONCRETE PIPE
 - 45 FM
 - 46 SANITARY SEWER FORCE MAIN
 - 47 X
 - 48 RECORD DISTANCE HELD
 - 49 STORM SEWER LINE
 - 50 OVERHEAD POWER LINE

- REFERENCE PLATS**
1. Plat of Right of Way and Track Map Operated by Southern Railroad Company Charlotte Division Station 1845-00 to Station 204-00, dated December 31, 1927, corrected December 31, 1933.
 2. State of Georgia Department of Transportation Right of Way Map Project F-013-129 dated September 30, 1977, last revised May 8, 1978.
 3. Plat of Survey for Kim W. Powell recorded in Plat Book 184, Page 182A.
 4. Plat of Survey for James C. & Genie F. Monaghan recorded in Plat Book 345, Page 46A.
 5. Plat of Survey for James C. & Genie F. Monaghan recorded in Plat Book 345, Page 46A.
 6. Plat of Survey for Alvin E. Hicks & Joan W. Hicks recorded in Plat Book 841, Page 66.

Curve Table

Curve #	Chord Bearing	Chord Length	Radius	Arc Length	Curve #	Chord Bearing	Chord Length	Radius	Arc Length
C1	S83°18'33"W	205.08	468.05	206.70	C8	S21°57'24"W	207.91	784.73	208.12
C2	S89°39'28"W	129.99	874.48	128.29	C9	N23°18'02"E	158.49	734.73	159.77
C3	S55°35'23"W	168.88	692.27	187.80	C10	N37°30'20"E	132.10	626.95	132.45
C4	S52°42'07"W	221.32	1927.26	221.49	C11	N48°31'33"E	255.39	3648.84	255.40
C5	S54°23'24"W	127.27	809.38	127.40	C12	N54°29'34"E	130.92	799.38	131.09
C6	S48°31'07"W	299.37	3889.84	299.39	C13	N67°47'30"E	16.34	1977.26	16.34
C7	S37°31'49"W	148.78	876.99	148.71	C14	N57°30'37"E	10.91	1507.50	10.91

TOPOGRAPHY NOTE
 Hall County GIS information provided by client on December 13, 2024.
 Topography is not field run or field verified.



SITE AREA
 Tract 1 = 4,221,048 square feet or 96,802 acres
 Tract 2 = 203,334 square feet or 4.688 acres

ZONING: AR-V
 Front Yard: 65' from lot road or 40' from L, whichever is greater
 Side Yard: 10'
 Rear Yard: 20'

This information is reported from public information obtained from Hall County records on September 8, 2024. It is not the intent of the surveyor to interpret or make conclusions regarding the zoning designation shown herein.

- NOTES**
1. This plat was prepared for the exclusive use of the person, persons, or entity named in the title block. Said use does not extend to any unamed person without express permission by the surveyor naming said person.
 2. The survey shown herein was prepared without benefit of any abstract of title, therefore, Kevin G. Plate and Travis Pruitt & Associates, Inc. make no guarantee or representations regarding information shown herein pertaining to easements, rights of way, setback lines, agreements, reservations, and other similar matters.
 3. Unless otherwise specified, all distances shown are horizontal ground distances.
 4. The project horizontal datum is relative to the North American Datum 1983 (NAD83), 2011 adjustment, projected to the Georgia State Plane Coordinate System, West Zone.
 5. By graphic plotting only, this property does not lie within a 100 year Flood Hazard Zone and is depicted as zone X, as defined by the FEMA Flood Insurance Rate Map of Hall County, Georgia and incorporated areas. Map Number: 5138C0209H, effective date December 1, 2022.
 6. There may be underground utilities not shown on this survey. A portion of the planimetric data depicted hereon is derived from aerial imagery. This data was tested to meet ASPRS (American Society of Photogrammetry and Remote Sensing) Positional Accuracy Standards for Digital Geospatial Data (DGSD) for a 2.5 (cm) RMSE and RMSE/yr Horizontal Accuracy Class, Based on Approximate OSD (Ground Sampling Distance) of 2.5 cm, equating to +/- 6.1 cm at 95% confidence level.
 7. A portion of the planimetric data depicted hereon is derived from aerial imagery. This data was tested to meet ASPRS (American Society of Photogrammetry and Remote Sensing) Positional Accuracy Standards for Digital Geospatial Data (DGSD) for a 2.5 (cm) RMSE and RMSE/yr Horizontal Accuracy Class, Based on Approximate OSD (Ground Sampling Distance) of 2.5 cm, equating to +/- 6.1 cm at 95% confidence level.
 8. Wetland areas delineated by Travis Pruitt & Associates on 9/10/2024.

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 herein.
 RECORDED OF THIS SURVEY 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 Section 15-6-07.

This is to certify that this survey was made under my supervision and is a true representation of the land surveyed. The field notes upon which this survey is based, was performed using a GPS 2017, dual frequency receiver with network adjusted real time kinematic measurements referenced to the eGPRS network. The GPS survey included redundant measurements with positional accuracy better than 0.07".
 This map or plat has been calculated for closure and is found to be accurate within one foot to 739,819 feet.

Kevin G. Plate
 Date: 12-11-24
 Kevin G. Plate
 Georgia Professional Land Surveyor No. 3499
 Travis Pruitt & Associates, Inc.

BOUNDARY SURVEY
CAGLE ROAD PROPERTIES
 AUTHORIZED BY THE REVISED LAND GROUP
 LAND LOTS 84, 85, 90, 91 & 93 OF THE 9TH DISTRICT, HALL COUNTY, GEORGIA

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Georgia Board of Registration for Professional Engineers and Land Surveyors
 License No. 3499
 Kevin G. Plate
 Travis Pruitt & Associates, Inc.

For The Firm
 This survey was prepared in conformity with The Technical Standards for Property Surveys in Georgia as set forth in Chapter 180 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Professional Land Surveyor Act, O.C.G.A. §15-6-07.

PLAT DATE: 12/17/2024
 FIELD DATE: 9/13/2024
 SCALE: 1" = 100'
 JNL: 1-24-0432-004
 TJS: 214-VR-081
 SHEET NO: 1 of 1