

FROM:
 Brandon S Harrison
 Harrison Real Estate Appraisals
 P.O. BOX 6412
 Dalton, GA 30722

Telephone Number: 706-673-4058 Fax Number: 706-673-4056

TO:
 Mark Buckner
 Dalton Utilities
 1200 V.D. Parrott, Jr Pkwy
 Dalton, Ga 30721

Telephone Number: Fax Number:
 Alternate Number: E-Mail:

INVOICE

INVOICE NUMBER

H1021520

DATE

02/15/2020

REFERENCE

Internal Order #: H1021520
 Lender Case #:
 Client File #: DU
 Main File # on form: H1021520
 Other File # on form: DU
 Federal Tax ID: 03-0503081
 Employer ID:

DESCRIPTION

Lender: Dalton Utilities Client: Dalton Utilities
 Purchaser/Borrower: Not Applicable
 Property Address: 5.35 ac RIVER RD NE
 City: DALTON
 County: Whitfield State: GA Zip: 30721
 Legal Description: L.L. 295, DIST. 10 SEC. 3

FEES

AMOUNT

Land Only		300.00
	SUBTOTAL	300.00

PAYMENTS

AMOUNT

Check #: Date: Description:
 Check #: Date: Description:
 Check #: Date: Description:

SUBTOTAL

TOTAL DUE \$ 300.00

Borrower/Client	Not Applicable	File No.	H1021520
Property Address	5.35 ac RIVER RD NE		
City	DALTON	County	Whitfield
Lender	Dalton Utilities	State	GA
		Zip Code	30721

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APPRAISAL OF REAL PROPERTY

LOCATED AT:

5.35 ac RIVER RD NE
L.L. 295, DIST. 10 SEC. 3
DALTON, GA 30721

FOR:

Dalton Utilities
1200 V.D. Parrott, Jr Pkwy
Dalton, Ga 30721

AS OF:

02/10/2020

BY:

BRANDON S HARRISON

SUMMARY OF SALIENT FEATURES

SUBJECT INFORMATION	Subject Address	5.35 ac RIVER RD NE
	Legal Description	L.L. 295, DIST. 10 SEC. 3
	City	DALTON
	County	Whitfield
	State	GA
	Zip Code	30721
	Census Tract	0001.01
SALES PRICE	Map Reference	19140
	Sale Price	\$ N/A
	Date of Sale	N/A
CLIENT	Borrower/Client	Not Applicable
	Lender	Dalton Utilities
DESCRIPTION OF IMPROVEMENTS	Size (Square Feet)	
	Price per Square Foot	\$
	Location	Avg/Suburb
	Age	
	Condition	
	Total Rooms	
	Bedrooms	
	Baths	
APPRASIER	Appraiser	BRANDON S HARRISON
	Date of Appraised Value	02/10/2020
VALUE	Final Estimate of Value	\$ 13,500

Borrower/Client	Not Applicable	File No. H1021520
Property Address	5.35 ac RIVER RD NE	
City	DALTON	County Whitfield
Lender	Dalton Utilities	
State	GA	Zip Code 30721

APPRAISAL AND REPORT IDENTIFICATION

This Report is one of the following types:

Appraisal Report (A written report prepared under Standards Rule 2-2(a), pursuant to the Scope of Work, as disclosed elsewhere in this report.)

Restricted Appraisal Report (A written report prepared under Standards Rule 2-2(b), pursuant to the Scope of Work, as disclosed elsewhere in this report, restricted to the stated intended use by the specified client or intended user.)

Comments on Standards Rule 2-3

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

Comments on Appraisal and Report Identification

Note any USPAP related issues requiring disclosure and any State mandated requirements:

No other prior services with regards to subject property were performed by Brandon S. Harrison.

APPRAISER:

Signature: 
Name: BRANDON S HARRISON

State Certification #: Certified General #254792
or State License #: _____
State: GA Expiration Date of Certification or License: 01/31/2021
Date of Signature and Report: February 16, 2020
Effective Date of Appraisal: 02/10/2020
Inspection of Subject: None Interior and Exterior Exterior-Only
Date of Inspection (if applicable): 02/10/2020

SUPERVISORY or CO-APPRAISER (if applicable):

Signature: _____
Name: _____

State Certification #: _____
or State License #: _____
State: _____ Expiration Date of Certification or License: _____
Date of Signature: _____
Inspection of Subject: None Interior and Exterior Exterior-Only
Date of Inspection (if applicable): _____

LAND APPRAISAL REPORT

DU

File No. H1021520

IDENTIFICATION	Borrower <u>Not Applicable</u>	Census Tract <u>0001.01</u>	Map Reference <u>19140</u>		
	Property Address <u>5.35 ac RIVER RD NE DALTON</u>	County <u>Whitfield</u>	State <u>GA</u>		
	Legal Description <u>L.L. 295, DIST. 10 SEC. 3</u>		Zip Code <u>30721</u>		
	Sale Price \$ <u>N/A</u>	Date of Sale <u>N/A</u>	Loan Term <u>N/A</u> yrs.	Property Rights Appraised <input checked="" type="checkbox"/> Fee <input type="checkbox"/> Leasehold <input type="checkbox"/> De Minimis PUD	
	Actual Real Estate Taxes \$ <u>0</u> (yr)	Loan charges to be paid by seller \$ <u>N/A</u>		Other sales concessions <u>N/A</u>	
	Lender/Client <u>Dalton Utilities</u>	Address <u>1200 V.D. Parrott, Jr Pkwy, Dalton, Ga 30721</u>			
	Occupant <u>Vacant</u>	Appraiser <u>BRANDON S HARRISON</u>	Instructions to Appraiser <u>ESTIMATE MARKET VALUE AS OF DATE OF INSPECTION.</u>		
	Location <input type="checkbox"/> Urban <input type="checkbox"/> Suburban <input checked="" type="checkbox"/> Rural	Good <input type="checkbox"/>	Avg. <input type="checkbox"/>	Fair <input type="checkbox"/>	Poor <input type="checkbox"/>
	Built Up <input type="checkbox"/> Over 75% <input type="checkbox"/> 25% to 75% <input checked="" type="checkbox"/> Under 25%	Employment Stability <input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Growth Rate <input type="checkbox"/> Fully Dev. <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Steady <input type="checkbox"/> Slow	Convenience to Employment <input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Property Values <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	Convenience to Shopping <input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Demand/Supply <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Oversupply	Convenience to Schools <input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Marketing Time <input type="checkbox"/> Under 3 Mos. <input checked="" type="checkbox"/> 4-6 Mos. <input type="checkbox"/> Over 6 Mos.	Adequacy of Public Transportation <input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Present Land Use <u>50% 1 Family 1% 2-4 Family 1% Apts. 1% Condo 1% Commercial</u>	Recreational Facilities <input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<u>1% Industrial 45% Vacant %</u>	Adequacy of Utilities <input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Change in Present Land Use <input checked="" type="checkbox"/> Not Likely <input type="checkbox"/> Likely (*) <input type="checkbox"/> Taking Place (*)	Property Compatibility <input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(*) From _____ To _____	Protection from Detrimental Conditions <input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Predominant Occupancy <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <u>5 % Vacant</u>	Police and Fire Protection <input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Single Family Price Range <u>\$ 10,000 to \$ 750,000</u>	General Appearance of Properties <input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Single Family Age <u>0 yrs. to 125 yrs.</u>	Appeal to Market <input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise): SUBJECT IS LOCATED APPROXIMATELY 10.00 MILES N.E. OF THE DOWNTOWN DALTON BUSINESS DISTRICT. IT HAS ACCESS TO ALL SUPPORTING FACILITIES AND SERVICES. THE AREA WOULD HAVE AVERAGE APPEAL.

Dimensions <u>Refer to Survey</u>	=	<u>5.35</u> Sq. Ft. or Acres	<input type="checkbox"/> Corner Lot
Zoning classification <u>GA</u>	Present Improvements <input checked="" type="checkbox"/> do <input type="checkbox"/> do not conform to zoning regulations		
Highest and best use <input checked="" type="checkbox"/> Present use <input type="checkbox"/> Other (specify) _____			
Public <input type="checkbox"/> Available	OFF SITE IMPROVEMENTS		
Elec. <input checked="" type="checkbox"/>	Street Access <input type="checkbox"/> Public <input checked="" type="checkbox"/> Private	Topo <u>Rolling/Low</u>	
Gas <input type="checkbox"/>	Surface <u>Gravel</u>	Size <u>5.35 Ac</u>	
Water <input checked="" type="checkbox"/> Available	Maintenance <input type="checkbox"/> Public <input checked="" type="checkbox"/> Private	Shape <u>IRREGULAR</u>	
San. Sewer <input type="checkbox"/> None	<input type="checkbox"/> Storm Sewer <input type="checkbox"/> Curb/Gutter	View <u>Avg/Lake</u>	
<input type="checkbox"/> Underground Elect. & Tel.	<input type="checkbox"/> Sidewalk <input type="checkbox"/> Street Lights	Drainage <u>Large Flood Area</u>	
Is the property located in a HUD Identified Special Flood Hazard Area? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
Comments (favorable or unfavorable including any apparent adverse easements, encroachments, or other adverse conditions): <u>Subject property is accessed by way of an easement which does have a negative impact on marketability. Also a large portion of subject property is located in a flood area.</u>			

The undersigned has recited three recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to or more favorable than the subject property, a minus (-) adjustment is made thus reducing the indicated value of subject; if a significant item in the comparable is inferior to or less favorable than the subject property, a plus (+) adjustment is made thus increasing the indicated value of the subject.					
ITEM	SUBJECT PROPERTY	COMPARABLE NO. 1		COMPARABLE NO. 2	COMPARABLE NO. 3
Address	<u>5.35 ac RIVER RD NE DALTON, GA 30721</u>	<u>3.1 ac Lucydee Way COHUTTA, GA 30710</u>	<u>5.85 ac Williams Rd DALTON, GA 30721</u>	<u>5.95 ac Cohutta Varnell Rd COHUTTA, GA 30710</u>	
Proximity to Subject		<u>10.04 MILES NW</u>		<u>6.98 MILES W</u>	<u>9.32 MILES NW</u>
Sales Price	<u>\$ N/A</u>	<u>\$ 15,000</u>		<u>\$ 14,000</u>	<u>\$ 18,000</u>
Price Per Acre		<u>\$ 4,839</u>		<u>\$ 2,393</u>	<u>\$ 3,025</u>
Data Source	<u>INSPECTION</u>	<u>Deed Book-Page 6634/40</u>		<u>Deed Book-Page 6646/559</u>	<u>Deed Book-Page 6641/76</u>
Date of Sale and Time Adjustment	<u>DESCRIPTION</u>	<u>DESCRIPTION</u>	<u>+(-)\$ Adjust.</u>	<u>DESCRIPTION</u>	<u>+(-)\$ Adjust.</u>
	<u>N/A</u>	<u>01/26/2018</u>		<u>04/08/2018</u>	<u>03/09/2018</u>
Location	<u>Avg/Suburb</u>	<u>Avg/Suburb</u>		<u>Avg/Suburb</u>	<u>Avg/Suburb</u>
Site/View	<u>5.35 Acre/Avg</u>	<u>3.10 Acre/Avg</u>	<u>+3,375</u>	<u>5.85 Ac/Avg</u>	<u>5.95 Acre/Avg</u>
Access	<u>Easement</u>	<u>Easement</u>		<u>Easement</u>	<u>Flag</u>
Zoning	<u>Agricultural</u>	<u>Residential</u>		<u>Residential</u>	<u>Residential</u>
Site Improvements	<u>Gravel Drive</u>	<u>Gravel Drive</u>		<u>Gravel Drive</u>	<u>None</u>
Utility	<u>Flood Zone+Narrow</u>	<u>Steep, No Flood Zn</u>	<u>-3,000</u>	<u>Lev-Clr, No Fld Zn</u>	<u>-4,000</u>
Sales or Financing Concessions	<u>N/A</u>	<u>N/A</u>		<u>N/A</u>	<u>N/A</u>
Net Adj. (Total)		<u><input checked="" type="checkbox"/> + <input type="checkbox"/> -</u>	<u>\$ 375</u>	<u><input type="checkbox"/> + <input checked="" type="checkbox"/> -</u>	<u>\$ -4,000</u>
Indicated Value of Subject		<u>Net 2.5 %</u>	<u>\$ 15,375</u>	<u>Net 28.6 %</u>	<u>\$ 10,000</u>
				<u>Net 30.6 %</u>	<u>\$ 12,500</u>

Comments on Market Data: <u>ALL SALES ARE LOCATED IN SIMILAR AREAS AS SUBJECT OR WERE ADJUSTED FOR LOCATION. WITH STATED ADJUSTMENTS THE COMPARABLE SALES USED WERE DETERMINED THE MOST RELIABLE INDICATORS OF VALUE AND WERE ASSIGNED NEAR EQUAL WEIGHT.</u>					
Comments and Conditions of Appraisal: <u>THIS REPORT IS BASED UPON INFORMATION DEEMED TO BE RELIABLE. IT IS ASSUMED THAT THE PROPERTY MEETS ALL COUNTY STANDARDS AND IS HABITABLE FOR RESIDENTIAL PURPOSES. THE APPRAISER HAS NO EXPERTISE IN ENVIRONMENTAL SITE ASSESSMENT.</u>					

Final Reconciliation: <u>THE SALES COMPARISON APPROACH IS CONSIDERED THE MOST RELIABLE INDICATOR OF VALUE.</u>					
Recent sales of building lots similar as to subject property were extremely limited due to the limited market activity. The sales used were in the opinion of the appraiser the most representative as of date of inspection.					
I ESTIMATE THE MARKET VALUE, AS DEFINED, OF SUBJECT PROPERTY AS OF <u>02/10/2020</u>			to be \$ <u>13,500</u>		
			<input type="checkbox"/> Did <input type="checkbox"/> Did Not Physically Inspect Property		
BRANDON S HARRISON			Review Appraiser (if applicable)		
[Y2K]					

LAND APPRAISAL REPORT MARKET DATA ANALYSIS

Page #6

DU

File No. H1021520

5.35 ac RIVER RD NE

File No. H1021520

Borrower/Client	Not Applicable				
Property Address	5.35 ac RIVER RD NE				
City	DALTON	County	Whitfield		
Lender	Dalton Utilities	State	GA	Zip Code	30721

SOME OF THE SALES IN THIS REPORT MAY EXCEED SIX MONTHS IN AGE. IN THESE INSTANCES IT IS OUR OPINION THAT THEY BETTER REFLECT THE ESTIMATED OPINION OF VALUE THAN OTHER NEWER SALES WITH LARGER AND IN SOME CASES ARBITRARY ADJUSTMENTS. THE GENERAL NATURE OF APPRAISAL PRACTICE IS SOMEWHAT SUBURBAN IN NATURE COMPARED TO THE LARGER METROPOLITAN CENTERS, THEREFORE SOME OF THE SALES ARE ALSO A GREATER DISTANCE FROM THE SUBJECT THAN WOULD BE PREFERRED. THE REAL ESTATE MARKET IS OFTEN SMALLER AND LESS ACTIVE RESULTING IN A LARGER AREA OF COMPARISON AND EXTENDED TIME FRAME.

THE APPRAISER HAS NO EXPERTISE AS A STRUCTURAL ENGINEER OR HOME INSPECTOR. THE APPRAISAL IS NOT A HOME INSPECTION REPORT AND SHOULD NOT BE RELIED UPON TO REPORT THE STRUCTURAL INTEGRITY OR THE CONDITION OF SYSTEMS IN THE PROPERTY BEING APPRAISED.

THIS REPORT HAS BEEN ELECTRONICALLY PREPARED IN COMPLIANCE WITH THE USPAP GUIDELINES WHICH INCLUDES A DIGITAL SIGNATURE AND ADEQUATE SECURITY MEASURES IN PLACE TO PROTECT THE INTEGRITY OF THE DATA PRODUCED BY THE APPRAISER. DIGITAL PHOTOGRAPHS HAVE NOT BEEN RETOUCHEDELECTRONICALLY MANIPULATED OR ENHANCED IN ANY WAY TO DEVIATE FROM THEIR ORIGINAL PERSPECTIVE.

THE CENSUS TRACT AND FEMA FLOOD MAP DATA IS PROVIDED BY TRANSAMERICA AND OR FLOODSOURCE. THE ADDRESS IS STANDARDIZED U.S. POSTAL INFORMATION.

It is my opinion that the subject property could be marketed within a period of 6-12 months, at the above indicated estimated market price. This is based on an analysis of sales history of similar properties, which supports this conclusion.

**The exposure time for subject would warrant an estimated <6 month time frame.

**The marketing time for subject would also warrant an estimated 6-12 month time period.

Exposure time is set to end as of the effective date, it looks at the time leading up to the appraisal valuation date, linking the value opinion to the time the property would require exposure in order to sell.

Marketing time is the prediction of how long the property would require exposure in order to find a buyer.

Subject Photo Page

Borrower/Client	Not Applicable
Property Address	5.35 ac RIVER RD NE
City	DALTON
Lender	Dalton Utilities



Acreage

5.35 ac RIVER RD NE
 Sales Price N/A
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location Avg/Suburb
 View 5.35 Acre/Avg
 Site
 Quality
 Age



Acreage



Acreage

Subject Photo Page

Borrower/Client	Not Applicable				
Property Address	5.35 ac RIVER RD NE				
City	DALTON	County	Whitfield		
Lender	Dalton Utilities	State	GA	Zip Code	30721



Acreage

5.35 ac RIVER RD NE
 Sales Price N/A
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location Avg/Suburb
 View 5.35 Acre/Avg
 Site
 Quality
 Age



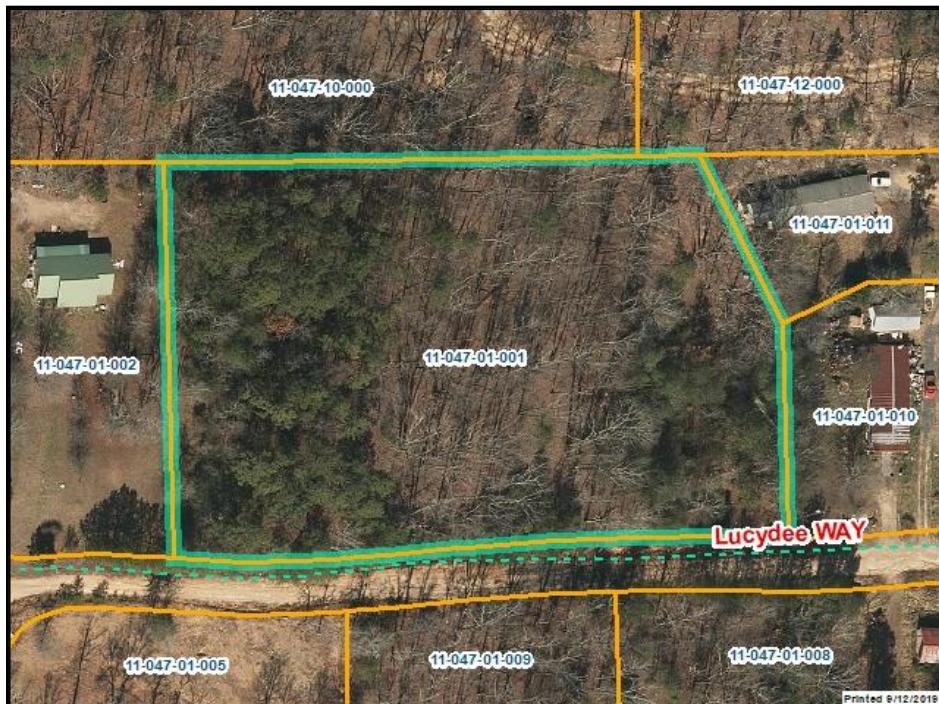
Easement Access



River Road

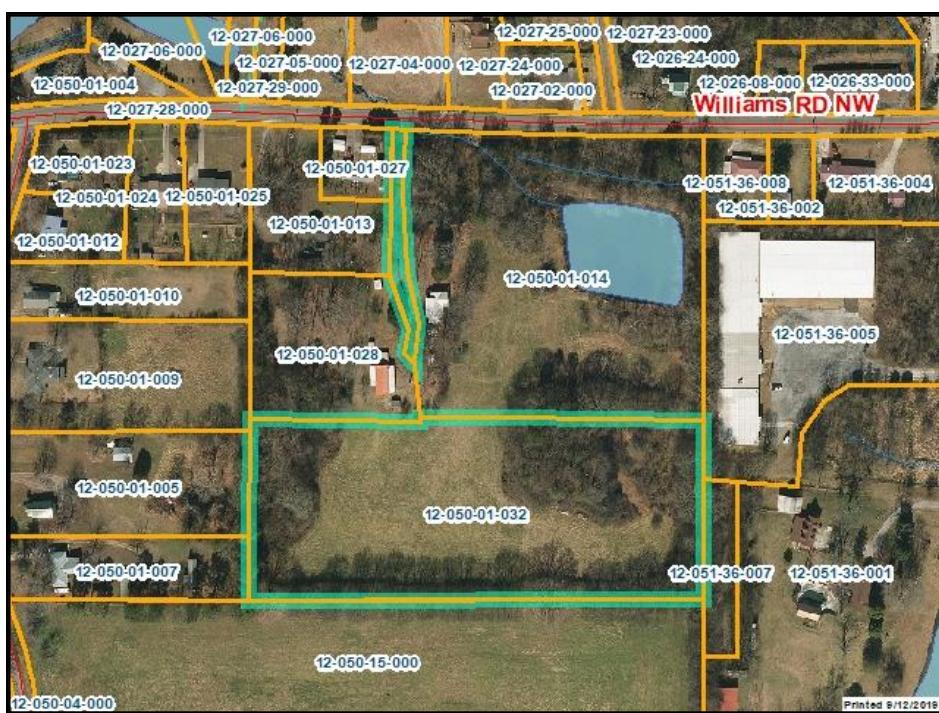
Comparable Photo Page

Borrower/Client	Not Applicable
Property Address	5.35 ac RIVER RD NE
City	DALTON
Lender	Dalton Utilities



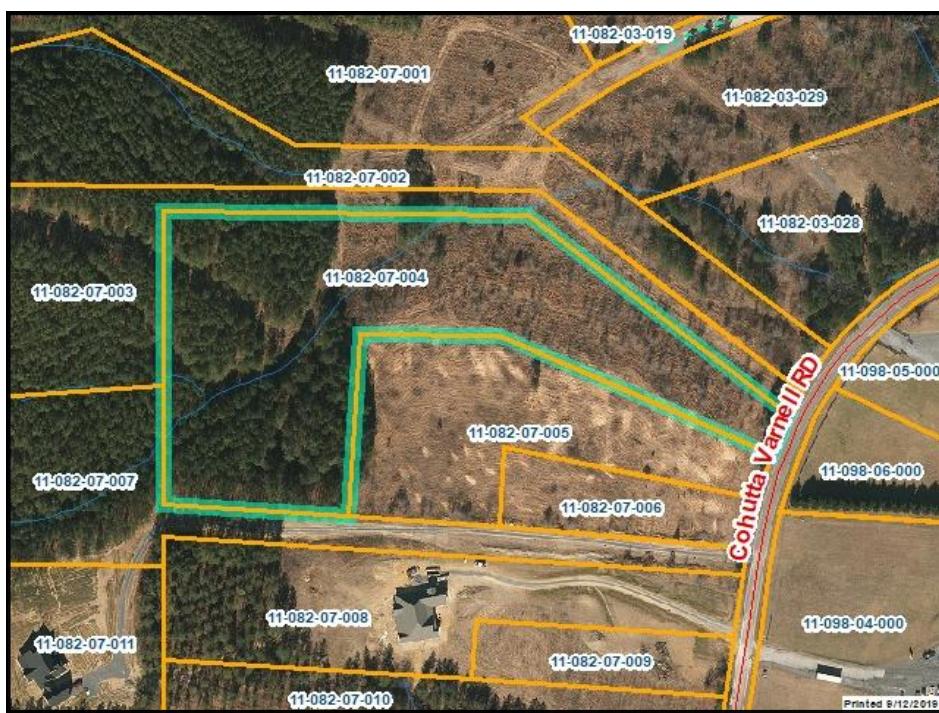
Comparable 1

3.1 ac Lucydee Way	
Prox. to Subject	10.04 MILES NW
Sales Price	15,000
Gross Living Area	
Total Rooms	
Total Bedrooms	
Total Bathrooms	
Location	Avg/Suburb
View	3.10 Acre/Avg
Site	
Quality	
Age	



Comparable 2

5.85 ac Williams Rd	
Prox. to Subject	6.98 MILES W
Sales Price	14,000
Gross Living Area	
Total Rooms	
Total Bedrooms	
Total Bathrooms	
Location	Avg/Suburb
View	5.85 Ac/Avg
Site	
Quality	
Age	

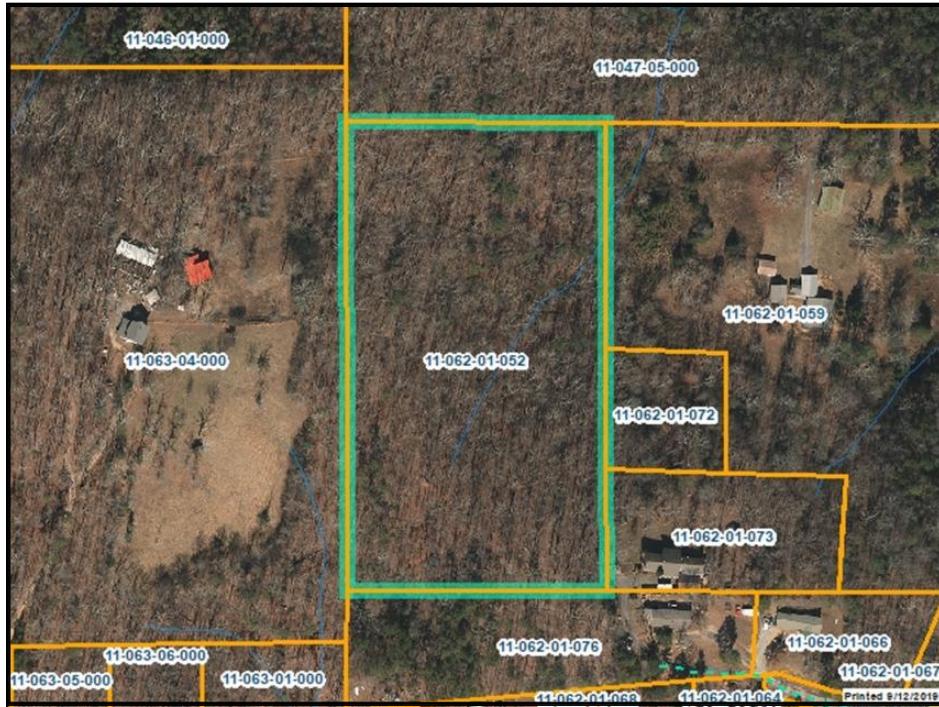


Comparable 3

5.95 ac Cohutta Varnell Rd	
Prox. to Subject	9.32 MILES NW
Sales Price	18,000
Gross Living Area	
Total Rooms	
Total Bedrooms	
Total Bathrooms	
Location	Avg/Suburb
View	5.95 Acre/Avg
Site	
Quality	
Age	

Comparable Photo Page

Borrower/Client	Not Applicable
Property Address	5.35 ac RIVER RD NE
City	DALTON
Lender	Dalton Utilities



Comparable 4

4.06 Quill Gordon Way
 Prox. to Subject 9.55 MILES NW
 Sales Price 15,000
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location Avg/Suburb
 View 4.06 Ac/Avg
 Site
 Quality
 Age

Comparable 5

Prox. to Subject
 Sales Price
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location
 View
 Site
 Quality
 Age

Comparable 6

Prox. to Subject
 Sales Price
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location
 View
 Site
 Quality
 Age

REVIEW ONLY

Certificate of Approval for On-Site Sewage Management System
 Each lot shown herein is suitable for the use of an existing septic system or for the installation of an individual on-site sewage management system. Each system installed will require a permit to be issued before construction begins, dependent upon the location of any structure and any limitations which could adversely affect the performance of an on-site sewage management system. This certificate of approval is hereby granted for one building per lot for the indicated site.

Exceptions: _____

Date: _____ Whitfield County Environmental Specialist

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

**TPN: 15-322-03-000
 PRATT
 DB:4193 PG:117-118**

**TPN: 15-322-04-000
 GRAHAM
 DB:3313 PG:231-232**

INGRESS/EGRESS EASEMENT

LINE	BEARING	DISTANCE
DE 1	N 32052' E	229.52'
DE 1 N 44132' E	86.69'	
DE 1 N 36324' E	106.19'	
DE 1 N 36324' E	106.19'	
DE 1 N 77385' E	133.17'	
DE 1 N 172334' E	130.61'	

MATCH LINE

1/4 INGRESS/EGRESS EASEMENT ALONG GRAVEL DRIVE TO RIVER ROAD

LL. 283 **LL. 282** **LL. 282** **LL. 281**

LL. 294 **LL. 295** **LL. 295** **LL. 296**

5.35 ACRES

Final Accuracy and Design Certificate

Certificate of Approval for Recording (Minor Subdivision)

The Whitfield County Building, Zoning, and Development Department certifies that this plat complies with the minor subdivision provisions of the Whitfield County Subdivision Regulations, with the exception of such variances, if any, as may be shown on the plat, and that it has been approved for recording in the Office of the Clerk of the Superior Court of Whitfield County, Georgia.

Authorized Representative: _____

Date: _____

SURVEYORS CERTIFICATION

This plat is a re-measurement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments shown herein actually exist and their location, size, type, and description are correct. The surveyor certifies that the surveyor's professional County Subdivision Regulations have been substantially complied with, and approval hereby does not relieve me of any liability associated with inaccuracies or improper design.

H. Gregory Massey
 Georgia Registered Land Surveyor No. 2780
 Date: _____

GENERAL NOTES

1. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF 1" IN 10000 FEET AND AN ANGULAR ERROR OF 30' PER ANGLE IN 360' OF ARC LENGTH.

2. THIS PLAT WAS DRAWN IN CAD AND IS NOT A DRAWING OF A PLAT.

3. THE PLAT WAS DRAWN IN CAD AND IS NOT A DRAWING OF A PLAT.

4. ALL HORIZONTAL DISTANCES SHOWN ARE GROUND DISTANCES.

5. ALL HORIZONTAL DISTANCES SHOWN ARE GROUND DISTANCES.

6. PROPERTY IS SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY, RECORDED AND UNRECORDED.

7. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. SUBJECT AND ADJACENT PROPERTY OWNERS DEED REFERENCES WERE OBTAINED FOR CLERK OF SUPERIOR COURT RECORDS AND ARE NOT GUARANTEED TO BE ACCURATE.

8. THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREIN. THIS SURVEY DOES NOT EXTEND TO UNMARKED PROPERTY OWNERS. THIS SURVEY IS NOT A CERTIFICATION BY THE SURVEYOR NAME, SAD PERSON, PERSON OR ENTITY.

ACCORDING TO THE "FLOOD INSURANCE RATE MAP" OF GORDON COUNTY, GA, THE PROPERTY OWNED BY ROGER E. RALSTON, JR., NO. 295, NO. 296, NO. 297, NO. 298, NO. 299, NO. 300, NO. 301, NO. 302, NO. 303, NO. 304, NO. 305, NO. 306, NO. 307, NO. 308, NO. 309, NO. 310, NO. 311, NO. 312, NO. 313, NO. 314, NO. 315, NO. 316, NO. 317, NO. 318, NO. 319, NO. 320, NO. 321, NO. 322, NO. 323, NO. 324, NO. 325, NO. 326, NO. 327, NO. 328, NO. 329, NO. 330, NO. 331, NO. 332, NO. 333, NO. 334, NO. 335, NO. 336, NO. 337, NO. 338, NO. 339, NO. 340, NO. 341, NO. 342, NO. 343, NO. 344, NO. 345, NO. 346, NO. 347, NO. 348, NO. 349, NO. 350, NO. 351, NO. 352, NO. 353, NO. 354, NO. 355, NO. 356, NO. 357, NO. 358, NO. 359, NO. 360, NO. 361, NO. 362, NO. 363, NO. 364, NO. 365, NO. 366, NO. 367, NO. 368, NO. 369, NO. 370, NO. 371, NO. 372, NO. 373, NO. 374, NO. 375, NO. 376, NO. 377, NO. 378, NO. 379, NO. 380, NO. 381, NO. 382, NO. 383, NO. 384, NO. 385, NO. 386, NO. 387, NO. 388, NO. 389, NO. 390, NO. 391, NO. 392, NO. 393, NO. 394, NO. 395, NO. 396, NO. 397, NO. 398, NO. 399, NO. 400, NO. 401, NO. 402, NO. 403, NO. 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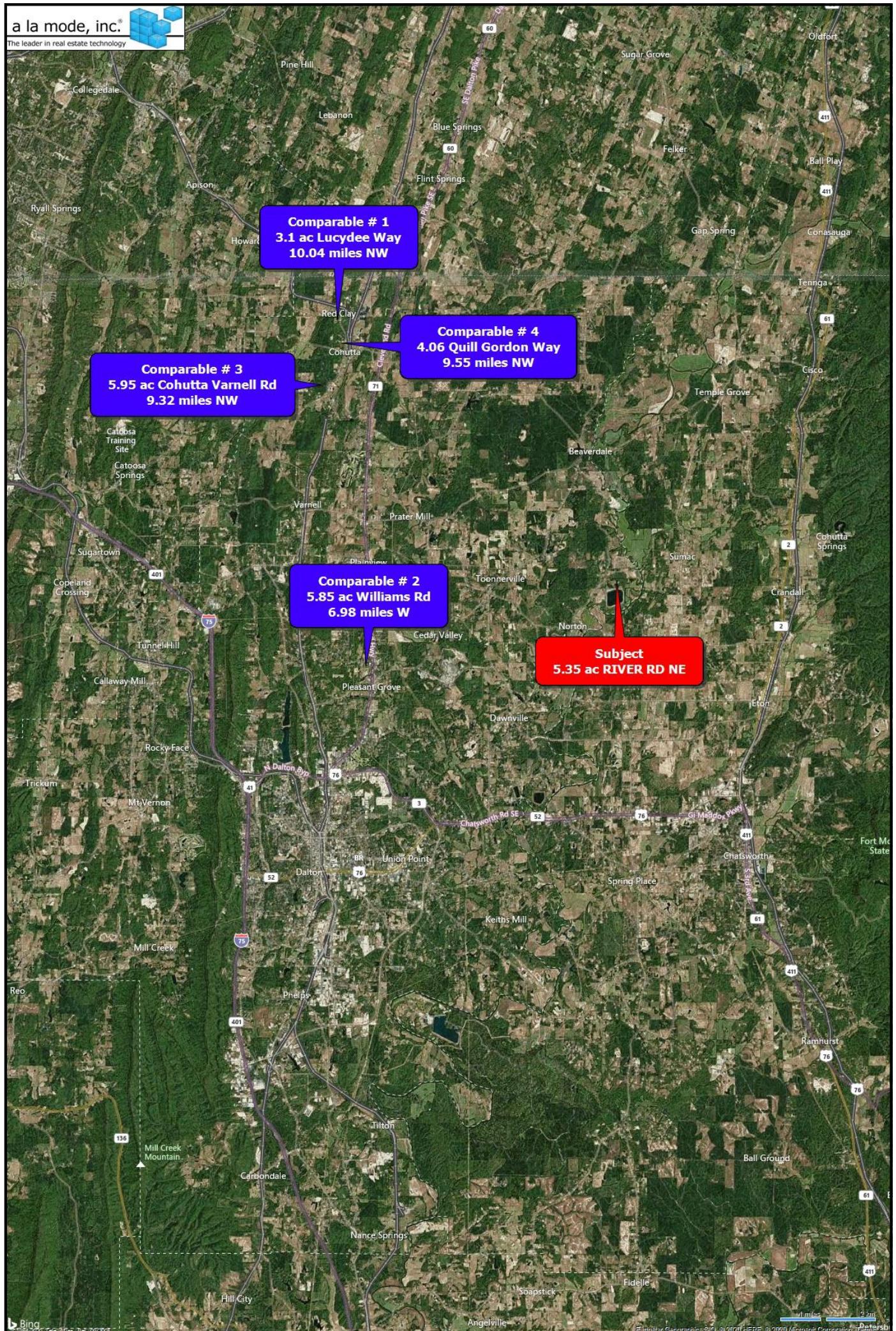


Whitfield County GIS



Location Map

Borrower/Client	Not Applicable			
Property Address	5.35 ac RIVER RD NE			
City	DALTON	County	Whitfield	State
Lender	Dalton Utilities		GA	Zip Code 30721



Flood Map

Borrower/Client	Not Applicable		
Property Address	5.35 ac RIVER RD NE		
City	DALTON	County	Whitfield
Lender	Dalton Utilities	State	GA
		Zip Code	30721

