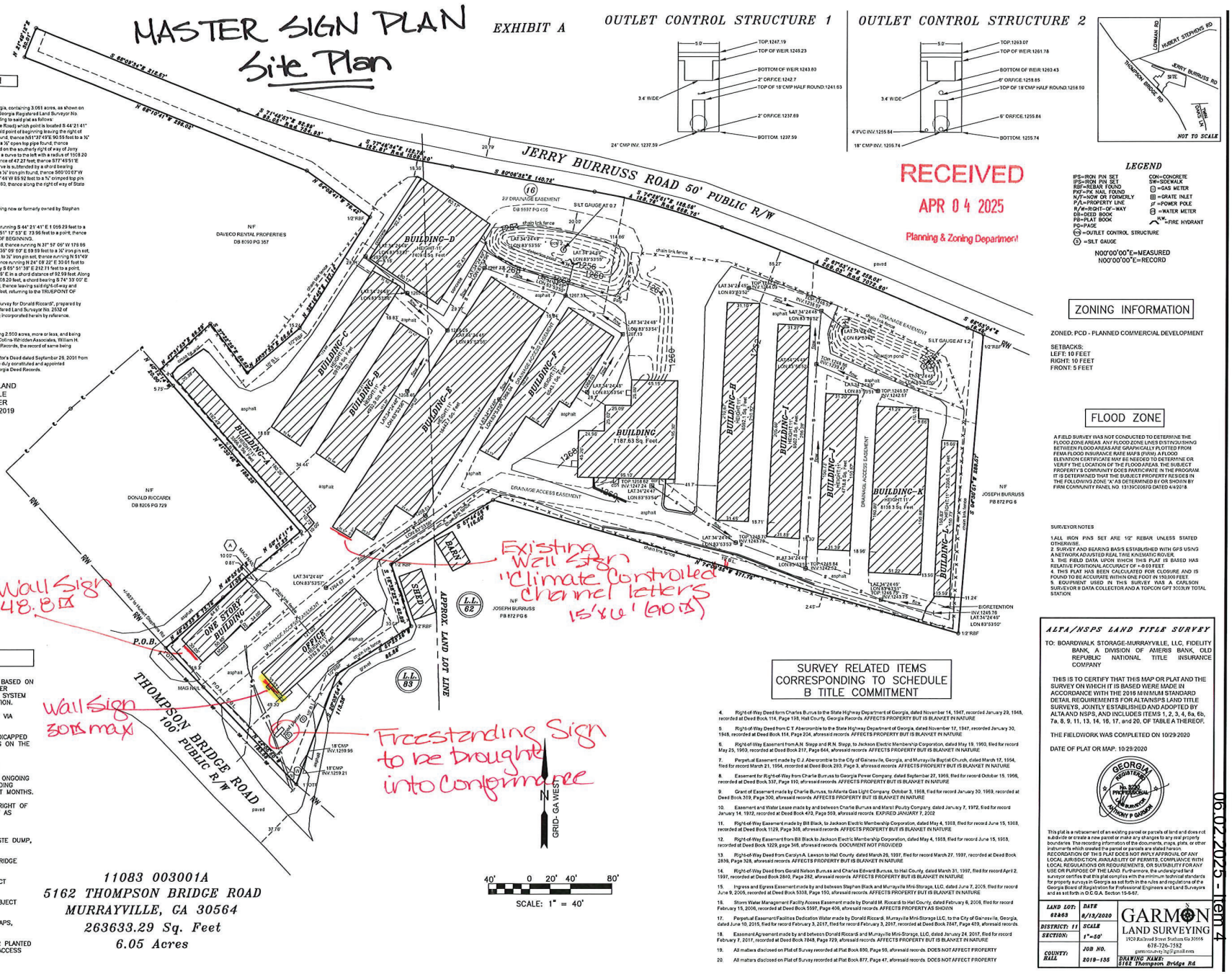
MASTER SIGN PLAN
Site Plan

EXHIBIT A



OUTLET CONTROL STRUCTURE 1

OUTLET CONTROL STRUCTURE 2

RECEIVED
APR 04 2025
Planning & Zoning Department

LEGEND

IPS=IRON PIN SET	CON=CONCRETE
IPS=IRON PIN SET	SW=SIDEWALK
RBF=REBAR FOUND	=GAS METER
PKF=PK NAIL FOUND	=GRATE INLET
N/F=NOW OR FORMERLY	=POWER POLE
P/L=PROPERTY LINE	=WATER METER
R/W=RIGHT-OF-WAY	=FIRE HYDRANT
DB=DEED BOOK	=OUTLET CONTROL STRUCTURE
PB=PLAT BOOK	=SILT GAUGE
PG=PAGE	

N00°00'00"E=MEASURED
N00°00'00"E=RECORD

RECORD LEGAL DESCRIPTION

Exhibit A
All that tract or parcel of land lying and being in Land Lots 62 & 83 of the 11th District, Hall County, Georgia, containing 3.061 acres, as shown on that Plat of Survey dated November 18,2004, prepared for Donald Riccardi by Farley-Collins-Whidden, Georgia Registered Land Surveyor No. 2632). Said Plat is hereby incorporated by reference. Said tract being more particularly described according to said plat as follows:
BEGINNING at appoint found on the northeasterly right of way of State Route 60 (a.k.a Thompson Bridge Road) which point is located S 44°21'41" E 1296.29' from the centerline intersection of State Route 60 and Hubert Stephens Road, thence from said point of beginning leaving the right of way of State Route 60 N51°37'53"E 73.99 feet to a point; thence N37°04'38"W 236.54' to a 1" iron pin found; thence N51°37'45"E 90.55 feet to a ½" iron pin found; thence S37°57'06"E 209.09 feet to a ½" iron pin found; thence N19°31'23"E 64.53 feet to a ½" open top pipe found; thence S77°45'01"E 12.97 feet to a ¼" open top pipe found; thence N10°30'48"E 332.12 feet to an iron pin found on the southerly right of way of Jerry Burruss Road; thence along the right of way of Jerry Burruss Road the following courses and distances: a curve to the left with a radius of 1503.20 feet, an arc length of 47.28 feet, which curve is subtended by a chord bearing S76°52'55"E a chord distance of 47.27 feet; thence S77°45'01"E 140.72 feet; thence a curve to the right with a radius of 655.75 feet, an arc length of 69.82 feet, which curve is subtended by a chord bearing S74°43'05"E a chord distance of 69.8 feet; thence leaving said right of way S06°48'05"W 190.16 feet to a ½" iron pin found; thence S85°09'07"W 291.82 feet to a ½" iron pin found; thence S15°29'08"E 62.93 feet to an ½" iron pin found; thence S59°27'44"W 85.92 feet to a ½" crimped top pin found; thence S32°33'26"W 113.23 feet to a point found on the northeasterly right of way of State Route 60; thence along the right of way of State Route 60 N41°48'53"W 183.38 feet, returning to the Point of Beginning.

Exhibit A
All that tract or parcel of land lying and being in Land Lot 83, 11th Land District, Hall County, Georgia, being now or formerly owned by Stephen Black, consisting of 1.00 acres, as being more particularly described as follows:

Commencing at the intersection of the centerlines of State Route 60 and Hubert Stephens Road, thence running S 44° 21' 41" E 1 059.29 feet to a point on the northeastern right-of-way of State Route 60, thence leaving said right-of-way and running N 51° 17' 53" E 73.99 feet to a point, thence running N 51° 17' 53" E 151.25 feet to a ½" open top pipe found said point consisting the TRUE POINT OF BEGINNING.
From that TRUE POINT OF BEGINNING thence running S 79° 51' 29" W 54.53 feet to a ½" iron pin found, thence running N 31° 57' 06" W 179.99 feet to a ½" iron pin set; thence running N 49° 48' 57" E 69.32 feet to a ½" iron pin set; thence running S 35° 09' 50" E 59.59 feet to a ½" iron pin set, thence running N 52° 00' 17" E 69.58 feet to a ½" iron pin set; thence running N 34°33' 13" E 127.10 feet to 36" iron pin set, thence running N 51°49' 30" W 78.42 feet to a ½" iron pin set; thence running N 85° 51' 38" W 295.02 feet to a ½" iron pin set, thence running N 24° 08' 22" E 30.01 feet to ½" iron pin set on the southern right-of-way of Jerry Burruss Road; thence running along said right-of-way S 85° 51' 38" E 212.71 feet to a point, thence continuing along said right-of-way in a curve having radius 734.93 feet, chord bearing S 69° 29' 15" E in a chord distance of 52.99 feet. Along said curve for an arc distance of 93.05 feet to a point; thence continuing in a curve having a radius of 1,503.20 feet, a chord bearing S 74° 33' 05" E in a chord distance of 73.53 feet. Along said curve for an arc distance of 73.54 feet to a ½" iron pin found; thence leaving said right-of-way and running S 10° 30' 48" W 332.12 feet to a ¼" open top pipe found, thence running N 77° 45' 01" W 12.97 feet, returning to the TRUE/POINT OF BEGINNING.
The above-described tract consisting of 1.00 acres. Identified as Tract 4 on that Plat of Survey entitled "Survey for Donald Riccardi", prepared by William H. Collins, Georgia Registered Land Surveyor No. 1435, and William E. Whidden, Georgia Registered Land Surveyor No. 2632 of Farley-Collins-Whidden Assoc, dated November 18, 2004, as last revised March 4, 2005, said plat being incorporated herein by reference.

Exhibit A
All that tract or parcel of land, lying and being in Land Lot 82. 11th District, Hall County, Georgia, containing 2.500 acres, more or less, and being more particularly described on that survey for Donald Riccardi, dated July 29, 2006, prepared by Farley-Collins-Whidden Associates, William H. Collins, RLS # 1435, which survey is filed of record in Plat Book 850, page 96, Hall County, Georgia Plat Records, the record of same being incorporated herein by reference for a more full and complete descriptionof said property
The above described property is a portion of that conveyed to Charles Edward Burruss in that Administrator's Deed dated September 25, 2001 from Eddie Burruss as the duly constituted and appointed Administrator of the Estate of Charlie Burruss as the duly constituted and appointed Administrator of the Estate of Charlie Burruss, recorded in Deed Book 3094, pages 5-8, Hall County, Georgia Deed Records.

THE ABOVE DESCRIBED PARCEL IS THE SAME LAND DESCRIBED IN OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER 2019.231.TBR, AND EFFECTIVE DATE APRIL 10, 2019

ENCROACHMENTS

(A) BUILDING ENCROACHES ADJOINING PROPERTY 0.81 AND THE BUILDING SETBACK LINE 10.00'

General Notes

GN1 THE MERIDIAN FOR ALL BEARINGS SHOWN HEREON IS BASED ON A GPS NETWORK ADJUSTED REAL TIME KINEMATIC ROVER READING WITHIN THE GEORGIA WEST COORDINATE GRID SYSTEM AND IS REFLECTED IN THE SURVEYED LEGAL DESCRIPTION.

GN2 THERE IS DIRECT ACCESS TO THE SUBJECT PROPERTY VIA THOMPSON BRIDGE ROAD A PUBLIC ROAD.

GN3 THERE ARE 0 REGULAR PARKING SPACES AND 0 HANDICAPPED PARKING SPACES FOR A TOTAL OF 0 PARKING SPACES ON THE SUBJECT PROPERTY.

GN4 PARCEL NUMBERS OF SUBJECT SITE: 11083 003001A

GN5 ON THE DATE OF THE FIELD SURVEY THERE WAS NOT ONGOING OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

GN6 SURVEYOR IS UNAWARE OF ANY CHANGES IN STREET RIGHT OF WAY LINES, EITHER COMPLETED OR PROPOSED EXCEPT AS NOTED.

GN7 ON THE DATE OF THE FIELD SURVEY THERE WAS NOT OBSERVABLE EVIDENCE OF SITE USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

GN8 THE POSTED ADDRESS ON SITE IS 5162 THOMPSON BRIDGE ROAD MURRAYVILLE, GA 30564

GN9 THERE WERE NO OBSERVED WETLANDS ON THE SUBJECT PROPERTY.

GN10 THERE WERE NO OBSERVED PARTY WALLS ON THE SUBJECT PROPERTY.

GN11 ALL PARCELS ARE CONTIGUOUS AND THERE ARE NO GAPS, GORES, OR OVERLAPS.

GN12 NO OBSTRUCTIONS SHALL BE BUILT, CONSTRUCTED, OR PLANTED WITH IN THE FACILITY, ITS ASSOCIATED DRAINAGE, OR ACCESS EASEMENTS

11083 003001A
5162 THOMPSON BRIDGE ROAD
MURRAYVILLE, GA 30564
263633.29 Sq. Feet
6.05 Acres

ZONING INFORMATION

ZONED: PCD - PLANNED COMMERCIAL DEVELOPMENT

SETBACKS:
LEFT: 10 FEET
RIGHT: 10 FEET
FRONT: 5 FEET

FLOOD ZONE

A FIELD SURVEY WAS NOT CONDUCTED TO DETERMINE THE FLOOD ZONE AREAS. ANY FLOOD ZONE LINES DISTINGUISHING BETWEEN FLOOD AREAS ARE GRAPHICALLY PLOTTED FROM FEMA FLOOD INSURANCE RATE MAPS (FIRM). A FLOOD ELEVATION CERTIFICATE MAY BE NEEDED TO DETERMINE OR VERIFY THE LOCATION OF THE FLOOD AREAS. THE SUBJECT PROPERTY'S COMMUNITY DOES PARTICIPATE IN THE PROGRAM. IT IS DETERMINED THAT THE SUBJECT PROPERTY RESIDES IN THE FOLLOWING ZONE "X" AS DETERMINED BY OR SHOWN BY FIRM COMMUNITY PANEL NO. 13139C0085D DATED 6/4/2018

SURVEYOR NOTES

1.ALL IRON PINS SET ARE 1/2" REBAR UNLESS STATED OTHERWISE.
2. SURVEY AND BEARING BASIS ESTABLISHED WITH GPS USING A NETWORK ADJUSTED REAL TIME KINEMATIC ROVER.
3. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A RELATIVE POSITIONAL ACCURACY OF +-0.03 FEET.
4. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 150,000 FEET.
5. EQUIPMENT USED IN THIS SURVEY WAS A CARLSON SURVEYOR B DATA COLLECTOR AND A TOPCON GPT 3003LW TOTAL STATION

SURVEY RELATED ITEMS CORRESPONDING TO SCHEDULE B TITLE COMMITMENT

4. Right-of-Way Deed form Charles Burrus to the State Highway Department of Georgia, dated November 14, 1947, recorded January 29, 1948, recorded at Deed Book 114, Page 198, Hall County, Georgia Records. AFFECTS PROPERTY BUT IS BLANKET IN NATURE
5. Right-of-Way Deed from C T Abercrombie to the State Highway Department of Georgia, dated November 17, 1947, recorded January 30, 1948, recorded at Deed Book 114, Page 204, aforesaid records AFFECTS PROPERTY BUT IS BLANKET IN NATURE
6. Right-of-Way Easement from A.N. Sapp and R.N. Stupp, to Jackson Electric Membership Corporation, dated May 19, 1960, filed for record May 25, 1960, recorded at Deed Book 217, Page 644, aforesaid records AFFECTS PROPERTY BUT IS BLANKET IN NATURE
7. Perpetual Easement made by C.J. Abercrombie to the City of Gainesville, Georgia, and Murrayville Baptist Church, dated March 17, 1954, filed for record March 21, 1954, recorded at Deed Book 280, Page 3, aforesaid records AFFECTS PROPERTY BUT IS BLANKET IN NATURE
8. Easement for Right-of-Way from Charlie Burruss to Georgia Power Company, dated September 27, 1968, filed for record October 15, 1968, recorded at Deed Book 337, Page 110, aforesaid records. AFFECTS PROPERTY BUT IS BLANKET IN NATURE
9. Grant of Easement made by Charlie Burruss, to Atlanta Gas Light Company, October 3, 1968, filed for record January 30, 1969, recorded at Deed Book 339, Page 300, aforesaid records AFFECTS PROPERTY BUT IS BLANKET IN NATURE
10. Easement and Water Lease made by and between Charlie Burruss and Marel Poultry Company, dated January 7, 1972, filed for record January 14, 1972, recorded at Deed Book 472, Page 569, aforesaid records. EXPIRED JANUARY 7, 2002
11. Right-of-Way Easement made by Bill Black, to Jackson Electric Membership Corporation, dated May 4, 1988, filed for record June 15, 1988, recorded at Deed Book 1128, Page 306, aforesaid records AFFECTS PROPERTY BUT IS BLANKET IN NATURE
12. Right-of-Way Easement from Bill Black to Jackson Electric Membership Corporation, dated May 4, 1988, filed for record June 15, 1988, recorded at Deed Book 1229, page 346, aforesaid records. DOCUMENT NOT PROVIDED
13. Right-of-Way Deed from Carolyn A. Lawson to Hall County, dated March 26, 1997, filed for record March 27, 1997, recorded at Deed Book 2636, Page 326, aforesaid records. AFFECTS PROPERTY BUT IS BLANKET IN NATURE
14. Right-of-Way Deed from Gerald Nelson Burruss and Charles Edward Burruss, to Hall County, dated March 31, 1997, filed for record April 2, 1997, recorded at Deed Book 2640, Page 282, aforesaid records AFFECTS PROPERTY BUT IS BLANKET IN NATURE
15. Ingress and Egress Easement made by and between Stephen Black and Murrayville Mini-Storage, LLC, dated June 7, 2005, filed for record June 9, 2005, recorded at Deed Book 5338, Page 150, aforesaid records. AFFECTS PROPERTY BUT IS BLANKET IN NATURE
16. Storm Water Management Facility Access Easement made by Donald M. Rosati to Hall County, dated February 6, 2006, filed for record February 15, 2006, recorded at Deed Book 5597, Page 406, aforesaid records AFFECTS PROPERTY AS SHOWN
17. Perpetual Easement/Facilities Dedication Water made by Donald Riccardi, Murrayville Mini-Storage LLC. to the City of Gainesville, Georgia, dated June 10, 2015, filed for record February 3, 2017, filed for record February 3, 2017, recorded at Deed Book 7847, Page 459, aforesaid records.
18. Easement Agreement made by and between Donald Riccardi and Murrayville Mini-Storage, LLC, dated January 24, 2017, filed for record February 7, 2017, recorded at Deed Book 7849, Page 729, aforesaid records AFFECTS PROPERTY BUT IS BLANKET IN NATURE
19. All matters disclosed on Plat of Survey recorded at Plat Book 850, Page 96, aforesaid records. DOES NOT AFFECT PROPERTY
20. All matters disclosed on Plat of Survey recorded at Plat Book 877, Page 47, aforesaid records. DOES NOT AFFECT PROPERTY

ALTA/NSPS LAND TITLE SURVEY

TO: BOARDWALK STORAGE-MURRAYVILLE, LLC, FIDELITY BANK, A DIVISION OF AMERIS BANK, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 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, 6a, 6b, 7a, 8, 9, 11, 13, 14, 16, 17, and 20, OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON 10/29/2020

DATE OF PLAT OR MAP: 10/29/2020

GEORGIA REGISTERED No. 3226 PROFESSIONAL LAND SURVEYOR ANTHONY P GARMON

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.

LAND LOT: 82&83	DATE 8/13/2020	GARMON LAND SURVEYING
DISTRICT: 11	SCALE 1"=50'	1920 Railroad Street Statham Ga 30666
SECTION:		678-726-7582
COUNTY: HALL	JOB NO. 2019-135	garmonsurvey.tg@gmail.com
		DRAWING NAME: 5162 Thompson Bridge Rd

06.02.2025 - Item 4