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 Purchaser is encouraged to perform their own due diligence if deemed important.

LEGEND

IPF = IRON PIN FOUND
 IPS = IRON PIN SET (#4 REBAR)
 PIPE(F) = PIPE FOUND
 A.I.(F) = ANGLE IRON FOUND
 AXL(F) = AXLE FOUND
 SPK(F) = RAILROAD SPIKE FOUND
 PP = POWER POLE
 MH = MANHOLE
 P.B. = PLAT BOOK
 D.B. = DEED BOOK
 PG. = PAGE
 C.S.C.W.C.G. = CLERK OF SUPERIOR COURT OF WALKER COUNTY, GEORGIA
 CENTERLINE ROAD = ———
 FENCE LINE = ———
 ADJOINING BOUNDARY LINES = ———
 SUBJECT BOUNDARY LINE = ———
 SANITARY SEWER = ——— SS ———
 EASEMENT LINES = ———
 OVERHEAD ELECTRIC = ——— E ———

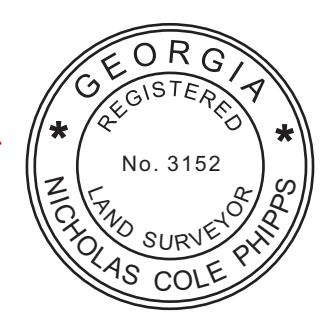
GENERAL NOTES

- TOTAL ACREAGE = 29.97 ± (0.000 ±). THIS SHEET PART OF TAX MAP & PARCEL # 0056 013
 CURRENT ZONING = R-22. STREET ADDRESS = NO ADDRESS
- THIS PROPERTY IS SUBJECT TO ALL EXISTING UTILITIES, ABOVE OR BELOW GROUND AND EXISTING EASEMENTS BOTH WRITTEN AND UNWRITTEN, THAT MAY AFFECT THIS LOCATION.
- ALL CORNERS ARE 1/2" REBAR WITH RED PLASTIC CAP LABELED "GA 3152 TN 2470" PLACED AT CORNER UNLESS OTHERWISE NOTED.
- DP = CLOSURE = 6655222
- THIS SURVEY WAS CONDUCTED USING A TOPCON HYPER SP GPS WITH A SINGLE FREQUENCY RECEIVER USING REAL-TIME KINEMATICS WITH A PUBLISHED POSITIONING ACCURACY OF H: 10 MM ± 0.8PPM V: 15 MM ± 10 PPM. RTK GPS POSITIONAL DATA WAS OBSERVED ON/BETWEEN THE DATES OF 10-25-2021 AND 10-26-2021. THE FIXED STATION(S) SHOWN WERE DERIVED USING A TDOT GNSS VRS NETWORK OF CORS STATION(S) REFERENCED TO NAD 83 (2011) IEPN 2010 GEODID: G201R07
- IN THE EVENT OF A MAJOR SURFACE WATER CONCERN, USE OF INDIVIDUAL TANK SYSTEMS MUST BE APPROVED BY THE COUNTY ENVIRONMENTAL HEALTH DEPARTMENT. SAID APPROVAL IS BASED ON EXISTING SOIL TYPES AND GEOGRAPHY OF THE POTENTIAL SITE.
- FOR NEW DRIVEWAYS ON A GEORGIA STATE HIGHWAY, CALL DRIVEWAY PERMIT ENGINEER AT 770-387-3636, IF APPLICABLE.
- ANY FURTHER DEVELOPMENT, INCLUDING ANY LANDSCAPE, CONSTRUCTION, CLEARING, GRADING, GRUBBING, ETC. MAY REQUIRE A SOIL EROSION & SEDIMENTATION CONTROL PLAN AND STORM WATER MANAGEMENT PLAN BEFORE ANY PERMIT IS ISSUED.
- ALL DEVELOPMENT INVOLVING LAND DISTURBANCE, INCLUDING BUT NOT LIMITED TO CLEARING, GRUBBING, GRADING, ETC. IS REQUIRED BY STATE LAW AND LOCAL ORDINANCE TO USE BEST MANAGEMENT PRACTICES (BMP'S) TO ENSURE THAT NO SOIL LEAVES THEIR SITE OR ENTERS INTO ANY STATE WATER BODY.
- ENVIRONMENTAL PROTECTION CALL 800-382-7441 BEFORE YOU DIG OR BLAST.
- THE PURPOSE OF THIS SURVEY IS TO LOCATE THE BOUNDARY.
- MINIMUM BUILDING SETBACK LINES: 40'-FOOT ON MAJOR STREETS; 30'-FOOT ON COLLECTOR AND MINOR STREETS; 10'-FOOT ON THE SIDES AND 25'- REAR, AS NOTED IN WALKER COUNTY U.D.C.
- THE TERM "CERTIFICATION" AS USED IN RULE "180-6-09(2) AND (3)" AND RELATING TO PROFESSIONAL ENGINEERING OR LAND SURVEYING SERVICES AS DEFINED IN O.C.G.A. 43-15-2(6) AND (11), SHALL MEAN A SIGNATURE, AFFIRMATION BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT, AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
- THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (O.C.G.A) 15-6-67, IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.

SURVEYOR CERTIFICATION
 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 IT EXTENDS USE OF ANY PROPERTY. THE SURVEYOR, ENGINEER, 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.

CAGLE LAND SURVEYING
 3904 JUANDALE TRAIL
 CHATTANOOGA, TN 37406
 SURVEY@CATT.COM
 706-965-3955

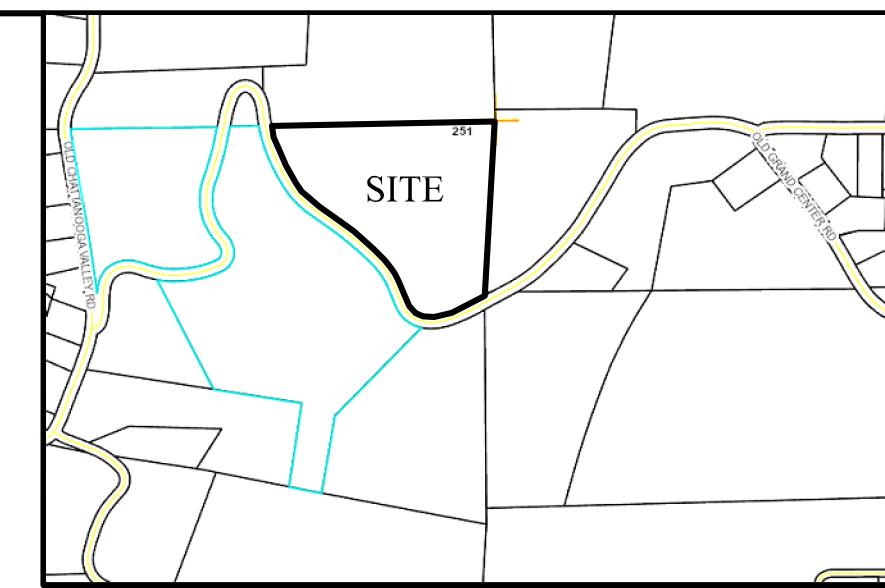
Neil Cagle
 10-27-21



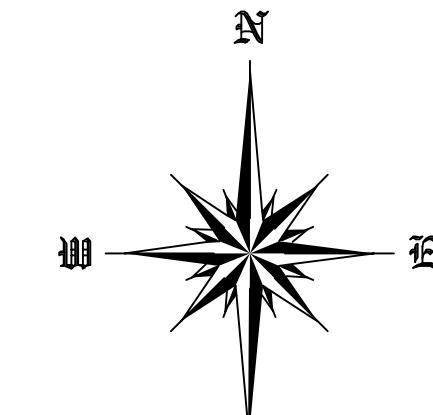
COMMENTS:
 BEST MANAGEMENT PRACTICES (BMP'S) O.C.G.A. 12-7-6 SUBSECTION (B)
 SECTION IV- MINIMUM REQUIREMENTS FOR EROSION AND SEDIMENT
 CONTROL SHALL BE FOLLOWED PRIOR TO AND DURING ANY
 CONSTRUCTION.

NO ON STREET PARKING.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THIS PROPERTY IS NOT SUBJECT TO FLOOD HAZARD IN THE 100 YEAR ZONE.
 ZONE: X FIRM # 13295C0038D DATED: SEPTEMBER 5, 2007



VICINITY MAP N.T.S.



BEARING BASIS
 GEORGIA WEST STATE PLANE
 COORDINATES
 (NAD 83)

JUSTIN W. BETHUNE &
 TONI LYNN BETHUNE
 D.B. 2025 PG. 326
 C.S.C.W.C.G.

L.L. 218 L.L. 219
 177 47 IPS
 300.00' MPOST
 N 88°17'08" E L.L. 251 L.L. 250

LAND LOT LNE

363.31' S 00°58'05" W

49 IPS 256 A.I.(F)

217,800 Sq. Feet ±
 5.00 Acres ±

LOT 5
 MARY LYNN MORSE
 D.B. 701 PG. 571
 C.S.C.W.C.G.

334.28' S 00°16'08" W

50 IPS 53 IPS RW
 N 54°13'47" E 271.55' L.L. 251
 N 42°29'51" W C1 L.L. 250

183 MPOST

137 A.I.(F) 153 154
 N 87°51'41" E 532.49' C2 C3

153 154 155
 N 53°12'39" W N 47°25'38" W N 47°25'38" W

OLD GRAND CENTER ROAD (50' RW)
 (A.K.A. BELL ROAD)

LINE	BEARING	DISTANCE
L1	N 23°25'15" W	76.48'
L2	N 37°06'39" W	71.30'
L3	N 45°03'28" W	39.76'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	109.52'	177.59'	158.77'	N 74°54'58" W	92°54'21"
C2	309.08'	78.22'	78.01'	N 26°11'20" W	14°29'59"
C3	309.08'	83.07'	82.82'	N 41°08'18" W	15°23'59"
C4	374.97'	226.19'	222.78'	N 21°24'39" W	34°33'45"



BOUNDARY SURVEY		
LOTS 4 & 5 GRAND CENTER ESTATES		
LAND LOT 251, 9TH DIST., 4TH SEC.		
WALKER COUNTY, GEORGIA		
DRAWN	DATE	
STEVEN PRICE	10-27-2021	SURVEY FOR:
APPROVED	DATE	BRYAN JOHNSON
ROBERT CAGLE II	10-27-2021	
SCALE	REVISION DATE:	PROJECT NO.
1" = 100'		102107