## ALTA/NSPS SURVEY FOR: CHICAGO TITLE INSURANCE COMPANY & ACM VENTURES, LLC



# DAVISENGINEERS COM

THIS BLOCK RESERVED FOR THE CLERI OF THE SUPERIOR COURT



#### ~ALTA NOTES~

NO STATE WATERS OR WETLANDS WERE ORSERVED ON SITE AT TIME OF SLIEVEY SITE ADDRESS: 8324 MAIN STREET

#### ~AS-SUR VEYED~ LEGAL DESCRIPTION

All that tract or parcel of land lying and being in the Lula\* District, 1690th G.M.D.\*, Hall County, Georgia and being more particularly described as follows:

right-or-way of Corrella Righwag, celd 1/f index found submot to a Policy Control of Policy Control of Corrella Righwag, 1871-247 C. defined it 1845 to a point, 1861-25, continuing along the southeasterly right-or-way of Corrella Righwag, 1871-247 E. defined of Righwag, 1871-247 E. defined of Righwag, 1871-247 E. defined of Righwag, 1871-271 E. defined of 2018. To a point the southeasterly right-or-way of Corrella Righwag, 1871-747 E. defined of Righwag, 1871-747 E. defined Righwag, 1871-747 E. defined of Righwag, 1871-747 E. defined Righ

HBMCs, not here is no susmous or source or sou

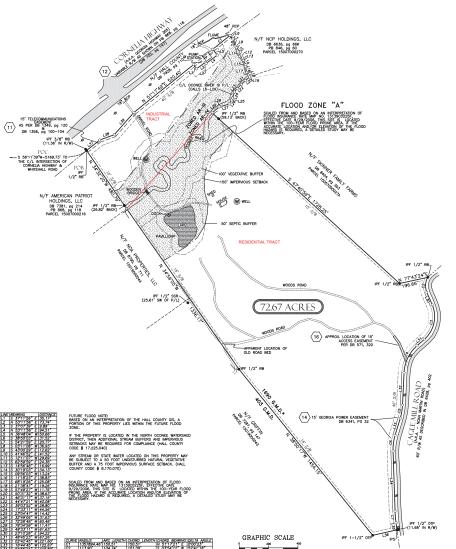
of the stream, the foliaming courses and delatances: STRSTONE's distance of 120.77 to a point; STRSTONE's distance of 15.02 to a point; STRSTONE'S distance of 1

ara-a-o in a second of 11-Ar. to a point; \$493311'' is distance of 61.63' to a point;
BRDCC, leaving the centraline of stress, \$74709''' SO indicance of 1728.25' to a 1/Ar rebord
brack,
1777-47''-17' a distance of 196.65' to a 1/A'' rebor found at the westerly
right-orl-way of Long-full Road of 60' right-orl-way).
BRDCC, doing the westerly right-orl-way of Cogle MIR Road, with a curve to the last, holding
through the seaterly right-orl-way of Cogle MIR Road, \$2370'28'' E of storce
BRDCC, continuing doing the westerly right-orl-way of Cogle MIR Road, \$3370'28'' E of storce
BRDCC, continuing doing the westerly right-orl-way of Cogle MIR Road, with a curve to the
BRDCC, continuing doing the westerly right-orl-way of Cogle MIR Road, with a curve to the

DIDDEC, contributing doing the sententy right-cli-way of Cogle MII Rood, 32.370/28°C o distance NIDOCC, contributing doing the sententy right-cli-way of Cogle MII Rood, 410, no cave to the right, however, or common the sententy right-cli-way of Cogle MII Rood, 410, no cave to the right, however, or common the sententy right-cli-way of Cogle MII Rood, 4544-5279 or distance NIDOCC, contributing doing the sententy right-cli-way of Cogle MII Rood, 4544-5279 or distance NIDOCC, contributing doing the sententy right-cli-way of Cogle MII Rood, 4544-5279 or distance NIDOCC, contributing doing the sententy right-cli-way of Cogle MII Rood, 5444-5279 or distance NIDOCC, contributing doing the sententy right-cli-way of Cogle MII Rood, 502424-579 or distance NIDOCC, contributing doing the sententy right-cli-way of Cogle MII Rood, 502424-579 or distance NIDOCC, contributing doing the sententy right-cli-way of Cogle MII Rood, 50244-579 or distance NIDOCC, contributing doing the sententy right-cli-way of Cogle MII Rood, 5104-5479 or distance NIDOCC, contributing doing the sententy right-cli-way of Cogle MII Rood, 5104-5479 or distance NIDOCC, contributing doing the sententy right-cli-way of Cogle MII Rood, 5105-5171 or distance NIDOCC, contributing doing the sententy right-cli-way of Cogle MII Rood, 5105-5171 or distance NIDOCC, contributing doing the sententy right-cli-way of Cogle MII Rood, 5105-5171 or distance NIDOCC, contributing doing the sententy right-cli-way of Cogle MII Rood, 5105-5171 or distance NIDOCC, contributing doing the sententy right-cli-way of Cogle MII Rood, 5105-5171 or distance NIDOCC, contributing doing the sententy right-cli-way of Cogle MII Rood, 5105-5171 or distance NIDOCC, contributing doing the sententy right-cli-way of Cogle MII Rood, 5105-5171 or distance NIDOCC, contributing doing the sententy right-cli-way of Cogle MII Rood, 5105-5171 or distance NIDOCC, contributing doing the sententy right-cli-way of Cogle MII Rood, 5105-5171 or distance NIDOCC, contributing doing the sententy right-cli-way

provided symmetric years of the section of the sect

Said property containing 72.67 acres



( IN FEET ) 1 inch = 200 ft.

#### ~SURVEY NOTES~

FIELD MEASUREMENTS WERE TAKEN WITH A

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.

TYPE OF SURVEY: ALTA/NSPS SOURCE OF TITLE DESCRIPTION FOR PROPERTY SHOWN HEREON: DB 8919, pg 632

PROPERTY OWNERS AS OF SURVEY DATE: CBD INVESTMENTS, LLC PARCEL NUMBER: 15007 000254 SITE ADDRESS: 4745 CAGLE MILL ROAD LULA, GEORGIA

### ~TITLE EXCEPTIONS~

- (17)

All matters shown on plot of survey for Roy W. Sweet dot August 26, 2021, as prepared by Develope Engineering & Surveying. For reveals the following: 100 years flood zone or the following: 100 years flood zone ores: 8) A portion of the property is located within the 25' state waters buffer: 0.) A portion of the property is located within a 25' cate waters buffer: 0.) A portion of the property is located within a 50'.

\*\*DEEDS AND PLATS RECOVERED DURING THE COURSE OF THIS SHRWEY DESCRIBE THE SUBJECT PROPERTY TO LEE WHITE MILLETHE CORGRAD MUTHON DISTRICTS, LISTED BLOW ARE DOCUMENTS FOUND AND THE CORRESPONDING GALD. THE PROPERTY IS GITED TO LIE WITHIN, THIS LIST SHOULD NOT BE CONSIDERED CONCLUSIVE, NOR DOES IT CONSTITUTE. A TIAL ESAROH:

DB 3714, PGS 73-75 ~ GLADE DISTRICT, GM.D. 403 DB 3714, PGS 70-72 ~ GLADE DISTRICT, GM.D. 403 DB 1725, PGS 82444 GLADE DISTRICT, GM.D. 403 DB 702, PG 82444 GLADE DISTRICT, GM.D. 1690 DB 702, PG 147 JULIA DISTRICT, GM.D. 1690 DB 702, PG 147 JULIA DISTRICT, GM.D. 109 DB 702, PG 147 JULIA DISTRICT, GM.D. 403 PB 103, PG 78 ~ GM. 1850 PB 872, PG 275 ~ GM.D. 1850 DF 872, PG 275 ~ LULA DISTRICT GM.D. 1690

CD.D.T. MICHT-CP-WAY PLAYS FOR PROJECT F-013-1(20) AND SUPPLEMENTAL MICHT-CP-WAY DEEDS SHOW THE PROPERTY TO LEE WITHIN GAID, 1690, ADDINOMALY U.S. CORUSS DATA FOR HALL COUNTY FROM 1640 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 CETTEY 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/NOSPS LAND TITLE SURVEYS, JOHNTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8, & 13 OF TABLE A THEREOR.

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

DUSTY L. LOWMAN PLS# 3216

(-SURVEYOR CERTIFICATION-



SUR VEYORS CERTIFICATE

ACM VENTURES, ALTA/NSPS LAND TITLE SURVEY FOR AND E COMPANY AND LULA DISTRICT\*
1690th G.M.D.\*

277

71.TLE

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 or 1 PROJECT NO

21-239