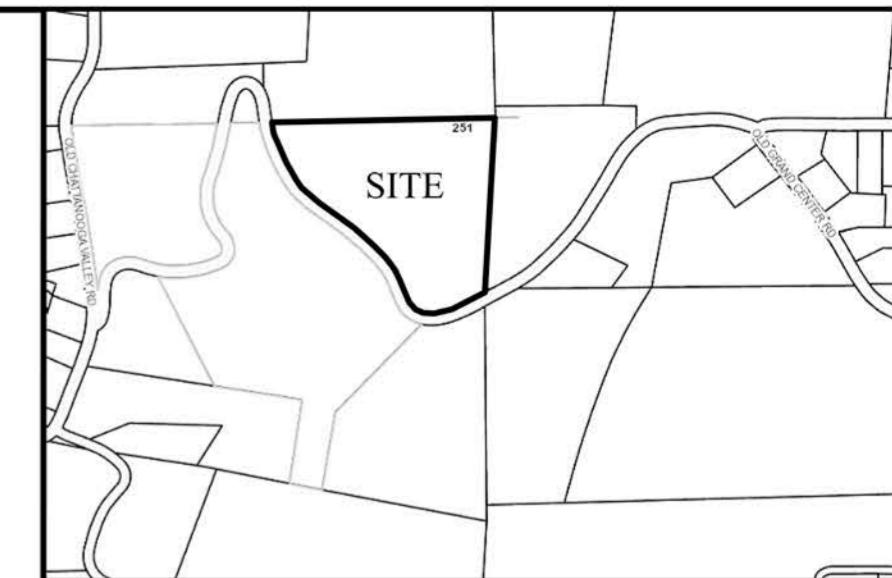
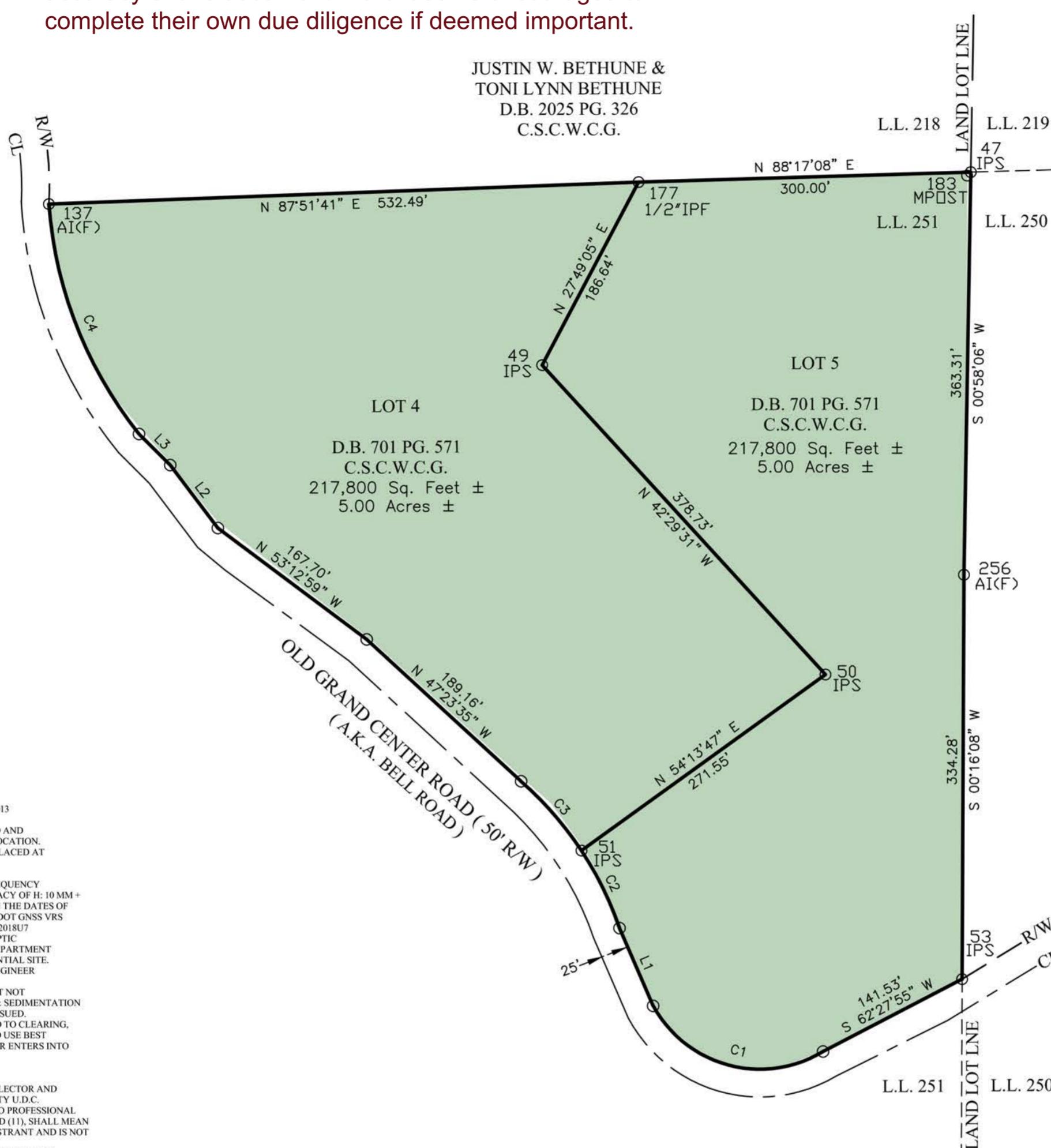


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 Seller nor Seller's Agent assume no responsibility for the
 accuracy of this document. Purchaser is encouraged to
 complete their own due diligence if deemed important.

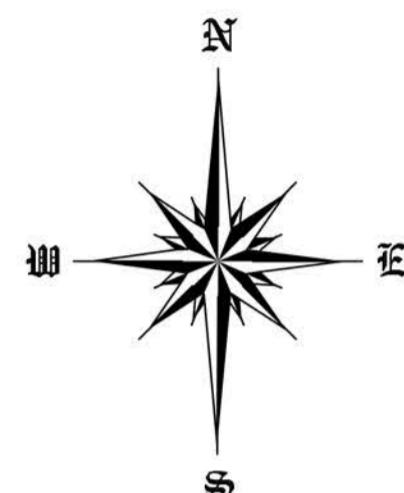
JUSTIN W. BETHUNE &
 TONI LYNN BETHUNE
 D.B. 2025 PG. 326
 C.S.C.W.C.G.

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



VICINITY MAP N.T.S.



BEARING BASIS
 GEORGIA WEST STATE PLANE
 COORDINATES
 (NAD 83)

GENERAL NOTES

- TOTAL ACREAGE = 29.97 ± (10.00 ±) 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.
- PLAT CLOSURE = 1 IN 3663522.2'
- THIS SURVEY WAS CONDUCTED USING A TOPCON HYPER SR GPS WITH A SINGLE FREQUENCY RECEIVER USING REAL-TIME KINEMATICS WITH A PUBLISHED POSITIONING ACCURACY OF H: 10 MM + 0.8PPM V: 15 MM + 1.0 PPM. RTK GPS POSITIONAL DATA WAS OBSERVED ON/BETWEEN THE DATES OF 10-25-2019 AND 10-26-2021. THE PLAT STATION COORDINATES DERIVED DURING A 24 HRS GNSS VRS NEVER FORCED. COORDINATES REFERENCED TO NAD 83 (2011) UTM 100 (40) GEOD 2000 RUT
- IN THE ABSENCE OF PUBLIC SANITARY SEWER SYSTEM, THE USE OF INDIVIDUAL SEPTIC 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 INVOLVING ANY LAND DISTURBANCE, INCLUDING BUT NOT LIMITED TO CLEARING, 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 WATERS.
- FOR UTILITY PROTECTION CALL 800-282-7411 BEFORE YOU DIG OR BLAST.
- THE PURPOSE OF THIS SURVEY IS TO LOCATE THE BOUNDARY.
- THE SURVEY LINE IS LOCATED ON THE SIDES AND 25' REAR, AS NOTED IN WALKER COUNTY U.D.C.
- THE TERM "CERTIFICATION" AS USED IN RULE "180-6-092" AND "03" AND RELATING TO PROFESSIONAL ENGINEERING OR LAND SURVEYING SERVICES, AS DEFINED IN O.C.G.A. 45-15-26 AND (1), SHALL MEAN A SIGNED STATEMENT 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.

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"

0 100 200 300

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

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 # 13295C003D DATED: SEPTEMBER 5, 2007

BOUNDARY SURVEY		
LOTS 4 & 5 GRAND CENTER ESTATES		
LAND LOT 251, 9TH DIST., 4TH SEC.		
WALKER COUNTY, GEORGIA		
DRAWN STEVEN PRICE	DATE 10-27-2021	SURVEY FOR: BRYAN JOHNSON
APPROVED ROBERT CAGLE II	DATE 10-27-2021	
SCALE 1" = 100'	REVISION DATE: 102107	