

THIS BLOCK RESERVED FOR THE CLERK
OF THE SUPERIOR COURT

CALCULATED POSITION FROM PL FOUND/STY (PP/FS)	RB REBAR RD REBAR ROD OCS OUTLET CONTROL CS CORRUGATED PLASTIC CON CONCRETE DE DEED BOOK BOW OR FORMERLY P OPEN TOP PIPE PL PLANK BOOK PAGE L PROPERTY LINE T TELEPHONE PUL (TP) F FIRE HYDRANT (FH) W WATER METER (WM) M METER VALVE (OV) C POWER RCK (PRK) P POWER POLE (PP)	R REBAR RD REBAR ROD OCS OUTLET CONTROL CS CORRUGATED PLASTIC CON CONCRETE DE DEED BOOK BOW OR FORMERLY P OPEN TOP PIPE PL PLANK BOOK PAGE L PROPERTY LINE T TELEPHONE PUL (TP) F FIRE HYDRANT (FH) W WATER METER (WM) M METER VALVE (OV) C POWER RCK (PRK) P POWER POLE (PP)	COUNTY: NAME DATE: AR-II & AR-IV SETBACK: REQUIREMENTS FRONT: 40' REAR: 25' SIDE: 15'
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NO STATE WATERS OR WETLANDS WERE OBSERVED ON SITE AT TIME OF SURVEY.

PER MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS (EFFECTIVE 6/23/2021) 6.8.VI: BOUNDARY DEFINED BY WATER BOUNDARY IS SUBJECT TO CHANGE DUE TO NATURAL CAUSES AND MAY OR MAY NOT REPRESENT THE ACTUAL LOCATION OF THE LIMIT OF TITLE. PROPERTY HAS DIRECT ROAD ACCESS TO CAGLE MILL ROAD, AND CORNELIA HIGHWAY, HOWEVER ADDITIONAL PERMITTING MAY BE REQUIRED TO ALTER OR ADD ACCESS POINTS.

COMMENCING at a point at the center line intersection of Cornelia Highway (A.K.A -Georgia Highway 365 with a variable right-of-way) & Whitehall Road;
THENCE, N56°11'39"E a distance of 5169.73 to a 1/2" rebar found at the southeasterly right-of-way of Cornelia Highway; said 1/2" rebar found being the POINT OF BEGINNING;

[illegible]

THENCE, leaving the centerline of stream, S47°40'59"E a distance of 1728.25' to a 1/2" rebar found;
THENCE, N77°43'24"E a distance of 198.66' to a 1/2" rebar found at the westerly

LINE	BEARING	DISTANCE
3	S 37°11'56" E	36.71
4	S 37°11'56" E	36.71
5	S 17°09'59" E	9.89
6	N 53°11'56" E	34.81
7	S 37°11'56" E	36.71
8	S 38°20'01" E	31.95
9	S 42°15'29" E	20.77
10	S 37°11'56" E	36.71
11	S 43°00'29" E	17.83
12	S 43°00'29" E	17.83
13	S 43°00'29" E	17.83
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100	S 43°00'29" E	17.83

FUTURE FLOOD NOTE:
BASED ON AN INTERPRETATION OF THE HALL COUNTY GIS, A
PORTION OF THIS PROPERTY LIES WITHIN THE FUTURE FLOOD
ZONE.

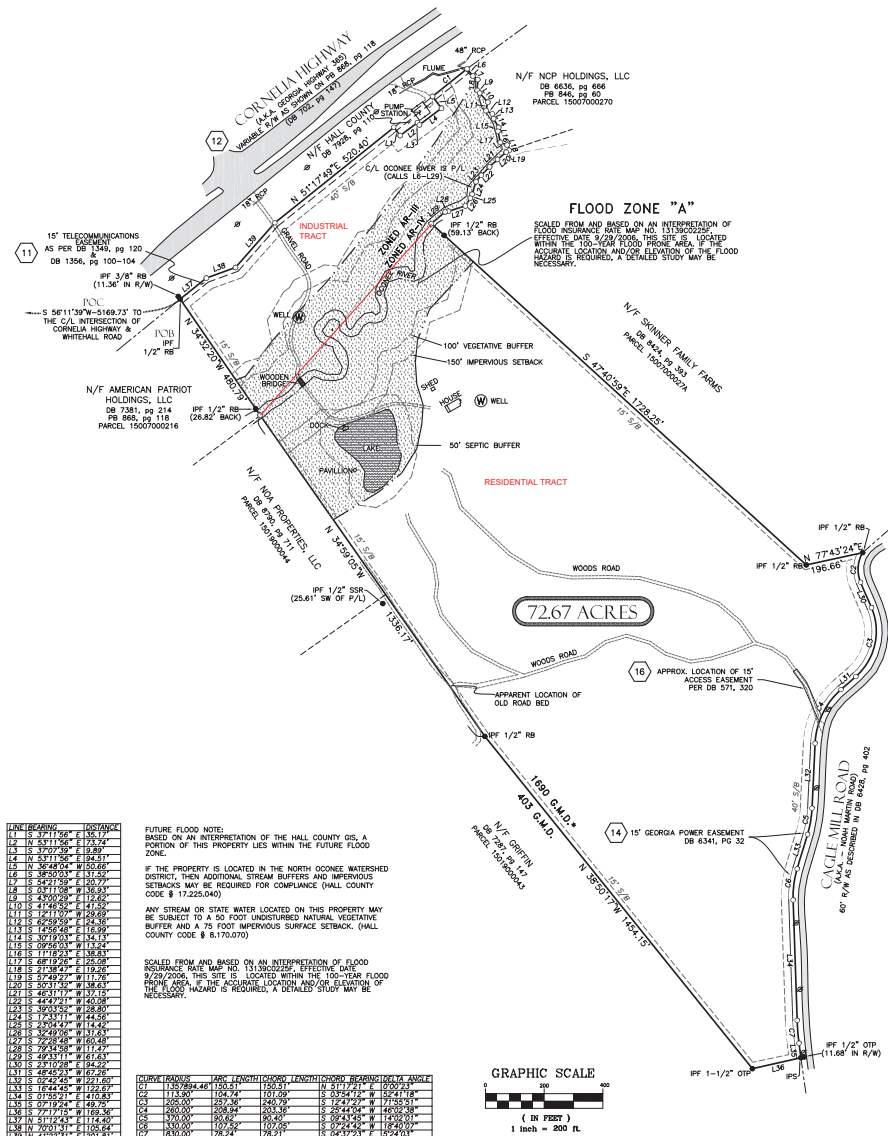
IF THE PROPERTY IS LOCATED IN THE NORTH OCONEE WATERSHED DISTRICT, THEN ADDITIONAL STREAM BUFFERS AND IMPERVIOUS SETBACKS MAY BE REQUIRED FOR COMPLIANCE (HALL COUNTY CODES § 17.225.040).

ANY STREAM OR STATE WATER LOCATED ON THIS PROPERTY MAY BE SUBJECT TO A 50 FOOT UNDISTURBED NATURAL VEGETATIVE BUFFER AND A 75 FOOT IMPERVIOUS SURFACE SETBACK. (HALL COUNTY CODE § 8.170.070)

SCALED FROM AND BASED ON AN INTERPRETATION OF FLOOD INSURANCE RATE MAP NO. 13159C0225F, EFFECTIVE DATE 9/29/2006. THIS SITI IS LOCATED WITHIN THE 100-YEAR FLOOD PRONE AREA. IF THE ACCURATE LOCATION AND/OR ELEVATION OF THE FLOOD HAZARD IS REQUIRED, A DETAILED STUDY MAY BE NECESSARY.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	Δ
C1	135.7894.46	150.51	150.51	N 51°17'21" E	0
C2	113.90	104.74	101.09	S 03°54'12" W	5
C3	205.00	257.36	240.79	N 12°43'27" W	5
C4	205.00	208.94	203.36	S 25°44'04" W	4
C5	370.00	90.62	90.40	S 25°43'45" W	1
C6	330.00	107.52	107.05	N 27°44'42" E	1
C7	830.00	78.21	78.21	S 63°33'34" E	1

Sold property containing 72.67 acres.



FIELD MEASUREMENTS WERE TAKEN WITH A TRIMBLE S6 ROBOTIC INSTRUMENT.

FIELD DATA FOUND TO HAVE A CLOSURE PRECISION OF 1 FOOT IN 15,310 FEET, AND AN ANGULAR ERROR OF 6 SECOND PER ANGLE.

FIELD DATA ADJUSTED USING THE LEAST SQUARES METHOD.

THIS PLAT HAS BEEN CALCULATED FOR
CLOSURE AND FOUND TO HAVE A PRECISION
OF 1 FOOT IN 554,049 FEET.

THIS PLAT DOES NOT CONSTITUTE AND SHALL NOT BE CONSTRUED AS A TITLE SEARCH OR REPORT, AND THUS MAY BE SUBJECT TO ANY EASEMENTS, RIGHT OF WAY OR RESTRICTIONS ONE MAY FIND.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE
USE OF THE PERSON, PERSONS OR ENTITY
NAMED ON THIS PLAT.

THIS DOES NOT EXTEND TO ANY UNNAMED
THIRD PARTY WITHOUT AN EXPRESSED
RESTATEMENT BY THE SURVEYOR.

TYPE OF SURVEY: ALTA/NSPS
SOURCE OF TITLE DESCRIPTION FOR PROPERTY SHOWN HEREON:
DB 8918, pg 632

PROPERTY OWNERS AS OF SURVEY DATE:
CBD INVESTMENTS, LLC

SITE ADDRESS: 4745 CAGLE MILL ROAD
LULA, GEORGIA

SURVEY MATTERS PERTAINING TO CHICAGO TITLE INSURANCE COMPANY COMMITMENT
FOR THE ISSUING OFFICE NUMBER: 66584.
COMMITMENT DATE: APRIL 25, 2022

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| 10 | All matters shown on plot of survey for Roy Sweet dated August 22, 1921, as prepared by the Georgia Surveying and Mapping Division, are described in Deed Book 108, Page 78, Hall County, Georgia Deed Records. (AFFECTS: - AS SHOWN) |
| 11 | All matters in favor of Southern Bell Telephone and Telegraph Company dated June 7, 1989, recorded in Deed Book 1356, Page 147, Hall County, Georgia Deed Records. (AFFECTS: - AS SHOWN) |
| 12 | Right of Way Deed to Department of Transportation dated January 1972, recorded in Deed Book 702, Page 147, Hall County, Georgia Deed Records. (AFFECTS: - AS SHOWN) |
| 13 | Water and electric location owners in and to the waters of creeks crossing or adjoining the property, and the natural flow thereof, free from diminution or pollution. |
| 14 | Deed to Georgia Power Company, dated February 26, 2008, recorded in Deed Book 6341, Pages 32-35, Hall County, Georgia Deed Records. (AFFECTS: - AS SHOWN) |
| 15 | Right of Way Deed to Hall County dated September 3, 1999, recorded in Deed Book 3556, Page 317, Hall County, Georgia Deed Records. (DOES NOT AFFECT) |
| 16 | Subject to a Easement described in Deed from Georgia Kraft Company to Arthur F. Rees, Jr. dated January 1, 1975, recorded in Deed Book 571, Pages 319-320, Hall County Georgia Deed Records. (AFFECTS: - AS SHOWN) |
| 17 | Affidavit of Possession executed by Robert L. Campbell, as Manager of Inco-Forma, Inc., and recorded in Deed Book #414, Pages 135-136, Hall County, Georgia Deed Records. (NOT A SURVEY MATTER) |
| 18 | Certificate of Survey from Inco-Forma Kraft Company to Georgia Kraft Company, dated January 1973, recorded in Deed Book 548, Page 432, Hall County, Georgia Deed Records. (NOT A SURVEY MATTER) |
| 19 | All matters shown on plot of survey for Roy W. Sweet dated August 22, 1921, as prepared by the Georgia Surveying and Mapping Division, Plot reveals the following:
a) a portion of the property is located within a 100-year flood zone area;
b) a portion of the property is located within a 25' state waters buffer;
c) a portion of the property is located within a 50' vegetative buffer;
d) a portion of the property is located within a 75' riparian wetland;
e) the Oconee River forms the northeast property line
f) telecommunications easement running across the northeast portion of subject property.
(AFFECTS: - AS SHOWN) |

*DEEDS AND PLATS RECOVERED DURING THE COURSE OF THIS SURVEY DESCRIBE THE SUBJECT PROPERTY TO LIE WITHIN MULTIPLE GEORGIA MILITIA DISTRICTS. LISTED BELOW ARE DOCUMENTS FOUND AND THE CORRESPONDING G.M.D. THE PROPERTY IS CITED TO LIE WITHIN. THIS LIST SHOULD NOT BE CONSIDERED CONCLUSIVE, NOR DOES IT CONSTITUTE A TITLE SEARCH:

DB 3714, PGS 73-75 ~ GLADE DISTRICT, G.M.D. 403
DB 3714, PGS 70-72 ~ GLADE DISTRICT, G.M.D. 403
DB 3723, PGS 82-84 ~ GLADE DISTRICT, G.M.D. 403
DB 6428, PGS 399-403 ~ LULA DISTRICT, G.M.D. 1690
DB 702, PG 147 LULA DISTRICT, G.M.D. 1690
PB 57, PG 54 ~ GLADE DISTRICT, G.M.D. 403
PB 108, PG 78 ~ G.M. 1680

PG 872, PG 237 ~ LULA DISTRICT G.M.D. 1690

G.D.O.T. RIGHT-OF-WAY PLANS FOR PROJECT F-013-1(29) AND SUPPLEMENTAL RIGHT-OF-WAY DEEDS SHOW THE PROPERTY TO LIE WITHIN G.M.D. 1690. ADDITIONALLY, U.S. CENSUS DATA FOR HALL COUNTY FROM 1940 MAKES REFERENCE ONLY TO A DISTRICT 1690, LULA, AND DISTRICT 403, GLADE, WHEREAS THERE IS NO MENTION OF A 1680 DISTRICT.

TO: CHICAGO TITLE INSURANCE COMPANY AND ACM VENTURES, LLC:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY 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 ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8, & 13 OF TABLE

FIELD WORK WAS COMPLETED ON 8/27/2021. DATE OF PLAT OR MAP: 16th DAY of MAY, 2022

DUSTY L. LOWMAN PLS# 3216

AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS. SUCH APPROVALS OR AFFIRMATIONS MUST BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT. THIS RECORDING DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION ON THIS PLAT. 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.

DUSTY L LOWMAN PL#4 3216

SURVEYOR CERTIFICATION

SURVEYOR CERTIFICATION



PREPARED BY
**DES
DAVIS**
ENGINEERING & SURVEYING
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SUITE 210
DAWSONVILLE, GA 30534
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ALTA/NSPS LAND TITLE SURVEY FOR
CHICAGO TITLE INSURANCE COMPANY AND ACM VENTURES, LLC
LWA DISTRICT*
1690th G.M.D.*
HALL COUNTY, GEORGIA

REVISIONS BY: FA
REVISION DATE: 05/16/22
REVISIONS BY: DS/MS
REVISION DATE: 1/18/2022

DRAWN BY:	DS
FIELD CREW:	AM
PLAT DATE:	8/26/2021
FIELD DATE:	7/30/2021

SHEET NO.
1 of 1

PROJECT NO.
21-239

PROJECT NO.
21-239