

[Space above this line for recording data.]

Please Record and Return To:

J. Tom Minor, IV
The Minor Firm
P.O. Box 2586
Dalton, GA 30722-2586

EASEMENT

Georgia, Whitfield County

THIS INDENTURE made this 20 day of February, 2019, between **Bruce A King**, Grantor, and the **City of Dalton, Georgia**, a municipal corporation of the State of Georgia, Grantee.

The words "Grantee" and "Grantor" whenever used herein shall include all individuals, corporations and any other persons or entities, and all the respective heirs, executors, administrators, legal representatives, successors and assigns of the parties hereto, and all those holding under either of them, and the pronouns used herein shall include, when appropriate, either gender and both singular and plural, and the grammatical construction of sentences shall conform thereto. If more than one party shall execute this deed each Grantor shall always be jointly and severally liable for the performance of every promise and agreement made herein.

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 said Grantee, a perpetual easement, 20 feet in width, for the use hereinafter set forth, over, through and across the following lands, to-wit:


All that tract or parcel of land lying and being in Land Lot No. 145 in the 12th District and 3rd Section of Whitfield County, Georgia and being identified as that certain "proposed 20' Trail Easement," and being more particularly described as "Easement Tract 3, 0.27 acres, 11,617 square feet," according to a plat of survey prepared for The City of Dalton, by Christopher Lee Lewis, Georgia Registered Land Surveyor No. 3063, dated January 22, 2019, and recorded in Plat Book E Pages _____ - _____, Whitfield County, Georgia Land Records, Reference to which is hereby made and incorporated herein by reference.

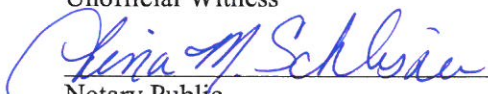
SAID EASEMENT is granted for the following purposes, to-wit: for ingress and egress and for the use of a hiking trail.

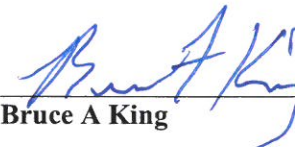
TO HAVE AND TO HOLD the said tract of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in any wise appertaining, to the only proper use, benefit and behoof of the said Grantee forever. The said Grantor will warrant and forever defend the right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

IN WITNESS WHEREOF, this deed has been duly executed and sealed by Grantor the day and year first above written.

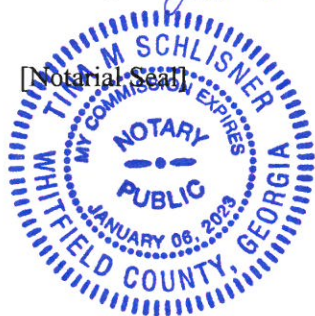
Signed, sealed and delivered
In the presence of:


Unofficial Witness

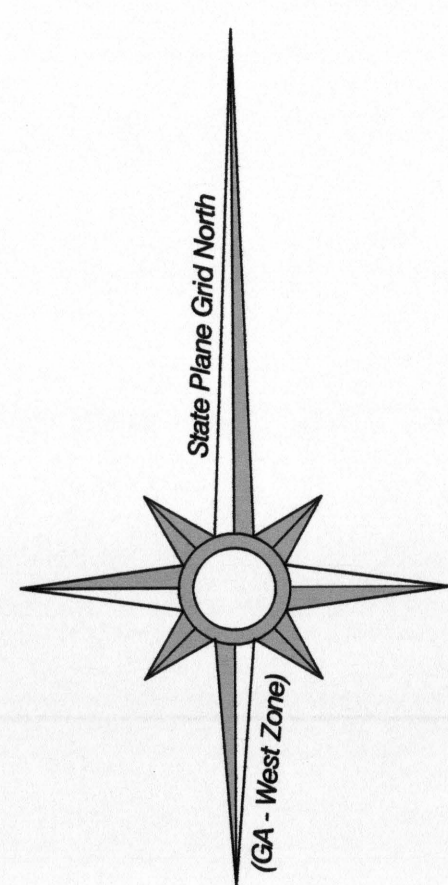

Notary Public


Bruce A King (Seal)

My commission expires: Jan. 6, 2023



RESERVED FOR THE CLERK OF SUPERIOR COURT



PLAT NOTES

CLOSURE STATEMENT

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF 1:135,014' AND AN ANGULAR ERROR OF 02" PER ANGLE POINT.

THE FIELD DATA WAS ADJUSTED USING LEAST SQUARES.

THIS PLAT HAS A CLOSURE PRECISION OF 1:98,130.

EQUIPMENT

ALL FIELD MEASUREMENTS WERE MADE USING A SOKKIA IX1003 ROBOTIC TOTAL STATION AND SOKKIA SHC5000 FIELD CONTROLLER AND A SPECTRA FOCUS 35 ROBOTIC TOTAL STATION WITH A SPECTRA RANGER 3RC DATA CONTROLLER.

FLOOD STATEMENT

THE SUBJECT PROPERTY DOES LIE WITHIN A 1% ANNUAL CHANCE SPECIAL FLOOD HAZARD AREA (100-YEAR FLOOD ZONE) AS SHOWN ON F.I.R.M. MAP NO. 13313C01360, EFFECTIVE DATE 09/19/2007.

BASIS OF BEARINGS

BEARINGS ROTATED TO MONUMENTS FOUND AND SURVEY CONTROL POINTS LOCATED BY GPS OBSERVATION USING A SOKKIA GCX3 GNSS RECEIVER WITH A SOKKIA SHC5000 FIELD CONTROLLER OPERATING ON THE REAL TIME GNSS NETWORKS OPERATED BY EARL DUDLEY, INC. AND 6GPS SOLUTIONS, INC.

SOURCE OF TITLE

TITLE TO THE SUBJECT PARCELS IS CURRENTLY VESTED IN BRUCE A. KING PER DEED BOOK 5778, PAGE 196 AND SOUTHERN UNITY INVESTING, LLC PER DEED BOOK 6329, PAGE 189.

REFERENCES

1. SURVEY FOR BRUCE KING BY DONALD O. BABB DATED SEPTEMBER 28, 2012 (PLAT CABINET E, SLIDE 1163)
2. FINAL PLAT FOR NORTH PARK SUBDIVISION BY MARCUS E. COOK DATED JANUARY 12, 1998. (PLAT CABINET C, SLIDES 480-481)
3. SURVEY FOR RON RALSTON BY MARCUS E. COOK LAST REVISED AUGUST 26, 1996.
4. GEORGIA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FOR PROJECT NO. F-082-1 (16)

GENERAL NOTES

1. THIS PLAT WAS PREPARED BY THE SURVEYOR OR UNDER HIS DIRECT SUPERVISION BASED ON AN ACTUAL ON THE GROUND SURVEY.
2. THE BOUNDARY CONDITIONS AND IMPROVEMENTS ARE CERTIFIED ONLY AS OF THE DATE OF PLAT PREPARATION AS LISTED IN THE TITLE BLOCK.
3. NO TITLE REPORT WAS PROVIDED TO LEWIS & ASSOCIATES LAND SURVEYING, LLC, NOR WAS AN INDEPENDENT TITLE SEARCH PERFORMED BY LEWIS & ASSOCIATES LAND SURVEYING, LLC. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.
4. ALL DIMENSIONS SHOWN ARE HORIZONTAL GROUND DISTANCES.
5. LEWIS & ASSOCIATES LAND SURVEYING, LLC DOES NOT CERTIFY AS TO THE EXISTENCE OR NON-EXISTENCE OF ANY WETLANDS OR HAZARDOUS WASTE IN THE SURVEY AREA. NO UNDERGROUND INVESTIGATIONS HAVE BEEN PERFORMED.
6. CERTIFICATION IS MADE ONLY TO THE PARTY(IES) NAMED ON THIS PLAT. CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTY(IES) WITHOUT AN EXPRESS RE-CERTIFICATION BY THE SURVEYOR.
7. THIS SURVEY PLAT MAY NOT BE REPRODUCED, SCANNED OR ALTERED IN ANY WAY WITHOUT THE WRITTEN CONSENT OF LEWIS & ASSOCIATES LAND SURVEYING, LLC.
8. 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 CONDUCTING LAND TRANSACTIONS.
9. ALL IRON PINS SET TO BE 5/8" REBAR WITH YELLOW CAP BEARING THE REGISTRATION NUMBER OF THE SURVEYOR UNLESS NOTED OTHERWISE.
10. THE TERM "CERTIFICATION" AS USED IN RULE "180-6-08(2)" AND (3)" AND RELATING TO PROFESSIONAL ENGINEERING OR LAND SURVEYING SERVICES, AS DEFINED IN O.C.G.A. 43-15-2(6) AND (11), SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
11. 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 ANNOTATED (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 (4) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND 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 AS SET FORTH IN O.C.G.A. SECTION 15-6-67.



CHRISTOPHER L. LEWIS, PLS
GEORGIA RLS #9083
TENNESSEE RLS #2824

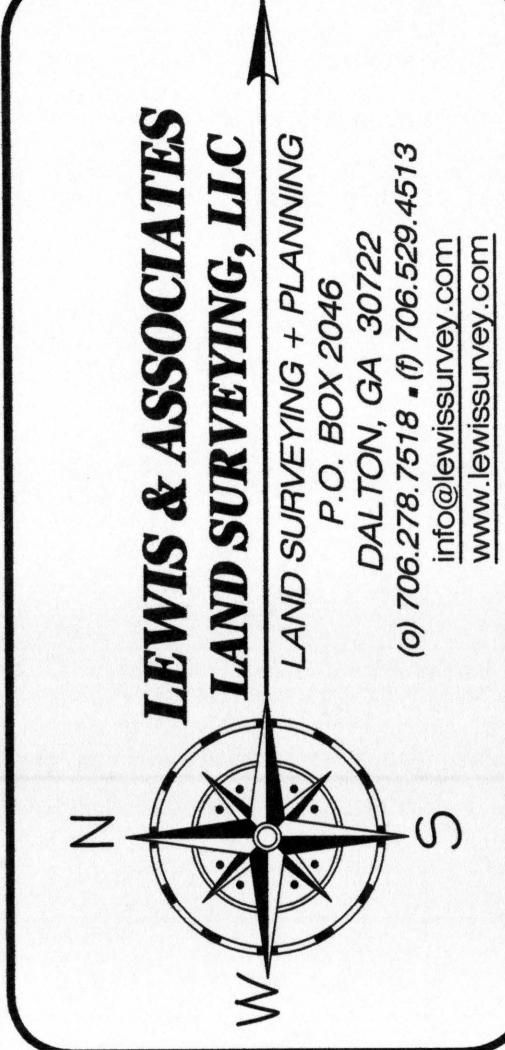
1/22/19
DATE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	18.99	240.00	4°32'02"	N 88°43'29" E	18.99
C2	23.69	260.00	5°12'46"	N 89°03'51" E	23.69
C3	22.50	40.00	32°14'07"	N 75°33'11" E	22.21
C4	39.75	70.00	32°31'56"	N 75°42'05" E	39.21
C5	41.03	240.00	9°47'42"	N 86°25'50" E	40.98
C6	38.78	260.00	8°32'47"	N 85°48'22" E	38.75
C7	25.36	40.00	36°19'21"	N 71°55'05" E	24.94
C8	71.82	95.00	43°18'55"	N 75°24'52" E	70.12
C9	58.70	75.00	43°18'55"	S 75°24'52" W	58.36
C10	38.04	60.00	36°19'21"	S 71°55'05" W	37.40
C11	35.80	240.00	8°32'47"	S 85°48'22" W	35.77
C12	44.58	260.00	9°48'13"	S 86°25'50" W	44.51
C13	28.39	50.00	32°31'56"	S 75°42'05" W	28.01
C14	33.76	60.00	32°14'07"	S 75°33'11" W	33.31
C15	21.84	240.00	5°12'46"	S 89°03'51" W	21.83
C16	20.57	260.00	4°32'02"	S 88°43'29" W	20.57
C17	32.83	60.00	31°20'54"	S 64°20'49" E	32.42
C18	64.84	160.00	23°19'12"	S 25°16'42" E	64.40
C19	34.73	40.00	49°44'39"	S 38°32'25" E	33.65
C20	27.79	85.00	18°43'56"	S 54°02'47" E	27.67
C21	37.24	240.00	8°53'27"	S 49°07'32" E	37.20
C22	27.55	90.00	17°32'23"	S 62°20'27" E	27.44
C23	38.67	110.00	17°32'23"	N 62°20'27" W	33.54
C24	40.35	260.00	8°53'27"	N 49°07'32" W	40.30
C25	21.25	65.00	18°43'56"	N 54°02'47" W	21.16
C26	52.09	60.00	49°44'39"	N 38°32'25" W	50.47
C27	56.74	140.00	23°19'12"	N 25°16'42" W	56.35
C28	21.89	40.00	31°20'54"	N 64°20'49" W	21.61

LINE	BEARING	DISTANCE
L1	S 89°03'30" E	263.31'
L2	N 86°27'28" E	386.45'
L3	S 88°19'46" E	116.34'
L4	N 59°26'07" E	14.70'
L5	S 88°01'57" E	222.23'
L6	N 81°31'59" E	57.11'
L7	S 89°55'14" E	76.32'
L8	N 53°45'25" E	50.54'
L9	S 85°46'58" E	30.82'
L10	S 53°42'25" W	73.99'
L11	N 89°55'14" W	76.32'
L12	S 81°31'59" W	57.11'
L13	N 88°01'57" W	222.23'
L14	S 59°26'07" W	14.70'
L15	N 88°19'46" W	116.34'
L16	S 86°27'28" W	386.45'
L17	N 89°03'30" W	263.31'
L18	N 23°37'00" W	22.00'
L19	S 04°23'05" W	55.71'
L20	N 82°55'40" W	173.84'
L21	S 53°45'25" W	11.65'
L22	N 53°45'25" E	25.10'
L23	S 82°55'40" E	48.46'
L24	N 16°31'55" W	196.67'
L25	S 87°51'28" E	7.01'
L26	S 84°40'03" E	14.40'
L27	S 16°31'55" E	197.80'
L28	S 82°55'40" W	74.67'
L29	N 43°27'21" E	44.28'
L30	S 80°01'16" E	67.69'
L31	S 48°40'23" E	108.02'
L32	S 96°53'18" E	36.92'
L33	S 13°40'06" E	10.55'
L34	S 63°24'45" E	16.84'
L35	S 44°40'49" E	28.71'
L36	S 53°34'16" E	44.05'
L37	S 71°06'39" E	44.37'
L38	S 00°43'22" W	21.05'
L39	N 71°06'39" W	50.93'
L40	N 53°34'16" W	44.05'
L41	N 44°40'49" W	28.71'
L42	N 63°24'45" W	16.84'
L43	N 13°40'06" W	10.55'
L44	N 36°53'18" W	34.85'
L45	N 48°40'23" W	103.96'
L46	N 80°01'16" W	65.73'
L47	N 04°23'05" E	20.10'

NOTE

3/8" CAPPED REBAR TO BE PLACED AT ENDS OF EASEMENT, PROPERTY LINE/RIGHT OF WAY CROSSINGS, AND ALL CHANGES IN DIRECTION ALONG EASEMENT.



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GEORGIA C.O.A. #1169
GSWC CERTIFICATION NO. 3115

EASEMENT SURVEY

THE CITY OF DALTON

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

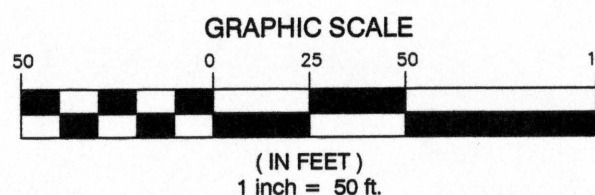
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UNLESS NOTED OTHERWISE, THIS DRAWING IS BASED ON THE SURVEYOR'S FIELD NOTES AND FIELD DATA.

SYMBOL LEGEND

⊙	STORM MANHOLE (STMH)
⊙	SANITARY SEWER MANHOLE
⊙	WATER METER
⊙	FIRE HYDRANT
⊙	WATER VALVE
⊙	UTILITY POLE
⊙	TELEPHONE PEDESTAL
⊙	LIGHT POLE
⊙	IRON PIN FOUND (IPF)
⊙	IRON PIN SET (IPS)
⊙	BUILDING SETBACK LINE
⊙	CENTERLINE
⊙	OVERHEAD POWER LINE
⊙	CHAIN LINK FENCE
⊙	OPEN TOP PIPE
⊙	CRIMPED TOP PIPE
⊙	POINT OF BEGINNING
⊙	DEED BOOK/PAGE
⊙	PLAT BOOK/PAGE
⊙	TAX PARCEL NUMBER



DRAWING FILE: 18-183 Hdg Mill Trail.dwg
DWG SCALE: 1"=50'
SHEET NO.: 2/2
PROJ. NO.: 18-183