

GRID NORTH  
GA WEST  
(SURVEY NOTE 6)



VICINITY MAP

**PROFESSIONAL  
LAND SURVEYORS, LLC**  
317 GRASSDALE ROAD  
CARTERSVILLE, GA 30150  
WWW.PLS.US  
INFO@PLS.US  
GEORGIA C.O.A.: LSFO01380

PREPARED FOR:  
**WAFLE HOUSE, INC., A GEORGIA CORPORATION AND  
FIRST AMERICAN TITLE INSURANCE COMPANY**

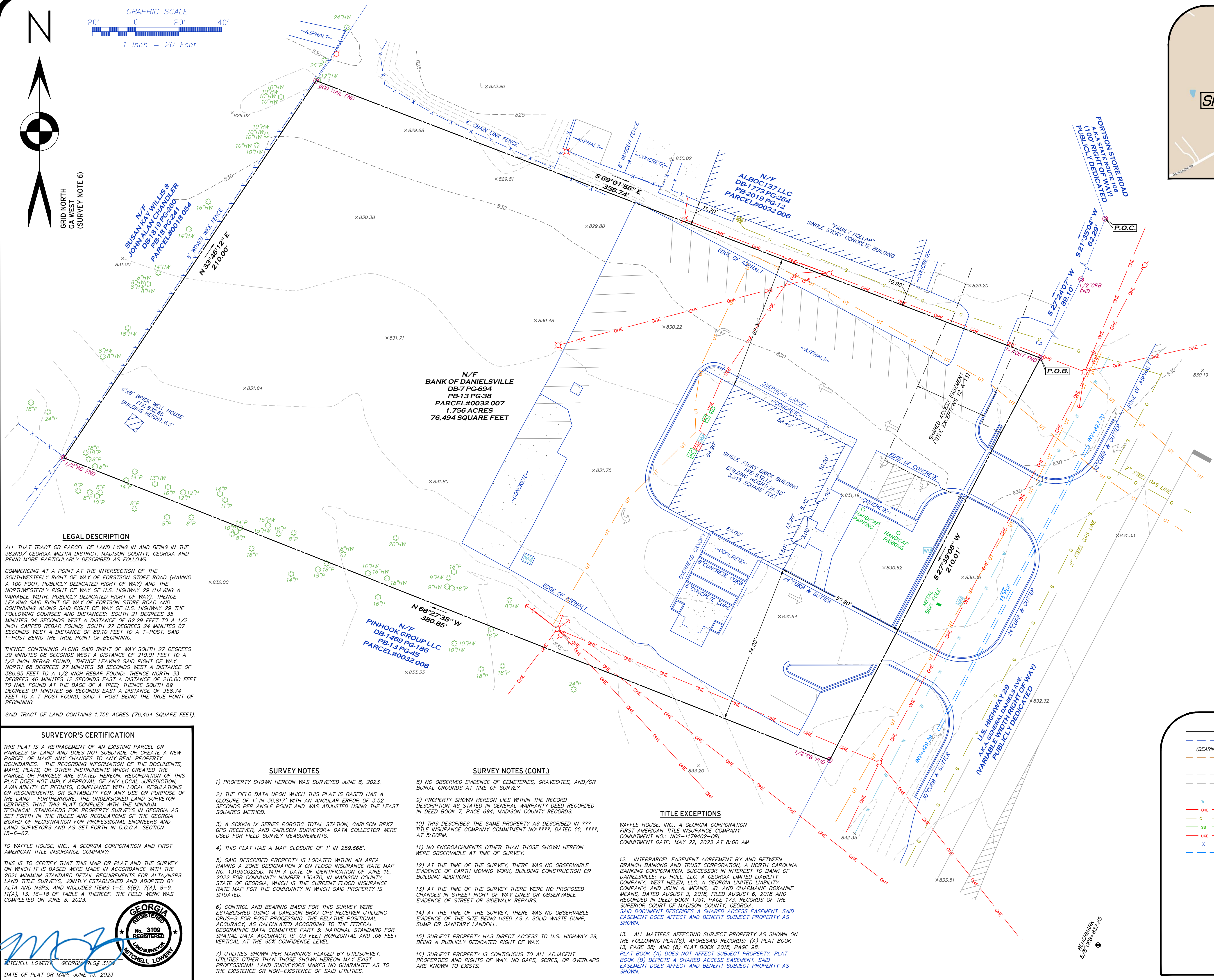
ALTA/NSP LAND TITLE SURVEY OF:  
9008 HIGHWAY 29  
HULL, GA 30646  
PARCEL#0032 007

COUNTY: MADISON  
STATE: GEORGIA  
382 GEORGIA MILITIA DISTRICT

REVISIONS  
DATE: DESCRIPTION

DATE: JUNE 13, 2023  
JOB #: 234369  
SCALE: 1"=20'  
DRAWN BY: D. HALL

**PROFESSIONAL  
LAND SURVEYORS**



**LEGAL DESCRIPTION**  
ALL THAT TRACT OR PARCEL OF LAND LYING IN AND BEING IN THE 382ND GEORGIA MILITIA DISTRICT, MADISON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT A POINT AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT OF WAY OF FORTSON STORE ROAD (HAVING A 100 FOOT PUBLICLY DEDICATED RIGHT OF WAY) AND THE NORTHWESTERLY RIGHT OF WAY OF U.S. HIGHWAY 29 (HAVING A VARIABLE WIDTH, PUBLICLY DEDICATED RIGHT OF WAY), THENCE LEAVING SAID RIGHT OF WAY OF FORTSON STORE ROAD AND CONTINUING ALONG SAID RIGHT OF WAY OF U.S. HIGHWAY 29 THE FOLLOWING COURSES AND DISTANCES: SOUTH 21 DEGREES 35 MINUTES 04 SECONDS WEST A DISTANCE OF 62.29 FEET TO A 1/2 INCH CAPPED REBAR FOUND; SOUTH 27 DEGREES 24 MINUTES 07 SECONDS WEST A DISTANCE OF 88.10 FEET TO A T-POST, SAID T-POST BEING THE TRUE POINT OF BEGINNING.  
THENCE CONTINUING ALONG SAID RIGHT OF WAY SOUTH 27 DEGREES 39 MINUTES 08 SECONDS WEST A DISTANCE OF 210.01 FEET TO A 1/2 INCH REBAR FOUND; THENCE LEAVING SAID RIGHT OF WAY NORTH 68 DEGREES 27 MINUTES 38 SECONDS WEST A DISTANCE OF 380.85 FEET TO A 1/2 INCH REBAR FOUND; THENCE NORTH 33 DEGREES 46 MINUTES 12 SECONDS EAST A DISTANCE OF 210.00 FEET TO NAIL FOUND AT THE BASE OF A TREE; THENCE SOUTH 69 DEGREES 01 MINUTES 56 SECONDS EAST A DISTANCE OF 358.74 FEET TO A T-POST FOUND, SAID T-POST BEING THE TRUE POINT OF BEGINNING.  
SAID TRACT OF LAND CONTAINS 1.756 ACRES (76,494 SQUARE FEET).

**SURVEYOR'S CERTIFICATION**  
THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEY 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.  
TO WAFLE HOUSE, INC., A GEORGIA CORPORATION AND FIRST AMERICAN TITLE INSURANCE COMPANY:  
THIS IS TO CERTIFY 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/NSP LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-5, 6(B), 7(A), 8-9, 11(A), 13, 16-18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 8, 2023.

**GEORGIA REGISTERED LAND SURVEYOR**  
No. 3109  
MITCHELL LOWERY

DATE OF PLAT OR MAP: JUNE 13, 2023

- SURVEY NOTES**
- 1) PROPERTY SHOWN HEREON WAS SURVEYED JUNE 8, 2023.
  - 2) THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1" IN 36,817" WITH AN ANGULAR ERROR OF 3.52 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.
  - 3) A SOKKIA IX SERIES ROBOTIC TOTAL STATION, CARLSON BRX7 GPS RECEIVER, AND CARLSON SURVEYOR+ DATA COLLECTOR WERE USED FOR FIELD SURVEY MEASUREMENTS.
  - 4) THIS PLAT HAS A MAP CLOSURE OF 1" IN 259,668".
  - 5) SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X ON FLOOD INSURANCE RATE MAP NO. 13195C0225D, WITH A DATE OF IDENTIFICATION OF JUNE 15, 2022 FOR COMMUNITY NUMBER 130470, IN MADISON COUNTY, STATE OF GEORGIA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
  - 6) CONTROL AND BEARING BASIS FOR THIS SURVEY WERE ESTABLISHED USING A CARLSON BRX7 GPS RECEIVER UTILIZING OPUS-S FOR POST PROCESSING. THE RELATIVE POSITIONAL ACCURACY, AS CALCULATED ACCORDING TO THE FEDERAL GEOGRAPHIC DATA COMMITTEE PART 3: NATIONAL STANDARD FOR SPATIAL DATA ACCURACY, IS .03 FEET HORIZONTAL AND .06 FEET VERTICAL AT THE 95% CONFIDENCE LEVEL.
  - 7) UTILITIES SHOWN PER MARKINGS PLACED BY UTILISURVEY. UTILITIES OTHER THAN THOSE SHOWN HEREON MAY EXIST. PROFESSIONAL LAND SURVEYORS MAKES NO GUARANTEE AS TO THE EXISTENCE OR NON-EXISTENCE OF SAID UTILITIES.

- SURVEY NOTES (CONT.)**
- 8) NO OBSERVED EVIDENCE OF CEMETERIES, GRAVESITES, AND/OR BURIAL GROUNDS AT TIME OF SURVEY.
  - 9) PROPERTY SHOWN HEREON LIES WITHIN THE RECORD DESCRIPTION AS STATED IN GENERAL WARRANTY DEED RECORDED IN DEED BOOK 7, PAGE 694, MADISON COUNTY RECORDS.
  - 10) THIS DESCRIBES THE SAME PROPERTY AS DESCRIBED IN ??? TITLE INSURANCE COMPANY COMMITMENT NO: ????, DATED ??, ????, AT 5:00PM.
  - 11) NO ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON WERE OBSERVABLE AT TIME OF SURVEY.
  - 12) AT THE TIME OF THE SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
  - 13) AT THE TIME OF THE SURVEY THERE WERE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES OR OBSERVABLE EVIDENCE OF STREET OR SIDEWALK REPAIRS.
  - 14) AT THE TIME OF THE SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
  - 15) SUBJECT PROPERTY HAS DIRECT ACCESS TO U.S. HIGHWAY 29, BEING A PUBLICLY DEDICATED RIGHT OF WAY.
  - 16) SUBJECT PROPERTY IS CONTIGUOUS TO ALL ADJACENT PROPERTIES AND RIGHTS OF WAY. NO GAPS, GORES, OR OVERLAPS ARE KNOWN TO EXIST.

**TITLE EXCEPTIONS**  
WAFLE HOUSE, INC., A GEORGIA CORPORATION  
FIRST AMERICAN TITLE INSURANCE COMPANY  
COMMITMENT NO.: NCS-1179402-ORL  
COMMITMENT DATE: MAY 22, 2023 AT 8:00 AM

12. INTERPARCEL EASEMENT AGREEMENT BY AND BETWEEN BRANCH BANKING AND TRUST CORPORATION, A NORTH CAROLINA BANKING CORPORATION, SUCCESSOR IN INTEREST TO BANK OF DANIELSVILLE, FD HULL, LLC, A GEORGIA LIMITED LIABILITY COMPANY; WEST HELEN, LLC, A GEORGIA LIMITED LIABILITY COMPANY; AND JOHN A. MEANS, JR. AND CHARMAINE ROXANNE MEANS, DATED AUGUST 3, 2018, FILED AUGUST 6, 2018 AND RECORDED IN DEED BOOK 1751, PAGE 173, RECORDS OF THE SUPERIOR COURT OF MADISON COUNTY, GEORGIA. SAID DOCUMENT DESCRIBES A SHARED ACCESS EASEMENT, SAID EASEMENT DOES AFFECT AND BENEFIT SUBJECT PROPERTY AS SHOWN.
13. ALL MATTERS AFFECTING SUBJECT PROPERTY AS SHOWN ON THE FOLLOWING PLATS), AFORESAID RECORDS: (A) PLAT BOOK 13, PAGE 38; AND (B) PLAT BOOK 2018, PAGE 98. PLAT BOOK (A) DOES NOT AFFECT SUBJECT PROPERTY, PLAT BOOK (B) DEPICTS A SHARED ACCESS EASEMENT. SAID EASEMENT DOES AFFECT AND BENEFIT SUBJECT PROPERTY AS SHOWN.

**UTILITY CONTACTS**

**WATER**  
MADISON COUNTY INDUSTRIAL DEVELOPMENT  
94 SPRING LAKE DR  
DANIELSVILLE, GA 30633  
(706) 795-9885  
RODNEY SHUBERT  
RSHUBERT@MADISONCO.US

**GAS**  
SOUTHERN COMPANY GAS  
(FORMER ATLANTA GAS LIGHT)  
10 PEACHTREE STREET NE  
ATLANTA, GA 30309  
REGGIE TERRELL  
(404) 594-3474  
G2SOGASLINELOC@SOUTHERNCO.COM

**POWER**  
JACKSON EMC  
850 COMMERCE ROAD  
JEFFERSON, GA 30549  
CHRIS GARRIS  
(706) 367-6188

**COMMUNICATION**  
AT&T  
208 S. AKARD ST  
DALLAS, TX 75202  
210-821-4105  
ANGELO HINES  
(305) 409-1542

CHARTER COMMUNICATIONS  
(866) 447-4188

WINDSTREAM COMMUNICATION  
750 N. JEFFERSON ST NE  
MILLEDGEVILLE, GA 31061  
(888) 599-3166

TRUVISTA  
(888) 553-2500

**LEGEND**

—	PROPERTY LINE
—	OVERHANG/AWNING
(BEARING/DISTANCE)	RECORD CALLS
---	BUILDING SETBACK LINE
---	B.S.L.
---	BUILDING SETBACK LINE
---	INDEX CONTOUR
---	MINOR CONTOUR
---	SPOT ELEVATION
---	WATER LINE
---	OVERHEAD UTILITY LINE
---	GAS LINE
---	SANITARY SEWER LINE
---	UNDERGROUND ELECTRIC LINE
---	FENCE LINE
---	STORM DRAIN PIPE
---	WATER VALVE
---	WATER METER
---	FIRE HYDRANT
---	GAS METER
---	GAS VALVE
---	POWER METER
---	SANITARY SEWER MANHOLE
---	REBAR
---	CAPPED REBAR
---	FOUND
---	LIGHT POLE
---	SIGN
---	TREE