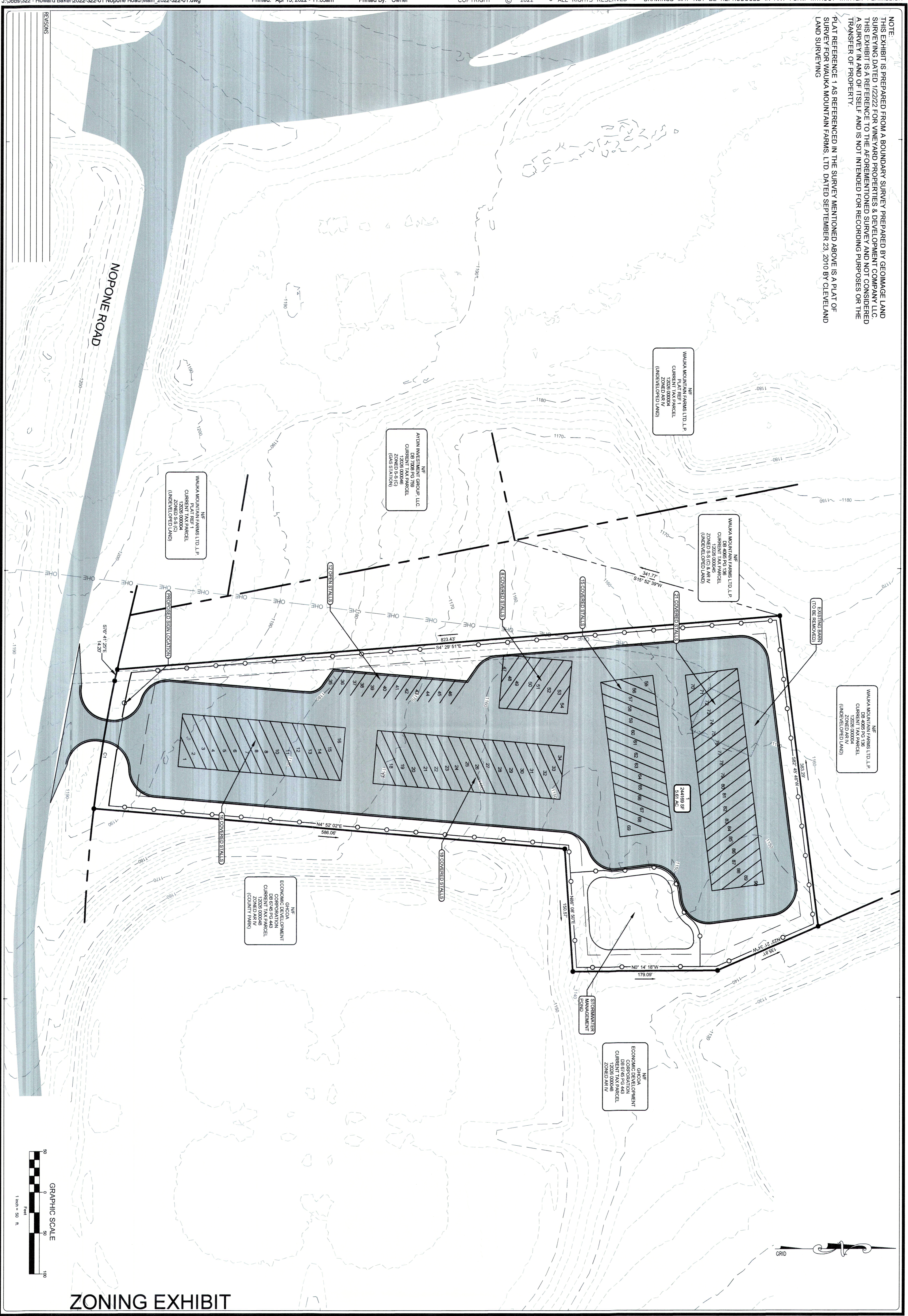


NOTE:  
 THIS EXHIBIT IS PREPARED FROM A BOUNDARY SURVEY PREPARED BY GEOMAGNE LAND SURVEYING DATED 1/22/22 FOR VINEYARD PROPERTIES & DEVELOPMENT COMPANY LLC. THIS EXHIBIT IS A REFERENCE TO THE AFOREMENTIONED SURVEY AND NOT CONSIDERED A SURVEY IN AND OF ITSELF AND IS NOT INTENDED FOR RECORDING PURPOSES OR THE TRANSFER OF PROPERTY.  
 PLAT REFERENCE 1 AS REFERENCED IN THE SURVEY MENTIONED ABOVE IS A PLAT OF SURVEY FOR WAIKA MOUNTAIN FARMS LTD. DATED SEPTEMBER 23 2010 BY CLEVELAND LAND SURVEYING



# ZONING EXHIBIT

<p><b>EX 1</b> SHEET NUMBER OF XX</p>	<p><b>Alpaca Self Store RV &amp; Boats</b> 4151 Nopone Road Gainesville, GA 30506 Land Lot 26, 12th District Hall County, GA FOR <b>Howard Baker</b></p>	<p>SCALE: AS SHOWN JOB NO.: 2022-322-01 DATE: 04/15/2022</p>	<p><b>M Smith</b> ENGINEERING, LLC</p>	<p><b>J M Smith Engineering LLC</b> ENGINEERS AND CONSULTANTS POST OFFICE BOX 331 155 CLARKESVILLE STREET CORNELIA, GEORGIA 30531 www.jmsmithengineering.com</p>	<p><b>GEORGIA</b> Professional Seal Call before you dig</p>
	<p><b>SITE EXHIBIT</b></p>	<p>TEL (678) 267-3690 LOCAL (706) 894-2331 FAX (678) 267-3731</p>			

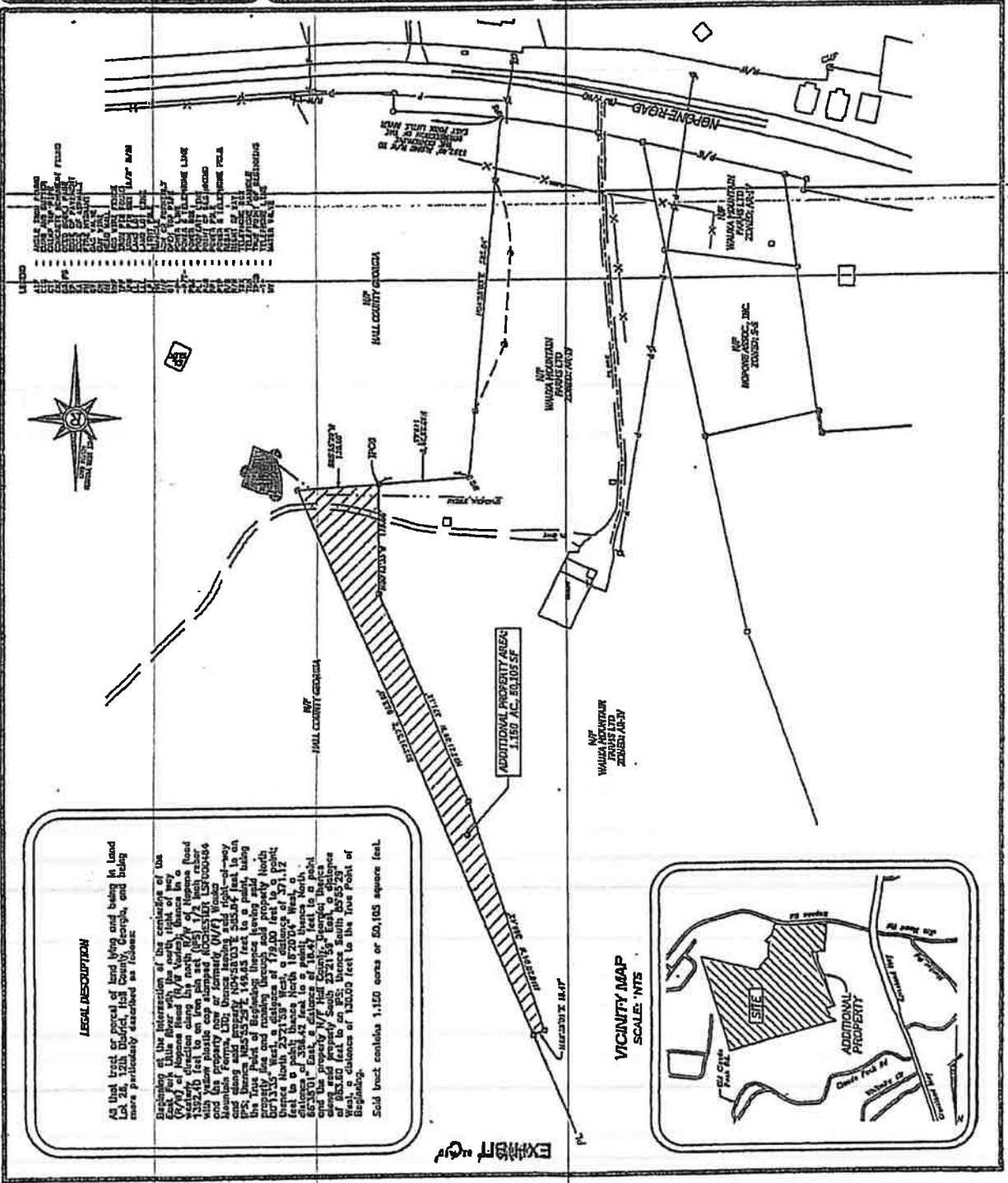
**Rochester**  
 425 Oak Street N.W. • Columbus, Georgia 31906  
 (770) 520-1000 Fax: (770) 520-1000

AGREEMENT BETWEEN ROBERT  
 NORTH HALL COMMUNITY CENTER,  
 LAWYERS 26 & 47  
 1248 RICHMOND  
 HALL COUNTY, GEORGIA

REVISIONS	DATE	DESCRIPTION



DATE	SCALE	BY	CHKD



**LEGAL DESCRIPTION**

All that tract or parcel of land lying and being in Land District 28, containing about 1,150 acres, more or less, and being more particularly described as follows:

Beginning at the intersection of the continuation of the Oak Park Middle River with the north right of way line (P&W) of Johnson Road (R/R North), thence in a southerly direction along the north right of way line of Johnson Road (P&W) a distance of 1,392.40 feet to an iron pin set (055) 1 1/2 inch collar with yellow plastic cap stamped 602525101, L37000464 and the Property Line for Community (W&P) right-of-way and along said Property Line a distance of 1,405.83 feet to an iron pin set (055) 1 1/2 inch collar stamped 602525101, L37000464, thence in a southerly direction along the Property Line and corner through said Property North 50°13'35" West, a distance of 179.00 feet to a point, thence North 22°11'39" West, a distance of 271.12 feet to a point, thence North 22°11'39" West, a distance of 308.42 feet to a point, thence North 56°30'01" East, a distance of 184.7 feet to a point, thence in a southerly direction along the Property Line a distance of 854.80 feet to an iron pin set (055) 1 1/2 inch collar stamped 602525101, L37000464, thence in a southerly direction along the Property Line a distance of 1,300.00 feet to the True Point of Beginning.

Said tract contains 1,150 acres or 50,103 square feet.

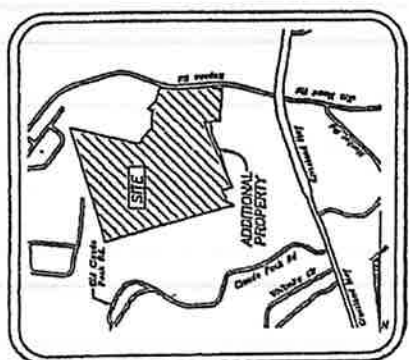


EXHIBIT "C"

THIS SURVEYOR DOES NOT GUARANTEE THAT ALL EASEMENTS AFFECTING THIS PROPERTY ARE SHOWN.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A POSITIONAL TOLERANCE NOT EXCEEDING 0.15 FOOT PER MOMENTED LINE AND HAS NOT ADJUSTED. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 348657 FEET.

EQUIPMENT USED: CARLSON BR47.

THIS SURVEY WAS PREPARED WITHOUT THE AID OF A TITLE SEARCH AND IS SUBJECT TO ANY AND ALL DISCLOSURES THAT A TITLE SEARCH MAY YIELD.

THIS SURVEY IS CERTIFIED SOLELY TO THE PARTY OR PARTIES NAMED HEREON. UNDERGROUND UTILITIES WERE NOT LOCATED AS PART OF THE SCOPE OF THIS SURVEY.

BY GRAPHICALLY SCALING IN MY OPINION, NO PORTION OF THIS PROPERTY LIES WITHIN A FEMA DESIGNATED SPECIAL FLOOD HAZARD AREA. REFERENCE FEMA FLOOD MAP: 13130C00016 DATED 4-4-2018 & 13130C00036 DATED 4-4-2018

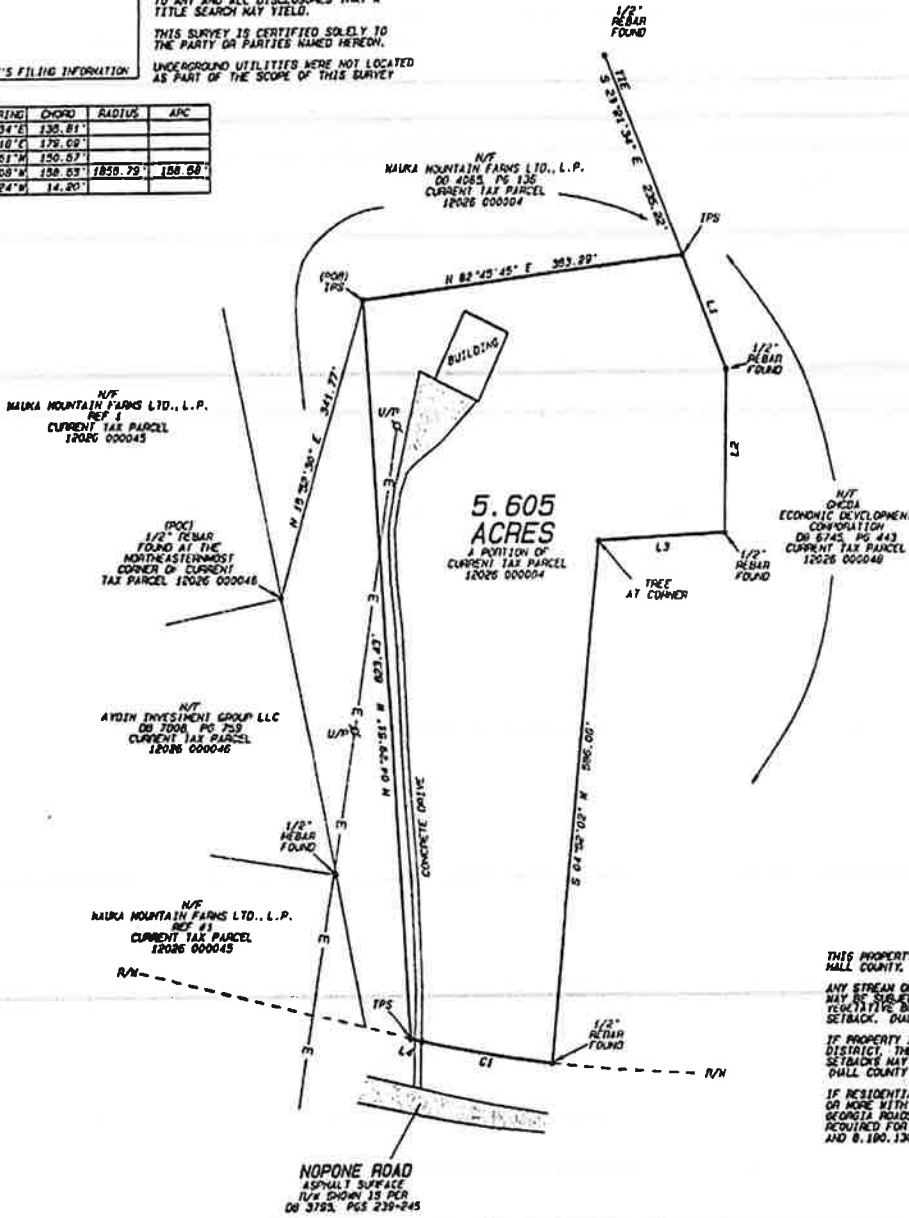
REFERENCES:  
1: PLAT OF SURVEY FOR MAUKA MOUNTAIN FARMS, LTD. DATED SEPTEMBER 23, 2010 BY CLEVELAND LAND SURVEYING

# Exhibit B



RESERVED FOR CLERK'S FILING INFORMATION:

LINE	CHORD BEARING	CHORD	RADIUS	APC
L1	S23°21'34"E	139.81'		
L2	S00°14'10"E	179.69'		
L3	S06°06'51"W	150.87'		
C1	N80°47'08"W	108.83'	1859.79'	188.68'
L4	N76°41'24"W	14.20'		



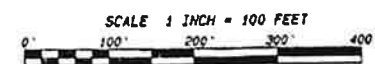
THIS PROPERTY HAS NO FUTURE FLOOD ZONE AS PER HALL COUNTY, GA. GIS ONLINE DATA.

ANY STREAM OR STATE WATER LOCATED ON THIS PROPERTY MAY BE SUBJECT TO A 60 FOOT UNDISTURBED NATURAL VEGETATIVE BUFFER AND A 75 FOOT IMPERVIOUS SURFACE SETBACK. (HALL COUNTY CODE 8.170.070)

IF PROPERTY IS LOCATED IN THE NORTH OCONEE WATERSHED DISTRICT, THEN ADDITIONAL STREAM BUFFERS AND IMPERVIOUS SETBACKS MAY BE REQUIRED FOR COMPLIANCE. (HALL COUNTY CODE 17.255.040)

IF RESIDENTIAL PROPERTY IS SUBDIVIDED INTO SEVEN LOTS OR MORE WITH ALL LOTS ACCESSING EXISTING HALL COUNTY, GEORGIA ROADS, THEN STORMWATER MANAGEMENT IS REQUIRED FOR COMPLIANCE. (HALL COUNTY CODE 8.180.120 AND 8.180.130)

- LL = LAND LOT
- LLL = LAND LOT LINE
- CL = CENTER LINE
- N/F = NOW ON FORMERLY
- R/W = RIGHT OF WAY
- P/L = PROPERTY LINE
- U/P = UTILITY POLE
- E- = OVERHEAD WIRES
- F- = FENCE LINE
- DB = DEED BOOK
- PL = PLAT BOOK
- CLB = PLAT CABINET
- SL = SIDE
- PG = PAGE
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT



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 HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLETES 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.

LSF # 1074: ALTASURV LLC dba

# GEOIMAGE

LAND SURVEYING, LAND PLANNING & DESIGN  
21 ENDTA STREET, DAHLONEGA, GA 30533. (706) 864-7298

PLAT DATE: JANUARY 2022  
FIELD DATES: JANUARY 22, 2022  
FIELD CREW POA DRAWN BY: JDM  
DWG FILE: Diano S.  
JOB # 4658

PLAT OF NEW PARCEL SURVEY FOR

## VINEYARD PROPERTIES & DEVELOPMENT COMPANY LLC

LAND LOT 26, 12TH DISTRICT, 1ST SECTION  
HALL COUNTY, GEORGIA