

# SELLER'S PROPERTY DISCLOSURE STATEMENT

## EXHIBIT " \_\_\_\_\_ "



2025 Printing

This Seller's Property Disclosure Statement ("Statement") is an exhibit to the Purchase and Sale Agreement with an Offer Date of \_\_\_\_\_ for the Property (known as or located at: 1796 HOUSTON LAKE RD Perry, Georgia, 31069). This Statement is intended to make it easier for Seller to fulfill Seller's legal duty to disclose hidden defects in the Property of which Seller is aware. Seller is obligated to disclose such defects even when the Property is being sold "as-is."

### A. INSTRUCTIONS TO SELLER IN COMPLETING THIS STATEMENT.

In completing this Statement, Seller agrees to:

- (1) answer all questions in reference to the Property and the improvements thereon;
- (2) answer all questions fully, accurately and to the actual knowledge and belief of all Sellers (hereinafter, collectively "Knowledge");
- (3) provide additional explanations to all "yes" answers in the corresponding Explanation section below each group of questions (including providing to Buyer any additional documentation in Seller's possession), unless the "yes" answer is self-evident;
- (4) promptly revise the Statement if there are any material changes in the answers to any of the questions prior to Closing and provide a copy of the same to the Buyer and any Broker involved in the transaction.

**B. HOW THIS STATEMENT SHOULD BE USED BY BUYER.** Caveat emptor or "buyer beware" is the law in Georgia. Buyer should conduct a thorough inspection of the Property. If Seller has not occupied the Property or has not recently occupied the Property, Seller's Knowledge of the Property's condition may be limited. Buyer is expected to use reasonable care to inspect the Property and confirm that it is suitable for Buyer's purposes. If an inspection of the Property reveals problems or areas of concern that would cause a reasonable Buyer to investigate further, Buyer should investigate further. A "yes" or "no" answer to a question means "yes" or "no" to the actual Knowledge and belief of all Sellers of the Property. In other words, if a Seller answers "no" to a question, it means Seller has no Knowledge whether such condition exists on the Property. As such, Seller's answers should not be taken as a warranty or guaranty of the accuracy of such answers, nor a substitute for Buyer doing its own due diligence.

### C. SELLER DISCLOSURES.

1. GENERAL:	YES	NO
(a) What year was the main residential dwelling constructed? <u>1962</u>		
(b) Is the Property vacant?		<input checked="" type="checkbox"/>
If yes, how long has it been since the Property has been occupied? _____		
(c) Is the Property or any portion thereof leased?		<input checked="" type="checkbox"/>
(d) Has the Property been designated as historic or in a historic district where permission must be received to make modifications and additions?		<input checked="" type="checkbox"/>

#### EXPLANATION:

Part of an estate; family members stay here often

2. COVENANTS, FEES, and ASSESSMENTS:	YES	NO
(a) Is the Property subject to a recorded Declaration of Covenants, Conditions, and Restrictions ("CC&Rs") or other similar restrictions?		<input checked="" type="checkbox"/>
(b) Is the Property part of a condominium or community in which there is a community association? IF YES, SELLER TO COMPLETE AND PROVIDE BUYER WITH A "COMMUNITY ASSOCIATION DISCLOSURE EXHIBIT" GAR F322.		<input checked="" type="checkbox"/>

#### EXPLANATION:

3. LEAD-BASED PAINT:	YES	NO
(a) Was any part of the residential dwelling on the Property or any painted component, fixture, or material used therein constructed or manufacture prior to 1978? IF YES, THE "LEAD-BASED PAINT EXHIBIT" GAR F316 MUST BE EXECUTED BY THE PARTIES AND THE "LEAD-BASED PAINT PAMPHLET" GAR CB04 MUST BE PROVIDED TO THE BUYER.	<input checked="" type="checkbox"/>	

**4. STRUCTURAL ITEMS, ADDITIONS AND ALTERATIONS:**

	YES	NO
(a) Has there been any settling, movement, cracking or breakage of the foundations or structural supports of the improvements?		<input checked="" type="checkbox"/>
(b) Have any structural reinforcements or supports been added?		<input checked="" type="checkbox"/>
(c) Have there been any additions, structural changes, or any other major alterations to the original improvements or Property, including without limitation pools, carports or storage buildings?	<input checked="" type="checkbox"/>	
(d) Has any work been done where a required building permit was not obtained?		<input checked="" type="checkbox"/>
(e) Are there violations of building codes, housing codes, or zoning regulations (not otherwise grandfathered)?		<input checked="" type="checkbox"/>
(f) Have any notices alleging such violations been received?		<input checked="" type="checkbox"/>
(g) Is any portion of the main dwelling a mobile, modular or manufactured home?		<input checked="" type="checkbox"/>
(h) Was any dwelling or portion thereof (excluding mobile, modular and manufactured dwelling) moved to the site from another location?		<input checked="" type="checkbox"/>

**EXPLANATION:**

An attached sunroom was added in 2006

**5. SYSTEMS and COMPONENTS:**

	YES	NO
(a) Has any part of the HVAC system(s) been replaced during Seller's ownership?		<input checked="" type="checkbox"/>
(b) Date of last HVAC system(s) service: <u>new 1/28/2021</u>		
(c) Is any heated and cooled portion of the main dwelling not served by a central heating and cooling system?	<input checked="" type="checkbox"/>	
(d) Is any portion of the heating and cooling system in need of repair or replacement?		<input checked="" type="checkbox"/>
(e) Does any dwelling or garage have aluminum wiring other than in the primary service line?		<input checked="" type="checkbox"/>
(f) Are any fireplaces decorative only or in need of repair?		<input checked="" type="checkbox"/>
(g) Have there been any reports of damaging moisture behind exterior walls constructed of synthetic stucco?		<input checked="" type="checkbox"/>
(h) Is there any Spray Polyurethane Foam (SPF) insulation in the Property?		<input checked="" type="checkbox"/>
(i) Are any systems/components subject to a lease or rental payment plan (i.e. HVAC, security system, appliances, alternate energy source systems, etc.)?		<input checked="" type="checkbox"/>
(j) Are there any remotely accessed thermostats, lighting systems, security camera, video doorbells, locks, appliances, etc. servicing the Property?		<input checked="" type="checkbox"/>

**EXPLANATION:**

The attached sunroom has its own window unit heating/cooling

**6. SEWER/PLUMBING RELATED ITEMS:**

	YES	NO
(a) Approximate age of water heater(s): <u>6</u> years		
(b) What is the drinking water source: <input checked="" type="checkbox"/> public <input type="checkbox"/> private <input type="checkbox"/> well		
(c) If the drinking water is from a well, give the date of last service: _____		
(d) If the drinking water is from a well, has there ever been a test the results of which indicate that the water is not safe to drink? If yes, date of testing: _____		
(e) What is the sewer system: <input checked="" type="checkbox"/> public <input type="checkbox"/> private <input type="checkbox"/> septic tank		
(f) If the Property is served by a septic system, how many bedrooms was the septic system approved for by local government authorities? _____		
(g) Is the main dwelling served by a sewage pump?		
(h) Has any septic tank or cesspool on Property ever been professionally serviced? If yes, give the date of last service: _____		
(i) Are there any leaks, backups, or other similar problems with any portion of the plumbing, water, or sewage systems or damage therefrom?		<input checked="" type="checkbox"/>
(j) Is there presently any polybutylene plumbing, other than the primary service line?		<input checked="" type="checkbox"/>
(k) Has there ever been any damage from a frozen water line, spigot, or fixture?		<input checked="" type="checkbox"/>

**EXPLANATION:**

7. ROOFS, GUTTERS, and DOWNSPOUTS:		YES	NO
(a)	Approximate age of roof on main dwelling: <u>20</u> years.		
(b)	Has any part of the roof been repaired during Seller's ownership?		<input checked="" type="checkbox"/>
(c)	Are there any roof leaks or other problems with the roof, roof flashing, gutters, or downspouts?		<input checked="" type="checkbox"/>

EXPLANATION:

\_\_\_\_\_

\_\_\_\_\_

8. FLOODING, DRAINING, MOISTURE, and SPRINGS:		YES	NO
(a)	Is there now or has there been any water intrusion into the basement, crawl space or other interior parts of any dwelling or garage or damage therefrom from the exterior?		<input checked="" type="checkbox"/>
(b)	Have any repairs been made to control water intrusion into the basement, crawl space, or other interior parts of any dwelling or garage from the exterior?		<input checked="" type="checkbox"/>
(c)	Is any part of the Property or any improvements thereon presently located in a Special Flood Hazard Area?		<input checked="" type="checkbox"/>
(d)	Has there ever been any flooding?		<input checked="" type="checkbox"/>
(e)	Are there any streams that do not flow year round or underground springs?		<input checked="" type="checkbox"/>
(f)	Are there any dams, retention ponds, storm water detention basins, or other similar facilities?		<input checked="" type="checkbox"/>

EXPLANATION:

\_\_\_\_\_

\_\_\_\_\_

9. SOIL AND BOUNDARIES:		YES	NO
(a)	Are there any landfills (other than foundation backfill), graves, burial pits, caves, mine shafts, trash dumps or wells (in use or abandoned)?		<input checked="" type="checkbox"/>
(b)	Is there now or has there ever been any visible soil settlement or movement?		<input checked="" type="checkbox"/>
(c)	Are there any shared improvements which benefit or burden the Property, including, but not limited to a shared dock, septic system, well, driveway, alleyway, or private road?		<input checked="" type="checkbox"/>
(d)	Are there presently any encroachments, unrecorded easements, unrecorded agreements regarding shared improvements, or boundary line disputes with a neighboring property owner?		<input checked="" type="checkbox"/>
(e)	Are there any underground pipelines crossing the Property that do not serve the Property?		<input checked="" type="checkbox"/>

EXPLANATION:

\_\_\_\_\_

\_\_\_\_\_

10. TERMITES, DRY ROT, PESTS, and WOOD DESTROYING ORGANISMS:		YES	NO
(a)	Are you aware of any wildlife accessing the attic or other interior portions of the residence?		<input checked="" type="checkbox"/>
(b)	Is there any damage or hazardous condition resulting from such wildlife intrusion; from insects (such as termites, bees and ants); or by fungi or dry rot?		<input checked="" type="checkbox"/>
(c)	Is there presently a bond, warranty or service contract for termites or other wood destroying organisms by a licensed pest control company?	<input checked="" type="checkbox"/>	
If yes, what is the cost to transfer? \$ <u>unknown</u> What is the annual cost? <u>\$410</u>			
If yes, company name/contact: <u>Arrow Exterminators</u>			
Coverage: <input type="checkbox"/> re-treatment and repair <input type="checkbox"/> re-treatment <input checked="" type="checkbox"/> periodic inspections only			
Expiration Date <u>Jan 2026</u> Renewal Date <u>Jan 2026</u>			

EXPLANATION:

\_\_\_\_\_

\_\_\_\_\_

11. ENVIRONMENTAL, HEALTH, and SAFETY CONCERNS:		YES	NO
(a)	Are there any underground tanks or toxic or hazardous substances such as asbestos?		<input checked="" type="checkbox"/>
(b)	Has Methamphetamine ("Meth") ever been produced on the Property?		<input checked="" type="checkbox"/>
(c)	Have there ever been adverse test results for radon, lead, mold or any other potentially toxic or environmentally hazardous substances?		<input checked="" type="checkbox"/>

EXPLANATION:

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12. LITIGATION and INSURANCE:		YES	NO
(a)	Is there now or has there been any litigation therein alleging negligent construction or defective building products?		<input checked="" type="checkbox"/>
(b)	Has there been any award or payment of money in lieu of repairs for defective building products or poor construction?		<input checked="" type="checkbox"/>
(c)	Has any release been signed regarding defective products or poor construction that would limit a future owner from making any claims?		<input checked="" type="checkbox"/>
(d)	During Seller's ownership have there been any insurance claims for more than 10% of the value of the Property?		<input checked="" type="checkbox"/>
(e)	Is the Property subject to a threatened or pending condemnation action?		<input checked="" type="checkbox"/>
(f)	How many insurance claims have been filed during Seller's ownership?		<input checked="" type="checkbox"/>

EXPLANATION:

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13. OTHER HIDDEN DEFECTS:		YES	NO
(a)	Are there any other hidden defects that have not otherwise been disclosed?		<input checked="" type="checkbox"/>

EXPLANATION:

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14. AGRICULTURAL DISCLOSURE:		YES	NO
(a)	Is the Property within, partially within, or adjacent to any property zoned or identified on an approved county land use plan as agricultural or forestry use?		<input checked="" type="checkbox"/>
(b)	Is the Property receiving preferential tax treatment as an agricultural property?		<input checked="" type="checkbox"/>

It is the policy of this state and this community to conserve, protect, and encourage the development and improvement of farm and forest land for the production of food, fiber, and other products, and also for its natural and environmental value. This notice is to inform prospective property owners or other persons or entities leasing or acquiring an interest in real property that property in which they are about to acquire an interest lies within, partially within, or adjacent to an area zoned, used, or identified for farm and forest activities and that farm and forest activities occur in the area. Such farm and forest activities may include intensive operations that cause discomfort and inconveniences that involve, but are not limited to, noises, odors, fumes, dust, smoke, insects, operations of machinery during any 24-hour period, storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides, and pesticides. One or more of these inconveniences may occur as the result of farm or forest activities which are in conformance with existing laws and regulations and accepted customs and standards.



better shall be considered substantially identical. Once the Seller's Property is under contract, the items that may be removed and taken by the Seller, as reflected in this Seller's Property Disclosure Statement, may only be amended with the written consent of the Buyer of the Property.

**Appliances**

- Clothes Dryer
- Clothes Washing Machine
- Dishwasher
- Garage Door Opener
- Garbage Disposal
- Ice Maker
- Microwave Oven
- Oven
- Range
- Refrigerator w/o Freezer
- Refrigerator/Freezer
- Free Standing Freezer
- Surface Cook Top
- Trash Compactor
- Vacuum System
- Vent Hood
- Warming Drawer
- Wine Cooler

**Home Media**

- Amplifier
- Cable Jacks
- Cable Receiver
- Cable Remotes
- Intercom System
- Internet HUB
- Internet Wiring
- Satellite Dish
- Satellite Receiver
- Speakers
- Speaker Wiring
- Switch Plate Covers

- Television (TV)
- TV Antenna
- TV Mounts/Brackets
- TV Wiring

**Interior Fixtures**

- Ceiling Fan
- Chandelier
- Closet System
- Fireplace (FP)
- FP Gas Logs
- FP Screen/Door
- FP Wood Burning Insert
- Light Bulbs
- Light Fixtures
- Mirrors
  - Wall Mirrors
  - Vanity (hanging)

**Mirrors**

- Shelving Unit & System
- Shower Head/Sprayer
- Storage Unit/System
- Window Blinds (and Hardware)
- Window Shutters (and Hardware)
- Window Draperies (and Hardware)
- Unused Paint

**Landscaping / Yard**

- Arbor
- Awning
- Basketball Post and Goal

- Birdhouses
- Boat Dock
- Fence - Invisible
- Dog House
- Flag Pole
- Gazebo
- Irrigation System
- Landscaping Lights
- Mailbox
- Out/Storage Building
- Porch Swing
- Statuary
- Stepping Stones
- Swing Set
- Tree House
- Trellis
- Weather Vane

**Recreation**

- Aboveground Pool
- Gas Grill
- Hot Tub
- Outdoor Furniture
- Outdoor Playhouse
- Pool Equipment
- Pool Chemicals
- Sauna

**Safety**

- Alarm System (Burglar)
- Alarm System (Smoke/Fire)
- Security Camera
- Carbon Monoxide Detector
- Doorbell
- Door & Window Hardware

- Fire Sprinkler System
- Gate
- Safe (Built-In)
- Smoke Detector
- Window Screens

**Systems**

- A/C Window Unit
- Air Purifier
- Whole House Fan
- Attic Ventilator Fan
- Ventilator Fan
- Car Charging Station
- Dehumidifier
- Generator
- Humidifier
- Propane Tank
- Propane Fuel in Tank
- Fuel Oil Tank
- Fuel Oil in Tank
- Sewage Pump
- Solar Panel
- Sump Pump
- Thermostat
- Water Purification System
- Water Softener System
- Well Pump

**Other**

- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

**Clarification Regarding Multiple Items.** Items identified above as remaining with Property where Seller is actually taking one or more of such items shall be identified below. For example, if "Refrigerator" is marked as staying with the Property, but Seller is taking the extra refrigerator in the basement, the extra refrigerator and its location shall be described below. This section shall control over any conflicting or inconsistent provisions contained elsewhere herein.

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**Items Needing Repair.** The following items remaining with Property are in need of repair or replacement:

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**RECEIPT AND ACKNOWLEDGEMENT BY BUYER**

Buyer acknowledges receipt of this Seller's Property Disclosure Statement.

**SELLER'S REPRESENTATION REGARDING THIS STATEMENT**

Seller represents that the questions in this Statement have been answered to the actual knowledge and belief of all Sellers of the Property.

1 Buyer's Signature

Print or Type Name

Date

2 Buyer's Signature

Print or Type Name

Date

Additional Signature Page (F267) is attached.

Authentic  
*Karen M Taylor*

05/13/25

1 Seller's Signature

**Karen M Taylor**

Print or Type Name

Authentic  
*Cindy Swartz*

05/13/25

Cindy Swartz

2 Seller's Signature

**Melanie McDonald**

Print or Type Name

Authentic  
*Melanie McDonald*

05/13/25

Date

Additional Signature Page (F267) is attached.



**DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS IN PURCHASE AND SALE TRANSACTIONS ("LEAD-BASED PAINT EXHIBIT") EXHIBIT " \_\_\_\_\_ "**



2025 Printing

This Exhibit pertains to that certain Property known as: 1796 HOUSTON LAKE RD, Perry, Georgia 31069.

**UNDER FEDERAL LAW, THIS EXHIBIT MUST BE SIGNED BY THE SELLER AND BUYER, AND THE BUYER PROVIDED WITH A COPY OF THE LEAD-BASED PAINT BROCHURE PRIOR TO THE BUYER AND SELLER ENTERING INTO A BINDING AGREEMENT. THIS AGREEMENT MUST BE FILLED OUT FOR ALL HOUSING BUILT PRIOR TO 1978.**

**Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards**

**Hazards Lead Warning Statement**

*Every buyer of any interest in residential property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the Buyer with any information on lead-based paint hazards from risk assessments or inspections in the Seller's possession and notify the Buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.*

**Seller's Disclosure**

(a) Presence of lead-based paint and/or lead paint hazard [initial (i) or (ii) below. The section not initialed shall not be part of this Exhibit]

(i) \_\_\_\_\_ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain below):  
\_\_\_\_\_  
\_\_\_\_\_

Check box if additional pages of explanations are attached and incorporated herein.

(ii) KMT MM Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and Reports available to the Seller [initial (i) or (ii) below. The section not initialed shall not be part of this Exhibit]:

(i) \_\_\_\_\_ Seller has provided the Buyer with all the available records and reports pertaining to lead-based paint and/or lead based paint hazards in the housing (list document below):  
\_\_\_\_\_  
\_\_\_\_\_

(ii) KMT MM Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

**Buyer's Acknowledgment [initial all applicable sections below]:**

(c) \_\_\_\_\_ Buyer has received copies of all information, if any, listed above.

(d) \_\_\_\_\_ Buyer has received the pamphlet *Protect Your Family from Lead in Your Home*

(e) Buyer has: [initial (i) or (ii) below]:

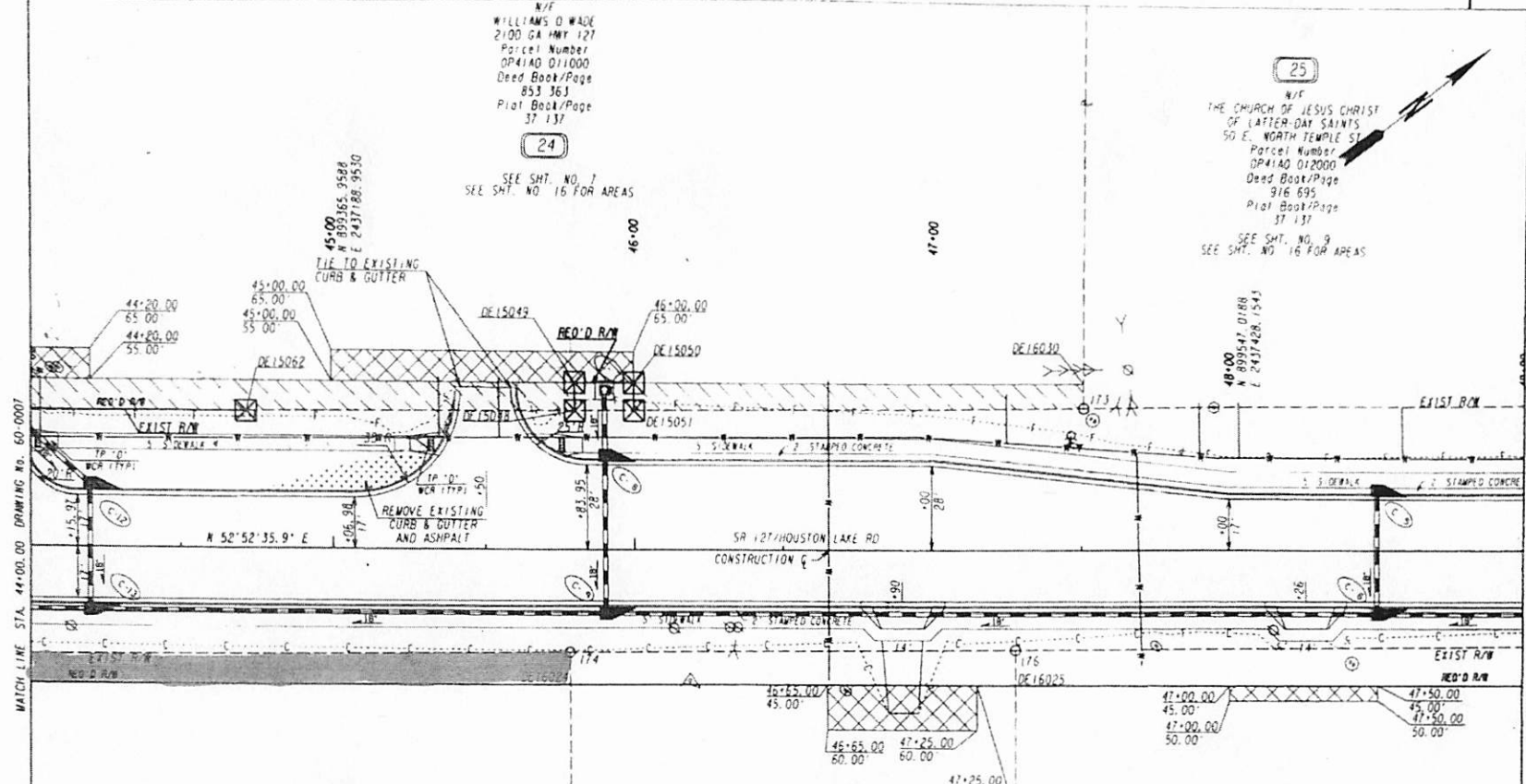
(i) \_\_\_\_\_ Received a ten (10) day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards (prior to Buyer being obligated under the Purchase and Sale Agreement); or

(ii) \_\_\_\_\_ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards (which shall not prevent Buyer from evaluating the Property for lead-based paint and lead-based paint hazards during any Due Diligence or Right to Request Repairs Period).



NOT ISSUED FOR CONSTRUCTION

LAND LOT LINE  
PROPERTY LINE



N/F  
WILLIAMS O WADE  
2100 GA HWY 127  
Parcel Number  
OP4140 011000  
Deed Book/Page  
853 363  
Plat Book/Page  
37 137  
**(24)**  
SEE SHT. NO. 7  
SEE SHT. NO. 16 FOR AREAS

**(25)**  
N/F  
THE CHURCH OF JESUS CHRIST  
OF LATTER DAY SAINTS  
50 E. NORTH TEMPLE ST  
Parcel Number  
OP4140 012000  
Deed Book/Page  
316 695  
Plat Book/Page  
37 137  
SEE SHT. NO. 9  
SEE SHT. NO. 16 FOR AREAS

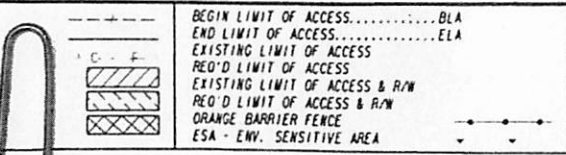
**(22)**  
N/F  
MCDONALD ROBERT J & MCDONALD JEANNE C  
1796 HOUSTON LAKE RD  
Parcel Number  
OP0440 008000  
Deed Book/Page  
3907 72  
Plat Book/Page  
66 210  
SEE SHT. NO. 7  
SEE SHT. NO. 15 FOR AREAS

**(26)**  
N/F  
KNIGHT JANIS S  
1798 HOUSTON LAKE RD  
Parcel Number  
OP0440 074000  
Deed Book/Page  
5492 302  
Plat Book/Page  
33 7  
SEE SHT. NO. 16 FOR AREAS

**(27)**  
N/F  
LAKSHMI HOLDINGS  
106 SILVER BIRCH LN  
Parcel Number  
OP0440 029000  
Deed Book/Page  
7560 279  
Plat Book/Page  
22 44  
SEE SHT. NO. 8  
SEE SHT. NO. 16 FOR AREAS



PROPERTY AND EXISTING R/W LINE  
REQUIRED R/W LINE  
CONSTRUCTION LIMITS  
EASEMENT FOR CONSTR  
& MAINTENANCE OF SLOPES  
EASEMENT FOR CONSTR OF SLOPES  
EASEMENT FOR CONSTR OF DRIVES



DATE	REVISIONS	DATE	REVISIONS

HOUSTON COUNTY PUBL  
2018 KING'S CHAPEL, NO  
REAR, SA 31289  
RIGHT OF WAY  
SR 127 HOUSTON LAKE  
PROJECT NO. CW 18-01  
COUNTY: HOUSTON  
LAND LOT NO. 827107111  
LAND DISTRICT: 10  
MAY 19  
DATE  
SH 8 OF 16

MATCH LINE STA. 44+00.00 DRAWING NO. 60-0007

MATCH LINE STA. 49+00.00 DRAWING NO. 60-0009

NOT ISSUED FOR CONSTRUCTION

20

N/F  
CITY OF PERRY  
P.O. BOX 2030  
Parcel Number  
OP41A0 026000  
Deed Book/Page  
328 248  
Plot Book/Page  
63 119  
SEE SHT. NO. 6  
SEE SHT. NO. 15 FOR AREAS

21

N/F  
ALPINE VALLEY PROPERTIES LLC  
P.O. BOX 954  
Parcel Number  
OP41A0 040000  
Deed Book/Page  
7912 230  
Plot Book/Page  
51 17  
SEE SHT. NO. 15 FOR AREAS  
LIMIT OF CONSTRUCTION  
NORTH HAMPTON PLACE  
STA 88+68.04  
N 899282.0629  
E 2436965.3869  
INTERSECTION  
SR 127/HOUSTON LAKE ROAD STA 42+71.06  
NORTH HAMPTON PLACE STA 88+00.00  
N 899227.7863  
E 2437006.4114

23

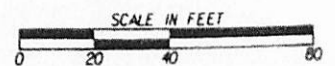
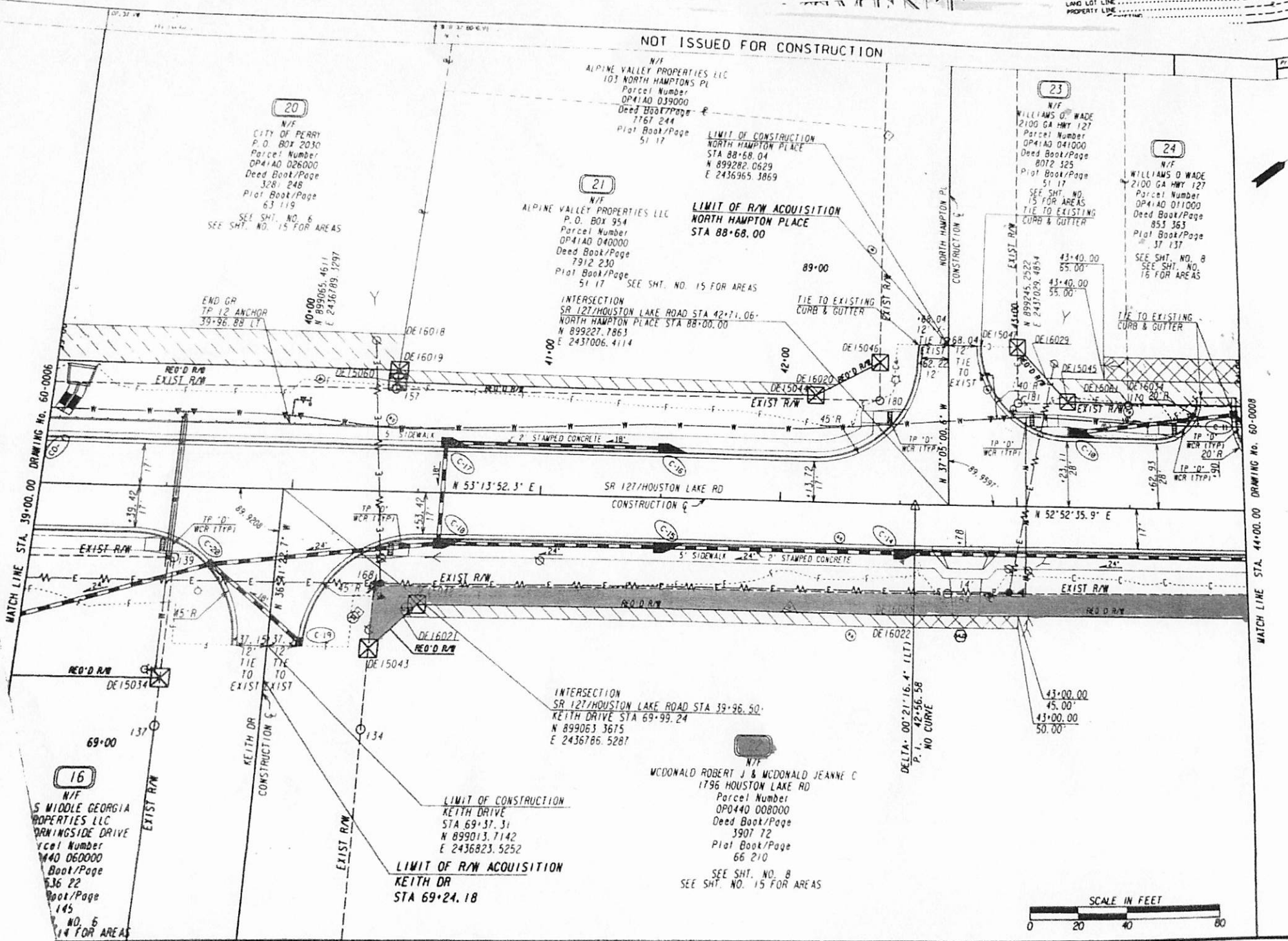
N/F  
WILLIAMS O WADE  
2100 GA HWY 127  
Parcel Number  
OP41A0 041000  
Deed Book/Page  
8072 525  
Plot Book/Page  
51 17  
SEE SHT. NO. 15 FOR AREAS  
TIE TO EXISTING  
CURB & GUTTER

24

N/F  
WILLIAMS O WADE  
2100 GA HWY 127  
Parcel Number  
OP41A0 011000  
Deed Book/Page  
853 363  
Plot Book/Page  
37 137  
SEE SHT. NO. 8  
SEE SHT. NO. 15 FOR AREAS

MATCH LINE STA. 39+00.00 DRAWING NO. 60-0006

MATCH LINE STA. 44+00.00 DRAWING NO. 60-0009



16

N/F  
S MIDDLE GEORGIA  
PROPERTIES LLC  
DRAININGSIDE DRIVE  
Parcel Number  
OP440 060000  
Deed Book/Page  
536 22  
Plot Book/Page  
145  
SEE SHT. NO. 6  
SEE SHT. NO. 14 FOR AREAS

LIMIT OF CONSTRUCTION  
KEITH DRIVE  
STA 69+37.31  
N 899013.7142  
E 2436823.5252  
LIMIT OF R/W ACQUISITION  
KEITH DR  
STA 69+24.18

N/F  
MCDONALD ROBERT J & MCDONALD JEANNE C  
1795 HOUSTON LAKE RD  
Parcel Number  
OP0440 008000  
Deed Book/Page  
3907 72  
Plot Book/Page  
66 210  
SEE SHT. NO. 8  
SEE SHT. NO. 15 FOR AREAS

INTERSECTION  
SR 127/HOUSTON LAKE ROAD STA 39+96.50  
KEITH DRIVE STA 69+99.24  
N 899063.3675  
E 2436786.5287

DELTA: 00+21+16.4' (LRT)  
P. I. 42+56.58  
NO CURVE

EXHIBIT "A"

All that tract or parcel of land lying and being in the Tenth Land District of Houston County, Georgia, in Land Lots 82 and 111. Said tract of land is more particularly described as fronting 150 feet on the Perry to Kathleen Road, SR 127, and running back with even width for a distance of 250 feet. Said land has such shape, metes, bounds, courses and distances as are shown on plat of the property of Mrs. S.R. Connell made by Milton V. Beckham, State Surveyor #1031, and recorded in Map Book 7, page 110, Clerk's Office, Houston Superior Court. Said plat and the recorded copy thereof are hereby made a part of this description by reference thereto. On said plat the lot conveyed is shown as beginning at a point on the right-of-way of SR 127 marked "A"; thence running south 38 degrees 41 minutes east a distance of 250 feet to a point marked "B"; thence running a distance of 150 feet to a point marked "C"; thence running north 38 degrees 41 minutes west a distance of 250 feet to a point marked "D"; thence running westerly along the right-of-way of SR 127 a distance of 150 feet to the point of beginning.

A new dwelling house and other improvements are located on said land.

AND ALSO

All that tract or parcel of land lying and being in the 10<sup>th</sup> Land District of Houston County, Georgia, in the City of Perry, known and designated as Tract "A" containing 1.09 acres according to a plat of survey made by Richard L. Jones, Surveyor, on October 13, 1972, a copy of said plat being of record in Map Book 15, page 271, Clerk's Office, Houston Superior Court. Said plat and the recorded copy thereof are hereby made a part of this description by reference thereto.

AND ALSO

All that tract or parcel of land situate, lying and being in Land Lot 111, of the Tenth (10<sup>th</sup>) Land District, Houston County, Georgia and being known and designated as Parcel "C-1", comprising 0.261 acres as is more particularly shown on a plat survey prepared by Lee R. Jones, Georgia Registered Land Survey #2680 dated September 15, 2004 and recorded in Plat Book 63, Page 179, Clerk's Office, Houston Superior Court. Said plat and the recorded copy thereof are hereby made a part of this description by reference thereto for all purposes.

AND ALSO

All that tract or parcel of land situate, lying and being in Land Lot 111, of the Tenth (10<sup>th</sup>) Land District, Houston County, Georgia and being known and designated as Parcel "C-2", comprising 1.497 acres as is more particularly shown on a plat survey prepared by Lee R. Jones, Georgia Registered Land Survey #2680 dated September 15, 2004 and recorded in Plat Book 66, Page 210, Clerk's Office, Houston Superior Court. Said plat and the recorded copy thereof are hereby made a part of this description by reference thereto for all purposes.

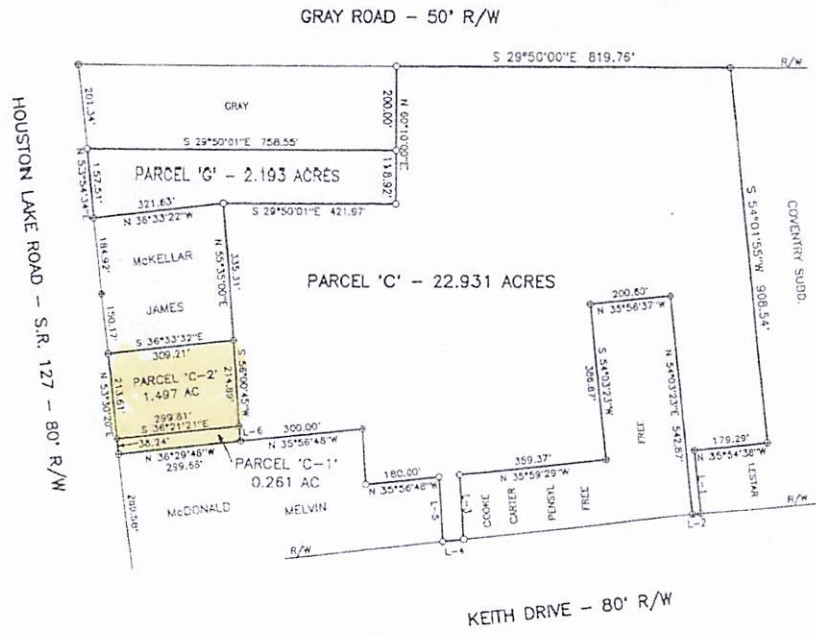
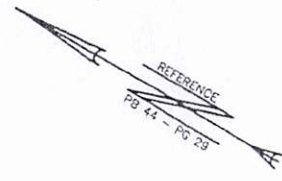
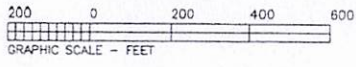
LESS AND EXCEPT

Right of Way:

All that tract or parcel of land situate, lying and being in Land Lot 111 of the 10th Land District of Houston County, Georgia, being known and designated as Parcel 22 shown on drawing number 60-0007 and drawing number 60-0008 as Parcel 22 and further described on drawing number 60-0015 as "PARCEL 22 REQD ROW" containing 4,972.65 square feet, 0.114 acres on a set of plans entitled PUBLIC WORKS DEPARTMENT HOUSTON COUNTY, GEORGIA RIGHT OF WAY OF PROPOSED SR 127/HOUSTON LAKE ROAD WIDENING FROM KINGS CHAPEL ROAD TO GRAY ROAD 2018 SPLOST CW 18-01 prepared by R. K. Shah & Associates, Inc. and on file at the office of the Houston County Public Works at 2018 Kings Chapel Road, Perry, Georgia. Said set of plans are incorporated herein by reference thereto.

Deed of Reference: Book 10288, Page 50-51 said Clerk's Office  
Houston County Parcel Number: 0P0440 008000  
Property Address: 1796 Houston Lake Road, Perry, Georgia 31069

Due R. Goodwin 6/6/210



Doc ID: 000000001 Type: PLT  
 Filed: 08/01/2008 at 08:48:08 AM  
 Houston, Ga. Case Page 1 of 1  
 Carolyn V. Sullivan Clerk  
 BK 66 Pg 210

APPROVED FOR RECORDING  
*M. J. D. B. L.*  
 Community Development Department  
 City of Perry, Georgia  
 Date: 6/1/06

NOTE:  
 1. PARCEL 'G' IS AN ADDITION TO OTHER LANDS OF GRAY  
 2. PARCEL 'C-1' IS AN ADDITION TO OTHER LAND OF McDONALD

⊗ IRON PIN FOUND  
 ○ IRON PIN PLACED  
 L-1 LINE IDENTIFIER

LINEAR DATA TABLE

COURSE	BEARING	DISTANCE
L-1	S 54°02'10"W	156.30'
L-2	N 35°00'31"W	20.55'
L-3	S 56°05'01"W	156.10'
L-4	N 36°04'56"W	50.39'
L-5	N 56°09'12"E	156.00'
L-6	S 53°42'16"W	37.50'

- REFERENCE:  
 1. PLAT BOOK 25 - PAGE 147  
 2. PLAT BOOK 25 - PAGE 164  
 3. PLAT BOOK 25 - PAGE 273  
 4. PLAT BOOK 25 - PAGE 18  
 5. PLAT BOOK 33 - PAGE 7  
 6. PLAT BOOK 35 - PAGE 56  
 7. PLAT BOOK 44 - PAGE 29  
 8. PLAT BOOK 60 - PAGE 33

**CERTIFICATION**  
 THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 31025 FEET AND AN ANGULAR ERROR OF 00" PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE  
 THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 614679 FEET.  
 THE LINEAR AND ANGULAR MEASUREMENT SHOWN ON THIS PLAT WERE OBTAINED BY USING A TOPCON GTS-312 ELECTRONIC TOTAL STATION ON 9-14-04



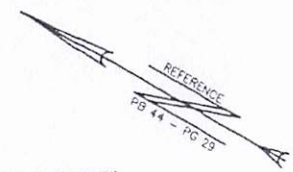
REVISED 4-21-06 TO SHOW PARCEL 'C-2'  
 REVISED 10-26-04 TO SHOW PARCELS 'G' & 'C-1'

SURVEY FOR

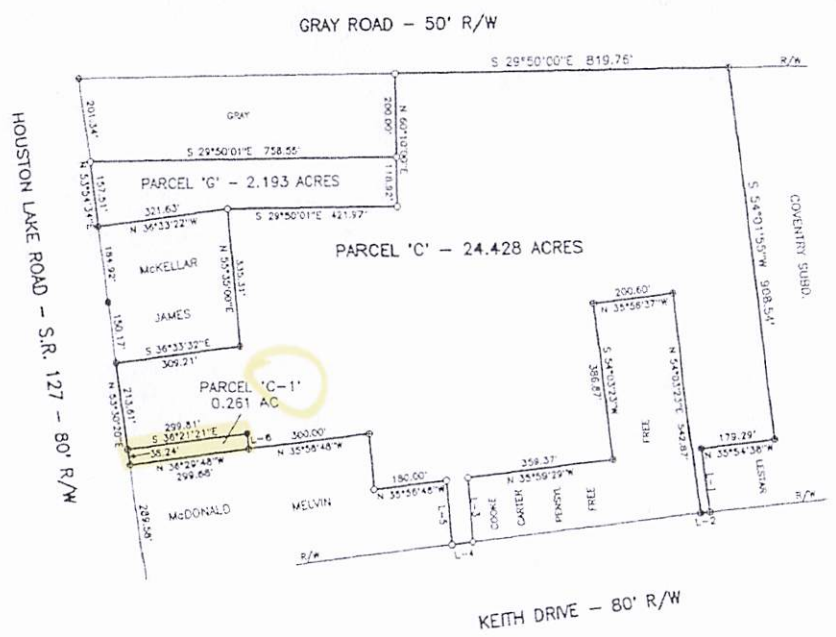
**ALICE M. CONNELL ESTATE**

LAND LOT 111 10TH DISTRICT  
 HOUSTON COUNTY, PERRY, GEORGIA  
 SCALE 1"=200' SEPTEMBER 15, 2004

**JONES SURVEYING & ENGINEERING INC.**  
 PERRY, GEORGIA (478) 987-2705



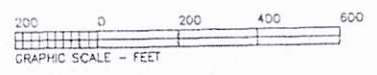
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 Filed: 10/23/2004 at 10:38:39 PM  
 Fee Amt: \$0.00 Page 1 of 1  
 Houston, Ga. State Superior Court  
 Captain V. Sullivan Clerk  
 63 179



APPROVED FOR RECORDING  
*M. L. B. C.*  
 Planning and Zoning Department  
 City of Perry, Georgia  
 Date: 11/30/04

NOTE:  
 1. PARCEL 'G' IS AN ADDITION TO OTHER LANDS OF GRAY  
 2. PARCEL 'C-1' IS AN ADDITION TO OTHER LAND OF McDONALD

⊕ IRON PIN FOUND  
 ○ IRON PIN PLACED  
 L-1 LINE IDENTIFIER



REVISED 10-26-04 TO SHOW PARCELS 'G' & 'C-1'  
 SURVEY FOR

LINEAR DATA TABLE

COURSE	BEARING	DISTANCE
L-1	S 54°02'10" W	155.30'
L-2	N 35°00'31" W	20.65'
L-3	S 56°05'01" W	156.10'
L-4	N 36°04'56" W	50.39'
L-5	N 56°09'12" E	156.00'
L-6	S 53°42'16" W	37.50'

REFERENCE:  
 1. PLAT BOOK 25 - PAGE 147  
 2. PLAT BOOK 25 - PAGE 164  
 3. PLAT BOOK 29 - PAGE 273  
 4. PLAT BOOK 26 - PAGE 18  
 5. PLAT BOOK 33 - PAGE 7  
 6. PLAT BOOK 35 - PAGE 58  
 7. PLAT BOOK 44 - PAGE 29  
 8. PLAT BOOK 60 - PAGE 33

CERTIFICATION  
 THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 31025 FEET AND AN ANGULAR ERROR OF .02" PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.  
 THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 64629 FEET.  
 THE LINEAR AND ANGULAR MEASUREMENT SHOWN ON THIS PLAT WERE OBTAINED BY USING A TOPCON GTS-312 ELECTRONIC TOTAL STATION ON 6-14-04

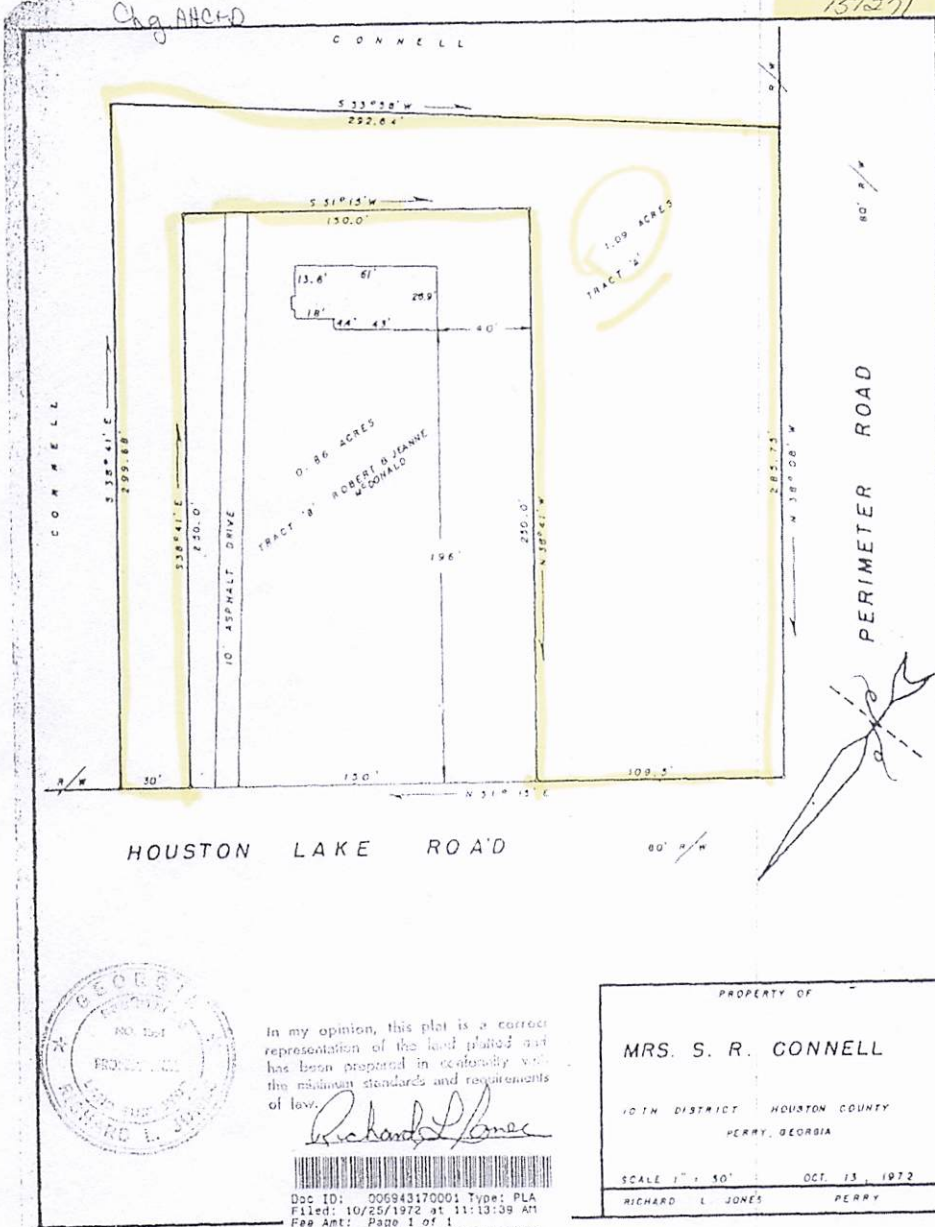


**ALICE M. CONNELL ESTATE**  
 LAND LOT 111 10TH DISTRICT  
 HOUSTON COUNTY, PERRY, GEORGIA  
 SCALE 1"=200' SEPTEMBER 15, 2004  
**JONES SURVEYING & ENGINEERING INC.**  
 PERRY, GEORGIA (478) 987-2705

Recorded October 25, 1972

Chg AHC+D

151271



In my opinion, this plat is a correct representation of the land platted and has been prepared in conformity with the minimum standards and requirements of law.

*Richard L. Jones*



Doc ID: 006943170001 Type: PLA  
 Filed: 10/25/1972 at 11:13:39 AM  
 Fee Amt: Page 1 of 1  
 Houston, Ga. Clerk Superior Court  
 Carolyn V. Sullivan Clerk

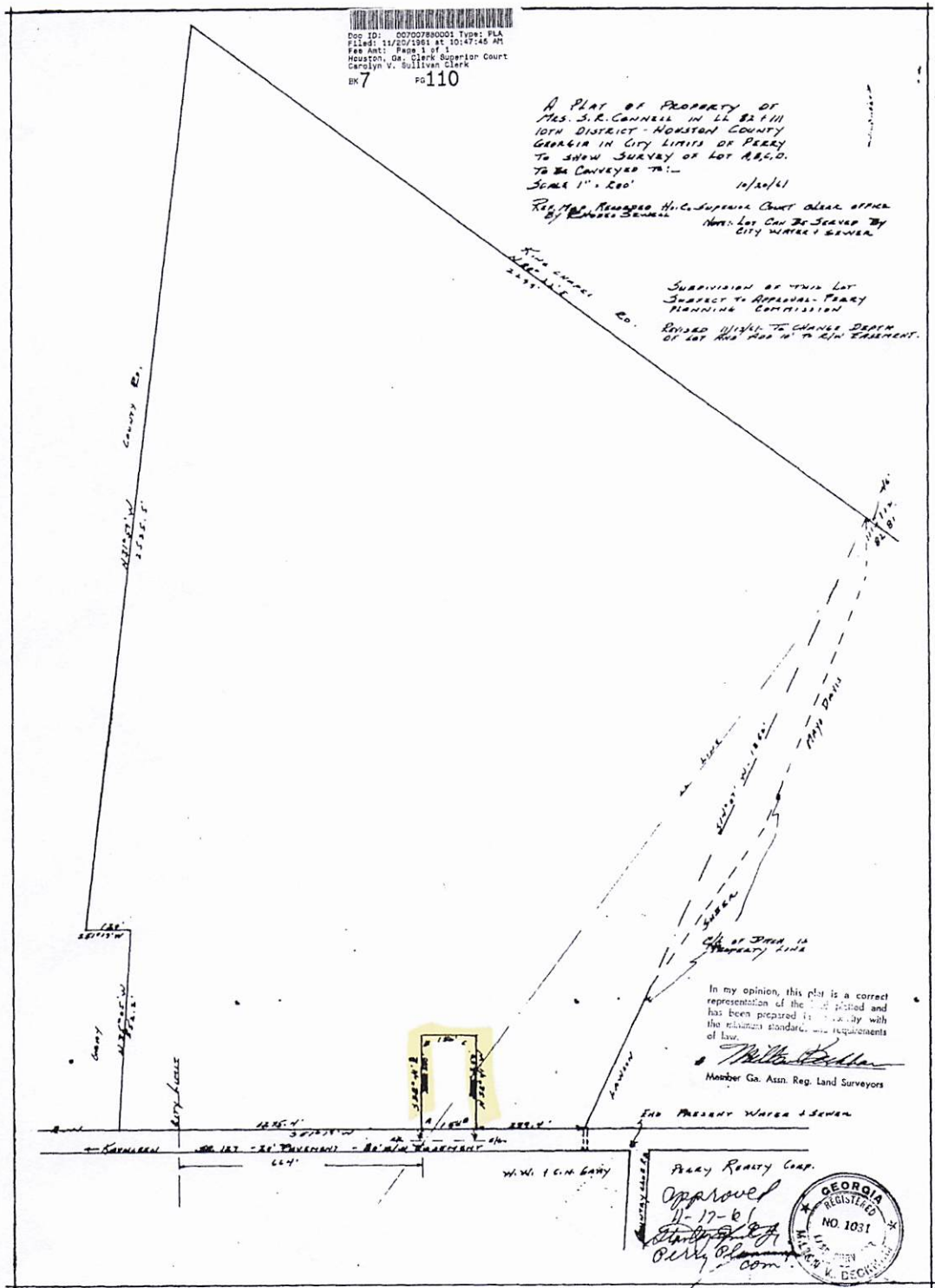
BK 15 PG 271

PROPERTY OF  
**MRS. S. R. CONNELL**  
 10TH DISTRICT HOUSTON COUNTY  
 PERRY, GEORGIA  
 SCALE 1" = 50' OCT 13, 1972  
 RICHARD L. JONES PERRY

Doc ID: 0000780001 Type: PLA  
 Filed: 11/20/1981 at 10:47:46 AM  
 Fee Amt: Page 1 of 1  
 Houston, Ga. Clerk Superior Court  
 Carolyn V. Sullivan Clerk  
 BK 7 Pg 110

A PLAT OF PROPERTY OF  
 MRS. J. R. CONNELL IN L.S. 82 P. 111  
 10TH DISTRICT - HONOLULU COUNTY  
 GEORGIA IN CITY LIMITS OF PERRY  
 TO SHOW SURVEY OF LOT A.B.C.D.  
 TO BE CONVEYED TO -  
 SOME 1" = 200' 10/20/81  
 Rep. Map, Registrar H.C. Superior Court Clerk Office  
 By Robert Brunell Nov. 20, 1981  
 Note: Lot Can Be Sealed By  
 CITY WATER & SEWER

SUBDIVISION OF THIS LOT  
 SUBJECT TO APPROVAL PERRY  
 PLANNING COMMISSION  
 REVISED DRAFT TO CHANGE DEPTH  
 OF LOT AND ADD 10' TO E/W BOUNDARY.



In my opinion, this plat is a correct  
 representation of the land plotted and  
 has been prepared in accordance with  
 the minimum standards and requirements  
 of law.  
 Robert Brunell  
 Member Ga. Assn. Reg. Land Surveyors

Perry Realty Corp.  
 Approved  
 11-17-81  
 Robert Brunell  
 Perry Realty Corp.  
 GEORGIA REGISTERED  
 NO. 1031  
 NOV 20 1981  
 HONOLULU COUNTY

Recorded, Nov. 20, 1981.