

Legal Description (TRACT I)

All that tract or parcel of land lying and being in G.M.D. 1747 of Jackson County Georgia, and being more particularly described as follows:
Beginning at 5/8" spike located at the centerline intersection of Holiday Cemetery Road and Brock Road; Thence leaving said intersection N68°29'17"W a distance of 52.35 feet to a 1/2" rebar found on the westerly right-of-way of Holiday Cemetery Road and being **The Point of Beginning**; Thence leaving said right-of-way S75°07'38"W a distance of 332.53 feet to a 1/2" rebar found; Thence S66°25'34"W a distance of 1313.55 feet to a 1/2" rebar found; Thence S82°50'35"W a distance of 48.99 feet to a 1/2" rebar found; Thence N65°49'31"W a distance of 171.32 feet to a 1/2" rebar found; Thence N63°10'35"W a distance of 123.42 feet to a 1/2" rebar found; Thence N52°28'58"W a distance of 103.13 feet to a 1/2" rebar found; Thence N71°08'17"W a distance of 79.90 feet to a 1/2" rebar found; Thence S33°52'31"W a distance of 1004.55 feet to a 1/2" rebar found; Thence N45°23'54"W a distance of 1253.20 feet to a 1/2" rebar found; Thence N27°29'47"E a distance of 355.07 feet to a 1/2" rebar found; Thence N80°03'41"W a distance of 249.80 feet to a 1/2" rebar found; Thence N12°56'27"E a distance of 201.07 feet to a 1/2" rebar found; Thence S81°24'47"E a distance of 251.90 feet to a 1/2" rebar found; Thence N12°56'27"E a distance of 201.07 feet to a 1/2" rebar found; Thence S81°24'47"E a distance of 251.90 feet to a 1/2" rebar found; Thence N63°00'16"E a distance of 99.55 feet to a 1/2" rebar found; Thence S51°38'08"E a distance of 743.53 feet to a 1/2" rebar found; Thence S86°06'22"E a distance of 334.65 feet to a 1/2" rebar found; Thence N76°07'29"E a distance of 387.35 feet to a 1/2" rebar found; Thence S03°03'28"E a distance of 219.22 feet to a 1/2" rebar found; Thence N78°17'43"E a distance of 119.41 feet to a 1/2" rebar found; Thence S85°18'27"E a distance of 57.17 feet to a 1/2" rebar found; Thence N60°30'49"E a distance of 105.41 feet to a 1/2" rebar found; Thence N48°45'48"E a distance of 53.54 feet to a 1/2" rebar found; Thence N88°56'25"E a distance of 117.28 feet to a 1/2" rebar found; Thence N18°39'29"E a distance of 136.71 feet to a 1/2" rebar found; Thence N28°57'11"E a distance of 71.06 feet to a 1/2" rebar found; Thence N49°28'02"E a distance of 65.87 feet to a 1/2" rebar found; Thence N70°03'18"E a distance of 75.71 feet to a 1/2" rebar found; Thence N85°38'06"E a distance of 133.93 feet to a 1/2" rebar found on the westerly right-of-way of Holiday Cemetery Road; Thence along said right-of-way following the arc of a curve to the right a distance of 249.49 feet (said arc having a radius of 1245.08 feet and a chord bearing of S27°14'36"E a distance of 249.07 feet) to a point; Thence S21°30'10"E a distance of 352.11 feet to **The Point of Beginning**.

Said tract of land contains 2,961,583 sq. feet 67.988 Ac.

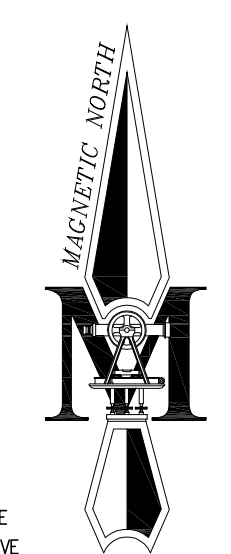
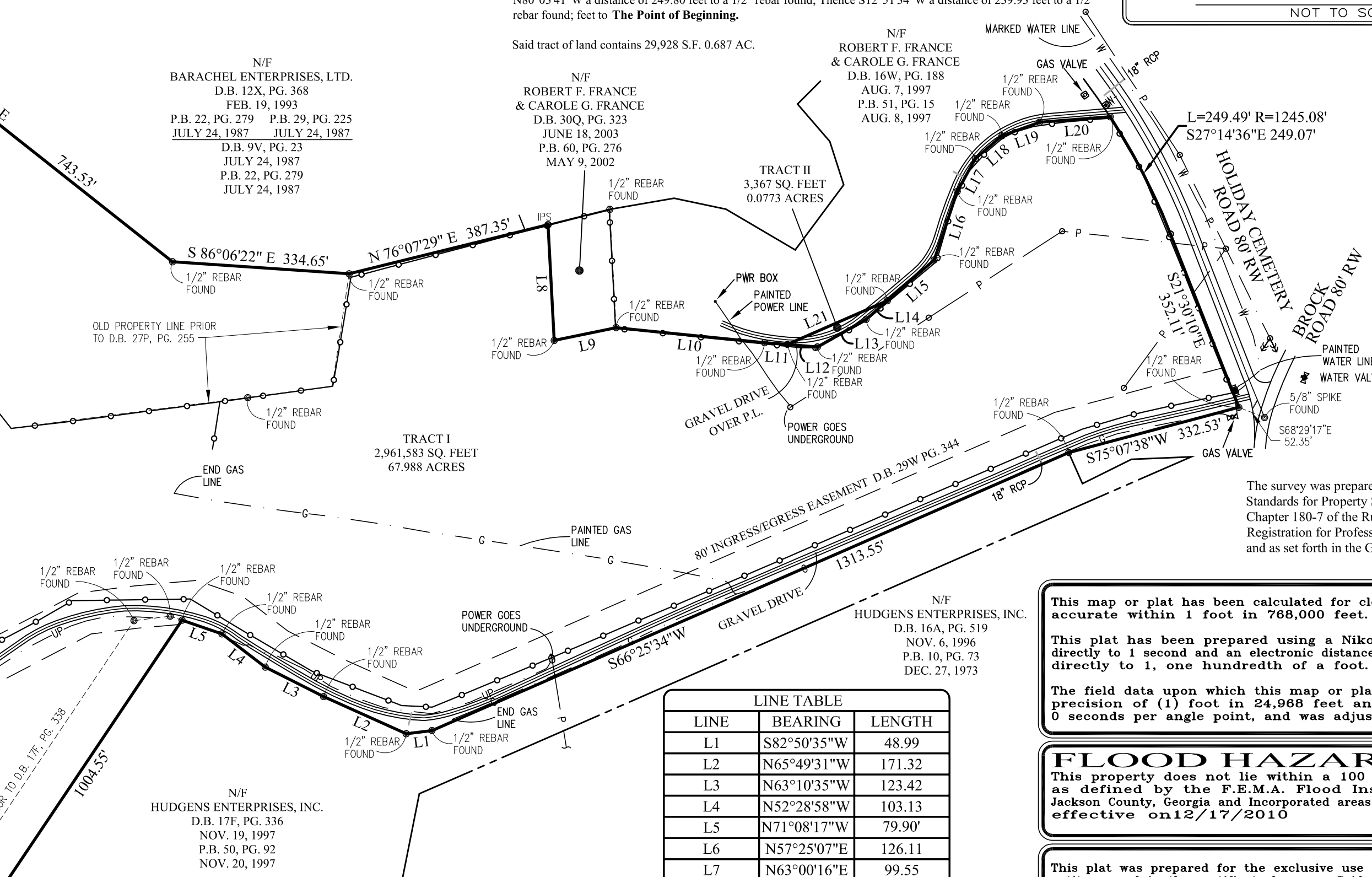
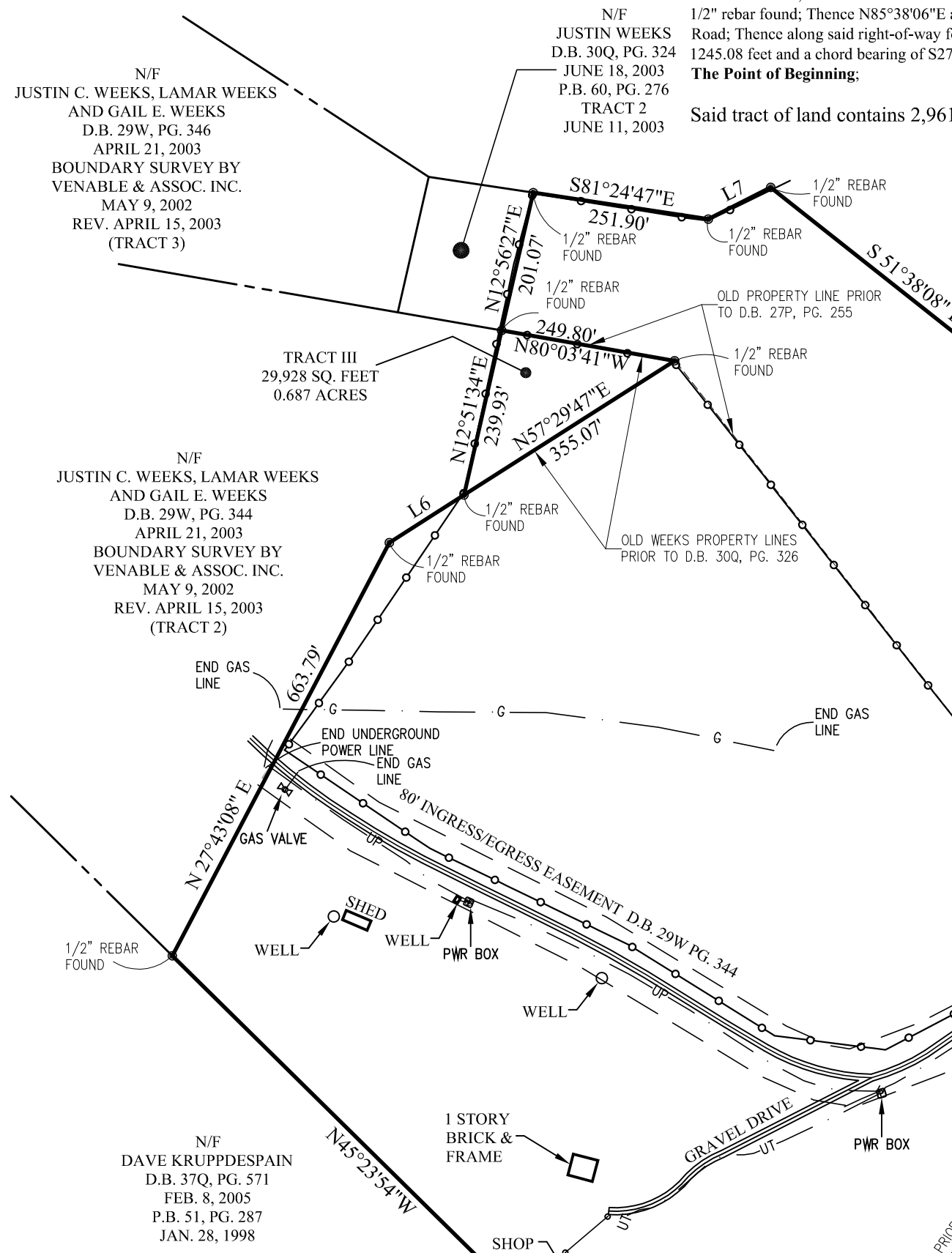
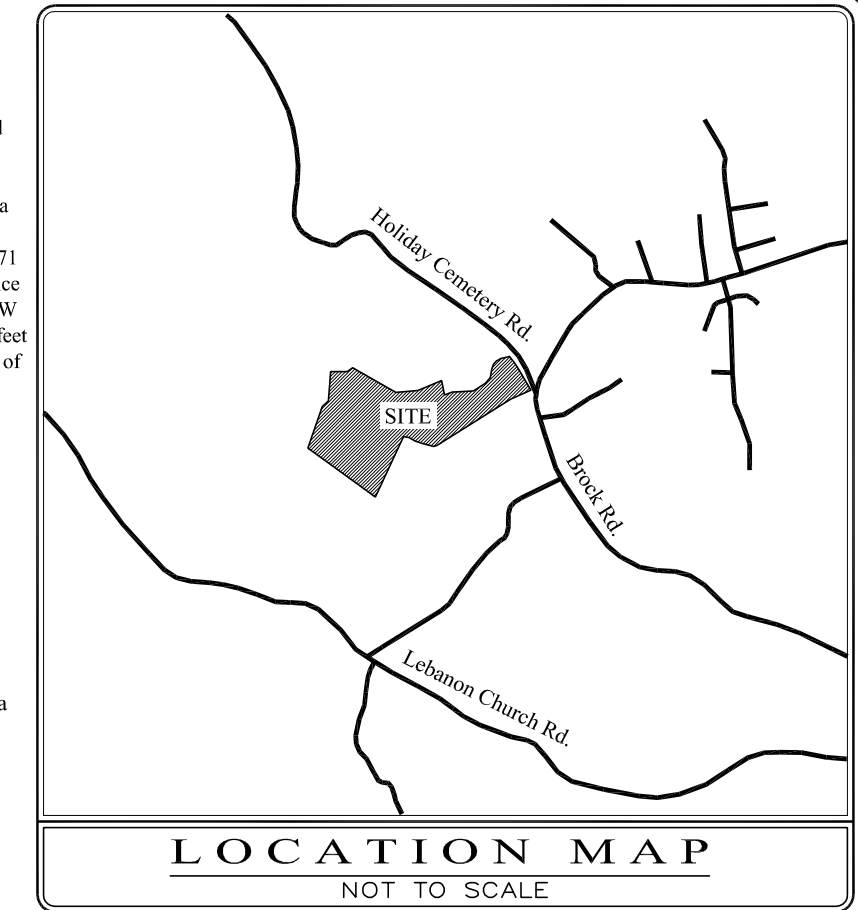
Legal Description (TRACT II)

All that tract or parcel of land lying and being in G.M.D. 1747 of Jackson County Georgia, and being more particularly described as follows:
Beginning at 5/8" spike located at the centerline intersection of Holiday Cemetery Road and Brock Road; Thence leaving said intersection N68°29'17"W a distance of 52.35 feet to a 1/2" rebar found on the westerly right-of-way of Holiday Cemetery Road; Thence along said right-of-way N21°30'10"W a distance of 352.11 feet to a point; Thence along the arc of a curve to the left a distance of 249.49 feet (said arc having a radius of 1245.08 feet and a chord bearing of N27°14'36"W a distance of 249.07 feet) to a point; Thence S85°38'06"W a distance of 133.93 feet to a 1/2" rebar found; Thence S70°03'18"W a distance of 75.71 feet to a 1/2" rebar found; Thence S49°28'02"W a distance of 65.87 feet to a 1/2" rebar found; Thence S28°57'11"W a distance of 71.06 feet to a 1/2" rebar found; Thence S18°39'29"W a distance of 136.71 feet to a 1/2" rebar found; Thence S48°56'25"W a distance of 117.28 feet to a 1/2" rebar found and being **The Point of Beginning**; Thence S48°45'48"W a distance of 53.54 feet to a 1/2" rebar found; Thence S60°30'49"W a distance of 105.41 feet to a 1/2" rebar found; Thence N85°18'27"W a distance of 57.17 feet to a 1/2" rebar found; Thence N66°25'04"E a distance of 206.22 feet to **The Point of Beginning**. Said tract of land contains 3,367 S.F. 0.0773 Ac.

Legal Description (TRACT III)

All that tract or parcel of land lying and being in G.M.D. 1747 of Jackson County Georgia, and being more particularly described as follows:
Beginning at 5/8" spike located at the centerline intersection of Holiday Cemetery Road and Brock Road; Thence leaving said intersection N68°29'17"W a distance of 52.35 feet to a 1/2" rebar found on the westerly right-of-way of Holiday Cemetery Road; Thence leaving said right-of-way S75°07'38"W a distance of 332.53 feet to a 1/2" rebar found; Thence S66°25'34"W a distance of 1313.55 feet to a 1/2" rebar found; Thence S82°50'35"W a distance of 48.99 feet to a 1/2" rebar found; Thence N65°49'31"W a distance of 171.32 feet to a 1/2" rebar found; Thence N63°10'35"W a distance of 123.42 feet to a 1/2" rebar found; Thence N52°28'58"W a distance of 103.13 feet to a 1/2" rebar found; Thence N71°08'17"W a distance of 79.90 feet to a 1/2" rebar found; Thence S33°52'31"W a distance of 1004.55 feet to a 1/2" rebar found; Thence N45°23'54"W a distance of 1253.20 feet to a 1/2" rebar found; Thence N27°29'47"E a distance of 355.07 feet to a 1/2" rebar found; Thence N80°03'41"W a distance of 249.80 feet to a 1/2" rebar found; Thence S12°51'34"W a distance of 239.93 feet to a 1/2" rebar found; feet to **The Point of Beginning**.

Said tract of land contains 29,928 S.F. 0.687 Ac.



The survey was prepared in conformity with the Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67.

This map or plat has been calculated for closure and is found to be accurate within 1 foot in 768,000 feet.
This plat has been prepared using a Nikon Total Station reading directly to 1 second and an electronic distance measuring device reading directly to 1, one hundredth of a foot.
The field data upon which this map or plat is based has a closure precision of (1) foot in 24,968 feet and an angular error of 0 seconds per angle point, and was adjusted using compass rule.

FLOOD HAZARD NOTE
This property does not lie within a 100 year flood hazard zone as defined by the F.E.M.A. Flood Insurance Rate Map of Jackson County, Georgia and incorporated areas, Map number 13157C0275C, effective on 12/17/2010

This plat was prepared for the exclusive use of the person, persons, or entity named in the certificate hereon. Said certificate does not extend to any unnamed person without an express recertification by the surveyor naming said person.

Information regarding the reputed presence, size, character and location of existing underground utilities and structures is shown hereon. There is no certainty of the accuracy of this information and it shall be considered in that light by those using this drawing. The location and arrangement of underground utilities and structures shown hereon may be inaccurate and utilities and structures not shown may be encountered. The owner, his employees, his consultants and his contractors shall hereby distinctly understand that the surveyor is not responsible for the correctness or sufficiency of this information.

LINE	BEARING	LENGTH
L1	S82°50'35"W	48.99
L2	N65°49'31"W	171.32
L3	N63°10'35"W	123.42
L4	N52°28'58"W	103.13
L5	N71°08'17"W	79.90'
L6	N57°25'07"E	126.11
L7	N63°00'16"E	99.55
L8	S03°03'28"E	219.22
L9	N78°17'43"E	119.41
L10	S84°12'54"E	282.31
L11	S85°46'10"E	43.04
L12	S85°18'27"E	57.17
L13	N60°30'49"E	105.41
L14	N48°45'48"E	53.54
L15	N48°56'25"E	117.28
L16	N18°39'29"E	136.71
L17	N28°57'11"E	71.06
L18	N49°28'02"E	65.87
L19	N70°03'18"E	75.71
L20	N85°38'06"E	133.93
L21	N66°25'04"E	206.22

TOTAL AREA:
2,994,878 SQ. FEET
68.7529 ACRES

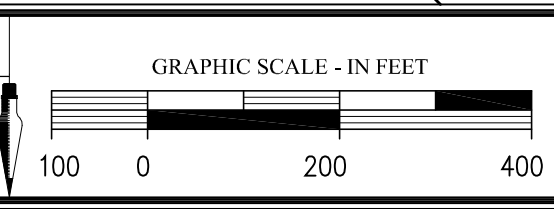
REFERENCES:
1. DEED BOOK 33J, PAGE 123. 3. PLAT BOOK 35, PAGE 148.
2. PLAT BOOK 60, PAGE 276.

TITLE NOTES:
TITLE COMMITMENT NO. ALTA UNIVERSAL ID # 1409375 DATED MARCH 15, 2021 AT 12:00AM ISSUED BY ALLIANT NATIONAL TITLE INSURANCE COMPANY WAS USED IN THE PREPARATION OF THIS SURVEY.

ITEM 11- Easement granted to Weeks in Deed Book 29W Page 344 dated April 16, 2003 does affect the subject property and is shown hereon.

- GENERAL LEGEND**
- SANITARY SEWER MANHOLE
 - JUNCTION BOX/STORM SEWER MANHOLE
 - HEADWALL
 - CATCH BASINS
 - STORM SEWER LINE
 - SUBDIVISION LOT NUMBER
 - PROPERTY CORNER
 - FIELD LOCATED PIN (AS NOTED)
 - SANITARY SEWER LINE
 - SIDEWALK
 - IRON PIN SET
 - IRON PIN FOUND
 - DRAINAGE EASEMENT
 - SANITARY SEWER EASEMENT
 - ACCESS EASEMENT
 - BUILDING SETBACK LINE
 - POINT OF BEGINNING
 - NOW OR FORMERLY
 - RIGHT-OF-WAY

CHRISTOPHER E. MOORE & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYING
848 FAIRWAY DRIVE- MONROE, GA 30655
Phone: (770) 963-7418 www.cmaland.com



RETRACEMENT SURVEY FOR
John Barrett & Alliant National Title Insurance Company

G.M.D. 1747
JACKSON COUNTY, GA.
APRIL 12, 2021 - 1"=200'
JOB#210033/080117

REVISIONS

NO.	DATE	DESCRIPTION	BY

