

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: "T" (Technology)

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.

Planning and Development: 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


MATTHEW J. SANTINI, MAYOR

ATTEST: 
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.

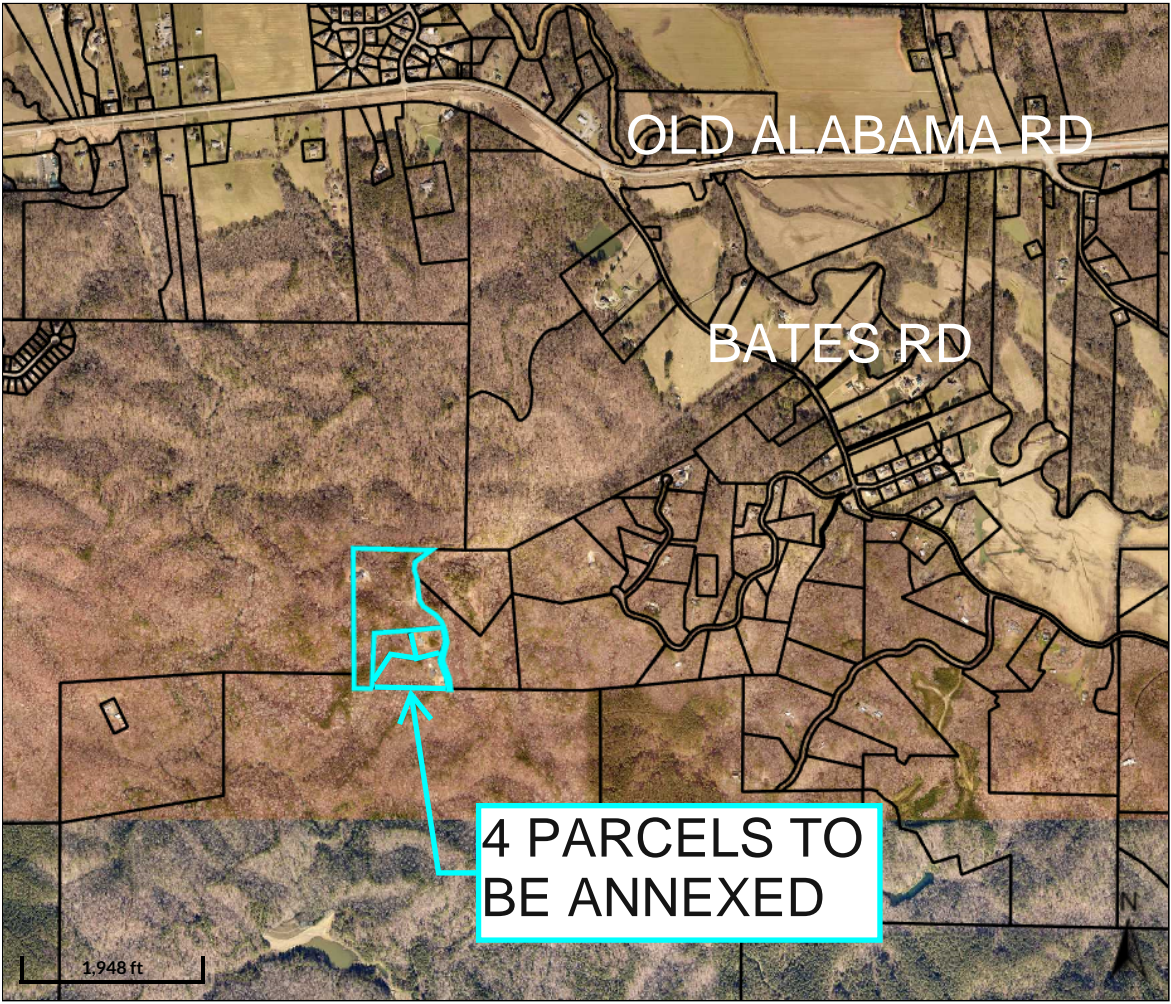
Sincerely,

A handwritten signature in blue ink that reads "Steve Taylor". The signature is fluid and cursive.

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

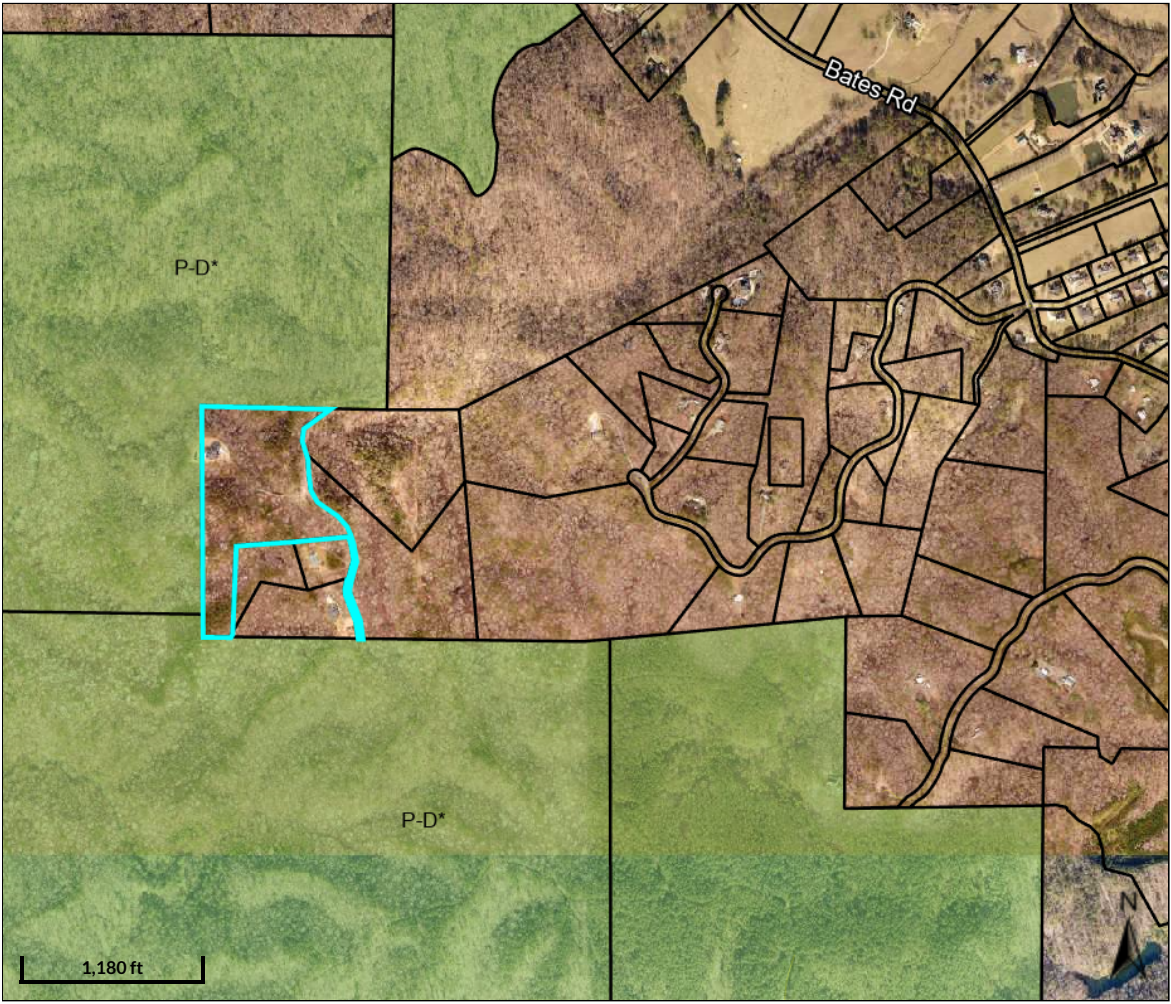


Legend
 □ Parcels
 — Roads

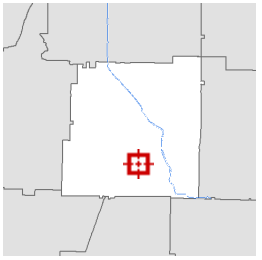
Parcel ID	0075-1102-005	Alternate ID	45243	Owner Address	HARDY JAMES EDWARD & SUSAN CATHERINE
Sec/Twp/Rng	n/a	Class	Consv Use		72 BATES RD SE
Property Address	72 BATES RD	Acreage	24.04		CARTERSVILLE, GA 30120
District	Bartow County				
Brief Tax Description	LL1102-1103 LD 4				

(Note: Not to be used on legal documents)

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



Overview



Legend

- Parcels
- Roads
- Cartersville Zoning**
- AG
- DBD
- G-C
- G-C*
- H-I
- H-I*
- L-I
- L-I*
- M-U
- M-U*
- MF-14
- MF-14*
- MN
- O-C
- O-C*
- P-D
- P-D*
- P-I
- P-S
- P-S*
- R-10
- R-10*
- R-15
- R-15*
- R-20
- R-20*
- R-7
- R-7*
- R-D
- RA-12
- RA-12*

Parcel ID 0075-1102-005
Sec/Twp/Rng n/a
Property Address 72 BATES RD

Alternate ID 45243
Class Consv Use
Acreage 24.04

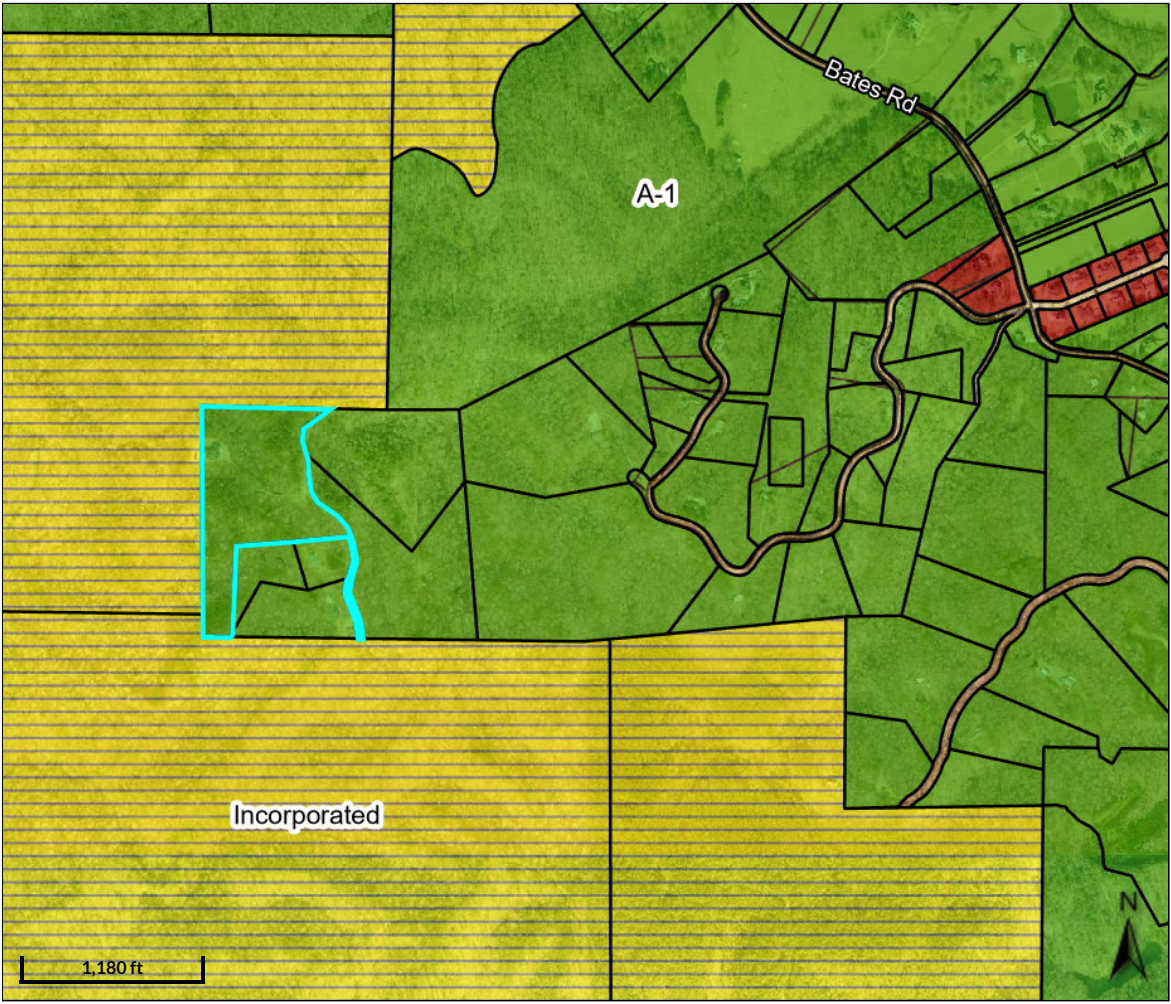
Owner Address HARDY JAMES EDWARD & SUSAN CATHERINE
 72 BATES RD SE
 CARTERSVILLE, GA 30120

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

Developed by  **Schneider**
GEO SPATIAL



- Legend**
- Parcels
 - Roads
- Bartow County Zoning**
- A-1
 - A1 (wC)
 - A1CU
 - BPD
 - BPD (wC)
 - C-1
 - C1 (wC)
 - C1CU
 - CN
 - CN (wC)
 - CNCU
 - I-1
 - I-2
 - I1 (wC)
 - I1CU
 - I2 (wC)
 - I2CU
 - Incorporated
 - M-1
 - M1 (wC)
 - M1CU
 - O/I
 - O1 (wC)
 - O1CU
 - PUD
 - PUD (wC)
 - PUDCU
 - R-1
 - R-2
 - R-3
 - R-4
 - R-7
 - R-8
 - R-8 w/c
 - R1 (wC)

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

Parcel ID	0075-1102-005	Alternate ID	45243	Owner Address	HARDY JAMES EDWARD & SUSAN CATHERINE
Sec/Twp/Rng	n/a	Class	Consrv Use		72 BATES RD SE
Property Address	72 BATES RD	Acreage	24.04		CARTERSVILLE, GA 30120
District	Bartow County				
Brief Tax Description	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

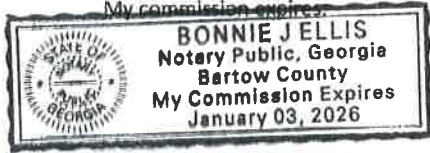
Developed by  Schneider
 GEOSPATIAL

Application for Annexation/ Zoning
City of Cartersville

Case Number: AZ2A-02
Date Received: 3-21-24

Public Hearing Dates:

Planning Commission 5/7/24 5:30pm 1st City Council 5/16/24 7:00pm 2nd City Council 6/6/24 7:00pm

Applicant Switch Office Phone _____
(printed name)
Address x 7133 S. Decatur Blvd. Mobile/ Other Phone _____
City x Las Vegas State NV Zip 89138 Email sroberts@switch.com
Brandon L. Bowen Phone (Rep) 770/387-1273
Representative's printed name (if other than applicant) Email (Rep) bbowen@jbswp.com
[Signature] x [Signature]
Representative Signature Applicant Signature
Signed, sealed and delivered in presence of:
Bonnie J. Ellis My commission expires:
Notary Public 

* Titleholder _____ Phone _____
(titleholder's printed name)
Address _____ Email _____
Signature _____ See Exhibit A
Signed, sealed, delivered in presence of: My commission expires:

Notary Public

Present Zoning District A-1 See Exhibit A 4" Requested Zoning _____
Acreage _____ Land Lot(s) _____ District(s) _____ Section(s) _____
Location of Property: West of BATES Rd Parcel ID No. _____
(street address, nearest intersections, etc.)
Reason for Rezoning Request: To annex and add to existing
Switch property.
(attach additional statement as necessary)

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

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 make the following disclosures:

Date of Application: March 20, 2024
 Date Two Years Prior to Application: March 20, 2022
 Date Five Years Prior to Application: March 20, 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	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Council Member:		
Ward 1- Kari Hodge	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Ward 2- Jayce Stepp	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Ward 3- Cary Roth	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Ward 4- Calvin Cooley	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Ward 5- Gary Fox	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Ward 6- Taff Wren	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Planning Commission		
Lamar Pendley, Chair	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Anissa Cooley	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Fritz Dent	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Greg Culverhouse	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Jeffery Ross	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Stephen Smith	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Travis Popham	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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.

* <u>Steven Roberts</u>	<u>3/21/24</u>	<u>3/21/24</u>
Signature	Date	
* <u>Steven Roberts</u>		<u>Brandon Bowen</u>
Print Name		

Zoning Analysis for Annexation/ Zoning

Specifics of Proposed Use

Case Number: AZ 24-02

Tax Map Parcel(s) # <u>See G.L. 6.1 A</u>	Voting Ward(s) <u>2</u>
Current Land Use <u>rural estate</u>	Current Zoning <u>A-1</u>
Proposed Land Use <u>dota center campus</u>	Proposed Zoning <u>T</u>
Number of Dwelling Units <u>N/A</u>	Number of Occupants <u>N/A</u>
Owner Occupied? Yes <input type="checkbox"/> No <input type="checkbox"/>	
Number of School-aged Children <u>none</u>	Grade Level(s) of School-aged Children <u>N/A</u>
School(s) to be attended: <u>N/A</u>	
Current Utility Service Providers (Check Service provider or list if Other)	
Water: <input type="checkbox"/> City <input checked="" type="checkbox"/> County <input type="checkbox"/> Well/ Other	
Sewer: <input type="checkbox"/> City <input type="checkbox"/> County <input checked="" type="checkbox"/> Septic/ Other	
Natural Gas: <input type="checkbox"/> City <input type="checkbox"/> Other (List) <u>NA</u>	
Electricity: <input type="checkbox"/> City <input type="checkbox"/> GA Power <input checked="" type="checkbox"/> Greystone	
<input type="checkbox"/> 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.

03/19/2024

Date



Georgia Registered Land Surveyor (Seal)



ZONING ADMINISTRATOR:

1. Case Number: AZ2402
2. Yes No

The above property complies with the City of Cartersville minimum size requirements to construct a building or structure occupable by persons or property under the policies, ordinance, or regulations of the City of Cartersville.

3. Survey attached?

3-22-24

Date



Zoning Administrator

Application for Annexation/ Zoning
City of Cartersville

Case Number: AZ 24-02
Date Received: 3-21-24

Public Hearing Dates:


Planning Commission 5/7/24 5:30pm 1st City Council 5/16/24 7:00pm 2nd City Council 4/6/24 7:00pm

Applicant Switch Office Phone _____
(printed name)
Address _____ Mobile/ Other Phone _____
City _____ State _____ Zip _____ Email _____
Brandon Bower Phone (Rep) 770/387-1323
Representative's printed name (if other than applicant) Email (Rep) bbower@jdsupc.com

Representative Signature Applicant Signature
Signed, sealed and delivered in presence of: My commission expires:

Notary Public

* Titleholder James + Susan Handy Phone x 404.272.1486
(titleholder's printed name)
Address 72 Bates Rd Email James@KISLERVS.com
Signature [Signature] X Susan Catherine
Signed, sealed, delivered in presence of: My commission expires:
[Signature] Notary Public



Present Zoning District A1 Requested Zoning T
Acreage 24 1/2 Land Lot(s) 1102 + 11031 District(s) 4 Section(s) 3
Location of Property: Off Bates Rd. Parcel ID No. 0075-1102-005
(street address, nearest intersections, etc.)
Reason for Rezoning Request: Add to 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 disclosures:

Date of Application: 3/20/24
 Date Two Years Prior to Application: 3/20/22
 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	_____	_____ ✓
Council Member:		
Ward 1- Kari Hodge	_____	_____
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	_____	_____
Stephen Smith	_____	_____
Travis Popham	_____	_____ ✓

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.

X [Signature] 3/20/24
 Signature Date

X JAMES HARDY
 Print Name

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: 3/20/24

Date Two Years Prior to Application: 3/20/22

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	_____	_____ ✓
Council Member:		
Ward 1- Kari Hodge	_____	_____
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	_____	_____
Stephen Smith	_____	_____
Travis Popham	_____	_____

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.

SCatherine 3.20.24
Signature Date

Susan Catherine Hardy
Print Name

Application for Annexation/ Zoning
City of Cartersville

Case Number: AZ24-02
Date Received: 3-21-24

Public Hearing Dates:

Planning Commission 5/7/24 1st City Council 5/16/24 2nd City Council 4/4/24
5:30pm 7:00pm 7:00pm

Applicant Switch Office Phone _____
(printed name)
Address _____ Mobile/ Other Phone _____
City _____ State _____ Zip _____ Email _____
Brandon Bowen Phone (Rep) 770/387-1373
Representative's printed name (if other than applicant) Email (Rep) bbowencjsupc.com

Representative Signature Applicant Signature
Signed, sealed and delivered in presence of: My commission expires:

Notary Public

* Titleholder Anita Sharis + Al Sharis Phone 404-312-7597
(titleholder's printed name)
Address 78 Bates Rd Email asharis1101@gmail.com
Signature [Signature]
Signed, sealed, delivered in presence of: My commission expires:
Betty Ruhmann 3/26/2025
Notary Public



Present Zoning District A1 Requested Zoning T
Acreage 5± Land Lot(s) 1131 + 1101 District(s) 4 Section(s) 3
Location of Property: Off Bates Rd Parcel ID No. 0075-1102-001
(street address, nearest intersections, etc.) 0075-1102-002
Reason for Rezoning Request: Add to 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 disclosures:

Date of Application: 3/21/24

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) 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:		
Ward 1- Kari Hodge	_____	_____
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	_____	_____
Stephen Smith	_____	_____
Travis Popham	_____	_____

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.

x Antomay Shair 3/14/24
Signature Date

x Antomay Shair
Print Name

Application for Annexation/ Zoning
City of Cartersville

Case Number: AZ24-02
Date Received: 3-21-24

Public Hearing Dates:

Planning Commission 5/7/24 5:30pm 1st City Council 5/16/24 7:00pm 2nd City Council 6/6/24 7:00pm

Applicant Switch Office Phone _____
(printed name)
Address _____ Mobile/ Other Phone _____
City _____ State _____ Zip _____ Email _____
Brandon Bowen Phone (Rep) 770/387-1373
Representative's printed name (if other than applicant) Email (Rep) bbowen@jswpc.com

Representative Signature Applicant Signature
Signed, sealed and delivered in presence of: My commission expires:

Notary Public

* Titleholder Robert William Thorne Humphries Phone 770-547-7107
(titleholder's printed name)
Address 80 Bates Rd. Email robhumphries130@gmail.com
Signature [Signature] X [Signature]
Signed, sealed, delivered in presence of: My commission expires:
Chelsea Cole
Notary Public



Present Zoning District A-1 Requested Zoning T
Acreage 5 +/- Land Lot(s) 1102+1131 District(s) 4 Section(s) 3
Location of Property: Off Bates Road Parcel ID No. 0075-1102-03
(street address, nearest intersections, etc.)
Reason for Rezoning Request: Add to 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 disclosures:

Date of Application: 3/14/24

Date Two Years Prior to Application: 3/14/22

Date Five Years Prior to Application: 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:		
Ward 1- Kari Hodge	_____	_____
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	_____	_____
Stephen Smith	_____	_____
Travis Popham	_____	_____

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.

x *Laura Humphries* 3/14/24
Signature Date

x *Laura Humphries*
Print Name

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 Application: 3/14/22
 Date Five Years Prior to Application: 3/14/19

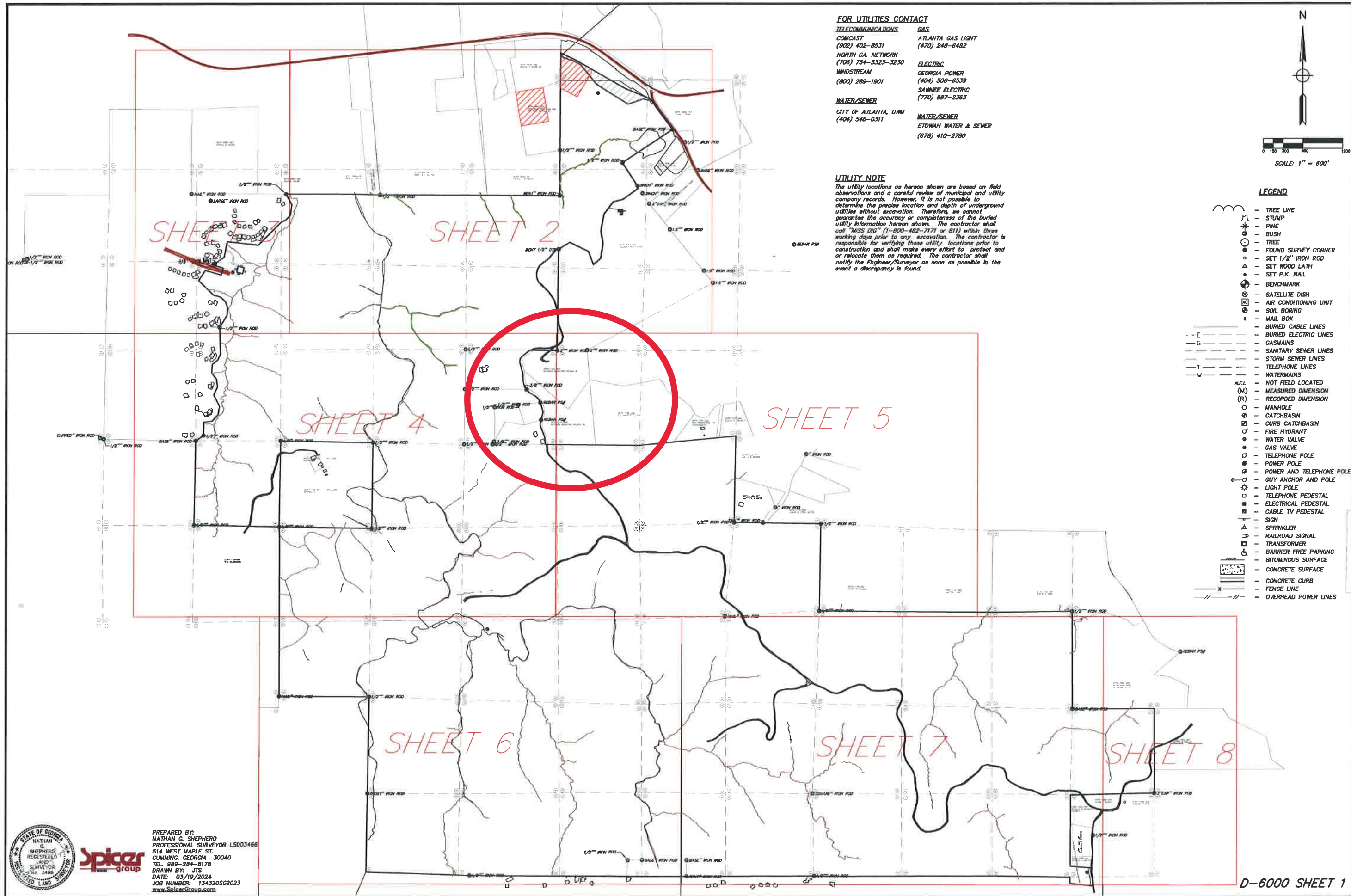
1. Has the applicant within the five (5) years preceding the filing of the zoning action made campaign contributions aggregating \$250.00 or more to any of the following:

	YES	NO
Mayor: Matt Santini	_____	<u>✓</u>
Council Member:		
Ward 1- Kari Hodge	_____	<u>✓</u>
Ward 2- Jayce Stepp	_____	<u>✓</u>
Ward 3- Cary Roth	_____	<u>✓</u>
Ward 4- Calvin Cooley	_____	<u>✓</u>
Ward 5- Gary Fox	_____	<u>✓</u>
Ward 6- Taff Wren	_____	<u>✓</u>
Planning Commission		
Lamar Pendley, Chair	_____	<u>✓</u>
Anissa Cooley	_____	<u>✓</u>
Fritz Dent	_____	<u>✓</u>
Greg Culverhouse	_____	<u>✓</u>
Jeffery Ross	_____	<u>✓</u>
Stephen Smith	_____	<u>✓</u>
Travis Popham	_____	<u>✓</u>

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.

X [Signature] 3/14/24
 Signature Date

X ROBERT W HUMPHRIES
 Print Name



FOR UTILITIES CONTACT

TELECOMMUNICATIONS
 COMCAST (902) 402-8531
 NORTH GA. NETWORK (706) 754-5323-3230
 WINDSTREAM (800) 289-1901

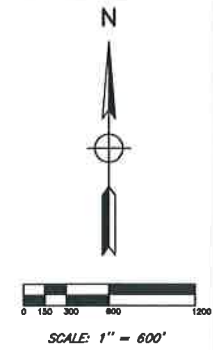
WATER/SEWER
 CITY OF ATLANTA, DWM (404) 546-0311

GAS
 ATLANTA GAS LIGHT (470) 248-6482

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

WATER/SEWER
 ETOWAH WATER & SEWER (678) 410-2780

UTILITY NOTE
 The utility locations as hereon shown are based on field observations and a careful review of municipal and utility company 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 shown. The contractor shall call "MISS DIG" (1-800-482-7171 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**
- TREE LINE
 - STUMP
 - PINE
 - BUSH
 - TREE
 - FOUND SURVEY CORNER
 - SET 1/2" IRON ROD
 - SET WOOD LATH
 - SET P.K. NAIL
 - BENCHMARK
 - SATELLITE DISH
 - AIR CONDITIONING UNIT
 - SOIL BORING
 - MAIL BOX
 - BURIED CABLE LINES
 - BURIED ELECTRIC LINES
 - GAS MAINS
 - SANITARY SEWER LINES
 - STORM SEWER LINES
 - TELEPHONE LINES
 - WATER MAINS
 - NOT FIELD LOCATED
 - MEASURED DIMENSION
 - RECORDED DIMENSION
 - MANHOLE
 - CATCHBASIN
 - CURB CATCHBASIN
 - FIRE HYDRANT
 - WATER VALVE
 - GAS VALVE
 - TELEPHONE POLE
 - POWER POLE
 - POWER AND TELEPHONE POLE
 - GUY ANCHOR AND POLE
 - LIGHT POLE
 - TELEPHONE PEDESTAL
 - ELECTRICAL PEDESTAL
 - CABLE TV PEDESTAL
 - SIGN
 - SPRINKLER
 - RAILROAD SIGNAL
 - TRANSFORMER
 - BARRIER FREE PARKING
 - BITUMINOUS SURFACE
 - CONCRETE SURFACE
 - CONCRETE CURB
 - FENCE LINE
 - OVERHEAD POWER LINES



Spicer Group

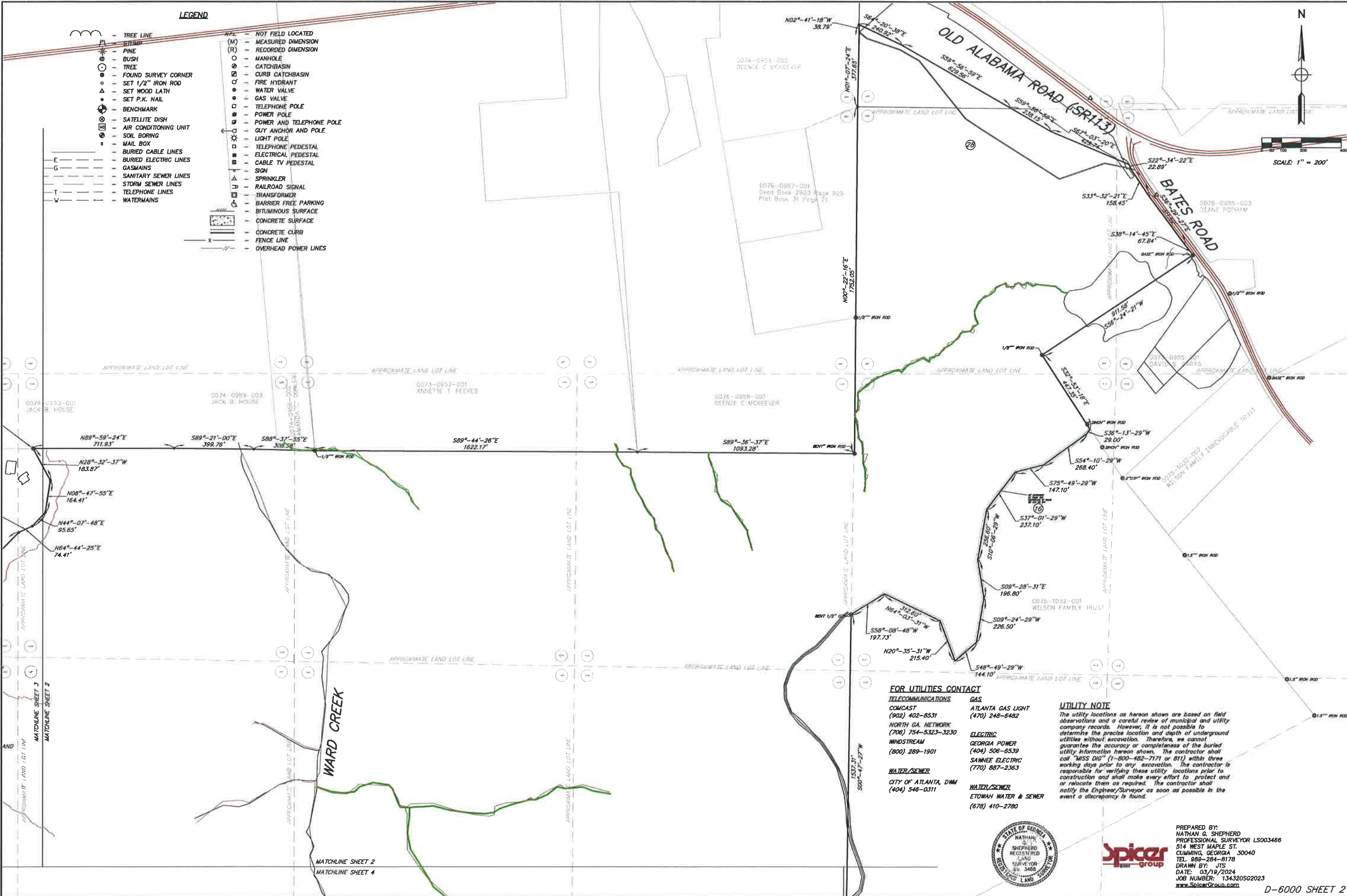
PREPARED BY:
 NATHAN G. SHEPHERD
 PROFESSIONAL SURVEYOR LS003466
 514 WEST MAPLE ST.
 CUMMING, GEORGIA 30040
 TEL. 989-284-8178
 DRAWN BY: JTS
 DATE: 03/19/2024
 JOB NUMBER: 1343205G2023
 www.SpicerGroup.com

LEGEND

- TREE LINE
- STUMP
- PINE
- BUSH
- TREE
- FOUND SURVEY CORNER
- SET 1/2" IRON ROD
- SET WOOD LATH
- SET P.K. NAIL
- BENCHMARK
- SATELLITE DISH
- AIR CONDITIONING UNIT
- SOIL BORING
- MAIL BOX
- BURIED CABLE LINES
- BURIED ELECTRIC LINES
- GASMAINS
- SANITARY SEWER LINES
- STORM SEWER LINES
- TELEPHONE LINES
- WATERMAINS
- NOT FIELD LOCATED
- (M) — MEASURED DIMENSION
- (R) — RECORDED DIMENSION
- — MANHOLE
- — CATCHBASIN
- — CURB CATCHBASIN
- — FIRE HYDRANT
- — WATER VALVE
- — GAS VALVE
- — TELEPHONE POLE
- — POWER POLE
- — POWER AND TELEPHONE POLE
- — GUY ANCHOR AND POLE
- — LIGHT POLE
- — TELEPHONE PEDESTAL
- — ELECTRICAL PEDESTAL
- — CABLE TV PEDESTAL
- SIGN
- SPRINKLER
- RAILROAD SIGNAL
- TRANSFORMER
- BARRIER FREE PARKING
- BITUMINOUS SURFACE
- CONCRETE SURFACE
- CONCRETE CURB
- FENCE LINE
- OVERHEAD POWER LINES



SCALE: 1" = 200'



FOR UTILITIES CONTACT

- | | |
|--|--|
| TELECOMMUNICATIONS | GAS |
| COMCAST
(902) 402-8531 | ATLANTA GAS LIGHT
(470) 248-6482 |
| NORTH GA. NETWORK
(706) 754-5323-3230 | ELECTRIC |
| WINDSTREAM
(800) 289-1901 | GEORGIA POWER
(404) 506-6539 |
| WATER/SEWER | SAWNEE ELECTRIC
(770) 887-2363 |
| CITY OF ATLANTA, DWM
(404) 546-0311 | WATER/SEWER |
| | ETOWAH WATER & SEWER
(678) 410-2780 |

UTILITY NOTE

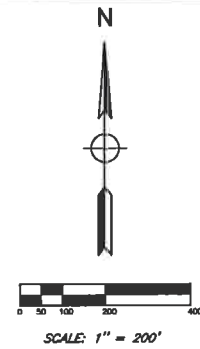
The utility locations as hereon shown are based on field observations and a careful review of municipal and utility company records. However, it is not possible to determine the precise location and depth of underground utilities without excavation. Therefore, we cannot guarantee the accuracy or completeness of the buried utility information hereon shown. The contractor shall call "MISS DIG" (1-800-482-7171 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.



PREPARED BY:
NATHAN G. SHEPHERD
PROFESSIONAL SURVEYOR LS003468
514 WEST MAPLE ST.
CUMMING, GEORGIA 30040
TEL. 989-284-8178
DRAWN BY: JTS
DATE: 03/19/2024
JOB NUMBER: 134320SG2023
www.SpicerGroup.com

FOR UTILITIES CONTACT

TELECOMMUNICATIONS	GAS
COMCAST (902) 402-8531	ATLANTA GAS LIGHT (470) 248-6482
NORTH GA. NETWORK (706) 754-5323-3230	ELECTRIC
MMDSTREAM (800) 289-1901	GEORGIA POWER (404) 506-6539
	SAWNEE ELECTRIC (770) 887-2363
WATER/SEWER	WATER/SEWER
CITY OF ATLANTA, DWM (404) 546-0311	ETOWAH WATER & SEWER (678) 410-2780



UTILITY NOTE

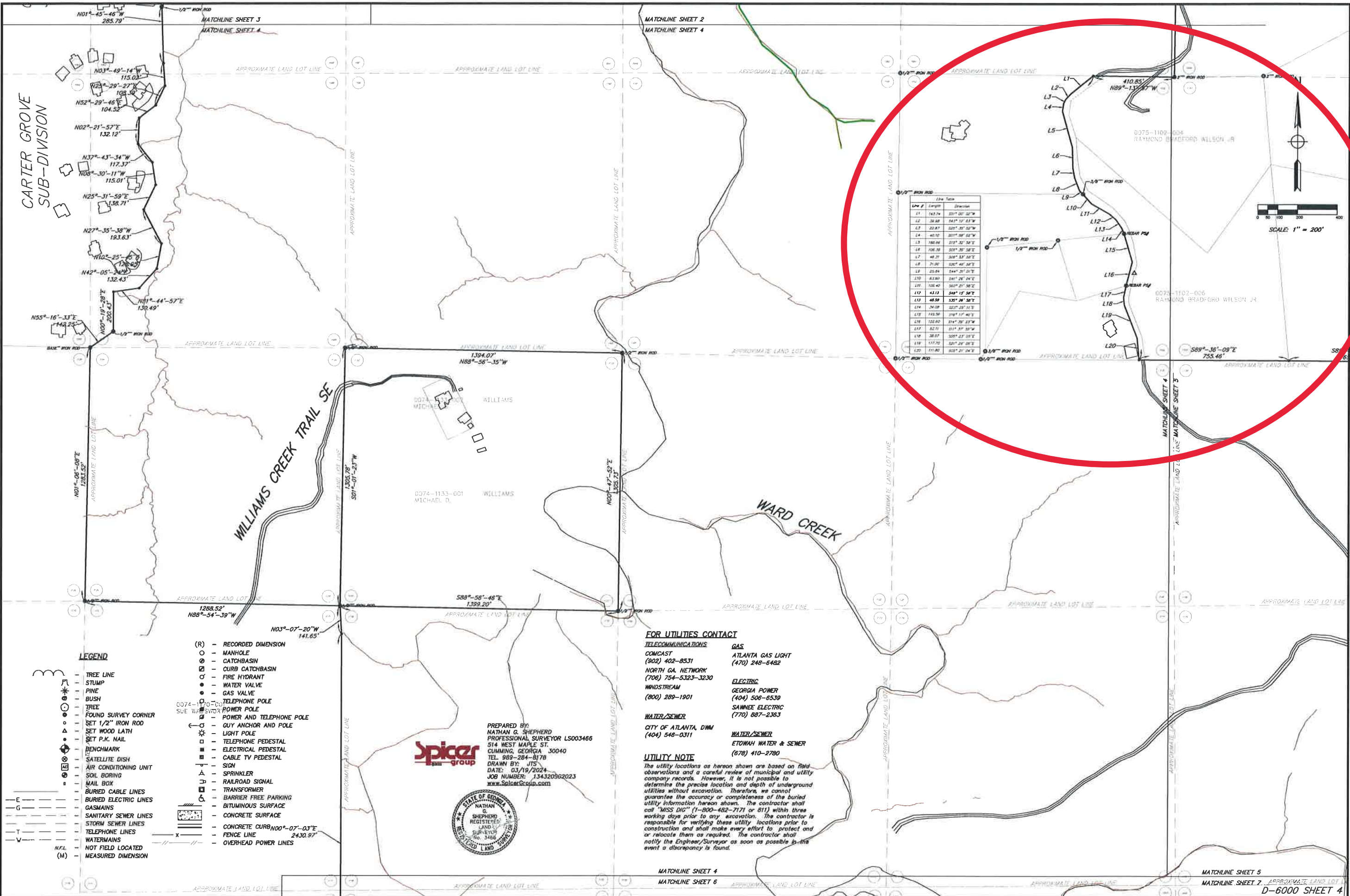
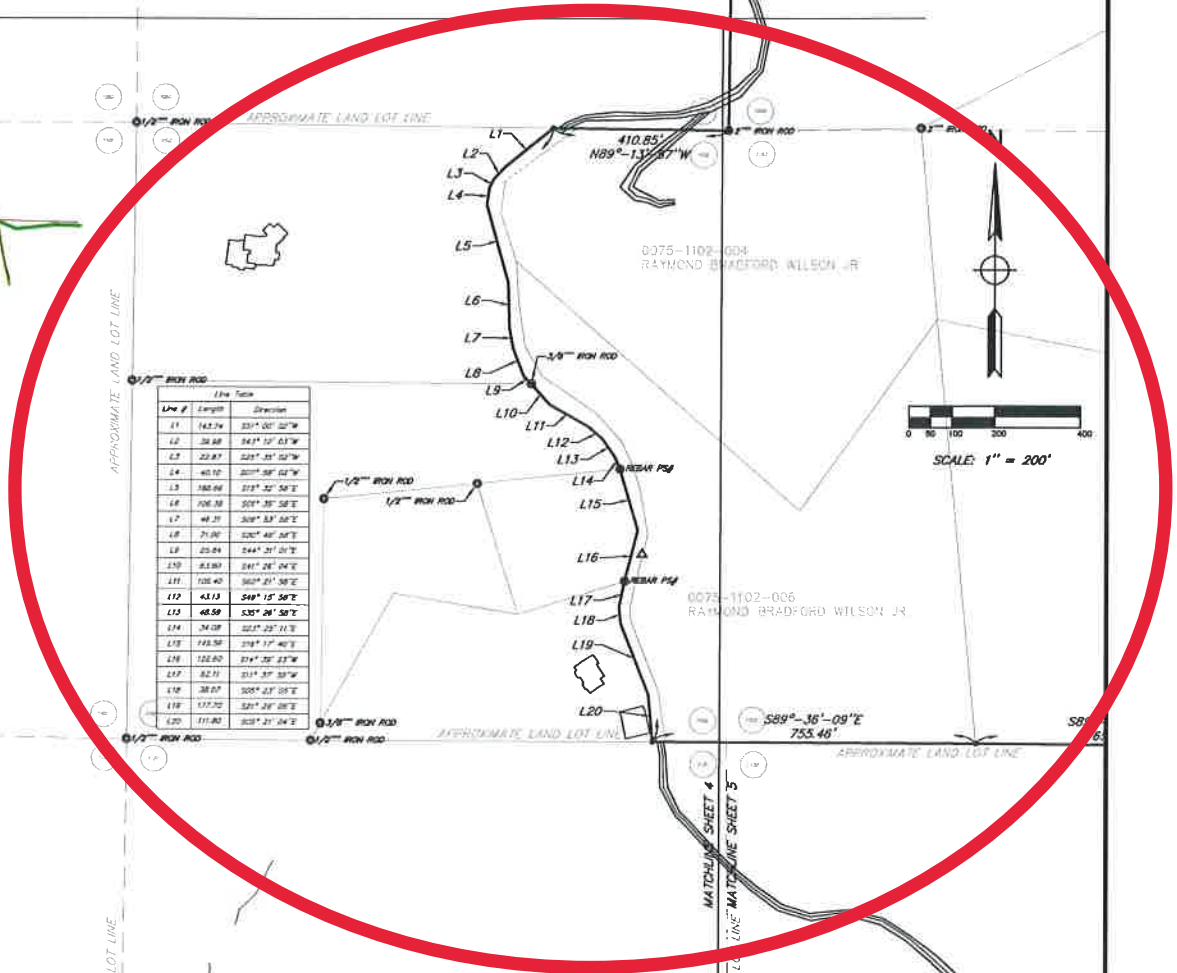
The utility locations as herein shown are based on field observations and a careful review of municipal and utility company records. However, it is not possible to determine the precise location and depth of underground utilities without excavation. Therefore, we cannot guarantee the accuracy or completeness of the buried utility information herein shown. The contractor shall call "MISS DIG" (1-800-482-7171 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

- TREE LINE
- STUMP
- PINE
- BUSH
- TREE
- FOUND SURVEY CORNER
- SET 1/2" IRON ROD
- SET WOOD LATH
- SET P.K. NAIL
- BENCHMARK
- SATELLITE DISH
- AIR CONDITIONING UNIT
- SOIL BORING
- MAIL BOX
- BURIED CABLE LINES
- BURIED ELECTRIC LINES
- GAS MAINS
- SANITARY SEWER LINES
- STORM SEWER LINES
- TELEPHONE LINES
- WATER MAINS
- NOT FIELD LOCATED
- MEASURED DIMENSION
- RECORDED DIMENSION
- MANHOLE
- CATCHBASIN
- CURB CATCHBASIN
- FIRE HYDRANT
- WATER VALVE
- GAS VALVE
- TELEPHONE POLE
- POWER POLE
- POWER AND TELEPHONE POLE
- GUY ANCHOR AND POLE
- LIGHT POLE
- TELEPHONE PEDESTAL
- ELECTRICAL PEDESTAL
- CABLE TV PEDESTAL
- SIGN
- SPRINKLER
- RAILROAD SIGNAL
- TRANSFORMER
- BARRIER FREE PARKING
- BITUMINOUS SURFACE
- CONCRETE CURB
- FENCE LINE
- OVERHEAD POWER LINES



Spicer Group
 PREPARED BY:
 NATHAN G. SHEPHERD
 PROFESSIONAL SURVEYOR LS003486
 514 WEST MAPLE ST.
 CUMMING, GEORGIA 30040
 TEL. 989-284-8178
 DRAWN BY: JTS
 DATE: 03/19/2024
 JOB NUMBER: 134320S62023
 www.SpicerGroup.com



LEGEND

- (R) - RECORDED DIMENSION
- - MANHOLE
- ⊙ - CATCHBASIN
- ⊞ - CURB CATCHBASIN
- ⊕ - FIRE HYDRANT
- - WATER VALVE
- - GAS VALVE
- - TELEPHONE POLE
- - POWER POLE
- ⊞ - POWER AND TELEPHONE POLE
- ⊞ - GUY ANCHOR AND POLE
- ⊞ - LIGHT POLE
- ⊞ - TELEPHONE PEDESTAL
- ⊞ - ELECTRICAL PEDESTAL
- ⊞ - CABLE TV PEDESTAL
- ⊞ - SIGN
- ⊞ - SPRINKLER
- ⊞ - RAILROAD SIGNAL
- ⊞ - TRANSFORMER
- ⊞ - BARRIER FREE PARKING
- ⊞ - BITUMINOUS SURFACE
- ⊞ - CONCRETE SURFACE
- ⊞ - CONCRETE CURB
- ⊞ - FENCE LINE
- ⊞ - OVERHEAD POWER LINES
- TREE LINE
- STUMP
- PINE
- BUSH
- TREE
- - FOUND SURVEY CORNER
- - SET 1/2" IRON ROD
- - SET WOOD LATH
- - SET P.K. NAIL
- - BENCHMARK
- - SATELLITE DISH
- - AIR CONDITIONING UNIT
- - SOIL BORING
- - MAIL BOX
- BURIED CABLE LINES
- BURIED ELECTRIC LINES
- GASMANS
- SANITARY SEWER LINES
- STORM SEWER LINES
- TELEPHONE LINES
- WATERMANS
- NOT FIELD LOCATED
- (M) - MEASURED DIMENSION

PREPARED BY:
NATHAN G. SHEPHERD
 PROFESSIONAL SURVEYOR L5003466
 514 WEST MAPLE ST.
 CUMMING, GEORGIA 30040
 TEL. 989-284-8178
 DRAWN BY: JTS
 DATE: 03/19/2024
 JOB NUMBER: 1343209G2023
 www.SpicerGroup.com



FOR UTILITIES CONTACT

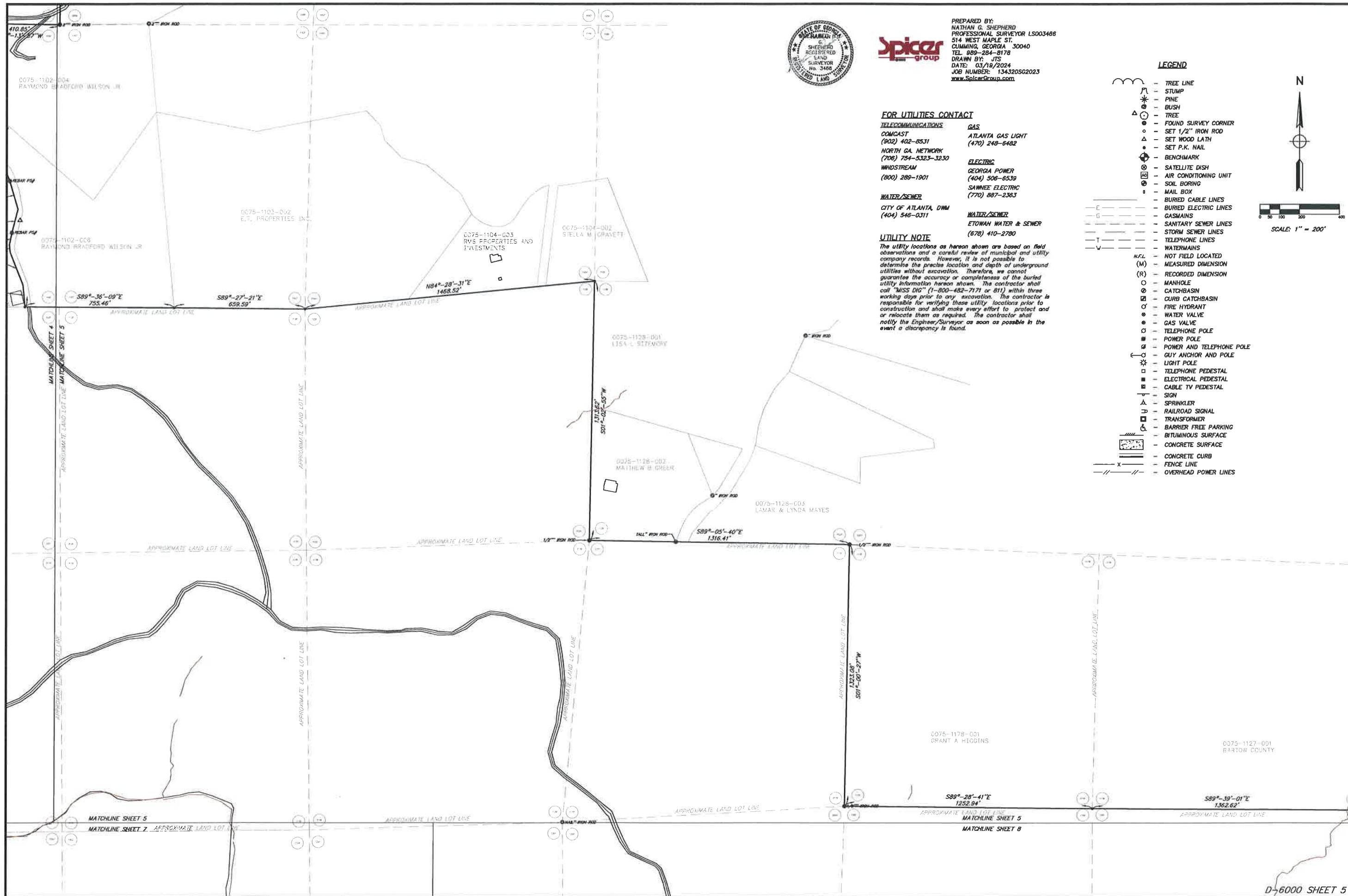
- TELECOMMUNICATIONS**
- COMCAST (802) 402-8531
- NORTH GA. NETWORK (706) 754-5323-3230
- WINDSTREAM (800) 289-1901
- WATER/SEWER**
- CITY OF ATLANTA, DWM (404) 548-0311
- GAS**
- ATLANTA GAS LIGHT (470) 248-6482
- ELECTRIC**
- GEORGIA POWER (404) 506-6539
- SAWNEE ELECTRIC (770) 887-2363
- WATER/SEWER**
- ETOWAH WATER & SEWER (678) 410-2780

UTILITY NOTE

The utility locations as hereon shown are based on field observations and a careful review of municipal and utility company 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 shown. The contractor shall call "MISS DIG" (1-800-482-7171 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.

MATCHLINE SHEET 4
 MATCHLINE SHEET 6

MATCHLINE SHEET 5
 MATCHLINE SHEET 7
 D-6000 SHEET 4



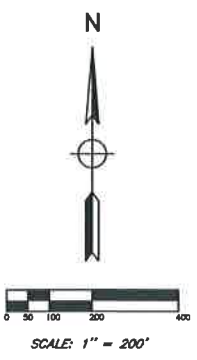
PREPARED BY:
 NATHAN G. SHEPHERD
 PROFESSIONAL SURVEYOR LS003486
 514 WEST MAPLE ST.
 CUMMING, GEORGIA 30040
 TEL. 889-284-8178
 DRAWN BY: JTS
 DATE: 03/19/2024
 JOB NUMBER: 134320SG2023
 www.SpicerGroup.com

FOR UTILITIES CONTACT

TELECOMMUNICATIONS	GAS
COMCAST (902) 402-8531	ATLANTA GAS LIGHT (470) 248-8482
NORTH GA. NETWORK (706) 754-5323-3230	ELECTRIC
WINDSTREAM (800) 289-1901	GEORGIA POWER (404) 506-8539
WATER/SEWER	SAWNEE ELECTRIC (770) 887-2363
CITY OF ATLANTA, DWM (404) 546-0311	WATER/SEWER
	ETOWAH WATER & SEWER (678) 410-2780

UTILITY NOTE
 The utility locations as hereon shown are based on field observations and a careful review of municipal and utility company 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 shown. The contractor shall call "MISS DIG" (1-800-482-7171 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**
- TREE LINE
 - STUMP
 - PINE
 - BUSH
 - TREE
 - FOUND SURVEY CORNER
 - SET 1/2" IRON ROD
 - SET WOOD LATH
 - SET P.K. NAIL
 - BENCHMARK
 - SATELLITE DISH
 - AIR CONDITIONING UNIT
 - SOIL BORING
 - MAIL BOX
 - BURIED CABLE LINES
 - BURIED ELECTRIC LINES
 - GASMAINS
 - SANITARY SEWER LINES
 - STORM SEWER LINES
 - TELEPHONE LINES
 - WATERMAINS
 - NOT FIELD LOCATED
 - MEASURED DIMENSION
 - RECORDED DIMENSION
 - MANHOLE
 - CATCHBASIN
 - CURB CATCHBASIN
 - FIRE HYDRANT
 - WATER VALVE
 - GAS VALVE
 - TELEPHONE POLE
 - POWER POLE
 - POWER AND TELEPHONE POLE
 - GUY ANCHOR AND POLE
 - LIGHT POLE
 - TELEPHONE PEDESTAL
 - ELECTRICAL PEDESTAL
 - CABLE TV PEDESTAL
 - SIGN
 - SPRINKLER
 - RAILROAD SIGNAL
 - TRANSFORMER
 - BARRIER FREE PARKING
 - BITUMINOUS SURFACE
 - CONCRETE SURFACE
 - CONCRETE CURB
 - FENCE LINE
 - OVERHEAD POWER LINES



N00°-07'-03"E
2430.97'

N00°-07'-03"E
2430.97'

1360.28'
N89°-39'-31"W

MATCHLINE SHEET 4
MATCHLINE SHEET 6

MATCHLINE SHEET 5
MATCHLINE SHEET 7



SCALE: 1" = 200'

LEGEND

- | | | | |
|--|-----------------------|--|--------------------------|
| | TREE LINE | | NOT FIELD LOCATED |
| | STUMP | | MEASURED DIMENSION |
| | PINE | | RECORDED DIMENSION |
| | BUSH | | MANHOLE |
| | TREE | | CATCHBASIN |
| | FOUND SURVEY CORNER | | CURB CATCHBASIN |
| | SET 1/2" IRON ROD | | FIRE HYDRANT |
| | SET WOOD LATH | | WATER VALVE |
| | SET P.K. NAIL | | GAS VALVE |
| | BENCHMARK | | TELEPHONE POLE |
| | SATELLITE DISH | | POWER POLE |
| | AIR CONDITIONING UNIT | | POWER AND TELEPHONE POLE |
| | SOIL BORING | | GUY ANCHOR AND POLE |
| | MAIL BOX | | LIGHT POLE |
| | BURIED CABLE LINES | | TELEPHONE PEDESTAL |
| | BURIED ELECTRIC LINES | | ELECTRICAL PEDESTAL |
| | GAS MAINS | | CABLE TV PEDESTAL |
| | SANITARY SEWER LINES | | SIGN |
| | STORM SEWER LINES | | SPRINKLER |
| | TELEPHONE LINES | | RAILROAD SIGNAL |
| | WATER MAINS | | TRANSFORMER |
| | | | BARRIER FREE PARKING |
| | | | BITUMINOUS SURFACE |
| | | | CONCRETE SURFACE |
| | | | CONCRETE CURB |
| | | | FENCE LINE |
| | | | OVERHEAD POWER LINES |

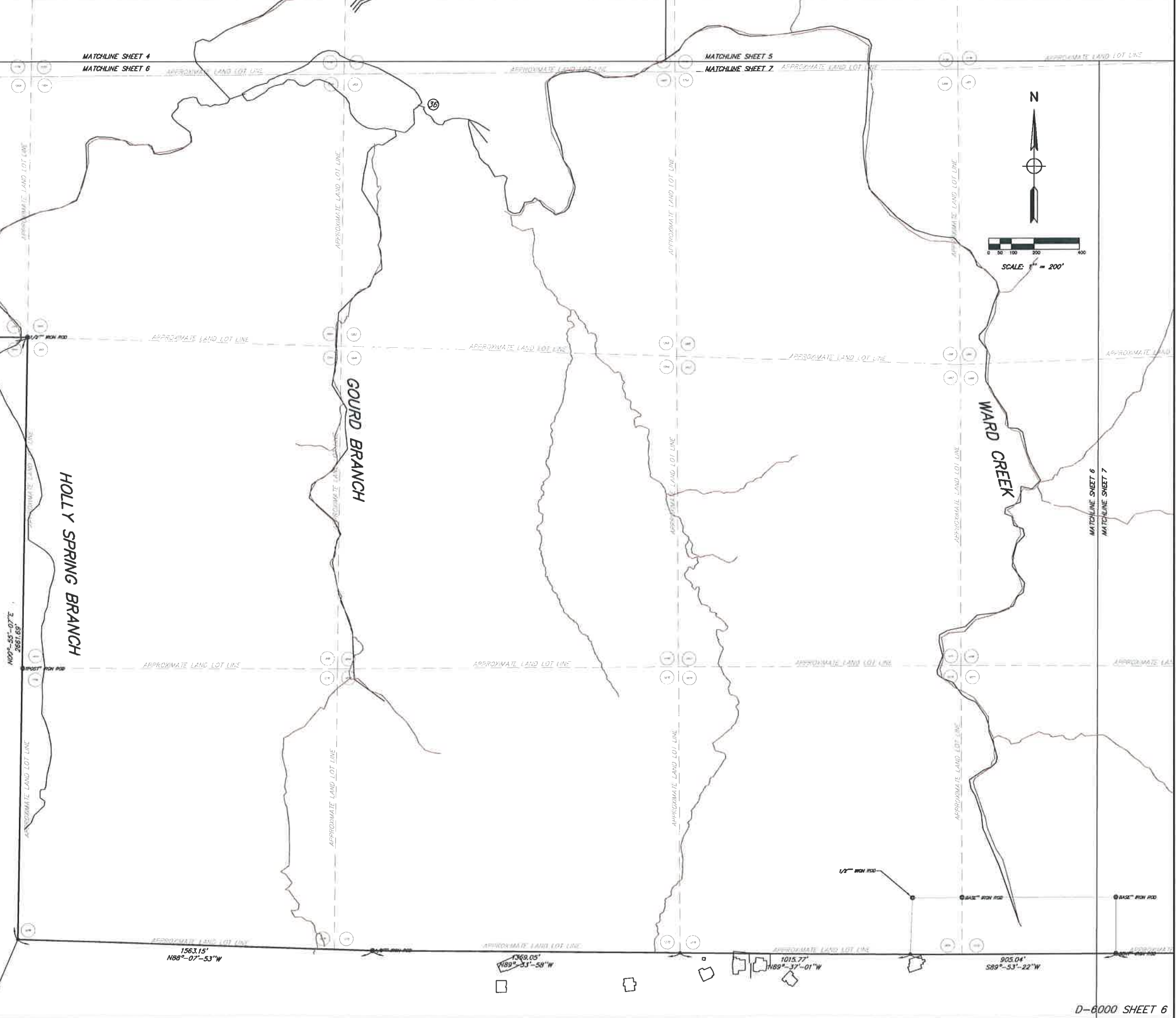
FOR UTILITIES CONTACT

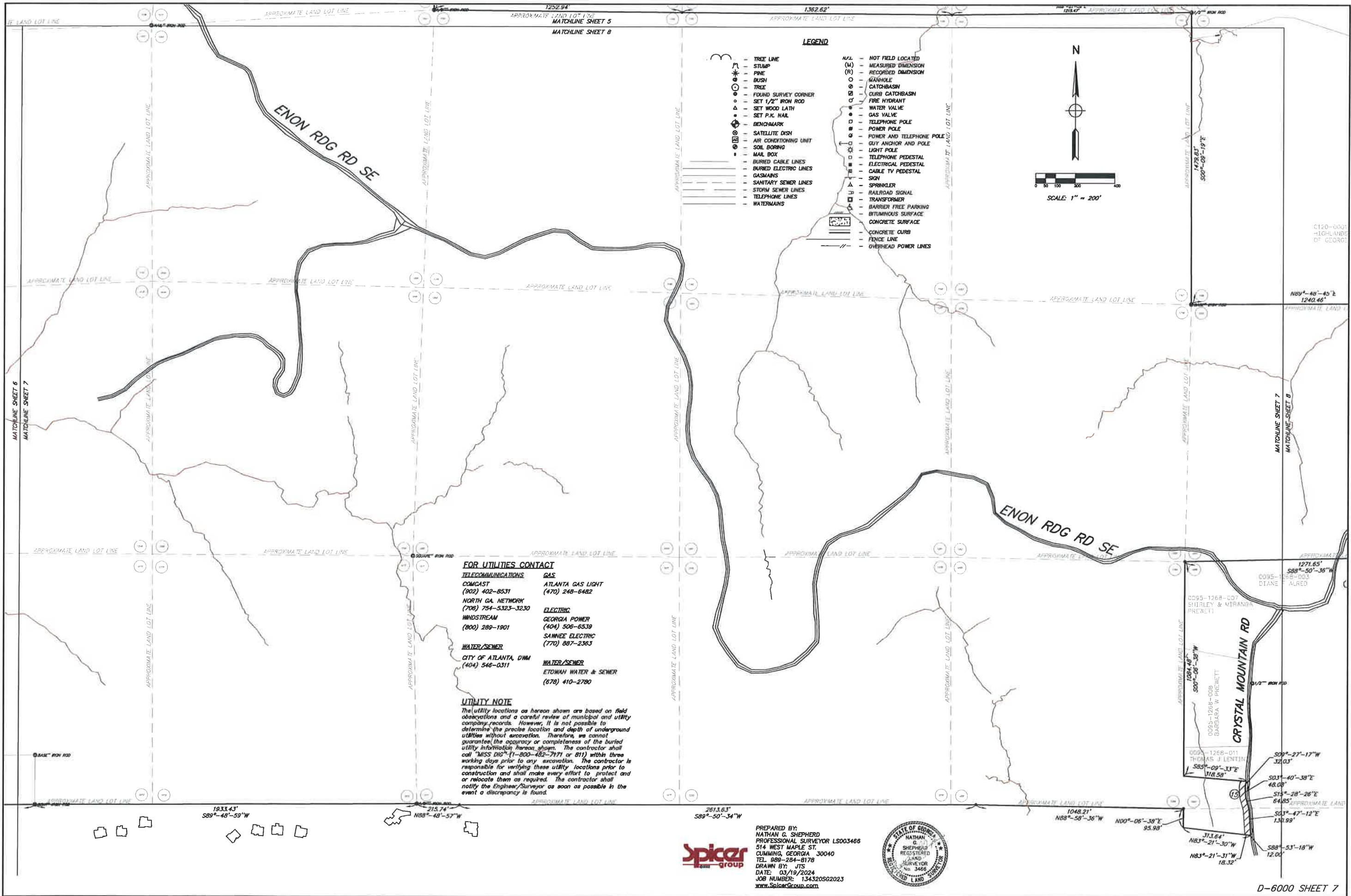
- | | |
|--|--|
| TELECOMMUNICATIONS | GAS |
| COMCAST
(902) 402-8531 | ATLANTA GAS LIGHT
(470) 248-8482 |
| NORTH GA. NETWORK
(706) 754-5323-3230 | ELECTRIC |
| WINDSTREAM
(800) 289-1901 | GEORGIA POWER
(404) 506-8539 |
| WATER/SEWER | SANNIE ELECTRIC
(770) 887-2363 |
| CITY OF ATLANTA, DWM
(404) 546-0311 | WATER/SEWER |
| | ETOWAH WATER & SEWER
(678) 410-2780 |

UTILITY NOTE

The utility locations as hereon shown are based on field observations and a careful review of municipal and utility company 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 shown. The contractor shall call "MISS DIG" (1-800-482-7171 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.

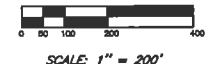
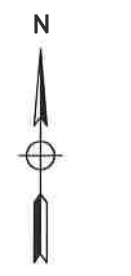
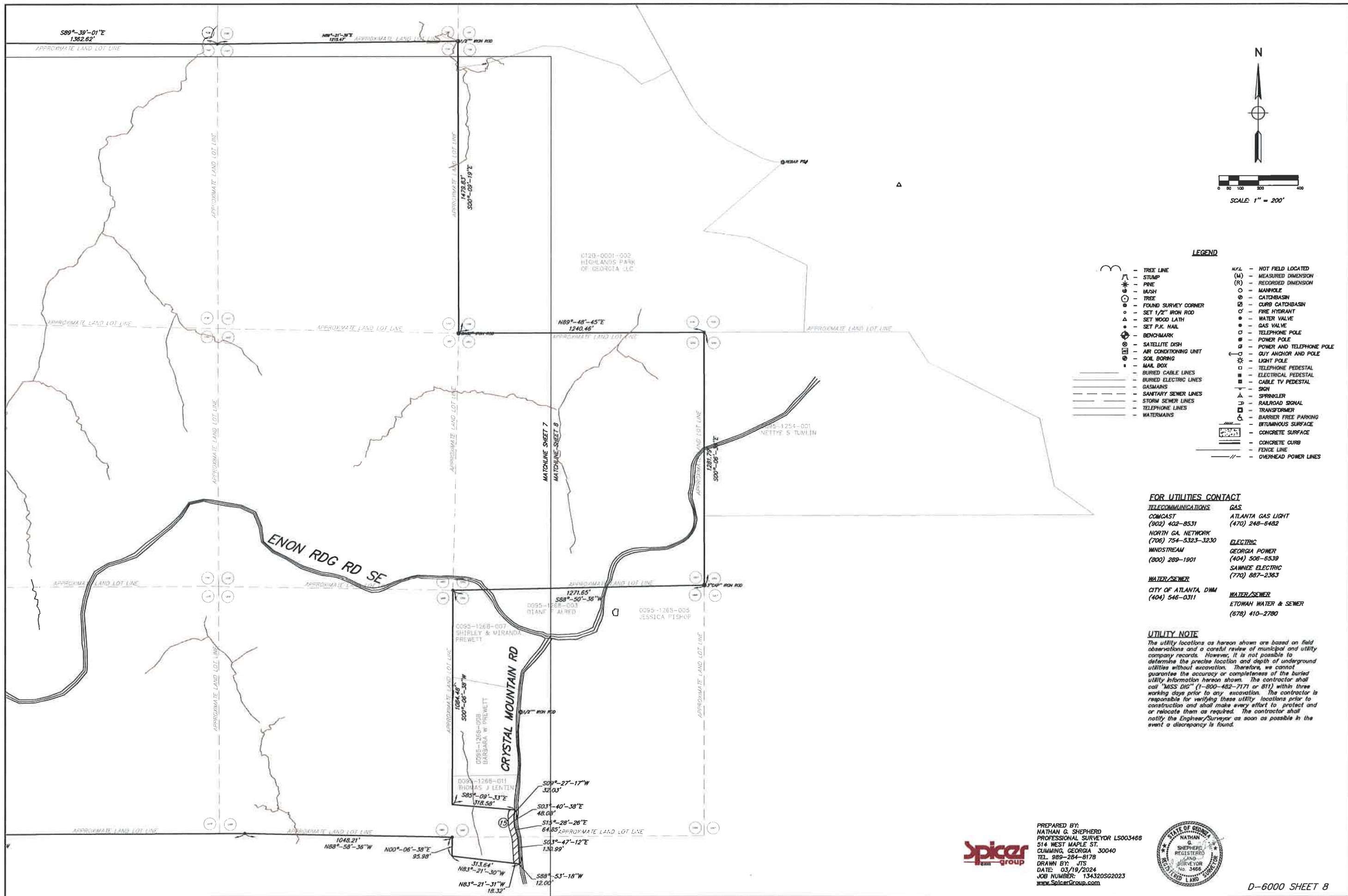
PREPARED BY:
NATHAN G. SHEPHERD
PROFESSIONAL SURVEYOR LS003486
514 WEST MAPLE ST.
CUMMING, GEORGIA 30040
TEL. 888-284-8178
DRAWN BY: JTS
DATE: 03/19/2024
JOB NUMBER: 134320502023
www.SpicerGroup.com





PREPARED BY:
NATHAN C. SHEPHERD
PROFESSIONAL SURVEYOR LS003466
514 WEST MAPLE ST.
CUMMING, GEORGIA 30040
TEL. 888-284-8178
DRAWN BY: JTS
DATE: 03/19/2024
JOB NUMBER: 134320SG2023
www.SpicerGroup.com





SCALE: 1" = 200'

LEGEND

- TREE LINE
- STUMP
- PINE
- BUSH
- TREE
- FOUND SURVEY CORNER
- SET 1/2" IRON ROD
- SET WOOD LATH
- SET P.K. NAIL
- BENCHMARK
- SATELLITE DISH
- AIR CONDITIONING UNIT
- SOIL BORING
- MAIL BOX
- BURIED CABLE LINES
- BURIED ELECTRIC LINES
- GASMAINS
- SANITARY SEWER LINES
- STORM SEWER LINES
- TELEPHONE LINES
- WATERMAINS
- NOT FIELD LOCATED
- MEASURED DIMENSION
- RECORDED DIMENSION
- MANHOLE
- CATCHBASIN
- CURB CATCHBASIN
- FIRE HYDRANT
- WATER VALVE
- GAS VALVE
- TELEPHONE POLE
- POWER POLE
- POWER AND TELEPHONE POLE
- GUY ANCHOR AND POLE
- LIGHT POLE
- TELEPHONE PEDESTAL
- ELECTRICAL PEDESTAL
- CABLE TV PEDESTAL
- SIGN
- SPRINKLER
- RAILROAD SIGNAL
- TRANSFORMER
- BARRIER FREE PARKING
- BITUMINOUS SURFACE
- CONCRETE SURFACE
- CONCRETE CURB
- FENCE LINE
- OVERHEAD POWER LINES

FOR UTILITIES CONTACT

- TELECOMMUNICATIONS**
- COMCAST (902) 402-8531
 - NORTH GA. NETWORK (706) 754-5323-3230
 - WINDSTREAM (800) 289-1901
- GAS**
- ATLANTA GAS LIGHT (470) 248-6482
- ELECTRIC**
- GEORGIA POWER (404) 506-6539
 - SAWNEE ELECTRIC (770) 887-2363
- WATER/SEWER**
- CITY OF ATLANTA, DWM (404) 546-0311
 - ETOWAH WATER & SEWER (678) 410-2780

UTILITY NOTE

The utility locations as hereon shown are based on field observations and a careful review of municipal and utility company 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 shown. The contractor shall call "MISS Dig" (1-800-482-7171 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.



PREPARED BY:
NATHAN G. SHEPHERD
PROFESSIONAL SURVEYOR LS003466
514 WEST MAPLE ST.
CUMMING, GEORGIA 30040
TEL. 989-284-8178
DRAWN BY: JTS
DATE: 03/19/2024
JOB NUMBER: 134320SG2023
www.SpicerGroup.com



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

PARCEL B:
[IDENTIFIED AS TRACT 5]

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, 1198, 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, 4TH DISTRICT, 3RD SECTION, CITY OF CARTERSVILLE, BARTOW COUNTY, GEORGIA CONTAINING 2080.488 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 RIGHT-OF-WAY OF OLD ALABAMA ROAD (R/W VARIES); THENCE ALONG A CURVE TO THE RIGHT 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 POINT;
THENCE 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 1362.40 FEET AND AN ARC LENGTH OF 386.04 FEET, BEING SUBTENDED BY A CHORD OF SOUTH 68 DEGREES 31 MINUTES 07 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 RIGHT-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 00 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 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 ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 878.51 FEET AND AN ARC LENGTH OF 44.69 FEET, BEING SUBTENDED BY A CHORD OF SOUTH 54 DEGREES 26 MINUTES 33 SECONDS EAST FOR A DISTANCE OF 44.69 FEET ALONG SAID RIGHT-OF-WAY TO A POINT AT THE INTERSECTION OF SAID SOUTH RIGHT-OF-WAY WITH THE WEST RIGHT-OF-WAY OF BATES ROAD (RIGHT-OF-WAY VARIES 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 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 36 DEGREES 33 MINUTES 55 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 33 MINUTES 55 SECONDS EAST FOR A DISTANCE OF 73.10 FEET ALONG THE WEST RIGHT-OF-WAY OF BATES ROAD TO AN IRON PIN PLACED;
THENCE SOUTH 56 DEGREES 18 MINUTES 08 SECONDS WEST FOR A DISTANCE OF 911.69 FEET LEAVING SAID RIGHT-OF-WAY TO AN IRON PIN FOUND;
THENCE SOUTH 13 DEGREES 12 MINUTES 49 SECONDS EAST FOR A DISTANCE OF 441.47 FEET TO A POINT, WHICH POINT IS SOUTH 36 DEGREES 09 MINUTES 01 SECOND EAST A DISTANCE OF 22.65 FEET FROM AN IRON PIN FOUND;
THENCE ALONG THE EAST LINE OF AN OLD ROAD AND THE FOLLOWING COURSES AND DISTANCES: SOUTH 36 DEGREES 09 MINUTES 01 SECONDS WEST FOR A DISTANCE OF 29.00 FEET;
SOUTH 54 DEGREES 06 MINUTES 01 SECONDS WEST FOR A DISTANCE OF 268.40 FEET;
THENCE SOUTH 75 DEGREES 45 MINUTES 01 SECONDS WEST FOR A DISTANCE OF 147.10 FEET;
SOUTH 36 DEGREES 57 MINUTES 01 SECONDS WEST FOR A DISTANCE OF 237.10 FEET;
SOUTH 10 DEGREES 02 MINUTES 01 SECONDS WEST FOR A DISTANCE OF 265.60 FEET;
SOUTH 08 DEGREES 32 MINUTES 59 SECONDS EAST FOR A DISTANCE OF 196.80 FEET;
SOUTH 08 DEGREES 02 MINUTES 01 SECONDS WEST FOR A DISTANCE OF 226.50 FEET;
SOUTH 48 DEGREES 45 MINUTES 01 SECONDS WEST FOR A DISTANCE OF 144.10 FEET;
NORTH 20 DEGREES 39 MINUTES 59 SECONDS WEST FOR A DISTANCE OF 215.40 FEET;
NORTH 64 DEGREES 07 MINUTES 59 SECONDS WEST FOR A DISTANCE OF 312.60 FEET;
SOUTH 64 DEGREES 28 MINUTES 01 SECONDS WEST FOR A DISTANCE OF 182.27 FEET TO A POINT, WHICH POINT IS NORTH 00 DEGREES 42 MINUTES 43 SECONDS EAST A DISTANCE OF 20.51 FEET FROM AN IRON PIN FOUND;
THENCE 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 DEGREES 18 MINUTES 05 SECONDS WEST FOR A DISTANCE OF 1383.32 FEET ALONG THE NORTH 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;
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 SAID LAND LOT;
THENCE NORTH 84 DEGREES 24 MINUTES 03 SECONDS EAST FOR A DISTANCE OF 1468.52 FEET ALONG THE NORTH LINE OF LAND LOT 1129 TO AN IRON PIN FOUND AT THE NORTHEAST CORNER OF SAID LAND LOT;
THENCE SOUTH 00 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 SAID LAND LOT;
THENCE SOUTH 89 DEGREES 06 MINUTES 05 SECONDS EAST FOR A DISTANCE OF 1316.79 FEET 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 EAST LINE OF LAND LOT 1177 TO AN IRON PIN FOUND AT THE SOUTHEAST CORNER OF SAID LAND LOT;
THENCE SOUTH 89 DEGREES 47 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;
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 ALONG THE WEST LINE OF LAND LOT 1180 TO AN IRON PIN FOUND AT THE NORTHWEST CORNER OF SAID LAND LOT;
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;
THENCE SOUTH 89 DEGREES 38 MINUTES 48 SECONDS EAST FOR A DISTANCE OF 822.67 FEET ALONG THE NORTH LINE OF LAND LOTS 1180 AND 1191 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 32.74 FEET, BEING SUBTENDED BY A CHORD OF SOUTH 03 DEGREES 00 MINUTES 25 SECONDS EAST FOR A DISTANCE OF 32.74 FEET 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;
THENCE SOUTH 06 DEGREES 22 MINUTES 51 SECONDS EAST FOR A DISTANCE OF 354.18 FEET ALONG SAID WEST RIGHT-OF-WAY TO A POINT;

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 42 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 29 SECONDS WEST FOR A DISTANCE OF 285.59 FEET ALONG THE EAST LINE OF THE GREEN SPACE TRACT BETWEEN LOT 1173 OF SAID SECTION AND LOT 1158, PHASE I, SECTION D, CARTER GROVE PLANTATION;
THENCE NORTH 30 DEGREES 09 MINUTES 03 SECONDS EAST FOR A DISTANCE OF 137.39 FEET ALONG THE EAST LINE OF LOT 1157 SECTION D TO A POINT;
THENCE NORTH 30 DEGREES 09 MINUTES 03 SECONDS EAST FOR A DISTANCE OF 77.11 FEET ALONG THE EAST LINE OF LOT 1156 SAID SECTION TO A POINT;
THENCE NORTH 05 DEGREES 21 MINUTES 54 SECONDS EAST FOR A DISTANCE OF 113.13 FEET ALONG THE EAST LINE OF LOT 1155 SAID SECTION TO A POINT;
THENCE NORTH 19 DEGREES 44 MINUTES 13 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 74 DEGREES 20 MINUTES 14 SECONDS WEST FOR A DISTANCE OF 110.10 FEET ALONG THE NORTHEAST LINE OF LOT 1154 SAID SECTION TO A POINT;
THENCE NORTH 45 DEGREES 35 MINUTES 57 SECONDS WEST FOR A DISTANCE OF 313.18 FEET ALONG THE NORTHEAST LINE OF THE GREEN SPACE TRACT BETWEEN LOT 1153 SECTION D AND LOT 1068, PHASE I, SECTION B, CARTER GROVE PLANTATION TO A POINT;
THENCE NORTH 33 DEGREES 53 MINUTES 25 SECONDS EAST FOR A DISTANCE OF 187.84 FEET ALONG THE EAST LINE OF LOTS 1068 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 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 40 DEGREES 20 SECONDS EAST FOR A DISTANCE OF 202.09 FEET ALONG THE EAST LINE OF LOTS 1068 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 164.41 FEET ALONG THE EAST LINE OF LOT 1063 SAID SECTION TO A POINT;
THENCE NORTH 14 DEGREES 08 MINUTES 29 SECONDS EAST FOR A DISTANCE OF 77.83 FEET ALONG THE EAST LINE OF THE GREEN SPACE TRACT BETWEEN LOTS 1062 AND 1053 OF SAID SECTION TO A POINT;
THENCE SOUTH 83 DEGREES 21 MINUTES 20 SECONDS EAST FOR A DISTANCE OF 469.35 FEET ALONG THE SOUTH RIGHT-OF-WAY OF CARTER GROVE BOULEVARD TO A POINT;
THENCE NORTH 44 DEGREES 50 MINUTES 04 SECONDS EAST FOR A DISTANCE OF 495.04 FEET ALONG THE SOUTHEAST LINE OF LOTS 1042, 1043, 1044, 1045, 1046, 1047 AND 1048 OF SAID SECTION TO A POINT;
THENCE NORTH 64 DEGREES 39 MINUTES 57 SECONDS EAST FOR A DISTANCE OF 74.41 FEET ALONG THE SOUTHEAST LINE OF LOT 1041 OF SAID SECTION TO A POINT;
THENCE NORTH 44 DEGREES 03 MINUTES 20 SECONDS EAST FOR A DISTANCE OF 95.65 FEET ALONG THE SOUTHEAST LINE OF LOT 1040 OF SAID SECTION TO A POINT;
THENCE NORTH 08 DEGREES 43 MINUTES 27 SECONDS EAST FOR A DISTANCE OF 164.41 FEET ALONG THE EAST LINE OF LOT 1039 OF SAID SECTION TO A POINT;
THENCE NORTH 26 DEGREES 14 MINUTES 49 SECONDS WEST FOR A DISTANCE OF 182.72 FEET ALONG THE EAST LINE OF LOT 1038 OF SAID SECTION TO A POINT;
THENCE SOUTH 89 DEGREES 53 MINUTES 02 SECONDS EAST FOR A DISTANCE OF 704.67 FEET TO AN IRON PIN; THENCE SOUTH 89 DEGREES 26 MINUTES 28 SECONDS EAST FOR A DISTANCE OF 399.76 FEET TO AN IRON PIN;
THENCE SOUTH 89 DEGREES 15 MINUTES 01 SECONDS EAST FOR 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 1097.19 FEET TO AN IRON PIN; THENCE NORTH 00 DEGREES 16 MINUTES 59 SECONDS EAST 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;
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

- 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. Pittman, dated November 9, 1946, filed for record November 14, 1946, and recorded in Deed Book 86, Page 248, Bartow County, Georgia records.
- 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 Coosa River Soil Conservation District, dated July 29, 1965, and recorded in Book 148, Page 74, aforesaid records.
- Terms and provisions of easements reserved, together with easements granted in Warranty Deed from Claude C. Pittman to Leland H. Bagwell dated August 2, 1965, and recorded in Deed Book 148, Page 95, aforesaid records. (No description provided, unable to locate)
- 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)
- Terms and provisions of Agreement between Bagwell & Stewart, Inc., and N. G. R. Investments, Inc., of Forsyth County, Georgia and Hansel and Walden Thacker, dated August 5, 1982, filed for record November 16, 1982, and recorded in Deed Book 434, Page 370, aforesaid records. (see plat recorded in Plat Book 25, Page 153, aforesaid records)
- 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. Dramey, Stanley Dromez, Christine Dromez Vaughn, Lorne Mizell, Gims and Frank H. Bursch and Anita May Sharif and Charles Lee Andrews, Jr., dated September 28, 1984, filed for record October 1, 1984, and recorded in Deed Book 470, Page 109, aforesaid records. (See 16)
- Development Agreement by and between Denise 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.
- 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 affect)
- Easement from Simpson Family, LLC to Georgia Power Company, dated September 28, 2005, filed for record January 11, 2006, and recorded in Deed Book 2014, Page 1020, aforesaid records. (Does not affect)
- Easement from Steve Simpson to the City of Cartersville, a municipal corporation of the State of Georgia, dated February 7, 2006, filed for record February 9, 2006, and recorded in Deed Book 2024, Page 251, aforesaid records. (Does not affect)

PREPARED BY:
NATHAN G. SHEPHERD
PROFESSIONAL SURVEYOR LS003466
514 WEST MAPLE ST.
CUMMING, GEORGIA 30040
TEL. 989-284-8178
DRAWN BY: JTS
DATE: 03/19/2024
JOB NUMBER: 134320SG2023
www.ScalterGroup.com

SCHEDULE B-2 EXCEPTIONS (cont.)

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

- Certificate of Dedication and Maintenance Agreement by and between Steve Simpson, 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. (A legal description was not attached to either document. (Does not affect))
- Restrictive Use Agreement by Steve Simpson, Simpson Family, LLC, a Georgia limited liability company and Carter Grove Plantation, LLC, a Georgia limited liability 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 2284, Page 143, aforesaid records. (Does not affect)
- 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, aforesaid records; as corrected by Corrective Quitclaim Deed by Mary J. Simpson as Executrix of the Estate 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 plat recorded in Plat Book 70, Page 176, aforesaid records)
- Terms and provisions of Reciprocal Easement and Operating Agreement by and between Plantation Golf Club, LLC, a Georgia limited liability company and Carter Grove Plantation, LLC, a Georgia limited liability company, dated December 8, 2010, filed for record December 8, 2010, and recorded in Deed Book 2452, Page 830, aforesaid 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) ASL V, L.L.L.P., a Delaware limited liability company, dated April 9, 2012, filed for record, April 9, 2012, and recorded in Deed Book 2528, Page 386, aforesaid records; as affected by Amended and Restated Reciprocal Easement and Operating Agreement by Elizabeth W. Quinn of Kipatrik Townsend Stockton LLP, dated December 8, 2010, filed for record, December 8, 2010, and recorded in Deed Book 3328, Page 514, aforesaid records. (Does not affect)
- Agreement Regarding Future Conveyances by and between Carter Grove (Atlanta) ASL V, L.L.L.P., 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, aforesaid records. (Does not affect)
- 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 acres of land; and certain easement rights; and Carter Grove (Atlanta) ASL V, L.L.L.P., individually, dated August 28, 2015, filed for record September 2, 2015, and recorded in Deed Book 2783, Page 853, aforesaid records. (Does not affect)
- Easements acquired pursuant to Amended Order and Judgment entered in Docket No. 15-CV-1129, Superior Court of Bartow County, Georgia, styled Department of Transportation vs. 2.883 acres of land; and certain easement rights; and Carter Grove (Atlanta) ASL V, L.L.L.P.; Wells Fargo Bank, National Association, individually, dated August 28, 2015, filed for record September 2, 2015, and recorded in Deed Book 2783, Page 864, aforesaid records.
- Easement from Carter Grove (Atlanta) ASL V 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)
- Easement from Carter Grove (Atlanta) ASL V LLP to Georgia Power Company, dated December 12, 2016, filed for record February 6, 2017, and recorded in Deed Book 2897, Page 267, aforesaid records. (Does not affect)
- Terms and provisions of easements reserved, together with easements granted in Limited Warranty Deed by and between Carter Grove (Atlanta) ASL V L.L.L.P., a Delaware 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, aforesaid records. (Does not affect)
- Sanitary Sewerline Easement from Carter Grove (Atlanta) ASL V 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. (Does not affect)
- 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 2387, 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)
- 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; Crystal Mountain Road; an unpaved road located in Land Lot 1133 and Land Lot 1134; and an old unpaved road located in Land Lots 986, 1030, 1031 and 1059. (Does not affect)
- 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)
- Rights, interests, and easements of any and all person(s) or legal entity (ies) who have buried lots or parts of buried 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.
- Matters shown on plat recorded in Plat Book 4, Page 101, aforesaid records. (Does not affect)
- Matters shown on plat recorded in Plat Book 14, Page 104, aforesaid records (Unable to read document)
- Matters shown on plat recorded in Plat Book 22, Page 70, aforesaid records. (Does not affect)
- Matters shown on plat recorded in Plat Book 57, Page 249 aforesaid records. (Does not affect)
- Matters shown on plat recorded in Plat Book 62, Pages 245, 246, 247, 248, 249 and 250 aforesaid records. (Does not affect)
- Matters as would be disclosed by a current and accurate survey and inspection of the Land.

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 1/2" 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°-21'-31"W., 18.32 feet; N83°-21'-30"W., 313.64 feet; thence N00°-06'-38"E., 95.98 feet to the Southeast corner of said Land Lot 1269; thence N.88°-58'-36"W. along the South line of said Land Lot 1269, 1048.21 feet; thence S.89°-50'-34"W., 2613.63 feet; thence N.88°-48'-57"W., 215.74 feet to a found 1/2" Rebar at the Southwest corner of Land Lot 1271; thence S.89°-48'-59"W., 1933.43 feet to a found 1/2" 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 1/2" 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 1/2" 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 1/2" 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 1/2" 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 1/2" 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 1/2" 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 1/2" 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 1/2" 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°-44'-57"E., 130.49 feet; thence N.42°-05'-24"E., 132.43 feet; thence N.10°-25'-45"E., 128.95 feet; thence N.27°-35'-38"W., 193.63 feet; thence N.25°-31'-59"E., 138.71 feet; thence N.08°-30'-11"W., 115.01 feet; thence N.37°-43'-34"W., 117.37 feet; thence N.02°-21'-57"E., 132.12 feet; thence N.52°-29'-46"E., 104.52 feet; thence N.25°-29'-27"E., 108.39 feet; thence N.03°-49'-14"W., 115.02 feet; thence N.01°-45'-46"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°-37'-25"E., 194.33 feet; thence N.16°-26'-17"E., 110.00 feet; thence N.73°-33'-43"W., 26.74 feet; thence N.72°-21'-46"W., 136.28 feet to a found 1/2" Rebar; thence N.55°-30'-25"E., 205.21 feet; thence N.10°-35'-53"E., 164.41 feet; thence N.14°-10'-57"E., 77.83 feet; thence S.83°-16'-52"E., 469.35 feet; thence N.44°-54'-32"E., 495.04 feet; thence N.64°-44'-25"E., 74.41 feet; thence N.44°-07'-48"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 N02°-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 N.89°-05'-12"W., 646.47 feet along the North line 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.

PREPARED BY:
NATHAN G. SHEPHERD
PROFESSIONAL SURVEYOR LS003468
614 WEST MAPLE ST.
CUMMING, GEORGIA 30040
TEL. 989-284-8178
DRAWN BY: JTS
DATE: 03/19/2024
JOB NUMBER: 1343205G2023
www.SpicerGroup.com



Apr 17, 2024 at 13:17:54
52 Bates Rd SE
Cartersville GA 30120
United States



Apr 17, 2024 at 13:17:49
293 Old Alabama Rd SE
Emerson GA 30137
United States

