

RECEIVED
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COUNTY CLERK'S OFFICE
WHITFIELD COUNTY, GA

MAP OF BOUNDARY & TOPOGRAPHIC SURVEY



RESERVED FOR RECORDING USE

RECORD LEGAL DESCRIPTION

THAT TRACT OF LAND LYING AND BEING IN LAND LOT NO. 229 IN THE 11TH DISTRICT AND 3RD SECTION OF WHITFIELD COUNTY, GEORGIA, AND BEING LOT 8 OF WHEAT ESTATES SUBDIVISION, AS SHOWN ON PLAT OF SAID SUBDIVISION RECORDED IN PLAT BOOK 12, PAGES 13-19, INCLUSIVE, IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF WHITFIELD COUNTY, GEORGIA, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE FOR A COMPLETE DESCRIPTION, LESS AND EXCEPT THAT PORTION OF THE ABOVE DESCRIBED PROPERTY CONVEYED TO THE DEPARTMENT OF TRANSPORTATION BY MARY NELL KEMNER AND ANNA GLADELLE DALEY BY RIGHT-OF-WAY DEED DATED JULY 19, 1994, RECORDED IN DEED BOOK 2531, PAGE 171, IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF WHITFIELD COUNTY, GEORGIA.

SURVEY LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 229, 11TH LAND DISTRICT, 3RD SECTION, CITY OF VARNELL, WHITFIELD COUNTY, GEORGIA, BEING A PART OF LOT 8, WHEAT ESTATES SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGES 13-19 IN THE RECORDS OF THE WHITFIELD COUNTY CLERK OF SUPERIOR COURT, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CONCRETE RIGHT OF WAY MONUMENT FOUND AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY OF RUBY ROAD (50' PUBLIC R/W) AND THE WESTERLY RIGHT OF WAY OF CLEVELAND HIGHWAY (GEORGIA STATE HIGHWAY 71, 100' PUBLIC R/W); THENCE ALONG SAID RIGHT OF WAY OF CLEVELAND HIGHWAY S03°18'45"W, A DISTANCE OF 230.00 FEET TO A 1/2" REBAR & CAP SET, SAID POINT BEING THE POINT OF BEGINNING FOR THE HEREBY DESCRIBED PARCEL OF LAND; THENCE CONTINUING ALONG SAID RIGHT OF WAY OF CLEVELAND HIGHWAY S03°18'45"W, A DISTANCE OF 230.00 FEET TO A CONCRETE RIGHT OF WAY MONUMENT FOUND AT THE POINT WHERE THE AFORESAID WESTERLY RIGHT OF WAY OF CLEVELAND HIGHWAY INTERSECTS THE SOUTH LINE OF LOT 8; THENCE ALONG SAID SOUTH LINE OF LOT 8 N86°39'22"E, A DISTANCE OF 250.00 FEET TO A 1/2" REBAR & CAP SET; THENCE N03°18'45"E, A DISTANCE OF 230.00 FEET TO A 1/2" REBAR & CAP SET; THENCE S86°39'22"E, A DISTANCE OF 250.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 57,500 SQUARE FEET OR 1.320 ACRES MORE OR LESS.

PD 11-228-01-006
W. RALPH MORGAN AND
WILLIAM R. MORGAN, II
PO BOX 111
VARNELL, GA 30756
DB 3519, PG 29 & DB 3499, PG 181
PB 12, PG 13-19
ZONED C2

(REMAINDER OF LOT 8)

SCHEDULE B SECTION II

- CHICAGO TITLE INSURANCE COMPANY
COMMITMENT NUMBER: 6161
EFFECTIVE DATE: OCTOBER 4, 2019 @ 8:00 A.M.
- RIGHT-OF-WAY DEED FROM MARY NELL KEMNER AND ANNA GLADELLE DALEY TO GEORGIA DEPARTMENT OF TRANSPORTATION, DATED JULY 19, 1994, RECORDED IN DEED BOOK 2531, PAGE 171, IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF WHITFIELD COUNTY, GEORGIA. AFFECTS SUBJECT PROPERTY; RIGHT OF WAY DEED OF A PORTION OF ORIGINAL LOT 8, ESTABLISHES PRESENT R/W OF CLEVELAND HIGHWAY, AS SHOWN HEREON.
- MATTER SHOWN ON PLAT FOR WHEAT ESTATES SUBDIVISION RECORDED IN PLAT BOOK 12, PAGES 13-19, IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF WHITFIELD COUNTY, GEORGIA. AFFECTS SUBJECT PROPERTY; CREATES LOT 8 OF WHICH SUBJECT PROPERTY IS A PART. RELEVANT MATTERS ARE SHOWN HEREON.
- PROTECTIVE COVENANTS FOR WHEAT ESTATES SUBDIVISION RECORDED SEPTEMBER 20, 1977, IN DEED BOOK 496, PAGE 21; AMENDED JUNE 23, 1980, AT DEED BOOK 835, PAGE 42, IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF WHITFIELD COUNTY, GEORGIA. AFFECTS SUBJECT PROPERTY. RELEVANT MATTERS ARE SHOWN HEREON.

UTILITY CONTACTS

- WATER & SANITARY SEWER**
AUTHORITY: DALTON UTILITIES - WATER
ADDRESS: 1200 Y.D. PARROT JR. PARKWAY
DALTON, GA 30722
CONTACT: MARK BUCKNER
PHONE #: 706-529-1011
- GAS**
AUTHORITY: DALTON UTILITIES - GAS
ADDRESS: 1200 Y.D. PARROT JR. PARKWAY
DALTON, GA 30722
CONTACT: MARK BUCKNER
PHONE #: 706-529-1011
- POWER**
AUTHORITY: SOUTHERN GAS COMPANY
(FORMERLY ATLANTA GAS LIGHT)
ADDRESS: 10 PEACHTREE ST NE
ATLANTA, GA 30309
CONTACT: MELBA ALAMAYEHU
PHONE #: 404-524-3474
- POWER**
AUTHORITY: GEORGIA POWER COMPANY
ADDRESS: 823 JEFFERSON ST
ATLANTA, GA 30318
CONTACT: AIE COLLINS
PHONE #: 404-506-4569
- POWER**
AUTHORITY: NORTH GEORGIA EMC
ADDRESS: 13822 HWY 27
TROMB, GA 30753
CONTACT: BRIAN TOWERS
PHONE #: 706-734-7341
- COMMUNICATION**
AUTHORITY: DALTON UTILITIES - COMMUNICATION
ADDRESS: 1200 Y.D. PARROT JR. PARKWAY
DALTON, GA 30722
CONTACT: MARK BUCKNER
PHONE #: 706-529-1011
- COMMUNICATION**
AUTHORITY: WINDSTREAM COMMUNICATION
ADDRESS: 750 N JEFFERSON ST NE
MILLEDGEVILLE, GA 31061
PHONE #: 888-589-3166
- COMMUNICATION**
AUTHORITY: CHARTER COMMUNICATIONS
PHONE #: 888-447-4188

BENCHMARK INFORMATION

- CITY STATE BOLT LOCATED ON FIRE HYDRANT LOCATED AT THE NORTHWEST CORNER OF RUBY ROAD AND CLEVELAND HIGHWAY, NORTH OF SUBJECT PROPERTY.
ELEVATION = 785.29
- NAIL & WASHER SET IN CONCRETE DRIVEWAY APRON IN FRONT OF SUBJECT PROPERTY.
ELEVATION = 780.80

FLOOD ZONE

ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPS (FIRM), COMMUNITY PANEL NO. 13313C 00500, EFFECTIVE DATE: SEPTEMBER 19, 2007. ENTIRE SUBJECT PROPERTY LIES WITHIN ZONE X, AREAS OF MINIMAL FLOOD HAZARD.

ENCROACHMENTS

(NONE OBSERVED)

ZONING INFORMATION

ZONING AUTHORITY: WHITFIELD PLANNING & ZONING
201 SOUTH HAMILTON ST
5TH FLOOR
DALTON, GA 30720
PHONE: 706-976-2533
CONTACT: JEAN GARLAND
C2, GENERAL COMMERCIAL

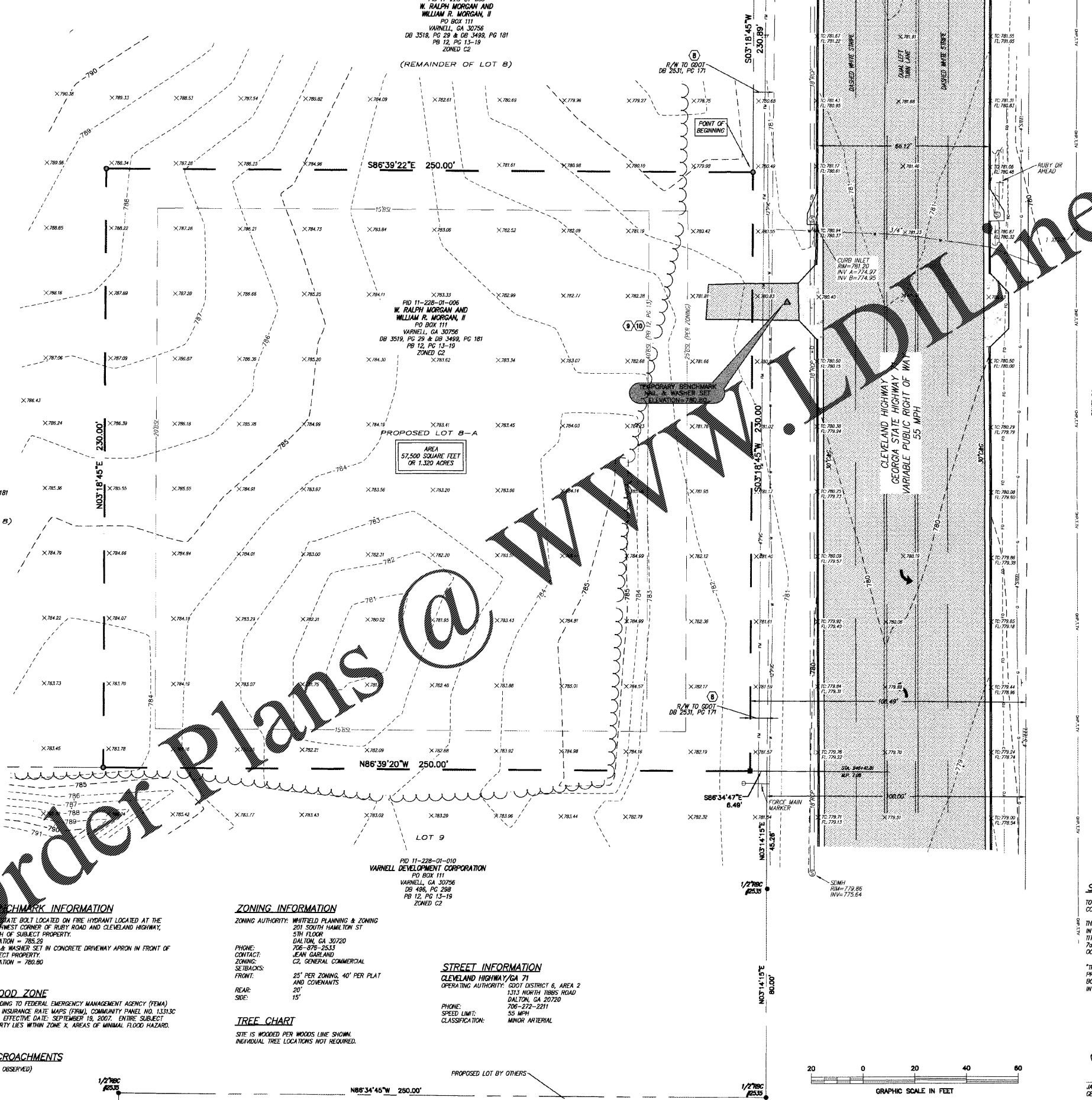
SETBACKS:
FRONT: 25' PER ZONING, 40' PER PLAT AND COVENANTS
REAR: 20'
SIDE: 15'

STREET INFORMATION

CLEVELAND HIGHWAY/GA 71
OPERATING AUTHORITY: CITY DISTRICT 6, AREA 2
1313 NORTH TIBBS ROAD
DALTON, GA 30720
PHONE: 706-272-2211
SPEED LIMIT: 55 MPH
CLASSIFICATION: MINOR ARTERIAL

TREE CHART

SITE IS WOODED PER WOODS LINE SHOWN. INDIVIDUAL TREE LOCATIONS NOT REQUIRED.



LEGEND

PROPERTY LINE	---
ADJACENT PROPERTY LINE	---
EASEMENT LINE	---
BOUNDING SETBACK LINE	---
LAND STATE BUFFER LINE	---
EXISTING UTILITY LINE	---
GAS LINE	---
SEWER LINE	---
OVERHEAD POWER, TEL & TV	---
UNDERGROUND FIBER OPTIC LINE	---
FORCE MAIN LINE	---
STORM SEWER LINE	---
IRON PIN FOUND (SIZE AND TYPE AS NOTED)	---
CONCRETE MONUMENT FOUND	---
1/2" REBAR W/ CAP SET	---
SCHEDULE B/I EXCEPTION	---
ENCROACHMENT	---
UTILITY POLE/BUY WIRE	---
COMMUNICATIONS JUNCTION BOX	---
WATER VALVE	---
WATER METER	---
FIRE HYDRANT	---
STORM MANHOLE	---
SIGN	---
MAILBOX	---
SPOT ELEVATION	---
ASPHALT	---
CONCRETE	---

NOTES

- DONALDSON GARRETT AND ASSOCIATES, INC. AND THE LAND SURVEYOR WHOSE SEAL IS AFFIXED HEREON DO NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN.
- THIS DRAWING HAS BEEN GENERATED ELECTRONICALLY. THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT UNLESS IT BEARS THE ORIGINAL BASED SEAL AND SIGNATURE OF A GEORGIA REGISTERED LAND SURVEYOR OF DONALDSON GARRETT AND ASSOCIATES, INC.
- THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE APPROXIMATE AND WERE COMPILED FROM FIELD OBSERVATIONS, PHYSICAL MARKINGS BASED ON SUBSURFACE DETECTION EQUIPMENT AND/OR INFORMATION PROVIDED BY THE LOCAL UTILITY AUTHORITIES. THIS INFORMATION MAY BE INACCURATE OR INCOMPLETE. IDENTIFICATION OF THE UTILITY LOCATIONS SHOULD BE MADE PRIOR TO ANY CONSTRUCTION. SUBSURFACE UTILITY ENGINEERING (SUE) SERVICES PROVIDED BY UTILISURVEY, LLC, GEORGIA UPC NOTICE NO. 08249-259-029-000.
- SUBJECT PROPERTY IS LOCATED IN THE CITY LIMITS OF VARNELL, GEORGIA.
- THERE IS NO STREET ADDRESS PUBLISHED FOR THE SUBJECT PROPERTY.
- ELEVATIONS SHOWN ARE NAVD 83 DATUM, BASED UPON GPS OBSERVATIONS. TO CONVERT TO MONDRIAN DATUM, SUBTRACT 0.07' TO THE ELEVATIONS SHOWN.
- THE FIELD SURVEY WAS COMPLETED ON OCTOBER 14, 2019.
- THE BASIS OF BEARING FOR THIS SURVEY IS THE GEORGIA STATE PLANE COORDINATE GRID, WEST ZONE, NAD83.
- PER JORDAN CLEMENTS, GEORGIA DOT DISTRICT 6 DALTON AREA R/W MANAGER (706-272-2211) THERE IS NO CONSTRUCTION, WIDENING OR RIGHT OF WAY ACQUISITION PLANNED OR PROPOSED FOR CLEVELAND HIGHWAY AT THIS LOCATION.
- PER MARK BUCKNER, DALTON UTILITIES (706-529-1011/MBUCKNER@DALTONUTIL.COM), THERE IS NO EXISTING LEFT STATION IN THE SITE MONUMENT DEVELOPMENT ON THIS PARCEL. WILL REQUIRE INSTALLATION OF A PRIVATE LIFT STATION AND CONNECTION TO THE EXISTING FORCE MAIN ALONG CLEVELAND HIGHWAY.

FIELD DATA CERTIFICATION

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 36,607 FEET, AN ANGULAR ERROR OF 08" PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 396,028 FEET. THE LINEAR AND ANGULAR MEASUREMENTS SHOWN ON THIS PLAT WERE OBTAINED BY USING A LEICA TS02 TOTAL STATION. THE FIELD WORK WAS COMPLETED ON OCTOBER 14, 2019.

SURVEYOR CERTIFICATION

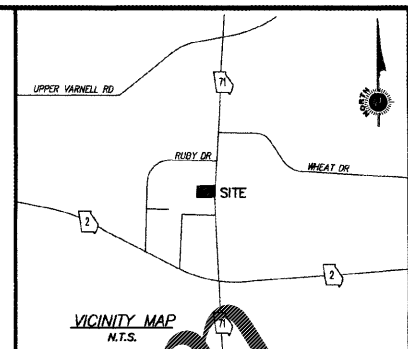
TO O'REILLY AUTOMOTIVE STORES, INC., A MISSOURI CORPORATION AND CHICAGO TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-5, PG. 8-9, 16, 18-14 & 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 14, 2019.

"THIS SURVEY HAS BEEN 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. 15-6-87, 43-15-4, 43-15-6, 43-15-19, & 43-15-22."

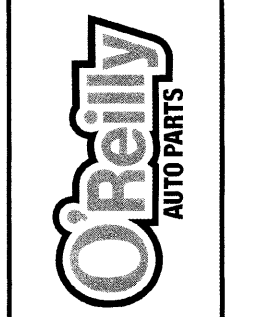


JAMES W. NEWBERRY
GEORGIA REGISTERED LAND SURVEYOR NO. 2558



DONALDSON GARRETT & ASSOCIATES, INC.
Macon • CHARLOTTE
4875 RIVERSIDE DRIVE P.O. BOX 7306
MACON, GA 31210
(478)477-5500 Fax: (478) 477-2534
GEORGIA CERTIFICATE OF AUTHORIZATION NO. LSF000413

ALTA/NSPS LAND TITLE SURVEY
FOR
O'REILLY AUTOMOTIVE STORES, INC.
CLEVELAND HIGHWAY/GA HWY 71
LAND LOT 229
CITY OF VARNELL
3RD SECTION
WHITFIELD COUNTY
11TH LAND DISTRICT
GEORGIA



DATE	REVISIONS
11/19/19 <td>CLIENT COMMENTS</td>	CLIENT COMMENTS
11/19/19 <td>CLIENT COMMENTS</td>	CLIENT COMMENTS

DATE: 10-30-19
SCALE: 1"=20'
DRAWING #: 3840-19-D
PROJ. #: 4539-542-D
DRWN: JH
CHKD: JWN

SV1

SHEET 1 OF 1