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Please Record and Return To:

Terry L. Miller
Mitchell & Mitchell, P.C.
108 S. Thornton Ave.
P. O. Box 668
Dalton, GA 30722-668

PERMANENT EASEMENT AGREEMENT

Georgia, Whitfield County

This Permanent Easement Agreement (this "Agreement") is made this 8TH day of March, 2022 (the "Effective Date"), by and between **Bruce A. King**, party of the first part (hereinafter called "Grantor"), and the **City of Dalton, Georgia**, a municipal corporation of the State of Georgia, party of the second part (hereinafter called "Grantee"), their respective heirs, administrators, successors and assigns:

WITNESSETH: That the Grantor, for and in consideration of the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS, in hand paid at and before the sealing and delivering of these presents, the receipt of which is hereby acknowledged has bargained and sold, and by these presents does grant bargain, sell and convey unto the Grantee, a perpetual easement for the use hereinafter set forth, over, through, and across the following lands, to-wit:

ALL THAT TRACT or parcel lying and being in Land Lot 145, in the 12th District and 3rd Section of Whitfield County, Georgia, and being more particularly described as follows:

BEGINNING at an iron pin on the eastern right of way of North Thornton Avenue (having a variable right of way); said point being located South 04 degrees 23 minutes 04 seconds West a distance of 221.68 feet from a concrete right of way monument at the intersection

with the southern right of way of the North Dalton Bypass (being U.S. Highway 41/State Route 3 and having a variable right of way); thence with a curve turning to the right with an arc length of 200.07', with a radius of 358.43', with a chord bearing of South 62 degrees 24 minutes 07 seconds East, with a chord length of 197.48'; thence North 43 degrees 35 minutes 20 seconds East a distance of 10.00 feet; thence with a curve turning to the right with an arc length of 89.11', with a radius of 368.43', with a chord bearing of South 39 degrees 28 minutes 57 seconds East, with a chord length of 88.89'; thence with a reverse curve turning to the left with an arc length of 33.22', with a radius of 422.00', with a chord bearing of South 34 degrees 48 minutes 33 seconds East, with a chord length of 33.21'; thence South 52 degrees 56 minutes 08 seconds West a distance of 10.00 feet; thence with a curve turning to the left with an arc length of 238.18', with a radius of 432.00', with a chord bearing of South 52 degrees 51 minutes 34 seconds East, with a chord length of 235.18'; thence South 00 degrees 43 minutes 22 seconds West a distance of 35.08 feet; thence with a curve turning to the right with an arc length of 189.10', with a radius of 465.00', with a chord bearing of North 58 degrees 31 minutes 37 seconds West, with a chord length of 187.80'; thence South 43 degrees 07 minutes 23 seconds West a distance of 4.00 feet; thence with a curve turning to the right with an arc length of 80.32', with a radius of 469.00', with a chord bearing of North 41 degrees 58 minutes 14 seconds West, with a chord length of 80.22'; thence South 52 degrees 56 minutes 08 seconds West a distance of 6.00 feet; thence with a curve turning to the right with an arc length of 37.39', with a radius of 475.00', with a chord bearing of North 34 degrees 48 minutes 33 seconds West, with a chord length of 37.38'; thence with a reverse curve turning to the left with an arc length of 76.29', with a radius of 315.43', with a chord bearing of North 39 degrees 28 minutes 57 seconds West, with a chord length of 76.10'; thence North 43 degrees 35 minutes 20 seconds East a distance of 10.00 feet; thence with a curve turning to the left with an arc length of 177.17', with a radius of 325.43', with a chord bearing of North 62 degrees 00 minutes 28 seconds West, with a chord length of 174.99'; thence North 01 degrees 05 minutes 44 seconds East a distance of 5.02 feet; thence North 04 degrees 23 minutes 05 seconds East a distance of 28.32 feet to the POINT OF BEGINNING.

SAID TRACT or parcel having an area of 21167.1 square feet, 0.486 acres.

SAID EASEMENT is granted for the following purposes, to-wit: for ingress and egress and for use of a hiking trail for public access and usage.

TO HAVE AND TO HOLD the said tract of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in any wise appertaining, to the only proper use, benefit and behoof of the said Grantee forever. The said Grantor will warrant and forever defend the right and title to the above-described property unto the said Grantee against the lawful claims of all persons.

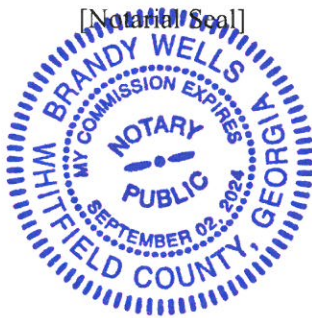
IN WITNESS WHEREOF, the Grantor has signed, sealed and delivered this Agreement as of the day and year first set forth above.

Signed, sealed and delivered
In the presence of:

Mike Shaw
Unofficial Witness

Brandy Wells
Notary Public

My commission expires:
9/2/2024



Grantor:

Bruce A. King

Bruce A. King (Seal)

REVISION FOR THE CIRCUIT COURT

SYMBOL LEGEND

○	STORM MANHOLE (STAIN)
○	SEWAGE MANHOLE
○	WATER METER
○	FIRE HYDRANT
○	UTILITY VALVE
○	UTILITY POLE
○	TELEPHONE PEDSTAL
○	LIGHT POLE
○	IRON PIN FOUND (IPF)
○	IRON PIN SET (IPS)
○	BUILDING SETBACK LINE
○	CENTERLINE
○	OVERHEAD POWER LINE
○	CHAIN LINK FENCE
○	OPEN TOP PIPE
○	CROWNED TOP PIPE
○	POINT OF BEGINNING
○	DEED BOOK PAGE
○	PLAT BOOK PAGE
○	TAX PARCEL NUMBER

PLAT NOTES

CLOSURE STATEMENT
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF 1:135,016 AND AN ANGULAR ERROR OF 0.00" PER ANGLE POINT.
THE FIELD DATA WAS ADJUSTED USING LEAST SQUARES.
THIS PLAT HAS A CLOSURE PRECISION OF 1:40,787.

EQUIPMENT
ALL FIELD MEASUREMENTS WERE MADE USING A SOKKIA 3300 TOTAL STATION AND SOKKIA 21000 FIELD CONTROLLER.

FLOOD STATEMENT
A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A 1% ANNUAL CHANCE SPECIAL FLOOD (ALF) AND AREA 100-YEAR FLOOD (ALF) AS SHOWN ON A FIRM MAP NO. 13310-D-0100, DATED JULY 28, 2010.

BASES OF BEARINGS
BEARINGS ROTATED TO MONUMENTS FOUND AND SURVEY CONTROL POINTS LOCATED BY GPS OBSERVATION USING A SOKKIA SC14 GPS RECEIVER WITH A SOKKIA S10000 FIELD CONTROLLER OPERATING ON THE REAL TIME KINEMATIC METHOD OPERATED BY HORN SOLUTIONS, LLC.

SOURCE OF TITLE
TITLE TO THE SUBJECT PARCEL IS CURRENTLY LISTED IN BRUCE A. KING PER DEED BOOK 674 PAGE 69.

REFERENCES
1. SURVEY FOR BRUCE A. KING BY DONALD O. BARR DATED SEPTEMBER 28, 2012 (PLAT CABBIE 1, PAGE 142).
2. SURVEY FOR BRUCE A. KING BY DONALD O. BARR DATED AUGUST 10, 2014 (PLAT CABBIE 2, PAGE 749).
3. PLAT FOR DEBBY MANNING BY N.B. DODGE DATED JULY 26, 2000 (PLAT CABBIE C, PAGE 200).
4. SURVEY FOR THE JOHN WILLIS MASHBURN CHARITABLE TRUST BY THIS FIRM DATED OCTOBER 4, 2019.

GENERAL NOTES
1. THIS PLAT WAS PREPARED BY THE SURVEYOR OR UNDER HIS DIRECT SUPERVISION BASED ON A FIELD SURVEY OF THE GROUND SURVEY.
2. THE BOUNDARY CONDITIONS AND IMPOSITIONS ARE CERTIFIED ONLY AS OF THE DATE OF PLAT PREPARATION AS LISTED IN THE PLAT BOOK.
3. ALL DIMENSIONS SHOWN ARE HORIZONTAL GROUND DISTANCES.
4. EASEMENTS AND ASSOCIATED SURVEYING INFORMATION SHOWN ON THIS PLAT ARE TO THE EXTENT OF THE SURVEYOR'S KNOWLEDGE AND BELIEF AND DO NOT GUARANTEE THE EXISTENCE OR NON-EXISTENCE OF ANY EASEMENTS OR HAZARDOUS WASTE IN THE SURVEY AREA. NO UNDERGROUND INVESTIGATIONS WERE PERFORMED.
5. CERTIFICATION IS MADE ONLY TO THE PARTIES NAMED ON THIS PLAT. CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTIES WITHOUT A FURTHER CERTIFICATION BY THE SURVEYOR.
6. THIS SURVEY PLAT MAY NOT BE REPRODUCED, COPIED, OR ALTERED IN ANY WAY WITHOUT THE WRITTEN CONSENT OF LEWIS & ASSOCIATES LAND SURVEYING, LLC.
7. COPIES OF THIS SURVEY ARE NOT VALID WITHOUT AN ORIGINAL SEAL AND SIGNATURE. COPIES WITHOUT AN ORIGINAL SIGNATURE SHOULD BE CONSIDERED PRELIMINARY AND ARE NOT VALID FOR RECORDING OR CONVEYING LAND TRANSACTIONS.
8. ALL RECORDS SET TO BE 1" IF SET IN THE FIELD OR 1/4" IF SET IN THE OFFICE.
9. THE TERM "SURVEYOR" AS USED IN RULES 1801-1802 AND 1804 OF THE OFFICIAL CODE OF GEORGIA RELATING TO PROFESSIONAL ENGINEERING OR LAND SURVEYING SERVICES AS ENDED IN O.C.G.A. 43-25-200 AND 43-25-201 SHALL MEAN A LICENSED LAND SURVEYOR IN THE STATE OF GEORGIA AND NOT A NON-LICENSED SURVEYOR OR A NON-LICENSED SURVEYOR.
10. THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA AND NOTED IN O.C.G.A. 15-6-67. IN THAT WHERE A CONFLICT EXISTS, THE REQUIREMENTS OF LAW PREVAIL.

SURVEYOR'S CERTIFICATION

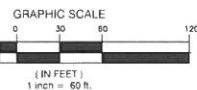
AS REQUIRED BY SUBSECTION 16-6-67 OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR. SUCH APPROVAL OR AFFIRMATION SHOULD BE CONSIDERED PRELIMINARY AND ARE NOT VALID FOR RECORDING OR CONVEYING LAND TRANSACTIONS. THE SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA AND NOTED IN O.C.G.A. SECTION 15-6-67.

CHRISTOPHER L. LEWIS
GEORGIA P.S. #3268 - GEORGIA LAND SURVEYING FIRM #11-69
TAMMIESE B. WATKINS - NORTH CAROLINA L.S. #10375

2/7/2022

LINE	BEARING	DISTANCE
1.1	S 01°18'04" W	127.48
1.2	N 33°35'20" E	10.00
1.3	S 52°45'08" W	10.00
1.4	S 00°49'27" W	15.00
1.5	S 43°07'23" W	4.00
1.6	S 32°58'08" W	4.00
1.7	N 45°55'20" E	13.00
1.8	N 01°04'50" E	5.00
1.9	N 04°23'03" E	28.32
1.10	N 06°23'18" E	96.51
1.11	N 00°43'22" E	44.41

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
1.1	138.31	700.07	197.48	S 62°20'17" E	131°48'37"
1.2	1355.51	12.11	108.39	S 32°45'31" E	133°51'20"
1.3	422.00	33.22	33.21	S 34°48'33" E	4°30'37"
1.4	430.00	17.88	17.88	S 32°57'44" E	1°13'24"
1.5	465.00	189.10	187.80	N 36°11'31" W	21°38'01"
1.6	468.00	86.37	86.27	N 41°38'14" W	2°48'45"
1.7	475.00	12.39	12.38	N 14°28'31" W	4°25'37"
1.8	315.23	76.99	76.70	N 39°28'31" W	13°31'30"
1.9	375.43	177.17	174.99	N 62°00'28" W	31°11'36"



Lewis & Associates Land Surveying, LLC.
P.O. Box 2046 | Dalton, GA 30722-2046 | 706.278.7518

SURVEY DATE	8/29/2021-10/15/2021
SURVEY CREW	CLL, DSM
COMPUTED BY	CLL
DATE DRAWN	2/7/2022
DRAWN BY	CLL
CHECKED BY	CLL
REVISIONS	REVISION DATE

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GEORGIA P.S. #3681
LEWIS & ASSOCIATES SURVEYING, LLC
NORTH CHAMBERS ST. #100
DALTON, GA 30701
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NORTH CHAMBERS ST. #100
DALTON, GA 30701

DWG. SCALE: 1"=60'
SHEET NO. 1/1
PROJ. NO. 22-009

EASEMENT PLAT

THE CITY OF DALTON
BEING PT. TAX PARCEL NO. 12-145-04
LOCATED IN LAND LOT 237, 12th DISTRICT, 3rd SECTION
CITY OF DALTON, WHITFIELD COUNTY, GEORGIA