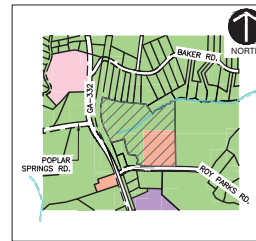


NOT FOR CONSTRUCTION

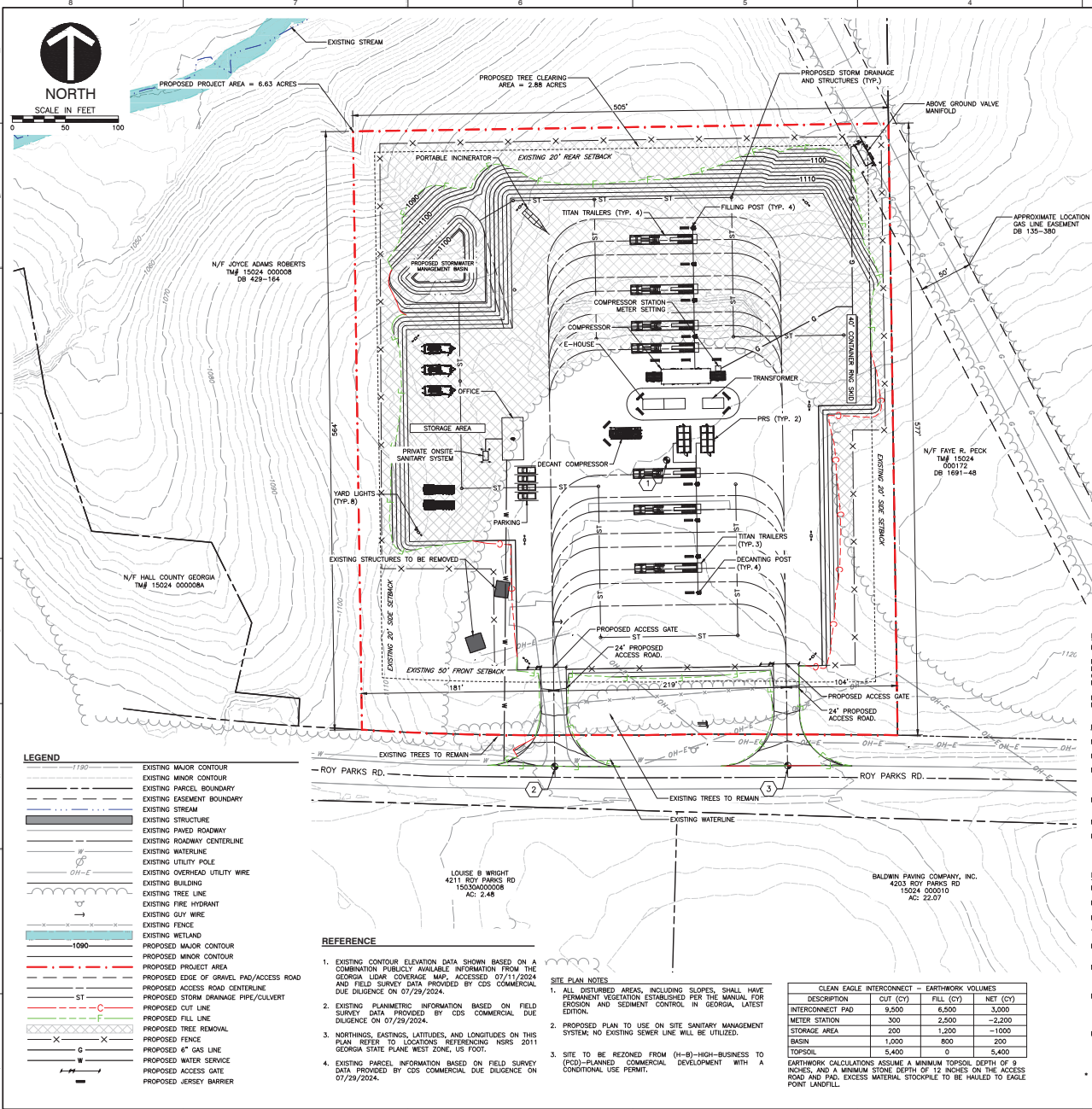


VICINITY MAP LEGEND

- EXISTING ZONING DISTRICT: AR-IV - AGRICULTURAL RESIDENTIAL-IV DISTRICT
EXISTING ZONING DISTRICT: I-I - INDUSTRIAL DISTRICT
EXISTING ZONING DISTRICT: H-B - HIGHWAY BUSINESS DISTRICT
EXISTING ZONING DISTRICT: H-II - HEAVY INDUSTRIAL DISTRICT
PROPOSED ZONING DISTRICT: PID - PLANNED INDUSTRIAL DEVELOPMENT DISTRICT

KEY NOTES

- 1. PROPOSED CENTER OF SITE: 1532460.976501, 2413492.664174, 1112.13
2. PROPOSED SITE INGRESS: 1532460.976501, 2413492.664174, 1112.13
3. PROPOSED SITE EGRESS: 1532461.765796, 2413492.664174, 1112.13



- LEGEND: 1190 EXISTING MAJOR CONTOUR, EXISTING MINOR CONTOUR, EXISTING PARCEL BOUNDARY, EXISTING EASEMENT BOUNDARY, EXISTING STREAM, EXISTING STRUCTURE, EXISTING PAVED ROADWAY, EXISTING ROADWAY CENTERLINE, EXISTING WATERLINE, EXISTING UTILITY POLE, EXISTING OVERHEAD UTILITY WIRE, EXISTING BUILDING, EXISTING TREE LINE, EXISTING FIRE HYDRANT, EXISTING GUY WIRE, EXISTING FENCE, EXISTING WETLAND, 1090 PROPOSED MAJOR CONTOUR, PROPOSED MINOR CONTOUR, PROPOSED PROJECT AREA, PROPOSED EDGE OF GRAVEL PAD/ACCESS ROAD, PROPOSED ACCESS ROAD CENTERLINE, PROPOSED STORM DRAINAGE PIPE/CULVERT, PROPOSED CUT LINE, PROPOSED FILL LINE, PROPOSED TREE REMOVAL, PROPOSED FENCE, PROPOSED 4" GAS LINE, PROPOSED WATER SERVICE, PROPOSED ACCESS GATE, PROPOSED JERSEY BARRIER

- REFERENCE: 1. EXISTING CONTOUR ELEVATION DATA SHOWN BASED ON A COMBINATION PUBLICLY AVAILABLE INFORMATION FROM THE GEORGIA LIDAR COVERAGE MAP, ACCESSED 07/11/2024 AND FIELD SURVEY DATA PROVIDED BY CDS COMMERCIAL DUE DILIGENCE ON 07/29/2024.
2. EXISTING PLANNIMETRIC INFORMATION BASED ON FIELD SURVEY DATA PROVIDED BY CDS COMMERCIAL DUE DILIGENCE ON 07/29/2024.
3. NORTHINGS, EASTINGS, LATITUDES, AND LONGITUDES ON THIS PLAN REFER TO LOCATIONS REFERENCING NSRS 2011 GEORGIA STATE PLANE WEST ZONE US FOOT.
4. EXISTING PARCEL INFORMATION BASED ON FIELD SURVEY DATA PROVIDED BY CDS COMMERCIAL DUE DILIGENCE ON 07/29/2024.

- SITE PLAN NOTES: 1. ALL DISTURBED AREAS, INCLUDING SLOPES, SHALL HAVE PERMANENT VEGETATION ESTABLISHED FOR THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA, LATEST EDITION.
2. PROPOSED PLAN TO USE ON SITE SANITARY MANAGEMENT SYSTEM NO EXISTING SEWER LINE WILL BE UTILIZED.
3. SITE TO BE REZONED FROM (H-B)-HIGH-BUSINESS TO (PID)-PLANNED COMMERCIAL DEVELOPMENT WITH A CONDITIONAL USE PERMIT.

CLEAN EAGLE INTERCONNECT - EARTHWORK VOLUMES
Table with columns: DESCRIPTION, OUT (CY), FILL (CY), NET (CY). Rows include INTERCONNECT PAD, METER STATION, STORAGE AREA, BASIN, TOPSOIL.

REZONING - SITE DATA TABULATION

PROJECT ADDRESS: 4212 ROY PARKS ROAD, GAINESVILLE, GA 30507
PARCEL NUMBER: 15024 00008
LEGAL DESCRIPTION: 15024 00008
CURRENT ZONING DISTRICT: H-B
PROPOSED ZONING DISTRICT: PID
PROPOSED USE(S): RENEWABLE NATURAL GAS (RNG) FACILITY, FILLING STATION AND METER STATION
FLOOD INFORMATION: PER FEMA FLOOD MAP NUMBER 13139C0286, REVISED DECEMBER 1, 2022. THE PROPOSED SITE IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.

PERFORMANCE STANDARDS FOR PLANNED INDUSTRIAL DEVELOPMENT (PID)
Table with columns: MINIMUM LOT AREA FOR ZONING TO THE DISTRICT, MINIMUM LOT WIDTH, MINIMUM FRONT SETBACK, MINIMUM SIDE SETBACK, MINIMUM REAR SETBACK, PARKING STANDARD. Rows compare REQUIRED vs PROVIDED values.

LEASE AREA/LIMITS OF DISTURBANCE - SITE DATA TABULATION

PROPOSED PROJECT AREA: ±6.63 ACRES (288,932 SQUARE FEET)
PROPOSED LIMITS OF DISTURBANCE: ±6.63 ACRES (288,932 SQUARE FEET)
PROPOSED LIMITS OF TREE CLEARING: ±2.88 ACRES (125,240 SQUARE FEET)
TOTAL BUILDING FOOT PRINT: PROPOSED OFFICE - 799 SQUARE FEET
PROPOSED BUILDING HEIGHTS: OFFICE - 8 FEET, E-HOUSE - 16 FEET, PORTABLE INCINERATOR - STORED - 8 FEET, OPERATIONAL - 20 FEET.
NUMBER OF STORES: 1

EXISTING IMPERVIOUS AREA: EXISTING CONCRETE PAD - 0.02 ACRES (1061 SF) = 0.30%
EXISTING STRUCTURES - 0.01 ACRES (410 SF) = 0.15%
TOTAL EXISTING IMPERVIOUS = 0.03 ACRES (1471 SF) = 0.48%
PROPOSED IMPERVIOUS AREA: PROPOSED PAD - 3.73 ACRES (162,638 SF) = 56.26%
TOTAL PROPOSED IMPERVIOUS = 3.73 ACRES (162,638 SF) = 56.26%

\* 3.5 PARKING SPACES REQUIRED FOR EVERY 1,000 SQUARE FEET OF GROSS FLOOR AREA AS STATED IN HALL COUNTY CODE OF ORDINANCES CHAPTER 17.250 TABLE 17.250.02A. A MAXIMUM OF 799 SQUARE FEET OF PROPOSED OFFICE SPACE IS TO BE DEVELOPED.

SUBMITTAL RECORD table with columns: NO, DATE, DESCRIPTION.

250 W. Old Wilson Bridge Road
Suite 250
Worthington, OH 43085
Ph: 614.540.6633
www.cecinc.com



CLEAN EAGLE INTERCONNECT
PROCESSING RNG FACILITY
ARCAHEA ENERGY OPERATING, LLC
GAINESVILLE, GA

PROPOSED SITE DEVELOPMENT PLAN
DATE: SEPTEMBER 2024
DRAWN BY: RMJ
CHECKED BY: JDF
SCALE: 1" = 80'
DATE: 9-19-2024



DRAWING NO: RZ-1
SHEET 1 OF 1

# 1 TITLE DESCRIPTION

THIS LEGAL DESCRIPTION IS TENTATIVE, AND WILL BE REVISED UPON RECEIPT OF A CURRENT, ACCURATE SURVEY OF THE LAND.

ALL THAT 4.2 ACRES TRACT OF LAND LYING IN THE CANDLER DISTRICT GM 1385 OF HALL COUNTY, GEORGIA AND BEING SHOWN FULLY ON A PLAT OF "PROPERTY OF MARVIN WEST" WHICH PLAT WAS CERTIFIED BY WM. H. COLLINS, GEORGIA REGISTERED LAND SURVEYOR NUMBER 1435 OF FARLEY, COLLINS & ASSOCIATES, SURVEYORS, DATED JULY 1, 1986 AND RECORDED IN PLAT BOOK 44, PAGE 121 OF HALL COUNTY, GEORGIA DEED RECORDS TO WHICH PLAT AND THE RECORDING OF SAME, REFERENCE IS HEREBY MADE FOR PURPOSES OF DESCRIPTION.

LESS AND EXCEPT FROM THE PROPERTY THE FOLLOWING TWO (2) TRACTS:

(A) PROPERTY CONVEYED BY DEED FROM MARVIN WEST TO FRANK T. PEPPER, DATED JULY 30, 1956, FILED FOR RECORD JULY 31, 1956, AND RECORDED IN DEED BOOK 163, PAGE 437, HALL COUNTY, GEORGIA RECORDS;

(B) PROPERTY CONVEYED BY WARRANTY DEED FROM JOYCE A. ROBERTS TO FAYE R. PECK, DATED DECEMBER 23, 1991, FILED FOR RECORD DECEMBER 28, 1991, AND RECORDED IN DEED BOOK 169I, PAGE 48, HALL COUNTY, GEORGIA RECORDS.

THE LAND SHOWN IN THIS SURVEY IS THE SAME AS THAT DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT NO. NCS-1219027-HOU1 BEARING AN EFFECTIVE DATE OF MAY 7 2024.

## AS-MEASURED DESCRIPTION

ALL THAT CERTAIN PICE, PARCEL OR TRACT OF LAND LYING AND BEING SITUATE IN THE CANDLER DISTRICT GM 1385 OF HALL COUNTY, GEORGIA, WITH THE FOLLOWING METES AND BOUNDS TO WIT:

BEGINNING AT AN IRON PIN OLD 5/8" SOLID ROD, LOCATED ON THE NORTHERN RIGHT-OF-WAY OF ROY PARKS ROAD, SAID BEARING BEING 361.5' FROM THE CENTERLINE INTERSECTION OF GAINESVILLE-MIDLAND RAILROAD AND ROY PARKS ROAD; THENCE LEAVING SAID RIGHT-OF-WAY AND RUNNING THE FOLLOWING COURSES AND DISTANCES: N 02-26-21 E 25.55 FEET TO AN IRON PIN OLD 3/8" CRIP; THENCE N 64-27-45 W 68.78 FEET TO AN IRON PIN OLD 1/2" OPEN TOP; THENCE N 13-09-33 E 67.34 FEET TO AN IRON PIN OLD 1/2" OPEN TOP; THENCE N 26-33-54 W 84.67 FEET TO AN IRON PIN SET 1/2" REBAR; THENCE N 86-39-45 W 133.66 FEET TO AN IRON PIN SET 1/2" REBAR; THENCE N 83-38-38 W 136.20 FEET TO AN IRON PIN SET 1/2" REBAR; THENCE N 09-45-06 W 120.62 FEET TO AN IRON PIN OLD 3/8" BENT BENT; THENCE S 74-39-56 W 224.28 FEET TO AN IRON PIN OLD 3/4" BOLT, LOCATED ON THE EASTERN RIGHT-OF-WAY OF THE GAINESVILLE-MIDLAND RAILROAD; THENCE TURNING AND RUNNING ALONG SAID RIGHT-OF-WAY, THE FOLLOWING COURSES AND DISTANCES: N 24-48-01 W 57.24 FEET TO A POINT; THENCE N 26-21-46 W 81.77 FEET TO A POINT; THENCE N 25-54-47 W 56.46 FEET TO A POINT; THENCE N 24-43-24 W 52.94 FEET TO A POINT; THENCE N 22-42-00 W 54.73 FEET TO A POINT; THENCE N 20-48-19 W 56.09 FEET TO A POINT; THENCE N 15-06-16 W 47.32 FEET TO A POINT; THENCE N 13-36-41 W 47.75 FEET TO A POINT; THENCE N 07-45-11 W 49.02 FEET TO A POINT; THENCE N 03-43-43 W 49.42 FEET TO A POINT; THENCE N 00-06-45 W 48.75 FEET TO A POINT; THENCE N 03-04-56 W 46.49 FEET TO A POINT; THENCE N 06-56-37 E 50.72 FEET TO A POINT; THENCE N 08-55-47 E 49.32 FEET TO A POINT; THENCE TURNING AND LEAVING SAID RIGHT-OF-WAY AND RUNNING THE FOLLOWING COURSES AND DISTANCES: S 73-32-22 E 303.57 FEET TO AN IRON PIN OLD 5/8" REBAR (BENT); THENCE S 74-08-02 E 124.37 FEET TO AN IRON PIN OLD 1/2" OPEN TOP; THENCE S 82-05-53 E 94.72 FEET TO AN IRON PIN OLD 5/8" REBAR; THENCE S 84-37-31 E 78.48 FEET TO AN IRON PIN OLD 1/2" REBAR; THENCE S 84-26-1 E 305.83 FEET TO AN IRON PIN OLD 1/2" REBAR; THENCE S 84-07-15 E 185.33 FEET TO A POINT IN THE CENTERLINE OF A CREEK, CROSSING OVER AN IRON PIN SET 1/2" REBAR AT 155.33 FEET AS A REFERENCE; THENCE TURNING AND RUNNING WITH THE CENTERLINE OF SAID CREEK AS THE LINE, THE FOLLOWING COURSES AND DISTANCES: N 63-21-06 E 12.73 FEET TO A POINT; THENCE N 43-38-41 E 27.22 FEET TO A POINT; THENCE N 16-12-39 E 7.01 FEET TO A POINT; THENCE N 30-51-7 E 2.88 FEET TO A POINT; THENCE N 43-50-0 E 1.13 FEET TO A POINT; THENCE N 63-52-28 E 7.32 FEET TO A POINT; THENCE N 68-25-44 E 11.20 FEET TO A POINT; THENCE N 70-27-1 E 7.41 FEET TO A POINT; THENCE N 63-34-38 E 30.28 FEET TO A POINT; THENCE N 55-09-03 E 32.37 FEET TO A POINT; THENCE N 17-04-02 E 10.88 FEET TO A POINT; THENCE N 70-28-33 E 7.08 FEET TO A POINT; THENCE N 84-28-27 E 15.06 FEET TO A POINT; THENCE N 81-34-54 E 32.43 FEET TO A POINT; THENCE N 03-04-13 W 5.04 FEET TO A POINT; THENCE N 83-07-47 E 13.57 FEET TO A POINT; THENCE N 64-13-53 E 37.38 FEET TO A POINT; THENCE N 47-07-54 E 23.22 FEET TO A POINT; THENCE N 87-02-30 E 20.03 FEET TO A POINT; THENCE N 87-32-24 E 19.88 FEET TO A POINT; THENCE N 62-33-07 E 12.34 FEET TO A POINT; THENCE N 81-15-51 E 17.60 FEET TO A POINT; THENCE N 47-07-54 E 23.22 FEET TO A POINT; THENCE N 87-02-30 E 20.03 FEET TO A POINT; THENCE N 87-32-24 E 19.88 FEET TO A POINT; THENCE N 89-59-11 W 50.60 FEET TO A POINT; THENCE N 89-59-33 W 49.33 FEET TO A POINT; THENCE N 89-52-27 E 44.33 FEET TO A POINT; THENCE N 89-46-01 W 51.08 FEET TO A POINT; THENCE N 89-06-56 W 53.09 FEET TO A POINT; THENCE N 88-04-54 W 55.25 FEET TO A POINT; THENCE N 85-43-03 W 305.37 FEET TO THE POINT AND PLACE OF BEGINNING.

# 4 SURVEYOR CERTIFICATION

To: Clean Eagle RNG, LLC; First American Title Insurance Company & Commercial Due Diligence Services;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2024 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(b), 7(a), 8, 11(b), 13, 16, 18 of Table A thereof.

The fieldwork was completed on July 16, 2024.

Date of Plat or Map: July 17, 2024

Joseph T. Dyches, Jr., P.L.S.  
State of Georgia Reg. No. 3378  
jdnyches@statedesign-inc.com



Approved CDS Surveyor  
Surveyors Name:  
Site Design, Inc.  
225 Rocky Creek Road  
Greenville, SC 29615  
864-271-0496  
email: cjones@sitedesign-inc.com

5240712(TOP)

# 3 SCHEDULE 'B' ITEMS

NOTES CORRESPONDING TO SCHEDULE "B":

(1) EASEMENT FROM J.A. WEBB TO GEORGIA RAILWAY AND POWER COMPANY, DATED FEBRUARY 22, 1914, FILED FOR RECORD AUGUST 19, 1915, AND RECORDED IN DEED BOOK 27, PAGE 478, HALL COUNTY, GEORGIA RECORDS; UNABLE TO DETERMINE LOCATION BASED UPON DESCRIPTION - EASEMENT WIDTH UNDEFINED - NOTHING PLOTTED OR NOTED

(2) EASEMENT FROM T.W. LANCASTER TO SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY, DATED APRIL 1, 1937, FILED FOR RECORD JANUARY 25, 1938, AND RECORDED IN DEED BOOK 77, PAGE 311A, AFORESAID RECORDS; UNABLE TO DETERMINE LOCATION BASED UPON DESCRIPTION - EASEMENT RIGHTS ARE BLANKET IN NATURE

(3) EASEMENT FROM W.S. LANCASTER TO SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY, DATED MARCH 31, 1937, FILED FOR RECORD JANUARY 25, 1938, AND RECORDED IN DEED BOOK 77, PAGE 311B, AFORESAID RECORDS; UNABLE TO DETERMINE LOCATION BASED UPON DESCRIPTION - EASEMENT RIGHTS ARE BLANKET IN NATURE

(4) RIGHT OF WAY FROM LYON H. WEST TO GEORGIA GAS COMPANY, A CORPORATION, DATED MARCH 17, 1962, FILED FOR RECORD SEPTEMBER 26, 1962, AND RECORDED IN DEED BOOK 135, PAGE 390, AFORESAID RECORDS; TITLE PLAT RECORDED IN PLAT BOOK 11, PAGES 55, 56, 57 AND 58, AFORESAID RECORDS; 99' EASEMENT PLOTTED AND NOTED HEREON PLATS NOT LEGIBLE AS PROVIDED)

(5) INTENTIONALLY DELETED

(6) INTENTIONALLY DELETED

(7) INTENTIONALLY DELETED

(8) RIGHT OF WAY FOR RAILROAD, SWITCH TRACKS, RAILROAD FACILITIES AND OTHER RELATED EASEMENTS, IF ANY, LOCATED ON, ACROSS OR ALONG THE WEST LOT LINE OF THE LAND. (SEE REFERENCE TO RAILROAD RIGHT OF WAY RECORDED IN DEED FROM EDWIN SKINNER AND ROSANA SKINNER TO H.B. BATES, DATED JULY 20, 1883, AND RECORDED IN DEED BOOK 0, PAGE 232, AFORESAID RECORDS.) AS PLOTTED/NOTED HEREON

# 8 ZONING INFORMATION

**SITE RESTRICTION:**  
R-30, Agricultural Residential District and H.B. Highway Business  
Jurisdiction: Hall County, GA

**SETBACKS:**  
Front: AR-V - 45 feet from center line of road or 48 feet from property line, whichever is greater; H-B - 35 feet from center line of road or 38 feet from property line, whichever is greater  
Side: AR-V - 15 feet; H-B - 33 feet  
Rear: AR-V - 25 feet; H-B - 15 feet

**Height:** None stated  
Minimum Lot Area: AR-V - 43,500 square feet w/ public water; 63,340 square feet w/o public water; H-B - 15,000 square feet  
Minimum Lot Width: AR-V - 50 feet; H-B - 100 feet  
Minimum Lot Depth: None noted  
Maximum Bldg. Coverage: None noted  
Floor Area Ratio: None noted  
Residential Density: None noted

Parking Space Formula: Industrial Uses: 1.4 spaces / 1,000 square feet of GFA

Zoning information obtained from:  
CDS  
Zoning Compliance Report  
3550 W. Robinson St., 3rd Floor  
Norman, OK 73072  
(888) 322-7371  
cids.solutions@firstam.com

Prepared for: BP America, Inc.  
Dated: September 17, 2024  
Job #24-05-0068

# 6 CEMETERY

There is no visible evidence of cemeteries on the subject property at the time of survey.

# 7 POSSIBLE ENCROACHMENTS

Adjoiner's wire fence encroachment (2.2')



# 2 TITLE INFORMATION

The Title Description and Schedule B items hereon are from First American Title Insurance Company, Commitment No. NCS-1219027-HOU1 dated May 7, 2024.

# 5 FLOOD INFORMATION

By graphic plotting only, this property is located in Zone "X", Zone "X" Shaded, Zone "AE", & Floodway, of the Flood Insurance Rate Map, Community Panel No. 13139C0308G & 13139C0310G, which bears an effective date of December 01, 2022 and is not located in a special flood hazard area. No field surveying was performed to determine this Zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

Zone "X" defined as areas determined to be outside the 0.2% annual chance floodplain

# 12 PARKING INFORMATION

8 Standard Spaces  
0 Handicap Spaces  
0 Total Parking Spaces

# 13 LAND AREA

974,265 square feet  
22,386 Acres

# 14 BUILDING AREA

BUILDING N/A  
Property unimproved at time of field survey

# 15 BUILDING HEIGHT

BUILDING N/A  
Property unimproved at time of field survey

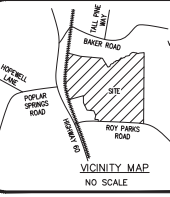
# 9 LEGEND

PROPERTY LINE	FLAG POLE
POB POINT OF BEGINNING	HANDICAP PARKING
POC POINT OF COMMENCEMENT	TELEPHONE PEDESTAL
CONCRETE	CABLE TV PEDESTAL
MA MORE OR LESS	OROV HOLEY
RAILROAD TRACK	MONITORING WELL
X FENCE	SEWER MANHOLE
(N143) NOT TO SCALE	TELEPHONE BOX
C CENTERLINE	UTILITY POLE
(M) MEASURED CALL	FIRE HYDRANT
(R) RECORD CALL	ELECTRIC METER
B/L BUILDING LINE	ELECTRIC CONTROL CABINET
(IPS) IRON PIN SET	ELECTRIC TRANSFORMER
(IPO) IRON PIN OLD	CLEANOUT
BHL BUILDING HEIGHT LOCATION	GUY ANCHOR
	SYSTEM DRUM MANHOLE
	TELEPHONE PEDESTAL
	GREASE TRAP MANHOLE
	OVERHEAD ELECTRIC LINES
	SOLID BUILDING DETRACK LINE
	DOTTED LINE AND DASHED LINE

# 17 NORTH ARROW / SCALE



# 16 VICINITY MAP



# 11 SURVEYOR'S NOTES

- No observable evidence of earth moving work, building construction or building additions within recent months.
- No observable evidence of changes in street right of way lines completed, and available from the controlling jurisdiction and no observable evidence of recent street or sidewalk construction or repairs.
- Property has direct access to Roy Parks Road
- All statements within this certification, and other references located elsewhere hereon, related to utilities, improvements, structures, buildings, party walls, parking, easements, servitudes, and encroachments, are based solely on above ground, visible evidence, unless another source of information is specifically referenced hereon.
- Reference Plat: Plat Book 44, Page 121
- Reference Deed: DB 429-164; DB 1691-48
- IPS 1/2" RB at all corners unless noted otherwise.
- Hall County Parcel #: 15-00024-00-008
- Current Owner: Estate of Joyce A. Roberts

# 10 BASIS OF BEARINGS

GA Grid West was used as the Basis of Bearings for this survey.

# Key to CDS ALTA Survey

- TITLE DESCRIPTION
- TITLE INFORMATION
- SCHEDULE 'B' ITEMS
- SURVEYOR CERTIFICATION
- FLOOD INFORMATION
- CEMETERY
- POSSIBLE ENCROACHMENTS
- ZONING INFORMATION
- LEGEND
- BASIS OF BEARING
- SURVEYOR'S NOTES
- PARKING INFORMATION
- LAND AREA
- BUILDING AREA
- BUILDING HEIGHT
- VICINITY MAP
- NORTH ARROW / SCALE
- CLIENT INFORMATION BOX
- SURVEY DRAWING
- PROJECT ADDRESS

# 18 ALTA/NSPS Land Title Survey

This survey prepared in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys Effective February 23, 2021

This Work Coordinated By:  
FA Certification Due Diligence Services Co.

CDS COMMERCIAL DUE DILIGENCE SERVICES  
3550 W. Robinson Street, Third Floor  
Norman, Oklahoma 73072  
Office: 405-254-2444  
website: www.firstamcids.com  
Toll Free: 888.322.7371

Drawn By: HS  
Date: AUGUST 6, 2024  
Revision: COMMENTS

Surveyor Ref. No.: 5240712  
Date: AUGUST 23, 2024  
Revision: REV. TITLE

Apprv By: CJJ  
Date: SEPT. 16, 2024  
Revision: ADD ZONING

Field Date:  
JULY 16, 2024  
Date:  
Scale: 1"=40'

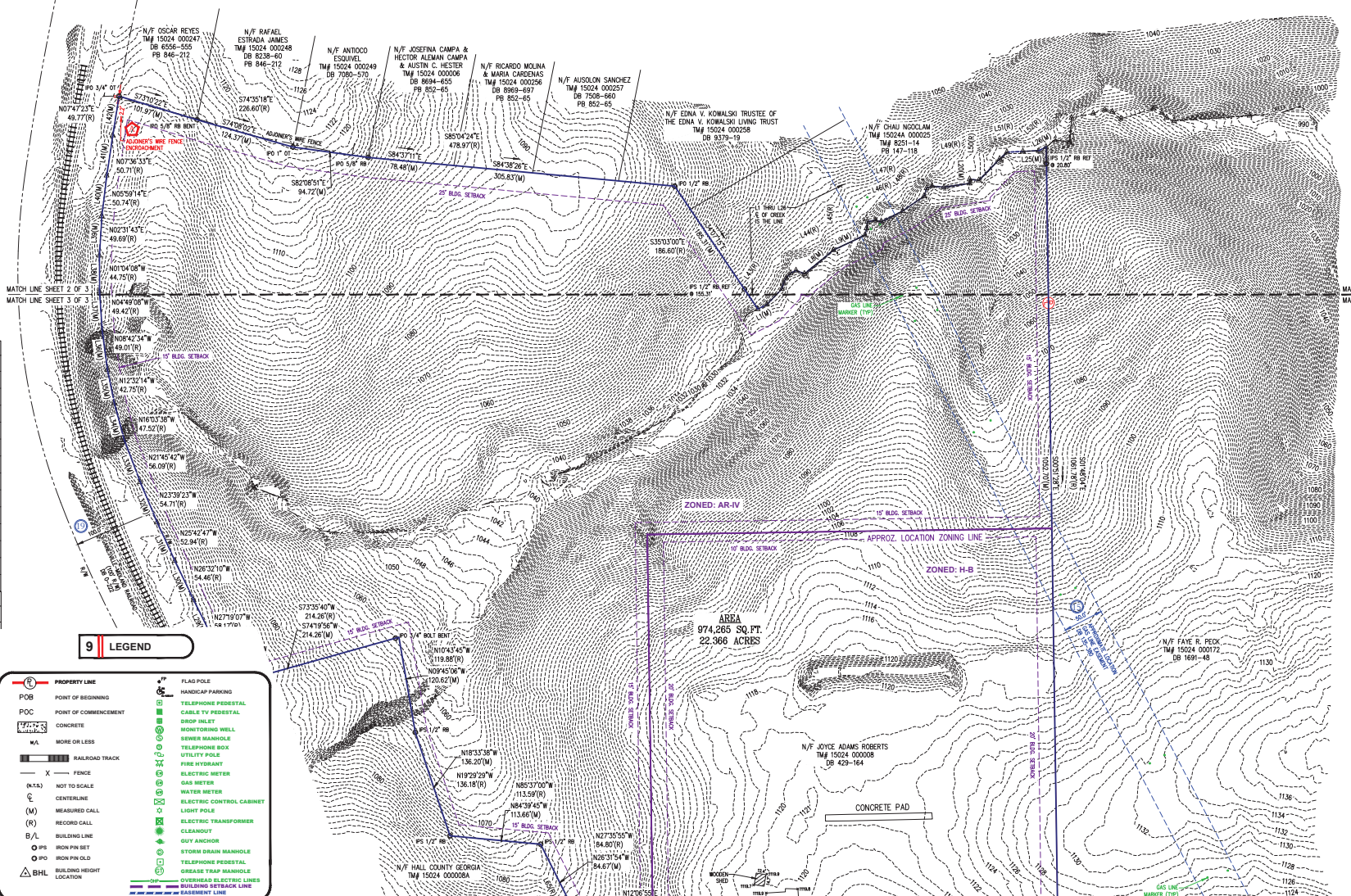
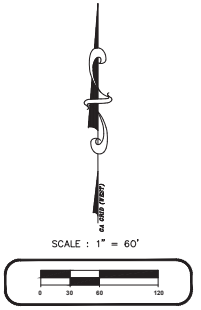
Revised:

Prepared For:

Client Ref. No.:

# 20 PROJECT ADDRESS

4212 Roy Parks Road  
Gainesville, GA  
Project Name:  
Roy Parks Road, Hall County, GA  
CDS Project Number:  
24-05-0068



**9 LEGEND**

	PROPERTY LINE		4" FLAG POLE
	POB POINT OF BEGINNING		HANDICAP PARKING
	POC POINT OF COMMENCEMENT		TELEPHONE PEDIESTAL
	CONCRETE		CABLE TV PEDIESTAL
	MAL MORE OR LESS		DROP INLET
	RAILROAD TRACK		MONITORING WELL
	X FENCE		SEWER MANHOLE
	(N.T.A) NOT TO SCALE		TELEPHONE BOX
	CENTERLINE		UTILITY POLE
	(M) MEASURED CALL		FIRE HYDRANT
	(R) RECORD CALL		ELECTRIC METER
	B/L BUILDING LINE		GAS METER
	Ø IFS IRON PIN SET		WATER METER
	Ø IFO IRON PIN OLD		ELECTRIC CONTROL CABINET
	△ BHL BUILDING HEIGHT LOCATION		LIGHT POLE
			ELECTRIC TRANSFORMER
			CLEARCUT
			GUY ANCHOR
			STORM DRAIN MANHOLE
			TELEPHONE PEDIESTAL
			DRAINAGE TRAMP MANHOLE
			OVERHEAD ELECTRIC LINES
			BUILDING TRACK LINE
			EASEMENT LINE

**18 ALTA/NSPS Land Title Survey**

This survey prepared in accordance with the "2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys" (Effective February 23, 2021)  
 This Work Coordinated By  
 FA Commercial Due Diligence Services Co.  
**CDS**  
**COMMERCIAL**  
 DUE DILIGENCE SERVICES  
 3550 W. Robinson Street, Third Floor  
 Norman, Oklahoma 73072  
 Office: 405.253.2444  
 website: www.firstamods.com  
 Toll Free: 888.322.7371

Drawn By: HS	Date:
Surveyor Ref.No.: 5240712	Date:
Apprv By: ACJ	Revision:
Field Date: JULY 16, 2024	Date:
Scale: 1"=60'	Revision:

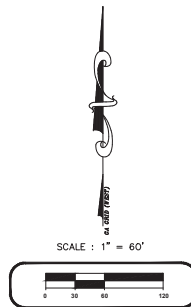
Prepared For:  
 Client Ref. No:

**20 PROJECT ADDRESS**

4212 Roy Parks Road  
 Gainesville, GA  
 Project Name:  
 Roy Parks Road, Hall County, GA  
 CDS Project Number:  
 24-05-0068



17 NORTH ARROW / SCALE



LINE #	BEARING	LENGTH
L1(M)	N63°21'06"E	12.73
L2(M)	N43°33'41"E	27.12
L3(M)	N16°12'39"E	7.01
L4(M)	N26°10'57"E	7.88
L5(M)	N43°58'07"E	8.10
L6(M)	N63°35'28"E	7.32
L7(M)	S88°29'44"E	11.20
L8(M)	N50°47'17"E	46.89
L9(M)	N6°41'25"E	43.41
L10(M)	N13°37'48"E	8.96
L11(M)	N05°54'16"E	8.27
L12(M)	N81°04'59"E	10.18
L13(M)	S75°37'27"E	7.41

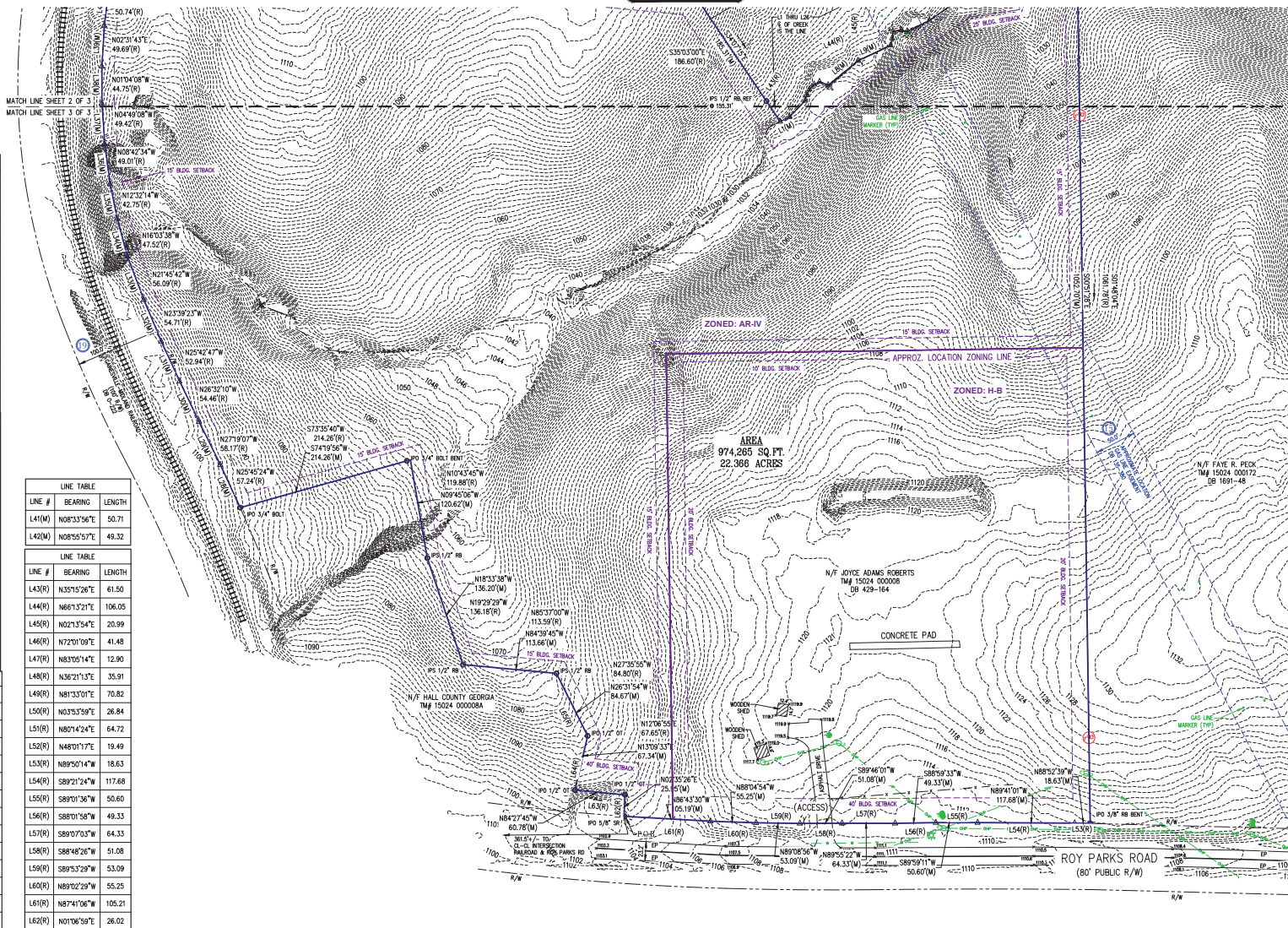
LINE #	BEARING	LENGTH
L14(M)	N63°16'36"E	30.28
L15(M)	N55°09'03"E	32.37
L16(M)	N17°56'02"E	10.68
L17(M)	N70°28'37"E	7.08
L18(M)	S84°16'27"E	15.06
L19(M)	N81°14'54"E	32.41
L20(M)	N01°04'13"W	5.04
L21(M)	S83°27'47"E	11.57
L22(M)	N44°1'56"E	37.36
L23(M)	N47°07'14"E	12.22
L24(M)	N87°02'30"E	20.03
L25(M)	N87°32'24"E	19.88
L26(M)	N62°22'37"E	10.24

LINE #	BEARING	LENGTH
L41(M)	N08°33'56"E	50.71
L42(M)	N08°50'57"E	49.32

LINE #	BEARING	LENGTH
L43(M)	N35°19'26"E	61.50
L44(M)	N66°13'21"E	106.05
L45(M)	N02°13'54"E	20.99
L46(M)	N72°01'09"E	41.48
L47(M)	N83°05'14"E	12.90
L48(M)	N36°21'13"E	35.91
L49(M)	N81°33'07"E	70.82

LINE #	BEARING	LENGTH
L28(M)	N24°48'01"W	57.24
L29(M)	N26°21'44"W	58.17
L30(M)	N25°34'47"W	54.46
L31(M)	N24°45'24"W	52.94
L32(M)	N22°42'00"W	54.71
L33(M)	N20°48'19"W	56.09
L34(M)	N15°06'15"W	47.52
L35(M)	N11°34'51"W	42.75
L36(M)	N07°45'11"W	49.01
L37(M)	N03°51'45"W	49.42
L38(M)	N00°06'45"W	44.75
L39(M)	N03°29'06"E	49.69
L40(M)	N06°56'37"E	50.74

LINE #	BEARING	LENGTH
L50(M)	N03°55'59"E	26.84
L51(M)	N80°14'24"E	64.72
L52(M)	N48°01'17"E	19.49
L53(M)	N89°50'14"W	18.63
L54(M)	S89°21'24"W	117.68
L55(M)	S89°01'36"W	50.60
L56(M)	S88°01'59"W	49.33
L57(M)	S89°07'03"W	64.33
L58(M)	S88°48'26"W	51.08
L59(M)	S89°53'29"W	53.09
L60(M)	N89°02'29"W	55.25
L61(M)	N87°41'06"W	105.21
L62(M)	N01°06'59"E	26.02



18 ALTA/NSPS Land Title Survey

This survey prepared in accordance with the "2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys" (Effective February 23, 2021)

This Work Coordinated By  
 CDS COMMERCIAL DUE DILIGENCE SERVICES CO.  
 3550 W. Robinson Street, Third Floor  
 Norman, Oklahoma 73072  
 Office: 405.253.2444  
 website: www.firstamdc.com  
 Toll Free: 888.322.7371

Drawn By: HS	Date:
Surveyor Ref.No.: 5240712	Revision:
Apprv By: ACJ	Date:
Field Date: JULY 16, 2024	Revision:
Scale: 1"=60'	Date:
	Revision:

Prepared For:

Client Ref. No:

20 PROJECT ADDRESS

4212 Roy Parks Road  
 Gainesville, GA

Project Name:  
 Roy Parks Road, Hall County, GA

CDS Project Number:  
 24-05-0068