

CARTERSVILLE PLANNING COMMISSION MEETING

Council Chambers, Third Floor of City Hall Tuesday, May 07, 2024 at 5:30 PM

AGENDA

COMMISSIONERS:

Lamar Pendley – Chairman Greg Culverhouse Anissa Cooley John Clayton Jay Milam Fritz Dent Matt Womack CITY CLERK:
Julia Drake
PLANNING DIRECTOR:
Randy Mannino
CITY PLANNER:
David Hardegree
CITY ATTORNEY:

Keith Lovell

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

1. April 9, 2024

ANNEXATIONS

2. AZ24-02. 72, 78 & 80 Bates Rd. Applicant: Switch Ltd.

STAFF OR COMMITTEE COMMENTS

ADJOURNMENT

* City Council 1st Reading: May 16th. 7PM. Council Chambers. 3rd fl City Hall. ** City Council 2nd Reading June 6th. 7PM. Council Chambers. 3rd fl City Hall.

The next meeting of the Planning Commission will be June 11th. 7:00PM.

Persons with disabilities needing assistance to participate in any of these proceedings should contact the human resources office, ADA coordinator, 48 hours in advance of the meeting at 770-387-5616.

P.O Box 1390 – 10 N. Public Square – Cartersville, Georgia 30120 Telephone: 770-387-5616 – Fax 770-386-5841 – www.cityofcartersville.org



PLANNING COMMISSION ITEM SUMMARY

MEETING DATE:	May 7, 2024
SUBCATEGORY:	Minutes
DEPARTMENT NAME:	Planning and Development
AGENDA ITEM TITLE:	April 9, 2024
DEPARTMENT SUMMARY	The minutes from the April 9, 2024 Planning Commission Meeting have been uploaded for your review and approval.
RECOMMENDATION:	have been uploaded for your review and approvar.
LEGAL:	N/A

MINUTES OF THE CARTERSVILLE PLANNING COMMISSION

The Cartersville Planning Commission met in a regularly scheduled meeting on Tuesday, April 9, 2024, at 5:30 p.m. in the City Hall Council Chambers.

CALL TO ORDER: 5:30 PM

Chairman Lamar Pendley stated to the audience that the Planning Commission is a recommending body only and that for all cases heard, recommendations would be forwarded to the City Council for consideration. Furthermore, the cases would be heard before the Council April 18, 2024, and May 2, 2024, at the City Council Meeting.

Additionally, Chairman Pendley welcomed our two new board members, Mr. Matt Womack, and Mr. Jay Milam.

ROLL CALL

Present: Lamar Pendley, Anissa Cooley, Jay Milam, John Clayton, Greg Culverhouse,

and Fritz Dent, Matt Womack

Absent:

Staff Members: Randy Mannino, Julia Drake, David Hardegree, Zack Arnold

APPROVAL OF MINUTES

1. March 12, 2024, Meeting Minutes

Board Member Dent made a motion to approve the minutes. Board Member Clayton seconded the motion. Motion carried. Vote: 5-0-1 with Board Member Womack abstaining.

Chairman Pendley made there would be a change in the agenda and that Z24-02-496 Mission Road would be moved to the front of the agenda due to a Board Member having to leave at 6:30 PM.

ANNEXATIONS

2. AZ24-01: 144 Cassville Rd Applicant: Old Castle APG South, Inc.

David Hardegree, Planning and Development Assistant Director, stated that all adjacent property owners had been notified and the property had properly been posted and advertised. Continuing, he gave an overview of the application stating the applicant requests annexation into the city. The proposed zoning is H-I (Heavy Industrial). If approved, staff recommends the following zoning conditions:

A. Stormwater runoff and stormwater quality solutions are required for the site as outlined in City of Carterville's Code of Ordinances, CHAPTER 7.5, DEVELOPMENT REGULATIONS, ARTICLE IX, POST-CONSTRUCTION STORMWATER MANAGEMENT FOR NEW DEVELOPMENT AND REDEVELOPMENT.

B. If the applicant desires to dispose of inert waste onsite then an inert landfill must be designed, reviewed, and permitted through the GA EPD.

Keith Lovell, City Attorney, stated that the State recommends all local jurisdictions to eliminate any islands.

Chairman Pendley opened the public hearing for the zoning portion of the application.

Brandon Bowen, 15 Public Square, came forward to represent the applicant and gave an overview stating that the owner was looking to incorporate this island with a zoning of H-I (Heavy Industrial) along with the southwest corner to rezone from residential to H-I.

Ryan Kirby, 820 Bedford Park, Peachtree City, VP of Operations for Georgia Masonry Supply (GMS), came forward to give an overview of the type of masonry products that the Cartersville plant provides and their plans for expansion.

Karl Lutjens, 114 Old Mill Rd., came forward to explain that prior to the expansions, the stormwater and flood plain violations would be resolved. Continuing, Old Castle APG South, Inc. has no plans to make this an inert landfill and is not opposed to the proposed conditions. The clean up process will be a part of the Land Disturbance Permit application.

Mr. Lutjens and Mr. Bowen, collectively, answered questions from the board members regarding whether the company uses the railway system for transport, impeding environmental issues, and plans to address those issues.

Chairman Pendley asked Mr. Kirby to return to the podium to allow Board Members to ask questions. With no questions from the Board, the public hearing was closed for the zoning portion of the application.

Chairman Pendley opened the public hearing for the annexation portion of the application.

Mr. Bowen stated that all previous comments from the zoning portion were to also be carried over to the annexation portion.

With no one else to come forward to speak for or against the annexation portion of the application, the public hearing was closed.

Mr. Lovell stated that voting should commence for the annexation portion of the application and any conditions should be placed on the zoning portion of the application.

Board Member Milam made a motion to approve the annexation portion of AZ24-01: 144 Cassville Rd. Board Member Dent seconded the motion. Motion carried unanimously. Vote: 6-0

Mr. Lovell stated pertaining to discussions, the second condition would need to be rephrased to not allow an inert landfill.

Board Member Clayton made a motion to approve the zoning portion of the application with the two proposed conditions, with the second condition being rephrased. Board Member Womack seconded the motion. Motion carried unanimously. Vote: 6-0

Item 1.

ZONINGS

3. **Z24-04**: 144 Cassville Rd.

Applicant: Old Castle APG South, Inc.

Chairman Pendley opened the public hearing.

Mr. Lovell stated that all comments from AZ24-01 were to be carried over from the previous hearing.

With no additional comments, the public hearing was closed.

Board Member Dent made a motion to approve Z24-04 with the suggested conditions from Public Works with the rephrasing of condition B to state that an inert landfill would not be allowed:

- A. Concrete waste on Parcel C025-0006-092 needs to be removed from the floodplain disposed of properly in an inert landfill as a condition of zoning approval per our local floodplain management standard as outlined in Article VI of our local development regulations (Z24-04).
- B. If Oldcastle desires to dispose of inert waste onsite then an inert landfill must be designed, reviewed, and permitted through the GA EPD.
- C. Requirements for stormwater runoff and stormwater quality should be required for the site as outlined in City of Carterville's Code of Ordinances - ARTICLE IX.-POST-CONSTRUCTION STORMWATER MANAGEMENT FOR NEW DEVELOPMENT AND REDEVELOPMENT.

Board Member Cooley seconded the motion. Motion carried unanimously. Vote: 6-0

4. **Z24-03**: 0 Thornwood Dr.

Applicant: WJDS, Inc.

Mr. Hardegree stated that all adjacent property owners had been notified and the property had properly been posted and advertised. Continuing, he gave an overview of the application stating the Applicant requests a change in zoning from G-C to RA-12 (Residential Attached) to construct approximately 96 for-rent townhomes on the 9.5 acre tract.

Staff do not oppose the rezoning with the following conditions for utilities.

- A. Developer to provide a City of Cartersville utility easement with a width suitable to locate all proposed and future utilities with adequate separation. A utility easement along Thornwood Drive is required to extend 30 feet from the centerline of Thornwood Drive.
- B. Developer to extend the existing water line on Thornwood Drive and to loop the proposed water line inside the development.

Chairman Pendley opened the public hearing.

Chuck Hardin, 160 Three Rivers Dr., Rome, GA., came forward as the engineering representative of the application. Continuing, he gave and overview of the proposed product stating there were 96 townhomes proposed on the 9.5 acres site. All units would be one/two bedroom units with two parking spaces per unit. Those spaces would be one space in the garage and one space in the driveway. Additional common parking areas were to be provided

Item 1.

throughout the development. A preliminary review of the existing detention pond would be dor to ensure that the existing pond could accommodate this development.

Board Members expressed their concerns regarding the limited parking availability which would hinder residents from having guests. Additionally, they suggested reducing the density of the project to allow for more parking for the future residents.

With no one else to come forward to speak for or against the application, the public hearing was closed.

Board Member Clayton made a motion to deny Z24-03. Board Member Dent seconded the motion. Motion carried unanimously. Vote: 6-0

With no further business to discuss, Board Member Womack made a motion to adjourn the meeting.

The meeting adjourned at 7:38 PM.	
Date Approved: May 7, 2024.	/s/
	Lamar Pendley, Chairman



PLANNING COMMISSION ITEM SUMMARY

	I		
MEETING DATE:	May 7, 2024		
SUBCATEGORY:	Annexation and Zoning		
DEPARTMENT NAME:	Planning and Development		
AGENDA ITEM TITLE:	AZ24-02. 72, 78 & 80 Bates Rd. Applicant: Switch Ltd.		
DEPARTMENT SUMMARY RECOMMENDATION:	Applicant requests annexation of (4) parcels into the City to be combined with the current Technology district and data center campus. Proposed zoning is "T" (Technology).		
	Staff does not oppose the annexation or Technology District (T) zoning as long as the following conditions are applied to zoning. Similar conditions were adopted with the original zoning per file Z23-02, approved 11-2-23.:		
	 Zoning Conditions: All minimum zoning development standards for the "T" zoning district are followed per Text Amendment, T23-04. A minimum 100 ft. natural landscape buffer for the purposes of visual screening remain in place along all adjacent residential use or zoned properties. The 100 ft. buffer may include the building setback. If the minimum 100 ft. natural landscape buffer is disturbed, then the buffer is to be planted with landscape material appropriate to re-establish the buffer and visual screen. Public entrance shall be on Old Alabama Road. No public access from the Bates Road driveway; Access to landlocked properties are to be negotiated between Switch LTD and affected property owners, as requested by the property owner. Access to the NRCS flood control structures be negotiated between Switch LTD and the NRCS or their representative, as required. All site plans for future development phases after Phase 1 are to be shared with the Paulding County Community Development office. The subject property's principal use shall be limited to data processing, storage, hosting and related services and accessory uses shall include principal uses listed as permitted uses in the Technology district ordinance which are associated with data processing, storage, hosting and related services as well as security and customary accessory uses. 		

Item 2.

LEGAL:	N/A

ZONING & ANNEXATION SYNOPSIS

Petition Number(s): AZ24-02

APPLICANT INFORMATION AND PROPERTY DESCRIPTION

Applicant: Switch Ltd

Representative: Brandon Bowen, Esq.

Location: 1. 72 Bates Road, Tax Parcel ID 0075-1102-001 containing 24.05 +/- acres;

2. 78 Bates Road, Tax Parcel IDs 0075-1102-001 and 0075-1102-002

containing 5.0+/- acres;

3. 80 Bates Road, Tax Parcel ID 0075-1102-003 containing 5.0+/- acres.

Total Acreage: 34.05 -/+ Acres

LAND USE INFORMATION

Current Zoning: County A-1 (Agriculture)

Proposed Zoning: <u>"T" (Technology)</u>

Proposed Use: Addition to Data Warehouse campus

Current Zoning of Adjacent Property:

North: "T" (Technology)
South: "T" (Technology)

East: County A-1

West: "T" (Technology)

For All Tracts:

District: 4th Section: 3rd LL(S): 1102 and 1131

Ward: 2 Council Member: Jayce Stepp

The Future Development Map designates adjacent properties as: Neo-traditional Neighborhood

The Future Land Use Map designates adjacent or nearby city properties as: Low and Medium Density Residential

ANALYSIS

City Departments Reviews

Electric: Not in Service Area

Fibercom: No comments received.

Fire: No comments received.

Gas: Takes no exception.

<u>Planning and Development:</u> Takes no exception.

Public Works: Not in Service Area. Bates Road is a County road.

Water and Sewer: Not in Service Area

Cartersville School District: N/A

Bartow County School District: No comments received.

Bartow County: No objections.

Public comments: None received as of 4-24-24.

REQUEST SUMMARY:

Applicant requests to annex (4) properties located at 72, 78 & 80 Bates Road and totaling 34.05 acres (+/-). The properties are privately owned by three individual owners and used as residential properties. Three homes are present on the four properties. The applicants' intent is to combine these properties with the existing Switch Ltd properties that will be developed as a data warehouse campus.

"T", Technology, zoning is requested for the parcels. The existing zoning is County A-1 (Agriculture).

Bartow County Water Department and Greystone Power are the current utility providers.

For now, the existing access easement and driveway will remain in place to serve properties identified as 82 and 84 Bates Rd, Parcel IDs 0075-1102-006 and 0075-1102-004, respectively.

STANDARDS FOR EXERCISE OF ZONING POWERS.

- A. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.
 - The zoning proposal will permit a use (Technology) that is suitable in view of the use and development of adjacent and nearby property.
- B. Whether the zoning proposal will create an isolated district unrelated to adjacent and nearby districts.
 - The proposed application will not create an isolated district.
- C. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.
 - The proposed zoning should not adversely affect the existing use or usability of adjacent property.
- D. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.
 - Under the current County A-1 zoning, the property does have a reasonable economic use as residential.
- E. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.
 - The zoning proposal will not result in a use that will have an excessive or burdensome use of streets, transportation facilities, utilities or schools.
- F. Whether the zoning proposal is in conformity with the adopted local Comprehensive Land Use Plan.
 - The proposed zoning does not conform to the city's land use plan for the area. (Residential); however, an update to the map is required following the rezoning of approx. 1,967 acres to Technology District for the Switch data warehouse campus.
- G. Whether the zoning proposal will result in a use which will or could adversely affect the environment, including but not limited to drainage, wetlands, groundwater recharge areas, endangered wildlife habitats, soil erosion and sedimentation, floodplain, air quality, and water quality and quantity.
 - The zoning proposal should not have an adverse environmental effect.
- H. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.
 - No additional conditions are known.

RECOMMENDATION: Staff does not oppose the annexation or Technology District (T) zoning as long as the following conditions are applied to zoning. Similar conditions were adopted with the original zoning per file Z23-02, approved 11-2-23.:

Zoning Conditions:

The following conditions are herein imposed on said tracts and are part of the approval of zoning:

- 1. All minimum zoning development standards for the "T" zoning district are followed per Text Amendment, T23-04.
- 2. A minimum 100 ft. natural landscape buffer for the purposes of visual screening remain in place along all adjacent residential use or zoned properties. The 100 ft. buffer may include the building setback.
- 3. If the minimum 100 ft. natural landscape buffer is disturbed, then the buffer is to be planted with landscape material appropriate to re-establish the buffer and visual screen.
- 4. Public entrance shall be on Old Alabama Road. No public access from the Bates Road driveway;
- 5. Access to landlocked properties are to be negotiated between Switch LTD and affected property owners, as requested by the property owner.
- 6. Access to the NRCS flood control structures be negotiated between Switch LTD and the NRCS or their representative, as required.
- 7. All site plans for future development phases after Phase 1 are to be shared with the Paulding County Community Development office.
- 8. The subject property's principal use shall be limited to data processing, storage, hosting and related services and accessory uses shall include principal uses listed as permitted uses in the Technology district ordinance which are associated with data processing, storage, hosting and related services as well as security and customary accessory uses.

Ordinance

of the

City of Cartersville, Georgia

Ordinance No. 74-23

Petition No. Z23-03

NOW BE IT AND IT IS HEREBY ORDAINED by the Mayor and City Council of the City of Cartersville, Georgia, that all that certain tract of land owned by CARTER GROVE (ATLANTA) ASLI VI, which owns property located off Old Alabama Road, West of Bates Road, containing the following Bartow County Tax Assessors Parcel Numbers — C106-0001-002, C106-0001-001, C107-0001-015, C119-0001-001, C120-0001-001, C120-0001-003, C119-0001-003, C119-0001-002. Said property contains 1947.65 ± acres located in the 4th District, 3rd Section, Land Lots 959, 985, 986, 1031, 954, 991, 1027, 1028, 1029, 1059, 1060, 1061, 1062, 1099, 1100, 1101, 1102, 1134, 1132, 1131, 1130, 1175, 1174, 1173, 1172, 1205, 1204, 1203, 1202, 1201, 1247, 1246, 1245, 1275, 1274, 1129, 1176, 1177, 1200, 1199, 1198, 1197, 1248, 1249, 1250, 1251, 1252, 1253, 1273, 1272, 1271, 1270, 1269, and 1276 as shown on the attached plat Exhibit "A" and detailed on the Parcel List attached hereto and incorporated herein by reference as Exhibit "B." Property is hereby rezoned from P-D (Planned Development [Carter Grove]) to T (Technology District) with the following conditions listed below. Zoning will be duly noted on the official zoning map of the City of Cartersville, Georgia.

The following conditions are herein imposed on said tracts and are part of the approval of the rezoning:

- 1. All minimum zoning development standards for the "T" zoning district are followed per Text Amendment, T23-04.
- 2. A minimum 100 ft. natural landscape buffer for the purposes of visual screening remain in place along all adjacent residential use or zoned properties. The 100 ft. buffer may include the building setback.
- 3. If the minimum 100 ft. natural landscape buffer is disturbed, then the buffer is to be planted with landscape material appropriate to re-establish the buffer and visual screen.

MODIFY 4. Public entrance shall be on Old Alabama Road; no access from Carter Grove Blvd; access from Bates Road shall be limited to emergency access as required by governmental authorities, construction access until 60 days after GDOT construction on Old Alabama Road is completed, and private access. Upon the completion of GDOT construction on Old Alabama Road, any permitted construction activities on the site shall have a construction entrance that does not require use of Bates Road.

- OMIT X 5. Upon submission by the current property owner, Council shall terminate the Carter Grove Development Agreement, to the extent it covers the property which is the subject of this application.
 - 6. Access to landlocked properties are to be negotiated between Switch LTD and affected property owners, as requested by the property owner.
 - 7. Access to the NRCS flood control structures be negotiated between Switch LTD and the NRCS or their representative, as required.
 - 8. All site plans for future development phases after Phase 1 are to be shared with the Paulding County Community Development office.
 - 9. The subject property's principal use shall be limited to data processing, storage, hosting and related services and accessory uses shall include principal uses listed as permitted uses in the Technology district ordinance which are associated with data processing, storage, hosting and related services as well as security and customary accessory uses.

BE IT AND IT IS HEREBY ORDAINED

FIRST READING:

October 19, 20023

SECOND READING: November 2, 2023

JULIA DRAKE, CITY CLERK



BARTOW COUNTY

Steve Taylor, Sole Commissioner

April 12, 2024

Mr. David Hardegree City of Cartersville Planning and Development Department 2nd Floor, City Hall 10 N. Public Square Cartersville, GA 30120

RE:

Request by Switch

to annex property located off 72 Bates Road Tax Parcel #'s 0075-1102-005, 0075-1102-001,

0075-1102-002 and 0075-1102-003

David:

This office has reviewed the above referenced annexation request and finds no objection to the application. The property is currently zoned A-1 (Agriculture) and is identified on the County's Future Land Use Map as Agriculture.

Sincerely,

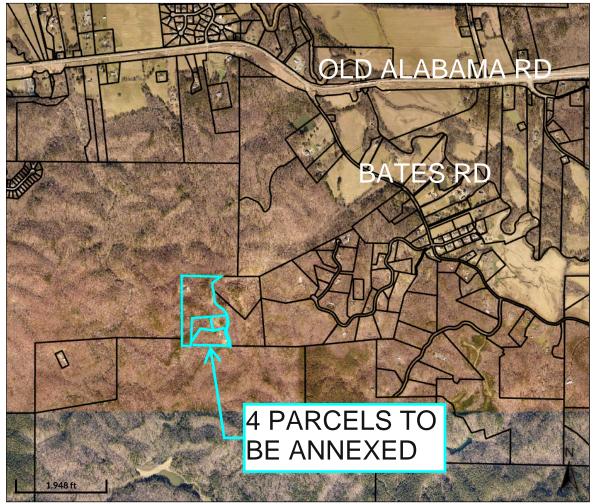
STEVE TAYLOR

Bartow County Commissioner

CB/kg

c. Richard Osborne, Zoning
 Joe Sutton, Bartow County Road Department
 Jarrod Roberts, Tax Assessor
 Melissa Lasebikan, GIS Department

QPublic.net Bartow County, GA



Overview /

4

Legend

Parcels
Roads

 Parcel ID
 0075-1102-005

 Sec/Twp/Rng
 n/a

Property Address 72 BATES RD

Alternate ID 45243 Class Consv Use

Acreage w County

24.04

sv Use 72 BATES RD SE CARTERSVILLE, GA 30120

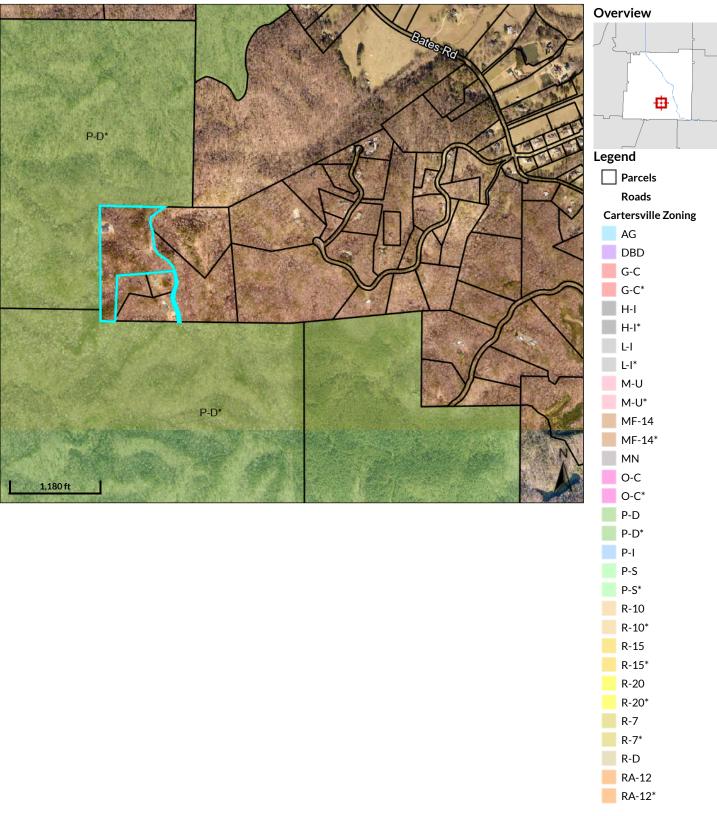
Owner Address HARDY JAMES EDWARD & SUSAN CATHERINE

DistrictBartow CountyBrief Tax DescriptionLL1102-1103 LD 4

(Note: Not to be used on legal documents)

Date created: 4/5/2024 Last Data Uploaded: 4/4/2024 10:57:24 PM





Parcel ID 0075-1102-005 Sec/Twp/Rng n/a Property Address 72 BATES RD Alternate ID 45243
Class Consv Use
Acreage 24.04

Owner Address HARDY JAMES EDWARD & SUSAN CATHERINE 72 BATES RD SE CARTERSVILLE, GA 30120

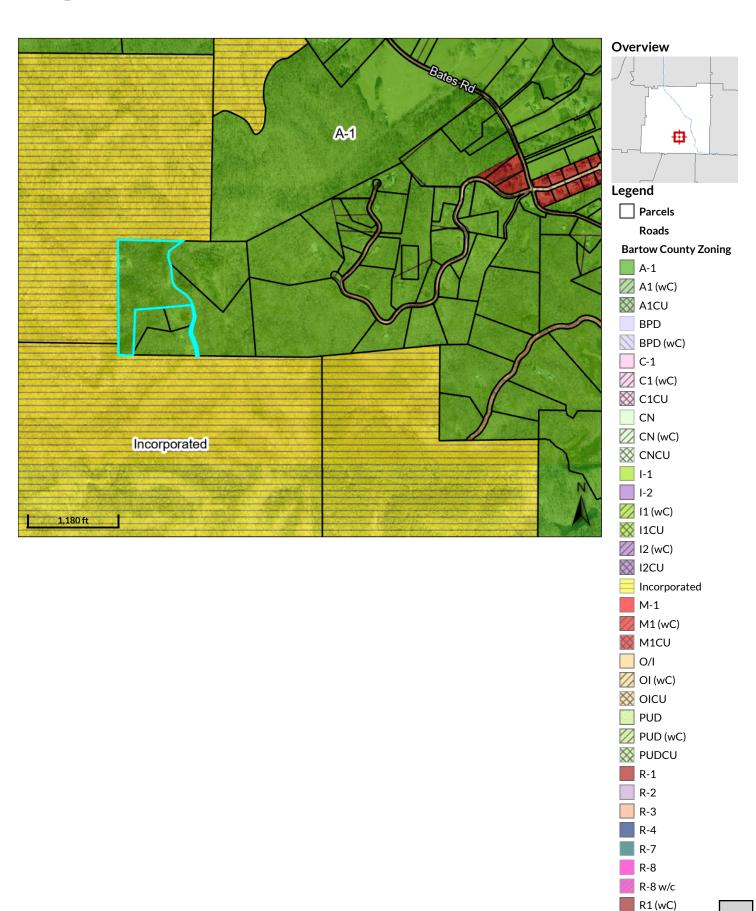
Item 2.

District Brief Tax Description Bartow County LL1102-1103 LD 4

(Note: Not to be used on legal documents)

Date created: 4/5/2024 Last Data Uploaded: 4/4/2024 10:57:24 PM





Item 2.

R1CU R2 (wC) XX R2CU // R3 (wC) XX R3CU R4 (wC) R4CU R7 (wC) RE-1 RE-2 RE1 (wC) XX RE1CU RE2 (wC) RE2CU Unknown Zoning with Conditions

Owner Address HARDY JAMES EDWARD & SUSAN CATHERINE

CARTERSVILLE, GA 30120

72 BATES RD SE

 Parcel ID
 0075-1102-005
 Alternate ID
 45243

 Sec/Twp/Rng
 n/a
 Class
 Consv Use

Property Address 72 BATES RD Acreage 24.04

DistrictBartow CountyBrief Tax DescriptionLL1102-1103 LD 4

(Note: Not to be used on legal documents)

Date created: 4/5/2024 Last Data Uploaded: 4/4/2024 10:57:24 PM



Application for Annexation/ Zoning City of Cartersville	Case Number: <u>AZZA-0Z</u> Date Received: <u>3-2)-24</u>
Public Hearing Dates: Planning Commission 5/7/24 1st City 6 5:30pm	Council 5/16/74 2 nd City Council 6/6/24 7:00pm
	Office Phone
	Mobile/ Other Phone
City *Las Vegas State NN Bandon L. Bowen Representative's printed name (if other than applicant)	Zip 89138 Email <u>sroberts P switch.com</u> Phone (Rep) 770/387-1773
Representative Signature Ap	email (Rep) bower ejbufc.com
Bonnie J. Ellib Notary Public	My commission engines. BONNIE J ELLIS Notary Public, Georgia Bartow County My Commission Expires January 03, 2026
* Titleholder Pr (titleholder's printed name)	none
Address Er	mail
Signature	See Ethiobot A
Signed, sealed, delivered in presence of:	My commission expires:
Notary Public	
Present Zoning District A-L	Requested Zoning
	District(s) Section(s)
Location of Property: West of Bates (street address, nearest intersect	100 TA NO. 100 TO 100 T
	and add to existing
Switch project	ional statement as necessary)
factor of the party	

^{*} Attach additional notarized signatures as needed on separate application pages.

Item 2.

JENKINS, BOWEN & WALKER, P.C.

ATTORNEYS AT LAW

FRANK E. JENKINS, III BRANDON L. BOWEN ROBERT L. WALKER ERIK J. PIROZZI ELLIOT T. NOLL C. KIMBERLY PRINE

15 SOUTH PUBLIC SQUARE CARTERSVILLE, GEORGIA 30120-3350

TELEPHONE (770) 387-1373

FACSIMILE (770) 387-2396

www.jbwpc.com

March 21, 2024

Mr. David Hardegree City Planner

Re: Switch Annexation Application

Dear David,

I am presenting an application by Switch to annex into the City several properties along its eastern border. These are residential properties where the owners have reached an agreement to sell their homes to Switch. Upon annexation, the properties would become part of the Switch Cartersville campus.

Very truly yours,

JENKINS, BOWEN & WALKER, P.C.

Brandon L. Bowen

Enclosures

CAMPAIGN DISCLOSURE REPORT FOR ZONING ACTIONS

Pursuant to O.C.G.A. 36-67A-3 any and all applicants to a zoning action must ma	ke the	following
disclosures:		, o ,, o , , , , , ,

Date of Application: Murch 20, 2024

Date Two Years Prior to Application: 14ch 20, 2022

Date Five Years Prior to Application: 2019

1. Has the applicant within the five (5) years preceding the filing of the zoning action made campaign contributions aggregating \$250.00 or more to any of the following:

	YES	NO
Mayor: Matt Santini		
Council Member:	2	
Ward 1- Kari Hodge		V
Ward 2- Jayce Stepp	(-
Ward 3- Cary Roth	-	
Ward 4- Calvin Cooley	(************************************	-
Ward 5- Gary Fox		
Ward 6- Taff Wren	-	8 -4
Wala o Tall Wiell		-
Planning Commission		
Lamar Pendley, Chair		
Anissa Cooley		
Fritz Dent	200	
Greg Culverhouse	St	-
Jeffery Ross	A	-
Stephen Smith		
Travis Popham	A	-
riavis i optialii		

2. If the answer to any of the above is <u>Yes</u>, please indicate below to whom, the dollar amount, date, and description of each campaign contribution, during the past five (5) years.

signature

Steven Roberts

Print Name

124 Bruden Bowen

Zoning Analysis for Annexation/Zoning

Specifics of Proposed Use Case Number: A7 24-07

Tax Map Parcel(s) # See Such C. b. 1 A Voting Ward(s)			
Current Land Use rural estate Current Zoning A - 1 Proposed Land Use date curfer Proposed Zoning T			
Number of Dwelling Units Number of Occupants			
Owner Occupied? Yes No Number of School-aged Children Grade Level(s) of School-aged Children Grade Level(s) of School-aged Children Current Utility Service Providers (Check Service provider or list if Other)			
Water: City County Well/ Other			
Sewer: City County Septic/ Other			
Natural Gas: City Other (List) NA			
Electricity: City GA Power Greystone			
Other (List)			

Exhibit A - List of Properties to be annexed

80 Bates Road

Robert William and Laura Humphries
Parcel ID 0075-1102-003
5 +/- acres
Land Lots 1102, 1131; 4th District, 3rd Section
Current Zoning: A-1
Requested Zoning: T

72 Bates Road

James Edward Hardy and Susan Catherine Hardy Parcel ID- 0075-1102-005 24.05 +/- acres Land Lots 1102, 1131; 4th District, 3rd Section Current Zoning: A-1 Requested Zoning: T

78 Bates Road

Anita May and Al Sharis
Parcel ID- 0075-1102-001; 0075-1102-002
5 +/- acres
Land Lots 1102, 1131; 4th District, 3rd Section
Current Zoning: A-1
Requested Zoning: T

SURVEYOR'S CERTIFICATE

That the undersigned, a Georgia Registered Land Surveyor, on behalf of the above Annexation/zoning applicant do certify the following:

- 1) That the attached survey contains no fewer than four surveyed map regulation points and recorded with the Georgia Coordinate System of 1985.
- 2) That the attached survey shows the boundaries of the area being annexed and the existing boundaries of the area being annexed and the existing boundaries of the annexing municipality between the points at which these boundaries close, if applicable.
- 3) That the attached survey meets the requirements of O.C.G.A. 15-6-67 and Section 180-7-01 Technical Standards for Property Survey, Rules and Regulations of the State of Georgia.
- 4) That the map demarcation of the map registration points are well distributed along, within, or near the boundary of the annexed area.
- 5) That at least one-eighth of the aggregate external boundary or fifty (50) feet of the area to be annexed, whichever is less, either abuts directly on the municipal boundary or would directly abut on the municipal boundary if it were not otherwise separated from the municipal boundary by other lands owned by the municipal corporation, by lands owned by this State, or by the definite width of any street or street right of way; any creek or river; any right of way of a railroad or other public service corporation, which divides the municipal boundary from any area proposed to be annexed.

ordinance, or regulations of the City of Cartersville.

3.

Date

Survey attached?

Application for Annexation/Zoning City of Cartersville

Application for Annexation/ Zonin City of Cartersville	Case Number: A7 24 0 7 Date Received: 3 - 21 - 24
,	bute neceived
Public Hearing Dates:	
Planning Commission 5/7/24 1st Cit 5:30pm	7:00pm 2 nd City Council
Applicant Switch (printed name)	Office Phone
Address	Mobile/ Other Phone
City State	Zip Email
Brandon Bowen Representative's printed name (if other than applicant)	0
representative's printed name (if other than applicant)	Email (Rep) 550 ven 2 j Supe. com
Representative Signature	Applicant Signature
Signed, sealed and delivered in presence of:	My commission expires:
Notary Public	
* Titleholder James + Susan Handy (titleholder's printed name)	Phone × 404.212.148Ce
Address 72 Baty hel	Email > LAMES @ KISTER VS (GAY)
Signature Y	× Susan (athern) SEA LAU
Signed, sealed, delivered in presence of:	My commission expires:
Notary Public	N 2028 3 77
	DIA COUNT
Present Zoning District A 1	William Control
Tresont Lorinia District	Requested Zoning(
Acreage 211 1 Land Lot(s) 1162 11 11	No. of the control of
Location of Property: Off Bites Rd (street address, nearest interse	Parcel ID No. 0075 - 1102 - 005
. 0 1	Switch property

(attach additional statement as necessary)

^{*} Attach additional notarized signatures as needed on separate application pages.

CAMPAIGN DISCLOSURE REPORT FOR ZONING ACTIONS

Pursuant to O.C.G.A. 36-67A-3 any and all applicants to a zoning action must make the following	owing
disclosures:	

Date of Application: 3/20	24
Date Two Years Prior to Application:	3/20/21 22
Date Five Years Prior to Application: _	3/20/19

1. Has the applicant within the five (5) years preceding the filing of the zoning action made campaign contributions aggregating \$250.00 or more to any of the following:

	YES	NO /
Mayor: Matt Santini		V
Council Member:		
Ward 1- Kari Hodge		1
Ward 2- Jayce Stepp		-
Ward 3- Cary Roth	*	-
Ward 4- Calvin Cooley	-	-
Ward 5- Gary Fox		-
•	×	-
Ward 6- Taff Wren	•	
Planning Commission		
Lamar Pendley, Chair		
Anissa Cooley		
Fritz Dent	-	
Greg Culverhouse		
Jeffery Ross	7 - 5	
Stephen Smith		
Travis Popham	(1) 	
TIGARS LOPTION		•

 If the answer to any of the above is <u>Yes</u>, please indicate below to whom, the dollar amount, date, and description of each campaign contribution, during the past five (5) years.

Signature

Print Name

CAMPAIGN DISCLOSURE REPORT FOR ZONING ACTIONS

Date of Application:	20/24	
Date Two Years Prior to Application:	3/20/22	
Date Five Years Prior to Application:	3/20/19	
Has the applicant within the five (5) ye apaign contributions aggregating \$250.00 c	ears preceding the filing of or more to any of the follow	the zoning action ma wing:
	YES	NO
Mayor: Matt Santini Council Member:	0	
Ward 1- Kari Hodge		1
Ward 1- Karr Hodge Ward 2- Jayce Stepp		
Ward 2- Jayce Stepp Ward 3- Cary Roth	(
Ward 3- Caly Roth Ward 4- Calvin Cooley	\	-
Ward 5- Gary Fox	\ <u></u>	-
Ward 6- Taff Wren		-
Planning Commission		-
Lamar Pendley, Chair		
Anissa Cooley	**************************************	, , , , , , , , , , , , , , , , , , , ,
Fritz Dent	N 	(
Greg Culverhouse	 ;	-
Jeffery Ross		
Stephen Smith Travis Popham		
If the answer to any of the above is <u>Yes</u> amount, date, and description of each oyears.	, please indicate below to ampaign contribution, du	whom, the dollar ring the past five (5)

K:\Planning General Info\City Forms & Applications\Forms and Applications\Annexation Rezoning Special Use Variance apps\2024\Annexation_Rezoning application_2024.doc 5

*Susan (atherine Hurdy

Application for Annexation/Zoning City of Cartersville

Case Number: AZZ4-07
Date Received: 3-21-24

Applicant Switch (printed name)	Office Phone
Address	Mobile/ Other Phone
City State	Zip Email
Brandon Bowen	Phone (Rep) 770/387-1373
Representative's printed name (if other than applican	email (Rep) bovencibupe.ca
epresentative Signature	Applicant Signature
gned, sealed and delivered in presence of:	My commission expires:
stary Public	
A. T. Class +Al She	:M2 ~ HOH. 21- 7, TET
itleholder Anit Sharis + Al Sha (titleholder's printed name)	Phone × 404-312-7597
(titleholder's printed name)	the figure houselings are deer transferred sources. Secondaries
(titleholder's printed name) lress 78 D. Fs KJ	Email > asharis 11 01 0gmuly and
	Email > asharis 11 01 gmary 2000
ress 78 72 #5 KL ature x Cruk flac ed, sealed, delivered in presence of:	Email > QS havis 11 01 0gman ADAN My commission expires: MARCH
(titleholder's printed name) ress 78 De Fes Kel ature x Cruk flac ed, sealed, delivered in presence of: B.T.y R.Wh.man-	Email > QS havis 11 01 0gman ADAN My commission expires: MARCH
(titleholder's printed name) ress 78 De #5 KL ature x Coulc flat ed, sealed, delivered in presence of:	Email > asharis 11 01 gmary 2000
(titleholder's printed name) Iress 78 Dets Kl Pature x Cruk fl ed, sealed, delivered in presence of: B.T. R. R. Wh. Mann	Email > QS havis 11 01 0gman ADAN My commission expires: MARCH
(titleholder's printed name) ress 78 Bets Kel ature x Coulc flac ed, sealed, delivered in presence of: B.T. R. Whoman Notary Public	My commission expires: My com
(titleholder's printed name) ress 78 Bets Kel ature x Crue flac red, sealed, delivered in presence of: 8.The Ruhmann Notaryl Public	Email > QS havis 11 Ø 1 @ great and in the second of the s
(titleholder's printed name) ess 78 De Fes Kol uture x Coulc flow d, sealed, delivered in presence of: 3. The Ruhmann Notary Public t Zoning District A 1 Land Lot(s) 113111101	Email Y as havis 11 01 gmullappingsion states and of MARCH 26 2025 Requested Zoning
(titleholder's printed name) ress 78 De #s Kl ature x Clouk flax ed, sealed, delivered in presence of: B. The Ruhmann Notaryl Public at Zoning District A 1 e 5 th Land Lot(s) 1131 1 1101 on of Property: Off Butes Ad	Email Y as havis 11 01 gmust apply My commission expires: 3 26 2025 Requested Zoning District(s) Section(s) Section(s)
(titleholder's printed name) Iress 78 Dets Kl Pature x Couk fl ed, sealed, delivered in presence of: B.J.y Ruhmann	Email >QS havis 11 Ø 1 gman ADAN My commission expires: 3/26/2025 Requested Zoning District(s) Parcel ID No. 00757 - 1102 - cersections, etc.)

^{*} Attach additional notarized signatures as needed on separate application pages.

CAMPAIGN DISCLOSURE REPORT FOR ZONING ACTIONS

	Date of Application:		
	Date Two Years Prior to Application:	3/21/22	
	Date Five Years Prior to Application:	3/21/19	
1.	Has the applicant within the five (5) yearpaign contributions aggregating \$250.00	ears preceding the filing of th	e zoning action made
		YES	NO
	Mayor: Matt Santini		
	Council Member:		
	Ward 1- Kari Hodge		
	Ward 2- Jayce Stepp	3 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	
	Ward 3- Cary Roth		
	Ward 4- Calvin Cooley		
	Ward 5- Gary Fox		
	Ward 6- Taff Wren		
	Planning Commission		
	Lamar Pendley, Chair		
	Anissa Cooley		
	Fritz Dent		
	Greg Culverhouse		
	Jeffery Ross		
	Stephen Smith	THE RESERVE OF THE PARTY OF THE	
	Travis Popham		
	If the answer to any of the above is Y amount, date, and description of each years.		

Case Number: A724-DZ
Date Received: 3-21-24

Application for Annexation/ Zoning City of Cartersville

Public Hearing Dates: Planning Commission 5 7/24 1 st Cit 5:30pm	y Council 5/15/24 2 nd City Council 6/6/24 7:00pm 7:00pm
Applicant Switch (printed name) Address City State	Office Phone Mobile/ Other Phone Zip Email
Bowen Representative's printed name (if other than applicant)	Phone (Rep) 770/387-1373
Representative Signature	Applicant Signature
Signed, sealed and delivered in presence of:	My commission expires:
* Titleholder 20 Sut Willia Hunz Hunge (titleholder's printed name)	Phone > 770 - 547 - 7107
•	Hum & mail FA LAUM
Signed, sealed, delivered in presence of: Notary Public	My commission expires:
	PUBLINITION
Present Zoning District	Requested Zoning
Acreage 5 + Land Lot(s) 1102+1131	District(s) 4 Section(s) 3
Location of Property: OF By As Roal (street address, nearest interse	Parcel ID No. 0075 - 1102.05
Reason for Rezoning Request:	

(attach additional statement as necessary)

^{*} Attach additional notarized signatures as needed on separate application pages.

CAMPAIGN DISCLOSURE REPORT FOR ZONING ACTIONS

Pursuant to O.C.G.A. 36-67A-3 any and all applicants to a zoning action must make the following disclosures:

Date of Application: 3114 124 Date Two Years Prior to Application: 3/14/22

Date Five Years Prior to Application: 3/14/19

Has the applicant within the five (5) years preceding the filing of the zoning action made campaign contributions aggregating \$250.00 or more to any of the following:



2. If the answer to any of the above is **Yes**, please indicate below to whom, the dollar amount, date, and description of each campaign contribution, during the past five (5) years.

Signature

CAMPAIGN DISCLOSURE REPORT FOR ZONING ACTIONS

Pursuant to O.C.G.A. 36-67A-3 any and all applicants to a zoning action must make the following disclosures:

Date of Application:	3/14/	24
Date Two Years Prior to Applic	ation:	3/14/22
Date Five Years Prior to Applica	ation:	3/14/19

1. Has the applicant within the five (5) years preceding the filing of the zoning action made campaign contributions aggregating \$250.00 or more to any of the following:

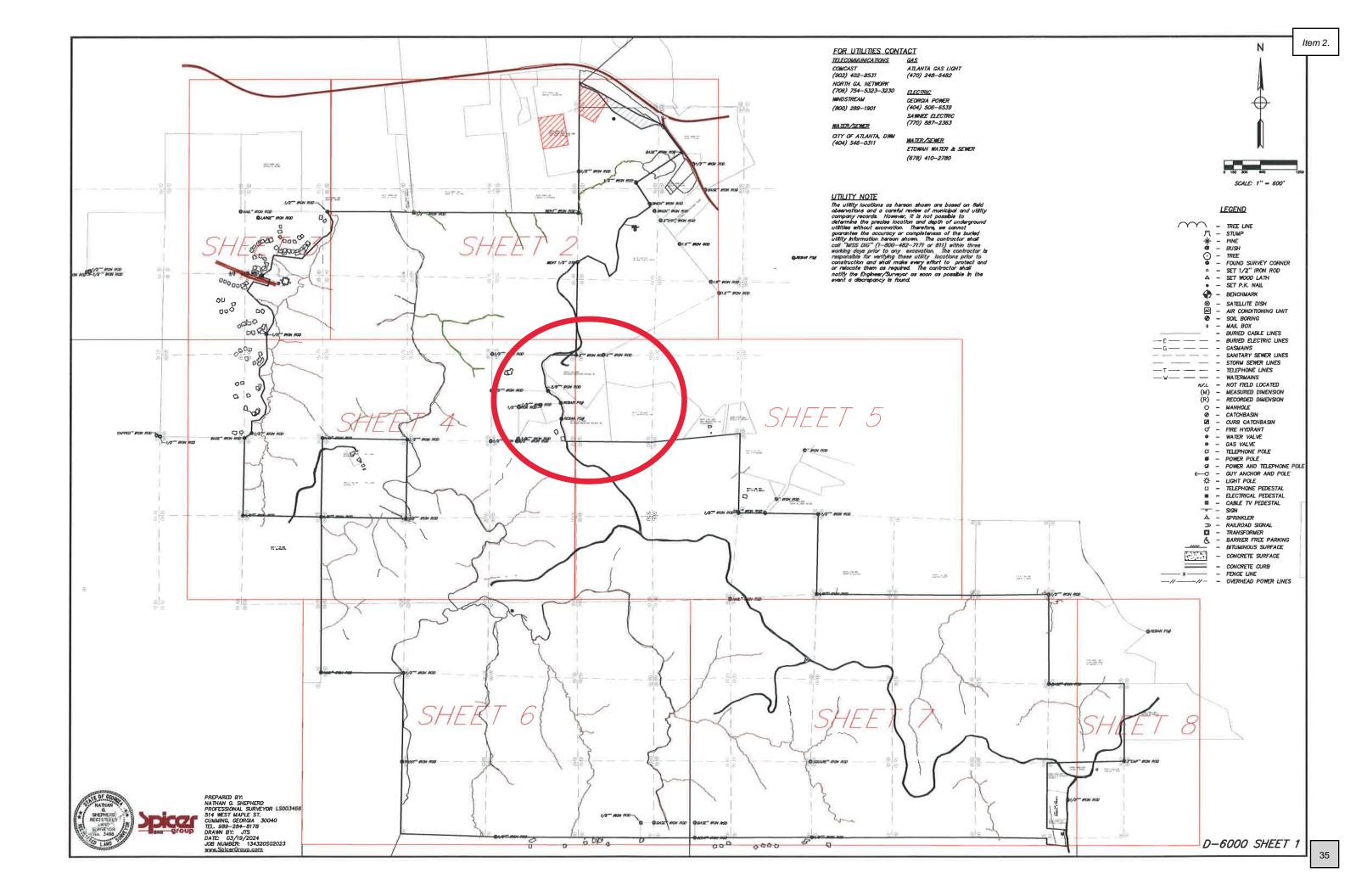
	YES	NO
Mayor: Matt Santini		
Council Member:		1
Ward 1- Kari Hodge		\checkmark
Ward 2- Jayce Stepp		
Ward 3- Cary Roth		./
Ward 4- Calvin Cooley		1
Ward 5- Gary Fox	4.7	
Ward 6- Taff Wren	()	
ward 6- Tall wren		
Planning Commission		
Lamar Pendley, Chair		1
Anissa Cooley	.,	1
Fritz Dent	:	
Greg Culverhouse	3	
Jeffery Ross		7
Stephen Smith	; 1611-10-10-1 ;	1/1
Travis Popham	-	
Travis i opiiam	· · · · · · · · · · · · · · · · · · ·	V

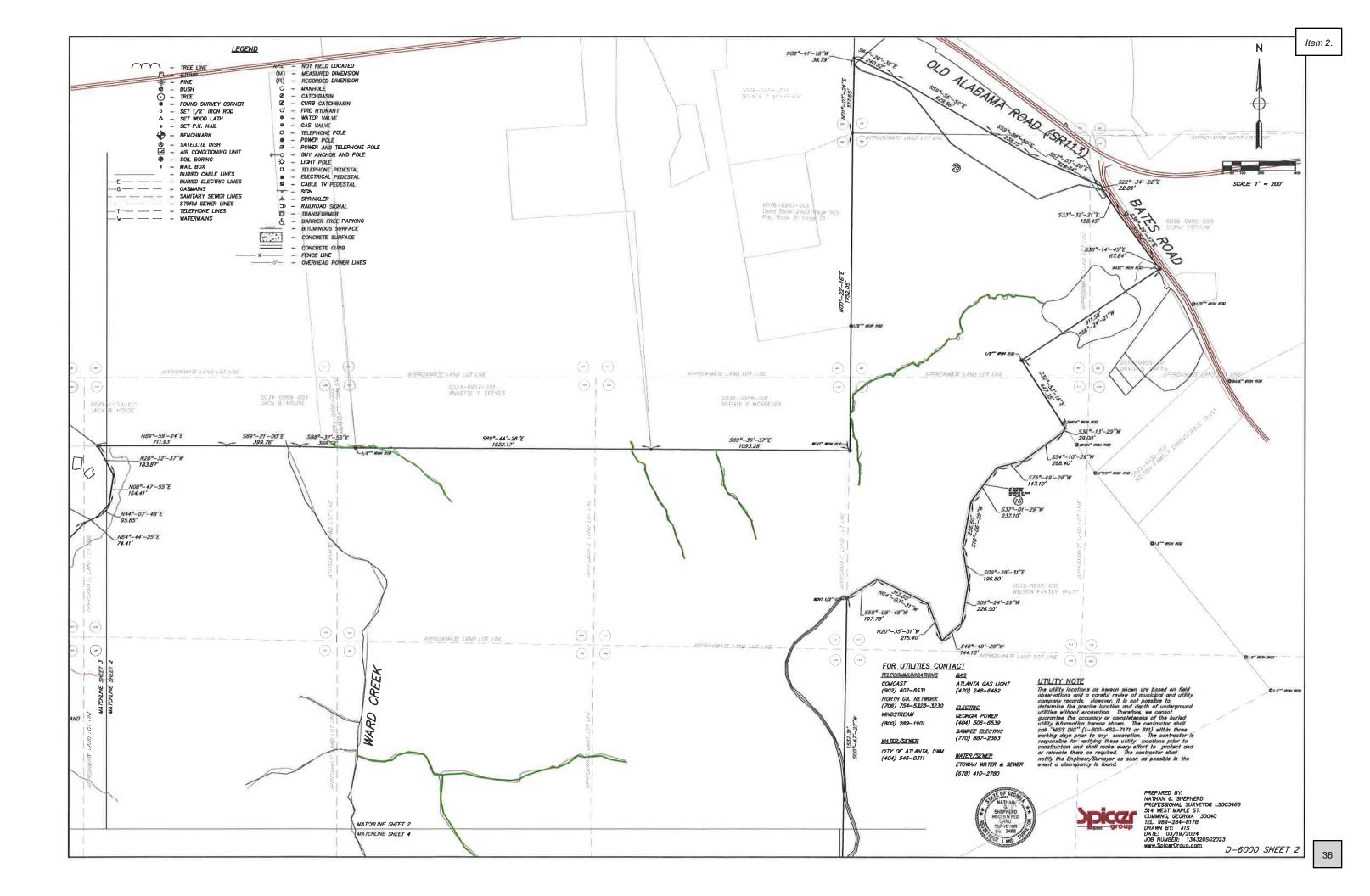
2. If the answer to any of the above is <u>Yes</u>, please indicate below to whom, the dollar amount, date, and description of each campaign contribution, during the past five (5) years.

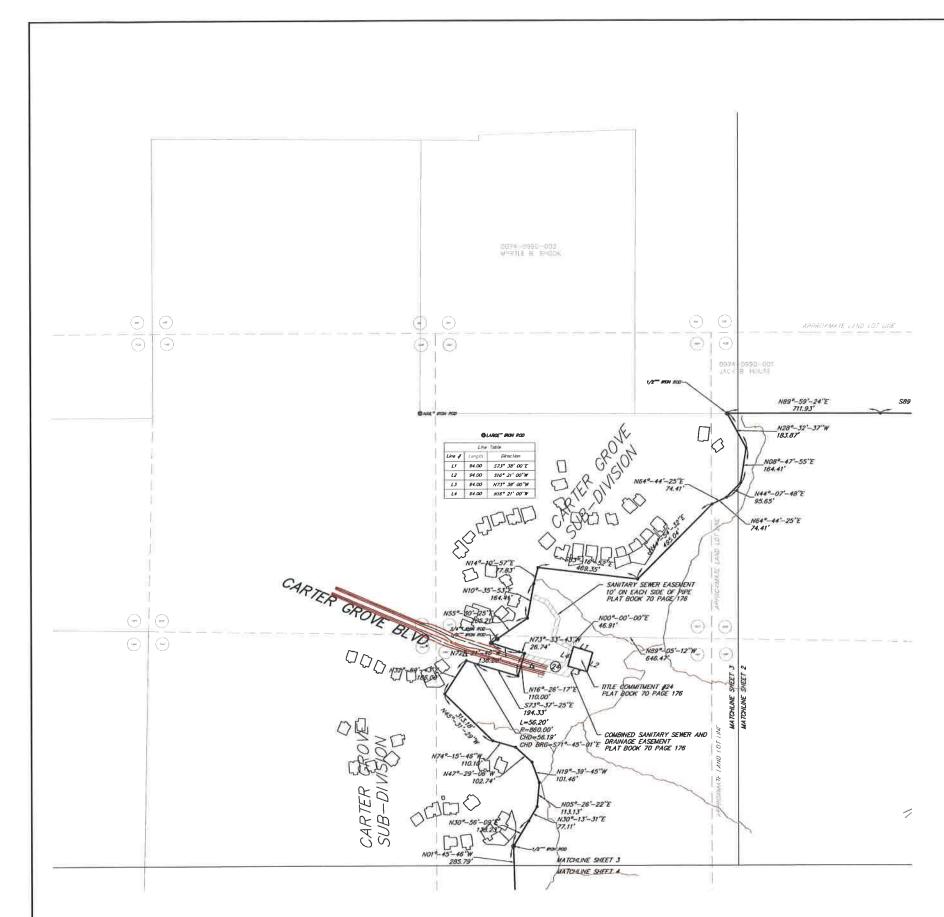
Signature Date

X ROBERT W HUMPIRIES

Print Name







FOR UTILITIES CONTACT

TELECOMMUNICATIONS

COMCAST (902) 402-8531 ATLANTA GAS LIGHT (470) 248-6482

NORTH GA. NETWORK (706) 754-5323-3230 HINDSTREAM

ELECTRIC GEORGIA POWER (404) 506-6539 SAWNEE ELECTRIC (770) 887-2363

WATER/SEWER CITY OF ATLANTA, DIM (404) 546-0311

(800) 289-1901

WATER/SEWER ETOWAH WATER & SEWER

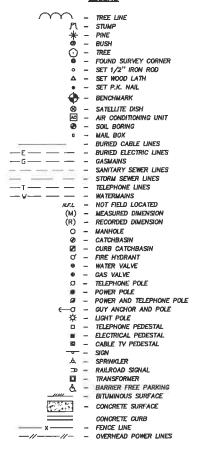
(678) 410-2780

UTILITY NOTE

UTILITY NOTE
The utility locations as herean shown are based on field observations and a careful review of municipal and utility campany records. However, it is not possible to determine the precise location and depth of underground utilities without excavation. Therefore, we cannot guarantee the accuracy or completeness of the buried utility information hereon whom. The contractor shall call "MSS DIG" (1-800-482-717 or 811) within three working days prior to any excavation. The contractor is responsible for verifying these utility locations prior to construction and shall make every effort to protect and or relocate them as required. The contractor shall notify the Engineer/Surveyor as soon as possible in the event a discrepancy is found.



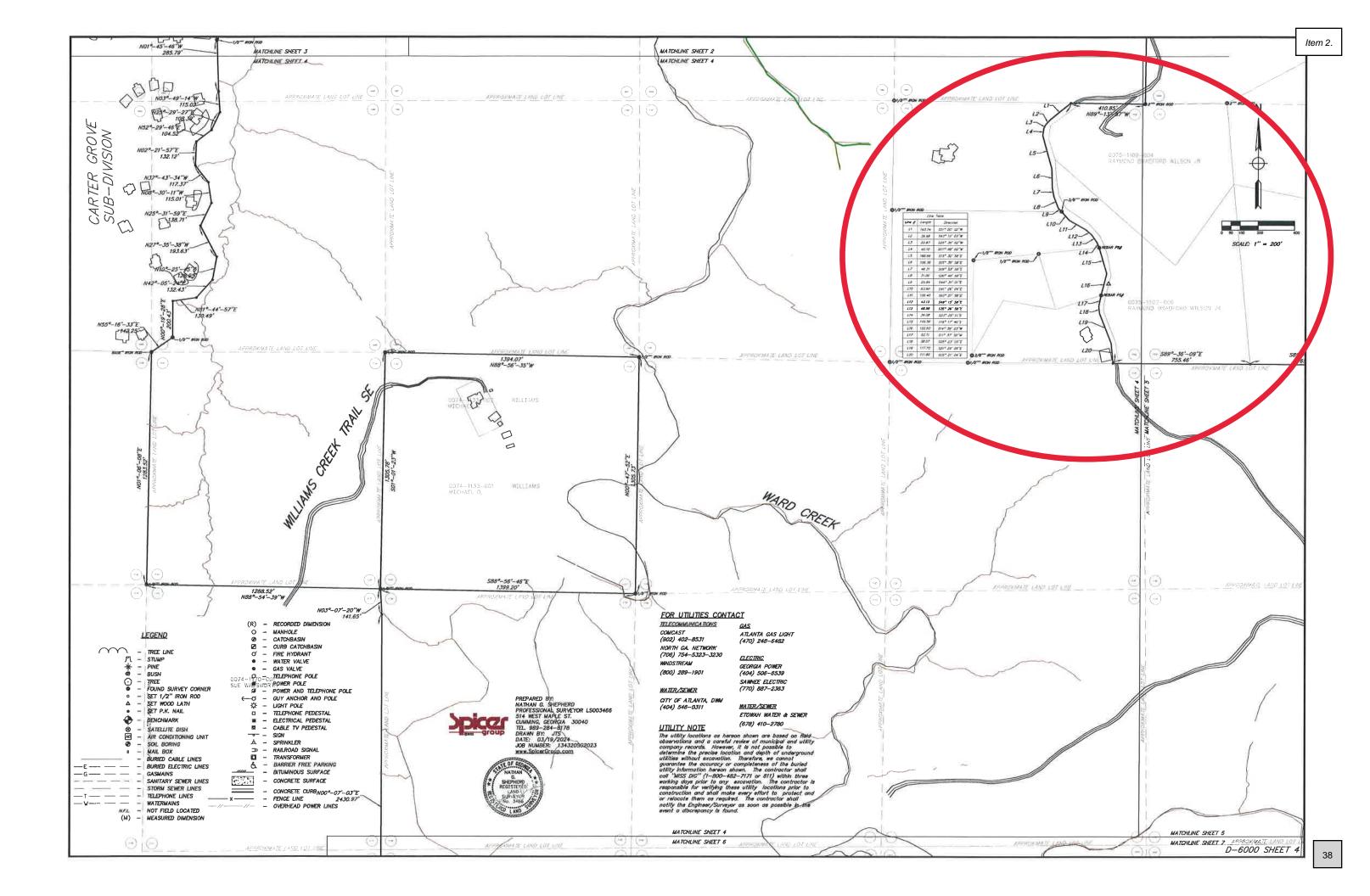
LEGEND

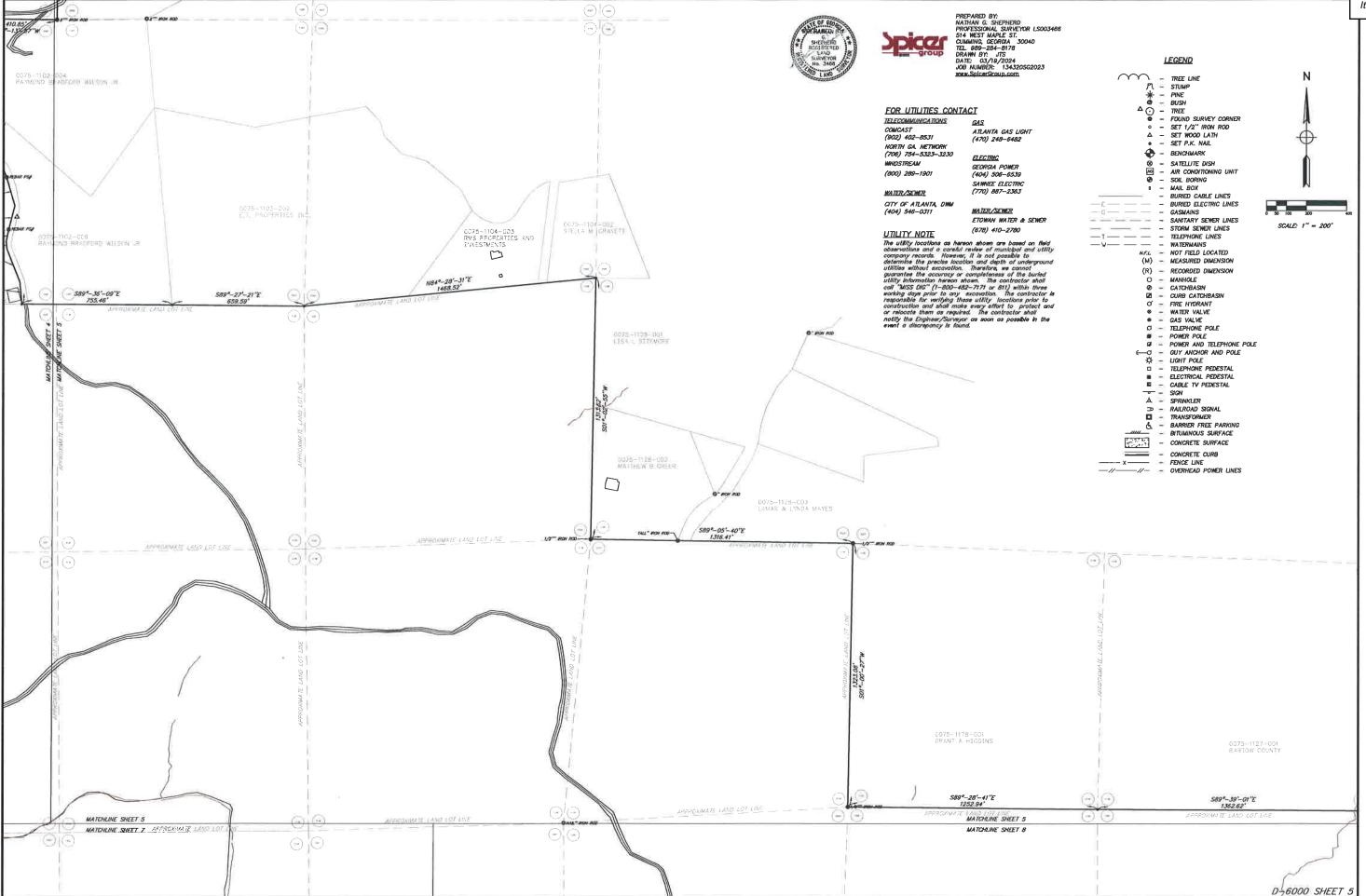


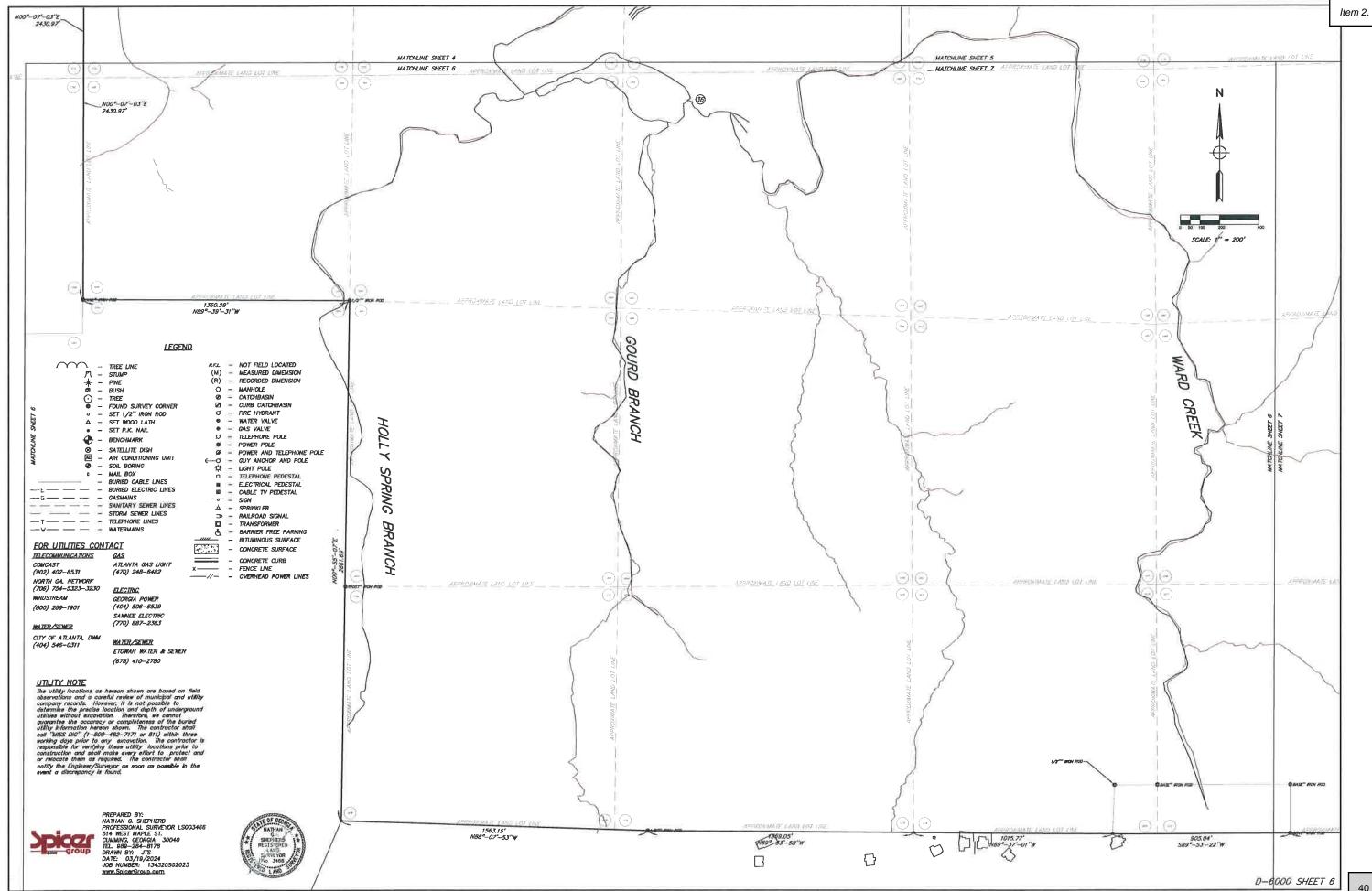


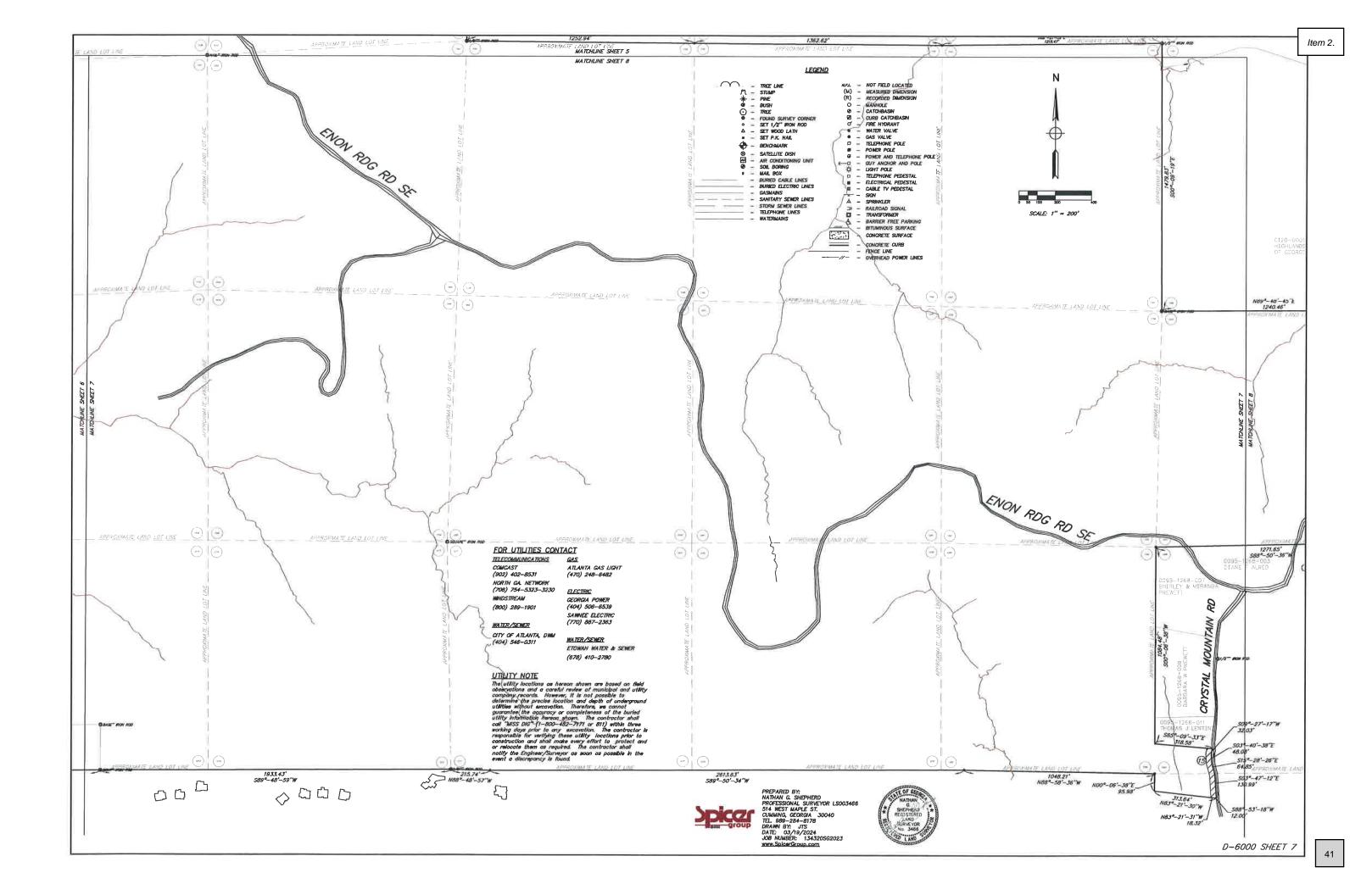


PREPARED BY:
NATHAN G. SHEPHERD
PROFESSIONAL SURVEYOR LS003466
514 WEST MAPLE ST.
CUMMING, GEORGIA 30040
TEL 989—284—6178
DATM: JTS
DATE: 03/19/2024
JOB NUMBER: 1343205G2023
WWW.SpicarGroup.com

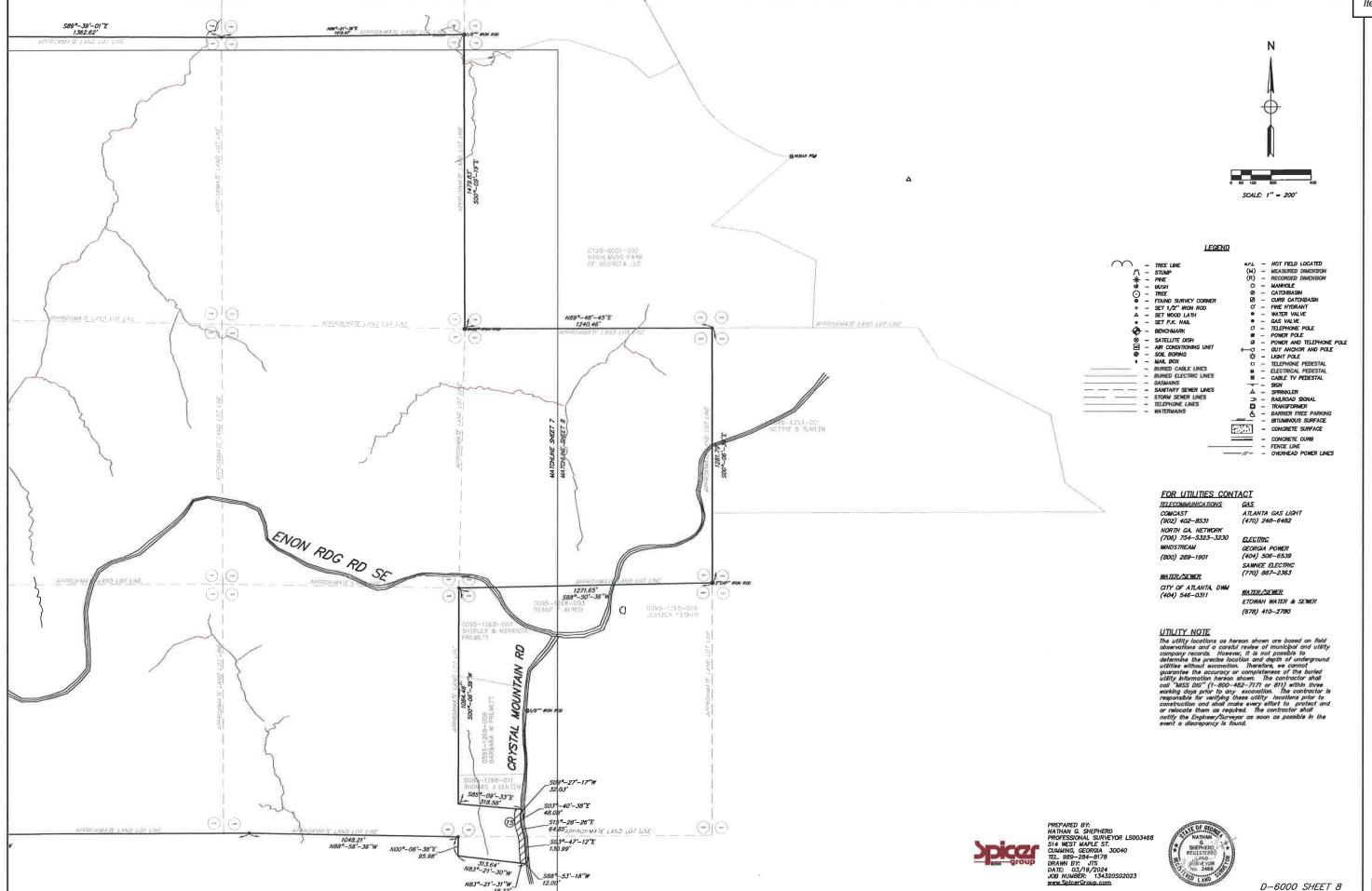












D-6000 SHEET 8

PARCEL DESCRIPTION (AS FURNISHED PER TITLE COMMITMENT NO. NCS-1173880-HHLV) PARCEL DESCRIPTION (cont.) PARCEL B:

IDENTIFIED AS TRACT 51

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 959, 985, 986, 1027, 1028, 1029, 1030, 1031, 1059, 1060, 1061, 1062, 1099, 1100, 1101, 1129, 1130, 1131, 1132, 1134, 1172, 1173, 1174, 1175, 1176, 1177, 1180, 1181, 1195, 1196, 1197, 1196, 1199, 1200, 1201, 1202, 1203, 1204, 1205, 1245, 1246, 1247, 1248, 1249, 1250, 1251, 1252, 1253, 1268, 1269, 1270, 1271, 1272, 1273, 1274, 1275, AND 1276, 47H DISTRICT, 378 DECTION, CITY OF CARTENSILLE, BARTOW COUNTY, GEORGIA CONTAINING 2060.488 ACRES AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND AT THE INTERSECTION OF THE WEST LINE OF LAND LOT 959
WITH THE SOUTH RICHT-OF-WAY OF OLD ALABAMA ROAD (R/W VARIES);
THENCE ALONG A CURVE TO THE RICHT HAVING A RADIUS OF 1362-40 FEET AND AN ARC LENGTH OF
90.99 FEET, BEING SUBTENDED BY A CHORD OF SOUTH 78 DEGREES 25 MINUTES 53 SECONDS EAST
FOR A DISTANCE OF 90.97 FEET ALONG THE SOUTH RIGHT-OF-WAY OF OLD ALABAMA ROAD TO A

HENCE NORTH 13 DEGREES 28 MINUTES 53 SECONDS EAST FOR A DISTANCE OF 20.00 FEET ALONG

AN OFFSET IN SAID SOUTH RIGHT-OF-WAY TO A POINT;
THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1382.40 FEET AND AN ARC LENGTH OF
386.04 FEET, BBING SUBTENDED BY A CHORD OF SOUTH 68 DEGREES 31 MINUTES OT SECONDS EAST
FOR A DISTANCE OF 384.78 FEET ALONG SAID RIGHT-OF-WAY TO A POINT;
THENCE SOUTH 29 DEGREES 28 MINUTES 53 SECONDS WEST FOR A DISTANCE OF 20.00 FEET ALONG

AN OFFSET IN SAID RIGHT—OF—WAY TO A POINT; THENCE.ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1362.40 FEET AND AN ARC LENGTH OF 179.14 FEET, BEING SUBTENDED BY A CHORD OF SOUTH 56 DEGREES 45 MINUTES 07 SECONDS EAST FOR A DISTANCE OF 179.01 FEET ALONG SAID RICHT-OF-WAY TO A POINT; THENCE SOUTH 52 DEGREES 59 MINUTES 07 SECONDS EAST FOR A DISTANCE OF 311.66 FEET ALONG

SAID RIGHT-OF-WAY TO A POINT; THENCE SOUTH 37 DEGREES OO MINUTES 53 SECONDS WEST FOR A DISTANCE OF 10.00 FEET ALONG

THENCE SOUTH 37 DEGREES ON MINUTES 53 SECONDS WEST FOR A DISTANCE OF 10.00 FEET ALONG AN OFFSET IN SAID RIGHT-OF-WAY TO A POINT;
THENCE SOUTH 52 DEGREES 59 MINUTES 07 SECONDS EAST FOR A DISTANCE OF 300,00 FEET ALONG SAID RIGHT-OF-WAY TO A POINT;
THENCE NORTH 37 DEGREES ON MINUTES 53 SECONDS EAST FOR A DISTANCE OF 20.00 FEET ALONG AN OFFSET IN SAID RIGHT-OF-WAY TO A POINT;
THENCE SOUTH 52 DEGREES 59 MINUTES 07 SECONDS EAST FOR A DISTANCE OF 29.96 FEET ALONG SAID RIGHT-OF-WAY TO A POINT;
THENCE SOUTH 52 DEGREES 59 MINUTES 07 SECONDS EAST FOR A DISTANCE OF 178.40 FEET ALONG SAID RIGHT-OF-WAY TO A POINT;
THENCE SOUTH 52 DEGREES 59 MINUTES 07 SECONDS EAST FOR A DISTANCE OF 178.40 FEET ALONG SAID RIGHT-OF-WAY TO A POINT;
THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 878.51 FEET AND AN ARC LENGTH OF 44.89 FEET, BEING SUBTENDED BY A CHORD OF SOUTH 54 DEGREES 26 MINUTES 33 SECONDS EAST FOR A DISTANCE OF 178.49 FEET ALONG SAID RIGHT-OF-WAY TO A POINT;
THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 878.51 FEET AND AN ARC LENGTH OF 44.89 FEET, BEING SUBTENDED BY A CHORD OF SOUTH 54 DEGREES 26 MINUTES 33 SECONDS EAST FOR A DISTANCE OF 178.49 FEET ALONG SAID RIGHT-OF-WAY TO A POINT AI THE INFERCEDITION OF SAID SOUTH RIGHT-OF-WAY WITH THE WEST RIGHT-OF-WAY OF BATES ROAD (RIGHT-OF-WAY VARIES AT THIS POINT);

AT THIS POINT); THENCE SOUTH 23 DEGREES 26 MINUTES 59 SECONDS EAST FOR A DISTANCE OF 178.38 FEET ALONG THE WEST RIGHT-OF-WAY OF BATES ROAD TO A POINT; THENCE NORTH 49 DEGREES 34 MINUTES 32 SECONDS EAST FOR A DISTANCE OF 9.17 FEET ALONG

THE WEST RIGHT-OF-WAY OF BATES ROAD TO A POINT;
THENCE NORTH 49 DEGREES 34 MINUTES 32 SECONDS EAST FOR A DISTANCE OF 9.17 FEET ALONG
AN OFFSET IN SAID WEST RIGHT-OF-WAY TO A POINT (R/W 40 FEET AT THIS POINT);
THENCE SOUTH 33 DEGREES 49 MINUTES 30 SECONDS EAST FOR A DISTANCE OF 160.88 FEET ALONG
THE WEST RIGHT-OF-WAY OF BATES ROAD TO A POINT;
THENCE SOUTH 35 DEGREES 35 MINUTES 35 SECONDS EAST FOR A DISTANCE OF 311.62 FEET ALONG
THE WEST RIGHT-OF-WAY OF BATES ROAD TO A POINT;
THENCE SOUTH 36 DEGREES 29 MINUTES 44 SECONDS EAST FOR A DISTANCE OF 73.10 FEET ALONG
THE WEST RIGHT-OF-WAY OF BATES ROAD TO A POINT;
THENCE SOUTH 35 DEGREES 18 MINUTES 08 SECONDS WEST FOR A DISTANCE OF 911.69 FEET
LEAWING SAID RIGHT-OF-WAY TO AN IRON PIN FOUND;
THENCE SOUTH 33 DEGREES 12 MINUTES 49 SECONDS EAST FOR A DISTANCE OF 441.47 FEET TO A
POINT, WHICH POINT IS SOUTH 35 DEGREES OP MINUTES OT SECOND EAST A DISTANCE OF 22.65
FEET FROM AN IRON PIN FOUND;
THENCE ALONG THE CENTERLINE OF AN OLD ROAD AND THE FOLLOWING COURSES AND DISTANCES:
SOUTH 36 DEGREES OB MINUTES OT SECONDS WEST FOR A DISTANCE OF 20.0 FEET;
SOUTH 36 DEGREES OF MINUTES OT SECONDS WEST FOR A DISTANCE OF 28.00 FEET;
SOUTH 10 DEGREES 02 MINUTES OT SECONDS WEST FOR A DISTANCE OF 737.10 FEET;
SOUTH 10 DEGREES 02 MINUTES OT SECONDS WEST FOR A DISTANCE OF 737.10 FEET;
SOUTH 10 DEGREES 22 MINUTES OT SECONDS WEST FOR A DISTANCE OF 737.10 FEET;
SOUTH 10 DEGREES 22 MINUTES OT SECONDS WEST FOR A DISTANCE OF 147.10 FEET;
SOUTH 10 DEGREES 22 MINUTES OT SECONDS WEST FOR A DISTANCE OF 147.10 FEET;
SOUTH 10 DEGREES 22 MINUTES OT SECONDS WEST FOR A DISTANCE OF 147.10 FEET;
SOUTH 10 DEGREES 22 MINUTES OT SECONDS WEST FOR A DISTANCE OF 147.10 FEET;
SOUTH 10 DEGREES 22 MINUTES OT SECONDS WEST FOR A DISTANCE OF 148.10 FEET;
SOUTH 10 DEGREES 20 MINUTES OT SECONDS WEST FOR A DISTANCE OF 167.10 FEET;
SOUTH 10 DEGREES 20 MINUTES OT SECONDS WEST FOR A DISTANCE OF 167.10 FEET;
SOUTH 10 DEGREES 20 MINUTES OT SECONDS WEST FOR A DISTANCE OF 167.10 FEET;
SOUTH 10 DEGREES 20 MINUTES OT SECONDS WEST FOR

FROM AN IRON PIN FOUND; THERE LEAVING SAID CENTERLINE AND RUNNING SOUTH 00 DEGREES 42 MINUTES 43 SECONDS WEST FOR A DISTANCE OF 1561.02 FEET ALONG THE EAST LINE OF LAND LOTS 1030 AND 1059 TO

AN IRON PIN FOUND AT THE SOUTHEAST CORNER OF LAND LOT 1059; THENCE NORTH 89 DECREES 18 MINUTES 05 SECONDS WEST FOR A DISTANCE OF 1383.32 FEET ALONG THE SOUTH LINE OF LAND LOT 1059 TO AN IRON PIN FOUND AT THE SOUTHWEST CORNER OF

SAID LAND LOT; THENCE SOUTH 00 DEGREES 44 MINUTES 22 SECONDS WEST FOR A DISTANCE OF 1442.62 FEET ALONG THE EAST LINE OF LAND LOT 1101 TO AN IRON PIN FOUND AT THE SOUTHEAST CORNER OF SAID LAND LOT; THENCE SOUTH 89 DEGREES 41 MINUTES 59 SECONDS EAST FOR A DISTANCE OF 1225.89 FEET ALONG THE NORTH LINE OF LAND LOT 1131 TO AN IRON PIN FOUND AT THE NORTHEAST CORNER OF

SAID LAND LOT:

SAID LAND LOT; THENCE SOUTH 89 DEGREES 40 MINUTES 37 SECONDS EAST FOR A DISTANCE OF 755.46 FEET ALONG THE NORTH LINE OF LAND LOT 1130 TO AN IRON PIN FOUND; THENCE SOUTH 89 DEGREES 31 MINUTES 49 SECONDS EAST FOR A DISTANCE OF 659.59 FEET ALONG THE NORTH LINE OF SAID LAND LOT 1130 TO AN IRON PIN FOUND AT THE NORTHEAST CORNER OF HENCE NORTH 84 DECREES 24 MINUTES 03 SECONDS FAST FOR A DISTANCE OF 1468.52 FFFT

LONG THE NORTH LINE OF LAND LOT 1129 TO AN IRON PIN FOUND AT THE NORTHEAST CORNER OF ALONG THE NORTH LINE OF LAND LOT:
THENCE SOUTH OD DEGREES 54 MINUTES 42 SECONDS WEST FOR A DISTANCE OF 1316.93 FEET
ALONG THE EAST LINE OF LAND LOT 1129 TO AN IRON PIN FOUND AT THE SOUTHEAST CORNER OF

AND LAND LOT; HENCE SOUTH 89 DEGREES OF MINUTES OF SECONDS EAST FOR A DISTANCE OF 1316.79 FEET LONG THE NORTH LINE OF LAND LOT 1177 TO AN IRON PIN FOUND AT THE NORTHEAST CORNER OF

ALONG THE NORTH LINE OF LAND LOT 1177 TO AN IRON PIN FOUND AT THE NORTHEAST CORNER OF SAID LAND LOT;
THENCE SOUTH 00 DEGREES 59 MINUTES 47 SECONDS WEST FOR A DISTANCE OF 1323.45 FEET ALONG THE LAST LINE OF LAND LOT 1177 TO AN IRON PIN FOUND AT THE SOUTHEAST CORNER OF SAID LAND LOT;
THENCE SOUTH 89 DEGREES 47 MINUTES 31 SECONDS EAST FOR A DISTANCE OF 1252.65 FEET ALONG THE NORTH LINE OF LAND LOT 1199 TO AN IRON PIN FOUND AT THE NORTHEAST CORNER OF SAID LAND LOT:

SAID LAND LOT; THENCE SOUTH 89 DEGREES 43 MINUTES 29 SECONDS EAST FOR A DISTANCE OF 1362.62 FEET ALONG THE NORTH LINE OF LAND LOT 1198 TO AN IRON PIN FOUND AT THE NORTHEAST CORNER OF

SAID LAND LOT; THENCE NORTH 00 DEGREES 29 MINUTES 55 SECONDS EAST FOR A DISTANCE OF 1239,35 FEET NLONG THE WEST LINE OF LAND LOT 118D TO AN IRON PIN FOUND AT THE NORTHWEST CORNER OF

ALUNG THE WEST LINE OF DAND BUT THOSE TO AN INCOME.

THENCE SOUTH 89 DEGREES 35 MINUTES 34 SECONDS EAST FOR A DISTANCE OF 457.81 FEET ALONG THE NORTH LINE OF LAND LOT 1180 TO AN IRON PIN FOUND;

THENCE SOUTH 89 DEGREES 35 MINUTES 49 SECONDS EAST FOR A DISTANCE OF 262.52 FEET ALONG THE NORTH LINE OF LAND LOT 1180 TO AN IRON PIN FOUND;

THENCE SOUTH 89 DEGREES 32 MINUTES 37 SECONDS EAST FOR A DISTANCE OF 165.46 FEET ALONG THE NORTH LINE OF LAND LOT 1180 TO AN IRON PIN FOUND;

THE NORTH LINE OF LAND LOT 1180 TO AN IRON PIN FOUND;

HENCE SOUTH 89 DEGREES 38 MINUTES 48 SECONDS EAST FOR A DISTANCE OF 822.67 FEET ALONG HE NORTH LINE OF LAND LOTS 1180 AND 1181 TO AN IRON PIN FOUND ON THE WEST RIGHT—OF—

WAY OF BATES ROAD (40' R/W); THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 594.54 FEET AND AN ARC LENGTH OF

594.34 FEEL AND AN ARC LENGTH OF 32.74 FEEL BEING STEEL AND AN ARC LENGTH OF SOUTH 03 DEGREES OD MINUTES 25 SECONDS EAST FOR A DISTANCE OF 32.74 FEEL ALONG THE WEST RIGHT—OF— WAY OF BATES ROAD TO A POINT; THENCE SOUTH 01 DEGREES 25 MINUTES 52 SECONDS EAST FOR A DISTANCE OF 77.89 FEET ALONG SAID WEST RIGHT—OF—WAY TO A POINT;

WEST RIGHT-OF-WAY TO A POINT;

THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 444.66 FEET AND AN ARC LENGTH OF 263.43 FEET, BEING SUBTENDED BY A CHORD OF SOUTH 23 DEGREES 20 MINUTES 59 SECONDS EAST FOR A DISTANCE OF 259.59 FEET ALONG SAID WEST RIGHT-OF-WAY TO A POINT;
THENCE SOUTH 40 DEGREES 19 MINUTES 16 SECONDS EAST FOR A DISTANCE OF 181.20 FEET ALONG

THENCE SOUTH AD BERKES TO MINITED TO SECONDS EAST FOR A DISTANCE OF 181.20 FEET ALONG SAID WEST RICHT-OF-WAY TO A POINT;
THENCE ALONG A CURVE TO THE RICHT HAVING A RADIUS OF 1240.43 FEET AND AN ARC LENGTH OF 246.76 FEET, BEING SUBTENDED BY A CHORD OF SOUTH 34 DEGREES 37 MINUTES 20 SECONDS EAST FOR A DISTANCE OF 246.35 FEET ALONG SAID WEST RIGHT-OF-WAY TO A POINT;

FOR A DISTANCE OF 246.35 FEET ALONG SAID WEST RIGHT-OF-WAY TO A POINT; THENCE SOUTH 28 DEGREES 55 MINUTES 24 SECONDS EAST FOR A DISTANCE OF 538,35 FEET ALONG SAID WEST RIGHT-OF-WAY TO A POINT; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 533.02 FEET AND AN ARC LENGTH OF 319,60 FEET, BEING SUBTENDED BY A CHORD OF SOUTH 46 DEGREES 06 MINUTES 01 SECONDS EAST FOR A DISTANCE OF 314.85 FEET ALONG SAID WEST RIGHT-OF-WAY TO A POINT; THENCE SOUTH 63 DEGREES 16 MINUTES 37 SECONDS EAST FOR A DISTANCE OF 125.99 FEET TO A POINT;

THENCE SOUTH 63 DECREES 16 MINUTES 37 SECONDS EAST FOR A DISTANCE OF 125.99 FEET TO A POINT;
THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 610.00 FEEL AND AN ARC LENGTH OF 143.35 FEET, BEING SUBTENDED BY A CHORD OF SOUTH 69 DECREES 55 MINUTES 28 SECONDS EAST FOR A DISTANCE OF 143.02 FEET ALONG SAID WEST RIGHT—OF—WAY TO A POINT;
THENCE SOUTH 49 DEGREES 50 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 521.80 FEET LEAVING SAID WEST RIGHT—OF—WAY TO AN IRON PIN FOUND;
THENCE SOUTH 81 DEGREES 52 MINUTES 39 SECONDS EAST FOR A DISTANCE OF 234.68 FEET TO AN IRON PIN FOUND;
THENCE SOUTH 64 DEGREES 28 MINUTES 50 SECONDS EAST FOR A DISTANCE OF 321.87 FEET TO AN IRON PIN FOUND;

TRON PIN FOUND;

RON PIN FOUND;

THENCE SOUTH 02 DEGREES 32 MINUTES 42 SECONDS WEST FOR A DISTANCE OF 321.67 FEET TO AN INFON PIN FOUND ON THE SOUTH LINE OF LAND LOT TIPS TO A DISTANCE OF 344.92 FEET TO AN INFON PIN FOUND ON THE SOUTH LINE OF LAND LOT TIPS TO AN INFO PIN FOUND AT THE SOUTHWEST CORNER OF SAID THE SOUTH LINE OF LAND LOT TIPS TO AN INFO TO VIDE TO THE SOUTHWEST CORNER OF SAID

LAND LOT; THENCE SOUTH OO DEGREES O5 MINUTES 57 SECONDS EAST FOR A DISTANCE OF 1282.42 FEET ALONG THE EAST LINE OF LAND LOT 1253 TO AN IRON PIN FOUND AT THE SOUTHEAST CORNER OF

SAID LAND LOT; THENCE SOUTH 89 DEGREES 18 MINUTES 16 SECONDS WEST FOR A DISTANCE OF 1268.59 FEET ALONG THE SOUTH LINE OF LAND LOT 1253 TO AN IRON PIN FOUND AT THE SOUTHWEST CORNER OF

THENCE SOUTH OO DEGREES O2 MINUTES 10 SECONDS WEST FOR A DISTANCE OF 1084.48 FEET

ALONG THE EAST LINE OF LAND LOT 1269 TO AN IRON PIN FOUND; THENCE SOUTH 85 DEGREES 14 MINUTES 01 SECONDS EAST FOR A DISTANCE OF 318.58 FEET TO A POINT IN THE CENTER OF CRYSTAL MOUNTAIN ROAD (A 60 FOOT INGRESS-EGRESS EASEMENT), WHICH POINT IS SOUTH 85 DEGREES 14 MINUTES 01 SECOND EAST A DISTANCE OF 18.00 FEET FROM

WHICH PUINT IS SOUTH 85 DEGREES 14 MINUTES 01 SECOND EAST A DISTANCE OF 18.00 FEET FROM AN IRON PIN FOUND;
THENCE SOUTH 09 DEGREES 22 MINUTES 49 SECUNDS WEST FOR A DISTANCE OF 32.03 FEET ALONG THE CENTERLINE OF SAID ROAD TO A POINT;
THENCE SOUTH 03 DEGREES 45 MINUTES 06 SECONDS EAST FOR A DISTANCE OF 48.08 FEET ALONG THE CENTERLINE OF SAID ROAD TO A POINT;
THENCE SOUTH 15 DEGREES 32 MINUTES 45 SECONDS EAST FOR A DISTANCE OF 64.85 FEET ALONG THE CENTERLINE OF SAID ROAD TO A POINT;
THENCE SOUTH 03 DEGREES 51 MINUTES 40 SECONDS EAST FOR A DISTANCE OF 130.99 FEET ALONG THE CENTERLINE OF SAID ROAD TO A POINT;
THENCE SOUTH 8D BEGREES 45 MINUTES 40 SECONDS WEST FOR A DISTANCE OF 12.00 FEET LEAVING SAID CENTERLINE TO AN IRON PIN FOUND;
THENCE SOUTH 8D BEGREES 48 MINUTES 50 SECONDS WEST FOR A DISTANCE OF 331.96 FEET ALONG THE SOUTH LINE OF LAND LOT 12.68 AND THE LINE BETWEEN BARTOW COUNTY AND PAULDING COUNTY TO AN IRON PIN FOUND; THENCE NORTH 3D SECONDS SECONDS EAST FOR A DISTANCE OF 95.97 FEET ALONG THE WEST LINE OF AND LOT 12.68 AND THE LINE BETWEEN BARTOW COUNTY AND PAULDING COUNTY ON IRON PIN FOUND; THENCE NORTH OD DEGREES 20 MINUTES 10 SECONDS EAST FOR A DISTANCE OF 95.97 FEET ALONG
THE WEST LINE OF LAND LOT 12.68 TO AN IRON PIN FOUND AT THE SOUTHEAST CORNER OF LAND LOT 12.68;

THE WEST LINE OF LAND LOT 1268 TO AN IRON PIN FOUND AT THE SOUTHLAST CORNER OF LAND LOT 1269;
THENCE NORTH 89 DEGREES 0.3 MINUTES 04 SECONDS WEST FOR A DISTANCE OF 1048.21 FEET ALONG THE SOUTH LINE OF LAND LOT 1269 AND THE COUNTY LINE TO AN IRON PIN FOUND;
THENCE SOUTH 89 DEGREES 46 MINUTES 06 SECONDS WEST FOR DISTANCE OF 2613.63 FEET ALONG THE SOUTH LINE OF LAND LOT 1269, 1270, 1271 AND THE COUNTY LINE TO AN IRON PIN FOUND;
THENCE SOUTH 89 DEGREES 39 MINUTES 13 SECONDS WEST FOR A DISTANCE OF 22.098 FEET ALONG THE SOUTH LINE OF LAND LOT 1271 AND THE COUNTY LINE TO AN IRON PIN FOUND AT THE SOUTH LINE OF SAID LAND LOT;
THENCE SOUTH 89 DEGREES 49 MINUTES 11 SECONDS WEST FOR A DISTANCE OF 19.33.49 FEET ALONG THE SOUTH LINE OF LAND LOTS 1272 1273 AND THE COUNTY LINE TO AN IRON PIN FOUND PIN FOUND. ALONG THE SOUTH LINE OF LAND LOTS 1272, 1273 AND THE COUNTY LINE TO AN IRON PIN FOUND; THENCE SOUTH BB DEGREES 59 MINUTES 51 SECONDS WEST FOR A DISTANCE OF 899.69 FEET ALONG THE SOUTH LINE OF LAND LOT 1273, 1274 AND THE COUNTY LINE TO AN IRON PIN FOR THE SOUTH LINE OF LAND LOT 1273, 1274 AND THE COUNTY LINE TO AN IRON PIN FOR THE SOUTH LINE OF THE SOUT

ALONG THE SOUTH LINE OF LAND LOT 1274 AND THE COUNTY LINE TO AN IRON PIN PLACED;
THENCE NORTH 89 DEGREES 39 MINUTES 26 SECONDS WEST FOR A DISTANCE OF 1358.83 FEET
ALONG THE SOUTH LINE OF LAND LOTS 1274, 1275 AND THE COUNTY LINE TO AN IRON PIN PLACED;
THENCE NORTH 89 DEGREES 12 MINUTES 32 SECONDS WEST FOR A DISTANCE OF 1557.74 FEET
ALONG THE SOUTH LINE OF LAND LOTS 1275, 1276 AND THE COUNTY LINE TO AN IRON PIN FOUND

ACUNG THE SOUTH CINE OF CAMB LOT 12/5, 12/5 AND THE COUNTY LINE TO AN TRON PIN FOUND AT THE SOUTHWEST CORNER OF LAND LOT 12/5, THENCE NORTH 00 DEGREES 47 MINUTES 42 SECONDS EAST FOR A DISTANCE OF 266.297 FEET ALONG THE WEST LINE OF LAND LOTS 1276 AND 1245 AND LEAVING THE COUNTY LINE TO AN IRON PIN PLACED AT THE NORTHWEST CORNER OF LAND LOT 12/45; THENCE NORTH 89 DEGREES 39 MINUTES 43 SECONDS WEST FOR A DISTANCE OF 1360.16 FEET ALONG THE SOUTH LINE OF LAND LOT 1205 TO AN IRON PIN FOUND AT THE SOUTHWEST CORNER OF

SAID LAND LOT; THENCE NORTH OD DEGREES O5 MINUTES 36 SECONDS EAST FOR A DISTANCE OF 2427.98 FEET ALONG THE WEST LINE OF LAND LOTS 1205 AND 1172 TO AN IRON PIN FOUND; THENCE NORTH OZ DEGREES 55 MINUTES 28 SECONDS WEST FOR A DISTANCE OF 144.98 FEET ALONG THE WEST LINE OF LAND LOT 1172 TO AN IRON PIN FOUND AT THE NORTHWEST CORNER

LAND LUT 1172; THENCE SOUTH 8B DEGREES 57 MINUTES 22 SECONDS EAST FOR A DISTANCE OF 1399.20 FEET ALONG THE NORTH LINE OF LAND LOT 1172 TO AN IRON PIN PLACED AT THE NORTHEAST CORNER

ALONG THE MORTH LINE OF LAND LOT 1172 TO AN IRON PIN PLACED AT THE NORTHEAST CORNER OF SAID LAND LOT; THENCE MORTH OD DEGREES 47 MINUTES 11 SECONDS EAST FOR A DISTANCE OF 1306.91 FEET ALONG THE WEST LINE OF LAND LOT 1132 TO AN IRON PIN PLACED AT THE NORTHWEST CORNER OF SAID LAND LOT; THENCE NORTH 8B DEGREES 59 MINUTES 49 SECONDS WEST FOR A DISTANCE OF 1394.60 FEET ALONG THE SOUTH LINE OF LAND LOT 1100 TO AN IRON PIN FOUND AT THE SOUTHWEST CORNER OF SAID LAND LOT; THENCE SOUTH OD BEGREES 59 MINUTES 16 SECONDS WEST FOR A DISTANCE OF 1305.90 FEET ALONG THE EAST LINE OF LAND LOT 1134 TO AN IRON PIN FOUND AT THE SOUTHEAST CORNER OF SAID LAND LOT; THENCE SOUTH OD BEGREES 57 MINUTES 44 SECONDS WEST FOR A DISTANCE OF 1288.73 FEET ALONG THE SOUTH LINE OF LAND LOT 1134 TO AN IRON PIN FOUND AT THE SOUTHWEST CORNER OF SAID LAND LOT;

OFSAID LAND LOT; THENCE NORTH 00 DEGREES 20 MINUTES 10 SECONDS EAST FOR A DISTANCE OF 1279.80 FEET ALONG THE WEST LINE OF LAND LOT 1134 TO AN IRON PIN FOUND AT THE NORTHWEST CORNER OF

SAID AND LOT.

THENCE SOUTH 8B DEGREES 44 MINUTES 06 SECONDS EAST FOR A DISTANCE OF 15.21 FEET ALONG THE NORTH LINE OF LAND LOT 1134 TO THE SOUTHEAST CORNER OF LOT 1213, PHASE I, SECTION E, CARTER GROVE PLANTATION.

HENCE NORTH 55 DEGREES 12 MINUTES 05 SECONDS EAST FOR A DISTANCE OF 142.25 FEET ALONG

THE SOUTHEAST LINE OF SAID LOT 1213 TO A POINT;
THENCE NORTH OD DEGREES 15 MINUTES OO SECONDS EAST FOR A DISTANCE OF 200.43 FEET ALONG
THE EAST LINE OF LOT 1212 OF SAID SECTION TO A POINT;

THE EAST LINE OF COT 1212 OF SAID SECTION TO A POINT;
THENCE NORTH 81 DEGREES 40 MINUTES 29 SECONDS EAST FOR A DISTANCE OF 130.49 FEET ALONG THE SOUTH LINE OF LOT 1195 OF SAID SECTION TO A POINT;
THENCE NORTH 42 DEGREES OD MINUTES 55 SECONDS EAST FOR A DISTANCE OF 132.43 FEET ALONG
THE EAST LINE OF LOT 1194 OF SAID SECTION TO A POINT;

THE EAST LINE OF LOT 1194 OF SAID SECTION TO A POINT;
THENCE NORTH 10 DEGREES 21 MINUTES 17 SECONDS EAST FOR A DISTANCE OF 128.95 FEET ALONG THE EAST LINE OF LOT 1194 OF SAID SECTION TO A POINT;
THENCE NORTH 10 DEGREES 24 MINUTES 17 SECONDS EAST FOR A DISTANCE OF 128.95 FEET ALONG THE EAST LINE OF LOT 1194 OF SAID SECTION TO A POINT;
THENCE NORTH 27 DEGREES 40 MINUTES 03 SECONDS WEST FOR A DISTANCE OF 193.63 FEET ALONG THE EAST LINE OF LOT 1193 OF SAID SECTION TO A POINT;
THENCE NORTH 25 DEGREES 24 MINUTES 31 SECONDS EAST FOR A DISTANCE OF 138.71 FEET ALONG THE EAST LINE OF LOT 1191 OF SAID SECTION TO A POINT;
THENCE NORTH 03 DEGREES 34 MINUTES 30 SECONDS WEST FOR A DISTANCE OF 115.01 FEET ALONG THE EAST LINE OF LOT 1191 OF SAID SECTION TO A POINT;
THENCE NORTH 37 DEGREES 48 MINUTES 02 SECONDS WEST FOR A DISTANCE OF 117.37 FEET ALONG THE EAST LINE OF LOT 1190 OF SAID SECTION TO A POINT;
THENCE NORTH 37 DEGREES 48 MINUTES 02 SECONDS WEST FOR A DISTANCE OF 132.12 FEET ALONG THE EAST LINE OF LOT 1190 OF SAID SECTION TO A POINT;
THENCE NORTH 02 DEGREES 17 MINUTES 29 SECONDS EAST FOR A DISTANCE OF 132.12 FEET ALONG THE GREEN SPACE TRACT BETWEEN LOT 1190 OF SAID SECTION AND LOT 1175, PHASE I, SECTION D, CARTER GROVE PLANTATION;

PARCEL DESCRIPTION (cont.)

PARCEL DESCRIPTION (cont.)

THENCE NORTH 53 DEGREES 17 MINUTES 26 SECONDS EAST FOR A DISTANCE OF 105.87 FEET ALONG THE EAST LINE OF LOT 1174 OF SECTION D TO A POINT;

THENCE NORTH 24 DEGREES 20 MINUTES 04 SECONDS EAST FOR A DISTANCE OF 107.95 FEET ALONG THE EAST LINE OF LOT 1174 OF SAID SECTION TO A POINT;

THENCE NORTH 03 DEGREES 53 MINUTES 12 SECONDS WEST FOR A DISTANCE OF 115.02 FEET ALONG THE EAST LINE OF LOT 1173 OF SAID SECTION TO A POINT;

THENCE NORTH 01 DEGREES 27 MINUTES 19 SECONDS WEST FOR A DISTANCE OF 285.59 FEET ALONG THE EAST LINE OF LOT 1173 OF SAID SECTION TO A POINT;

THENCE NORTH 01 DEGREES 27 MINUTES 19 SECONDS WEST FOR A DISTANCE OF 285.59 FEET ALONG THE EAST LINE OF LOT 1173 SECONDS WEST FOR A DISTANCE OF 137.39 FEET ALONG THE EAST LINE OF LOT 1157 SECOND TO A POINT;

THENCE NORTH 30 DEGREES 09 MINUTES 03 SECONDS EAST FOR A DISTANCE OF 137.39 FEET ALONG THE EAST LINE OF LOT 1155 SCHOOL TO A POINT;

THENCE NORTH 30 DEGREES 21 MINUTES 35 SECONDS EAST FOR A DISTANCE OF 77.11 FEET ALONG THE EAST LINE OF LOT 1155 SAID SECTION TO A POINT;

THENCE NORTH 30 DEGREES 21 MINUTES 34 SECONDS WEST FOR A DISTANCE OF 113.13 FEET ALONG THE EAST LINE OF LOT 1155 SAID SECTION TO A POINT;

THENCE NORTH 19 DEGREES 34 MINUTES 34 SECONDS WEST FOR A DISTANCE OF 101.46 FEET ALONG THE EAST LINE OF LOT 1155 SAID SECTION TO A POINT;

THENCE NORTH 47 DEGREES 33 MINUTES 34 SECONDS WEST FOR A DISTANCE OF 102.74 FEET ALONG THE NORTHEAST LINE OF LOT 1154 SAID SECTION TO A POINT;

THENCE NORTH 47 DEGREES 30 MINUTES 34 SECONDS WEST FOR A DISTANCE OF 101.46 FEET ALONG THE NORTHEAST LINE OF LOT 1154 SAID SECTION TO A POINT;

THENCE NORTH 47 DEGREES 30 MINUTES 34 SECONDS WEST FOR A DISTANCE OF 101.46 FEET ALONG THE NORTHEAST LINE OF LOT 1154 SAID SECTION TO A POINT;

THENCE NORTH 43 DEGREES 35 MINUTES 34 SECONDS WEST FOR A DISTANCE OF 101.47 FEET ALONG THE NORTHEAST LINE OF LOT 1154 SAID SECTION TO A POINT;

THENCE NORTH 43 DEGREES 35 MINUTES 34 SECONDS WEST FOR A DISTANCE OF 313.18 FEET ALONG THE NORTHEAST LINE OF LOT 1154 SA

THENCE NORTH 33 DEGREES 53 MINUTES 29 SECONDS EAST FOR A DISTANCE OF 187.84 FEET ALONG THE EAST LINE OF LOTS 1088 AND 1067 OF SECTION B TO A POINT ON THE SOUTH RIGHT—OF—WAY OF CARTER GROVE BOULEVARD (R/W VARIES);
THENCE SOUTH 73 DEGREES 36 MINUTES 02 SECONDS EAST FOR A DISTANCE OF 57.88 FEET ALONG THE SOUTH RIGHT—OF—WAY OF CARTER GROVE BOULEVARD TO A POINT;
THENCE SOUTH 73 DEGREES 38 MINUTES 10 SECONDS EAST FOR A DISTANCE OF 195.58 FEET ALONG THE SOUTH RIGHT—OF—WAY OF CARTER GROVE BOULEVARD TO A POINT;
THENCE NORTH 16 DEGREES 21 MINUTES 49 SECONDS EAST FOR A DISTANCE OF 110.00 FEET ALONG THE PRESENT END OF CARTER GROVE BOULEVARD TO A POINT;
THENCE NORTH 73 DEGREES 38 MINUTES 11 SECONDS WEST FOR A DISTANCE OF 110.00 FEET ALONG THE NORTH RIGHT—OF—WAY OF CARTER GROVE BOULEVARD TO A POINT;
THENCE NORTH 73 DEGREES 24 MINUTES 34 SECONDS WEST FOR A DISTANCE OF 26.74 FEET ALONG THE NORTH RIGHT—OF—WAY OF CARTER GROVE BOULEVARD TO A POINT;
THENCE NORTH 72 DEGREES 24 MINUTES 34 SECONDS WEST FOR A DISTANCE OF 140.99 FEET ALONG THE NORTH RIGHT—OF—WAY OF CARTER GROVE BOULEVARD TO A POINT;
THENCE NORTH 55 DEGREES 28 MINUTES 34 SECONDS WEST FOR A DISTANCE OF 140.99 FEET ALONG THE EAST LINE OF LOTS 1086 AND 1064, PHASE I, SECTION A, CARTER GROVE PLANTATION TO A POINT; THENCE NORTH 10 DEGREES 31 MINUTES 25 SECONDS EAST FOR A DISTANCE OF 202.09 FEET ALONG THE EAST LINE OF LOTS 1086 AND 1064, PHASE I, SECTION TO A POINT; THENCE NORTH 10 DEGREES 31 MINUTES 25 SECONDS EAST FOR A DISTANCE OF 164.41 FEET ALONG THE FAST LINE OF LOTS 1088, DISSECTION TO A POINT; THENCE NORTH 14 DEGREES 32 MINUTES 25 SECONDS EAST FOR A DISTANCE OF 78.85 FEET ALONG THE EAST LINE OF THE GREEN SPACE TRACT BETWEEN LOTS 1082 AND 1053 OF SAID SECTION TO A POINT; THENCE NORTH 44 DEGREES 32 MINUTES 20 SECONDS EAST FOR A DISTANCE OF 499.35 FEET ALONG THE EAST LINE OF LOTS 1042, 1043, 1044, 1045, 1046, 1047 AND 1048 OF SAID SECTION TO A POINT; THENCE NORTH 44 DEGREES 35 MINUTES 04 SECONDS EAST FOR A DISTANCE OF 495.04 FEET ALONG THE SOUTHEAST LINE OF LOTS 1042, 10

FEET TO AN IRON PIN;
THENCE SOUTH 89 DEGREES 15 MINUTES 01 SECONDS EAST FIN A DISTANCE OF 312.67 FEET TO AN

IRON PIN; THENCE SOUTH 89 DEGREES 42 MINUTES 46 SECONDS EAST FOR A DISTANCE OF 1618.04
FEET TO AN IRON PIN;
THENCE SOUTH 89 DEGREES 49 MINUTES 26 SECONDS EAST FOR A DISTANCE OF 1697.19 FEET TO
AN IRON PIN; THENCE NORTH 00 DEGREES 16 MINUTES 59 SECONDS FAST FOR A DISTANCE OF 1751.94 FEET ALONG THE WEST LINE OF LAND LOTS 1031 AND 986 TO AN IRON PIN FOUND AT THE NORTHWEST CORNER OF LAND LOT 986;

NORTHWEST CORNER OF LAND LOT 986; THENCE NORTH 00 DEGREES 46 MINUTES 14 SECONDS EAST FOR A DISTANCE OF 623.27 FEET ALONG THE WEST LINE OF LAND LOT 959 TO AN IRON PIN FOUND ON THE SOUTH RIGHT-OF-WAY OF OLD ALABAMA ROAD AND THE POINT OF BEGINNING.

SCHEDULE B-2 EXCEPTIONS

TITLE COMMITMENT No. NCS-1173880-HHLV EFFECTIVE DATE: APRIL 19, 2023

12. Reservation of mineral rights, together with ingress and egress [Land Lot 1199] contained in Indenture between Frank D. Smith, Fred W. Knight and Wilson M. Hardy and C. C. Piltman, dated November 9, 1946, filled for record November 14, 1946, and recorded in Deed Book 86, Bases 248, Bardon Courte, Capacia reports.

13. Easement for Construction and Maintenance of Flood-Retarding Structures from C. C. Pittman to Coosa River Soil Conservation District, dated February 12, 1954, filed for record November 8, 1954, and recorded in Deed Book 102, Page 510; as corrected by Warranty Deed, from C. C. Pittman to nom C. C. Pittman to Coosa River Soil Conservation District, dated July 29, 1965, and recorded in Book 148, Page 74, aforesaid records.

14. Terms and provisions of easements reserved, together with easements granted in Wo Deed from Claude C. Pittman to Leland H. Bagwell dated August 2, 1965, and recorded li Book 148, Page 95, oforesald records. (No description provided, unable to locate)

15. Terms and provisions of easements reserved, together with easements granted in Warranty Deed from Kraft Land Services, Inc. to Arthur Wayne Singleton dated November 22, 1978, filed for record December 11, 1978, and recorded in Deed Book 343, Page 150, aforesaid records. (Affects as shown)

16. Terms and provisions of Agreement between Bagwell & Stewart, Inc., and N. G. R. Investments, Inc., of Forsyth County, Georgio and Hansel and Weldon Thacker, dated August 1982, filed for record November 16, 1982, and recorded in Deed Book 434, Page 370, ofore records. (see plat recorded in Plat Book 25, Page 153, aforesaid

17. Terms and provisions of Easement Agreement by and among N.G.R. Investments, Inc., formerly known as Bagwell and Stewart, Inc., a Georgia Corporation, John C. Dromey, Stanley Dromey, Christine Dromey Yaughn, Lorue Mizell Sime and Frank M. Burson and Anita May Sharif and Charles Lee Andrews, Jr., dated September 28, 1984, filled for record October 1, 1984, and recorded in Deed Book 470, Page 109, afgresald records. (See 16)

Development Agreement by and between Deenie C. McKeever and Carter Grove Plantation, LLC, a Georgia limited liability company, dated May 5, 2004, filed for record September, 6, 2005, and recorded in Deed Book 1966, Page 367, aforesaid records.

19. Easement from Steve Simpson to Georgia Power Company, dated November 14, 2005, filed for record January 11, 2006, and recorded in Deed Book 2014, Page 1018, aforesaid records. (Does not offect)

Easement from Simpson Family, LLC to Georgia Power Company, dated September 2005, filed for record January 11, 2005, and recorded in Deed Book 2014, Page 1020, records. (Does not offect)

Easement from Steve Simpson to the City of Cartersville, a municipal corporation of the State of Georgia, dated February 7, 2006, filled for record February 9, 2006, and recorded in Deed Book 2024, Page 251, aforesald records. (Does not affect)



PREPARED BY: NATHAN G. SHEPHERU PROFESSIONAL SURVEYOR LS003466 514 MEST MAPLE ST. CUMMING, GEORGIA 30040 TEL. 989–284–8178 DRAIN BY. JTS DATE: 03/19/2024 JOB NUMBER: 134320S20203 WWW.SDIGEFOULL.COT

SCHEDULE B-2 EXCEPTIONS (cont.)

22. Certificate of Dedication and Maintenance Agreement by and between Steve Simpson and Carter Grove Plantation, LLC and the City of Cartersville, Georgia, a municipal corporation, dated May 2006, filed for record June 23, 2006, and recorded in Deed Book 2075, Page 765, aforesaid records; as amended by Amended Certificate of Dedication and Maintenance Agreement from Steve Simpson and Carter Grove Plantation, LLC to the City of Cartersville, Georgia, a municipal corporation, dated July 6, 2006, filed for record July 11, 2006, and recorded in Deed Book 2082, Page 195, aforesaid records. Note: A legal description was not attached to either document. (Does not affect)

23. Restrictive Use Agreement by Steve Simpson, Simpson Family, LLC, a Georgia limited liability company and Carter Grove Plantation, LLC, a Georgia limited ilability company, Carter Grove Commons, LLC, a Georgia limited liability company and Mayfair Development, LLC, a Georgia limited liability company, dated January 15, 2008, filed for record January 16, 2008, and recorded in Deed Book 2264, Page 143, aforesald records. (Does not affect)

24. Easements conveyed in Quit-Claim Deed between Mary J. Simpson, as Executrix of the Estate of Steve Simpson and Bartow County Water Department, dated October 1, 2009, filed for record October 2, 2009, and recorded in Deed Book 2387, Page 750, dorseald records; as corrected by Corrective Quitclaim Deed by and between Mary J. Simpson as Executrix of the State of Steve Simpson and Bartow County, a political subdivision of the State of Georgia dated October 17, 2010, filed for record, October 17, 2010, and recorded in Deed Book 2449, Page 359, aforesaid records. (see plot recorded in Plat Book 70, Page 176, aforesaid records)

25. Terms and provisions of Reciprocal Easement and Operating Agreement by and between Plantation Golf Club, LLC, a Georgia limited llability company and Carter Grove Plantation, LLC, a Georgia limited llability company, dated becember 8, 2010, filed for record December 8, 2010, and recorded in Deed Book 2452, Page 830, aforesoid records; as affected by Amended and Restated Reciprocal Easement and Operating Agreement from Echeler Golf Management, LLC, a Georgia limited liability company to Carter Grove (Atlanta) ASLI VI, LLL.P., a Delawore Ilmited liability compony, dated April 9, 2012, filed for record, April 9, 2012, and recorded in Deed Book 2528, Page 360, aforesoid records; as affected by that Sorivener's Affidavit by Klizabeth W. Quinn of Klipatrick Townsend Stocklon LLP, doted December 8, 2010, filed for record, December 8, 2010, and recorded in Deed Book 3328, Page 514, aforesoid records. (Does not affect) 514, aforesald records. (Does not affect)

26. Agreement Regarding Future Conveyances by and between Carter Grove (Atlanto) ASU, LLLP, a Delaware limited liability company and Walnut Grove Plantation, Inc., a Georgia corporation, dated December 8, 2010, filed for record December 8, 2010, and recorded in Deed Book 2452, Page 943, accretion, Page 1943, accretion, Page 1944, acc

27. Easements acquired pursuant to Amended Order and Judgment entered in Docket No. 15-CV-1128, Superior Court of Bartow County, Georgia, styled Department of Transportation vs. 2.883 cores of land; and certain eosement rights; and Carter Grove (Atlanta) SALI VI, LLLLP., Individually, dated August 28, 2015, filed for record September 2, 2015, and recorded in Deed Book 2783, Page 853, aforesold records (Does not affect)

28. Easements acquired pursuant to Amended Order and Judgment entered in Docket No. 15-CV-1129, Superior Court of Bartow County, Georgla, styles Department of Transportation vs. 2.883 acres of land; and certain eoseme rights; and Carter Grove (Atlanta) SALI VI, L.L.L.P.; Wells Fargo Bank, National Association, individually, doted August 28, 2015, filed for record September 2, 2015, and recorded in Deed Book 2783, Page 864, aforesold records.

29. Easement from Carter Grove (Atlanta) ASLI VI LLP to Georgia Power Company, dated December 12, 2016, filed for record February 6, 2017, and recorded in Deed Book 2897, Page 264, aforesaid records. (Does not affect)

30. Easement from Carter Grave (Atlanta) ASLI VI LLP to Georgia Power Company, dated December 12, 2016, filed for record February 6, 2017, and recorded in Deed Book 2897, Page 267, aforesald records. (Does not affect)

granted in Limited Worranty Deed by and between Corter Grove (Atlanta) ASU VI.LL.P., a Deloware limited liability partnership and Albert Meek, an individual resident of the State of Georgia, dated December 6, 2019, filed for record December 17, 2019, and recorded in Deed Book 3148, Page 222,

32. Sanitary Sewerline Easement from Carter Grove (Atlanta) ASLI VI LLP to Bartow County, Georgia, dated November 17, 2022, filed for record December 2, 2022, and recorded in Deed Book 3515, Page 978, aforesaid records.

33. Exception is taken to any consequences arising from the failure of the Bartow County Tax Assessor to properly assess Tax Map Reference Number C107-0001-015 in conformity with the legal description of record. Note: Property conveyed in Quit-Claim Deed between Mary J. Simpson, as Executrix of the Estate of Steve Simpson and Bartow County Water Department, recorded in Deed Book 2357, Page 750, aforesaid records; as corrected by Corrective Quitclaim recorded in Deed Book 2449, Page 359, aforesaid records, should not be included in the depiction of said Tax Map Reference Number. (Does not affect)

34. Exception is taken to the rights of other in and to the following roads that are located on Parcel B of subject property: Enon Ridge Road; Crystol Mountain Road; on unpowed road located in Land Lot 1133 and Land Lot 1134; and an old unpayed road located in Land Lots 986, 1030, 1031

35. Exception is taken to the rights of other in and to a lake located in the north east portion of Parcel B. (Does not affect) ${\sf Parcel}$

36. Rights, interests, and easements of any and all person(s) or legal entity (les) who have burlol lots or parts of burlal lots located on the premises of a cemetery, including an easement of ingress and egress to and from grave lots over driveways, alleys, walks, and other ways of access, located on Parcel A of subject property.

37. Matters shown on plat recorded in Plat Book 4, Page 101, aforesaid

38. Matters shown on plat recorded in Plat Book 14, Page 104, aforesald records (Unable to read document)

39. Matters shown on plat recorded in Plot Book 22, Page 70, aforesaid records. (Does not affect) 40. Matters shown on plat recorded in Plat Book 57, Page 249 aforesaid

records. (Does not affect) 41. Matters shown on plot recorded in Plat Book 62, Pages 245, 246, 247, 248, 249 and 250 aforesaid records. (Does not affect)

42. Matters as would be disclosed by a current and accurate survey and inspection of the Land.

D-6000 SHEET 9

Item 2.

PARCEL DESCRIPTION (AS-SURVEYED)

A Parcel of land situated in 959, 985, 986, 1027, 1028, 1029, 1030, 1031, 1059, 1060, 1061, 1062, 1099, 1100, 1101, 1129, 1130, 1131, 1132, 1134, 1172, 1173, 1174, 1175, 1176, 1177, 1198, 1199, 1200, 1201, 1202, 1203, 1204, 1205, 1245, 1246, 1247, 1248, 1249, 1250, 1251, 1252, 1253, 1269, 1270, 1271, 1272, 1273, 1274, 1275 and 1276, 4th District, 3rd Section, Bartow County Georgia, Beginning at a set ½" Rebar at the intersection of the West line of Land Lot 959 and the Southerly Right-of-Way of Old Alabama Road (SR113); thence along said Right-of-Way the following 4 courses and distances: thence S64°-20'-38°E., 240.92 feet; thence S59°-56'-59"E., 629.56 feet; thence S59°-56'-59"E., 238.15 feet; thence S67°-03'-20"E., 429.74 feet to the Westerly Right-of-Way of Bates Road; thence along the Westerly Right-of-Way of Bates Road the following 4 courses and distance: S22°-34'-22"E., 22.89 feet; thence S.33°-32'-21"E., 158.45 feet; thence S.36°-29'-27"E., 311.62 feet; thence S.38°-14'-45"E., 67.84 feet; thence leaving said Right-of Way S.56°-24'-21"W., 911.58 feet to a found 1/2" Rebar; thence S.32°-53'-18"E., 447.35 feet to the centerline of road as recorded in Deed Book 434 Page 371 of Bartow County records; thence along said road the following 11 courses and distances: thence S.36°-13'-29"W., 29.00 feet; thence S.54°-10'-29"W., 268.40 feet; thence S.75°-49'-29"W., 147.10 feet; thence S.37°-01'-29"W., 237.10 feet; thence S.10°-06'-29"W., 256.60 feet; thence S.09°-28'-31"E., 196.80 feet; thence S.09°-24'-29"W., 226.50 feet; thence S.48°-49'-29"W., 144.10 feet; thence N.20°-35'-31"W., 215.40 feet; thence N.64°-03'-31"W., 312.60 feet; thence S.58°-08'-48"W., 197.73 feet to a found 1/2" Open Top Pipe on the West line of land Lot 1031; thence leaving said centerline of road S.00°-47'-27"W., 1537.31 feet to a found 2" Rod at the Southeast corner of Land Lot 1059; thence along the South line of Land Lot 1059, N.89°-13'-57"W., 410.85 feet to the westerly edge of a 30 foot ingress/egress easement and a set 1/2" Rod; thence along said westerly edge of a 30 foot ingress/egress easement the following 20 courses and distances: thence S51°-00'-02"W., 143.74; thence S43°-12'-03"W., 39.98 feet; thence S25°-35'-02"W., 22.87 feet; thence S07°-58'-02"W., 40.10 feet; thence S15°-32'-58"E., 188.66 feet; thence S01°-35'-58"E., 106.39; thence S09°-53'-58"E.. 46.31 feet; thence S20°-48'-58"E., 71.00 feet; thence S44°-31'-01"E., 25.84 feet to a 3/8" iron rod; thence S41°-26'-04"E., 63.90 feet., thence S60°-21'-58"E., 105.40 feet; thence S49°-15'-58"E., 43.13 feet; thence S35°-26'-58"E., 48.59 feet; thence S23°-25'-11"E., 34.08 feet to a found rebar; thence S16°-17'-40"E., 149.56 feet; thence S14°-39'-23"., 122.60 feet to a found rebar; thence S11°-37'-55"W., 62.11 feet; thence S05°-23'-05"E., 38.07 feet; thence S21°-29'-05"E., 177.70 feet; thence S05°-21'-04"E., 111.80 feet to the southerly line of land lot 1102; thence along said land lot line S.89°-36'-09"E., 755.46 feet; thence S.89°-27'-21"E., 659.59 feet to the Northeast corner of Land Lot 1130; thence N.84°-28'-31"E. along the North line of Land Lot 1129, 1468.52 feet to the Northeast corner of Land Lot 1129; thence S.01°-02'-55"W. along the East line of said Land Lot 1129, 1313.62 feet to found 1/2" Rebar at the Southeast corner of said Land Lot 1129; thence S.89°-05'-40"E, along the North line of Land Lot 1177, 1316.41 feet to a found 1/2" Rebar at the Northeast Corner of said Land Lot 1177; thence along the East line of said Land Lot 1177, S.01°-00'-27"W., 1323.08 feet to a found 1/2" Rebar at the Northwest corner of Land Lot 1199; thence S.89°-28'-41"E. along the North line of said Land Lot 1199, 1252.94 feet to the Northwest corner of Land Lot 1198; thence S.89°-39'-01"E. along the North line of Land of said Land Lot 1198, 1362.62 feet to the Northwest corner of Land Lot 1197; thence N.89°-21'-39"E. along the North line of said Land Lot 1197, 1215.47 feet to a found 1/2" Rebar at the Northeast corner of said Land Lot 1197; thence S.00°-09'-19"E, along the East line of said Land Lot 1197, 1479.83 feet to a found 1/2" Rebar at the Northwest corner of Land Lot 1253; thence N.89°-48'-45"E. along the North line of said Land Lot 1253, 1240.46 feet to the Northeast corner of said Land Lot 1253; thence S.00°-06'-38"E. along the East line of said Land Lot 1253, 1281.79 feet to 3" Iron Bar found at the Southeast corner of said Land Lot 1253; thence S.88°-50'-36"W. along the South line of said Land Lot 1253, 1271.65 feet to the Northeast corner of Land Lot 1269; thence S.00°-06'-38"W. along the East line of said Land Lot 1269, 1084.48 feet; thence S.85°-09'-33"E., 318.58 feet; thence S09°-27'-17"W. South along the right of way of Crystal Mountain Road, 32.03 feet; thence S03°-40'-38"E., 48.08 feet; thence S15°-28'-26"E., 64.85 feet; thence S03°-47'-12"E., 130.99 feet; thence S88°-53'-18"W., 12.00 feet; thence $N83^{\circ}-21^{\prime}-31^{\circ}W$, 18.32 feet; $N83^{\circ}-21^{\prime}-30^{\circ}W$, 313.64 feet; thence $N00^{\circ}-06^{\prime}-38^{\circ}E$, 95.98 feet to the Southeast corner of said Land Lot 1269; thence $N.88^{\circ}-58^{\prime}-36^{\circ}W$. along the South line of said Land Lot 1269, 1048.21feet; thence S.89°-50'-34"W., 2613.63 feet; thence N.88°-48'-57"W., 215.74 feet to a found X" Rebar at the Southwest corner of Land Lot 1271; thence S.89°-48'-59"W., 1933.43 feet to a found X" Rebar; thence S.89°-53'-22"W., 905.04 feet; thence N.89°-37'-01"W., 1015.77 feet to the Southwest corner of Land Lot 1274; thence N.89°-33'-58"W., 1359.05 feet to a found ½" Rebar; thence N.88°-07'-53"W., 1563.15 feet to the Southwest corner of Land Lot 1276; thence N.00°-55'-07"E., 2661.69 feet to a found 12" rebar at the Southeast corner of Land Lot 1205; thence N.89°-39'-31"W. along the South line of said Land Lot 1205, 1360.28 feet to found 1/2" Rebar at the Southwest corner of said Land Lot 1205; thence N.00°-07'-03"E., 2430.97 feet; thence N.03°-07'-20"W., 141.65 feet to a found 1/2" Rebar at the Northwest corner of Land Lot 1172; thence S.88°-56'-46"E. along the North line of said Land Lot 1172, 1399.20 feet to a found ½" Rebar at the Northeast corner of said Land Lot 1172; thence N.00°-47'-52"E. along the West line of Land Lot 1132, 1305.73 feet to a found ½" Rebar at the Southeast corner of Land Lot 1100; thence N.88°-56'-35"W. along the South line of said Land Lot 1100, 1394.07 feet to a found ½" Rebar at the Southwest corner of said Land Lot 1100; thence S.01°-01'-23"W. along the East line of Land Lot 1134, 1305.78 feet to a found 12" Rebar at the Southeast corner of Land Lot 1134; thence N.88°-54'-39"W. along the South line of said Land Lot 1134, 1288.52 feet to a found 18" Rebar at the Southwest corner of said Land Lot 1134; thence N.01°-06'-08"E. along the West line of said Land Lot 1134, 1283.52 feet to a found 18" rebar at the Northwest corner of said Land Lot 1134; thence along the Easterly line of Carter Grove Sub-Division the following 36 courses and distances: thence N.55°-16'-33"E., 142.25 feet to a found 1/2" Rebar; thence N.00°-19'-28"E., 200.43 feet; thence $N.81^{\circ}-44^{\prime}-57^{\prime}E$., 130.49 feet; thence $N.42^{\circ}-05^{\prime}-24^{\prime}E$., 132.43 feet; thence $N.10^{\circ}-25^{\prime}-45^{\prime}E$., 128.95 feet; thence $N.27^{\circ}-35^{\prime}-38^{\prime}W$., 193.63 feet; thence $N.25^{\circ}-31^{\prime}-59^{\prime}E$., 138.71 feet; thence $N.08^{\circ}-30^{\prime}-11^{\prime}W$., 115.01 feet; thence $N.37^{\circ}-43^{\prime}-43^{\prime}-34^{\prime}$ W, 117.37 feet; thence $N.02^{\circ}-21^{\prime}-57^{\prime}$ E., 132.12 feet; thence $N.52^{\circ}-29^{\prime}-46^{\prime}$ E., 104.52 feet; thence $N.25^{\circ}-29^{\prime}-27^{\prime}$ E., 108.39 feet; thence $N.03^{\circ}-49^{\prime}-14^{\prime}$ W., 115.02 feet; thence $N.01^{\circ}-45^{\prime}-46^{\prime}$ W., 285.79 feet to found 1/2" Rebar; thence N.30°-56'-09"E., 138.23 feet; thence N.30°-13'-31"E., 77.11 feet; thence N.05°-26'-22"E., 113.13 feet; thence N.19°-39'-45"W., 101.46 feet; thence N.47°-29'-06"W., 102.74 feet; thence N.74°-15'-46"W., 110.10 feet; thence N.45°-31'-29"W., 313.18 feet; thence N.32°-59'-43"E., 186.00 feet; thence along a 56.20 foot curve having a radius of 860.00 feet, having a chord bearing S.71°-45'-01"E., 56.19 feet; thence $S.73^{\circ}-37'-25''E$., 194.33 feet; thence $N.16^{\circ}-26'-17''E$., 110.00 feet; thence $N.73^{\circ}-33'-43''W$., 26.74 feet; thence $N.72^{\circ}-21'-46''W$., 136.28 feet to a found 2'' Rebar; thence $N.55^{\circ}-30'-25''E$., 205.21 feet; thence $N.10^{\circ}-35^{\prime}-53^{\prime}$ E., 164.41 feet; thence $N.14^{\circ}-10^{\prime}-57^{\prime}$ E., 77.83 feet; thence $S.83^{\circ}-16^{\prime}-52^{\prime}$ E., 469.35 feet; thence $N.44^{\circ}-54^{\prime}-32^{\prime}$ E., 495.04 feet; thence $N.64^{\circ}-44^{\prime}-25^{\prime}$ E., 74.41 feet; thence $N.44^{\circ}-07^{\prime}-48^{\prime}$ E., 95.65° feet; thence N.08°-47'-55"E., 164.41 feet; thence N.28°-32'-37"W., 183.87 feet to found 1/2" Rebar; thence leaving said Easterly line of Carter Grove Sub-Division N.89°-59'-24"E., 711.93 feet; thence S.89°-21'-00"E., 399.76 feet; thence S.88°-37'-55"E., 308.58 feet to found 1/2" Rebar; thence S.89°-44'-26"E., 1622.17 feet; thence S.89°-36'-37"E., 1093.28 feet to a found 1/2" Rebar on the East line of Land Lot 1030; thence N.00°-22'-16"E., 1752.05 feet to the Northwest corner of Land Lot 986; thence N.01°-07'-24"E., 377.65 feet; thence N.02°-40'-18"W., 38.79 feet to the Southerly right-of-Way of Old Alabama Road (SR113) and the point of beginning, containing 1985.89 more or less acres of land.

Excepting the following:

A Parcel of land situated in Land Lot 1062, 4th District, 3rd Section, Bartow County Georgia, commencing at the Northeast Corner of said Land lot 1062; thence S.00°-00'-00'E., 46.91 feet to the point of beginning; thence S.73°-38'-00"E., 94.00 feet; thence S.16°-21'-00"W., 94.00 feet; thence N.73°-38'-00"W., 94.00 feet; N.16°-21'-00"E., 94.00 feet to the point of beginning, containing 0.20 acres more or less of land.

Spice

PREPARED BY:
NATHAN G. SHEPHERD
PROFESSIONAL SURVEYOR LS003466
514 WEST MAPLE ST.
CUMMING, GEORGIA 30040
TEL. 989–2244—8178
DRAWN BY: JIS
DATE: 03/19/2024
JOB NUMBER: 134J20SG2023
THY SIGNET GOUD.COM



