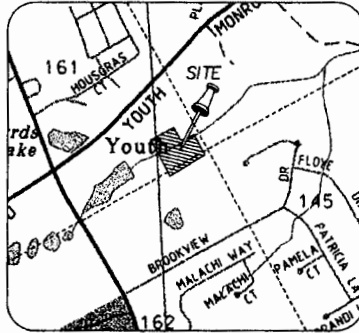


All that tract or parcel of land lying and being in the 161 Land Lot of the 4th Land District of Walton County Georgia, shown as 5.56 acres on a Survey for Cross Pointe Investments, LLC, dated 8/2/2022, Prepared by W.T. Dunahoo and Associates, L.L.C., said tract being more particularly described as follows:

Commencing at the intersection of the westerly right of way of Georgia Highway 81 and the southerly 80 foot right of way of Youth Jersey Road, thence easterly following the southerly 80foot right of way of Youth Jersey Road to a ½" rebar, thence leaving said right of way South 46 degrees 01 minutes 46 seconds East a distance of 335.13 feet to a point, thence North 50 degrees 10 minutes 36 seconds East a distance of 50.00 feet to a ½" rebar, thence South 28 degrees 07 minutes 05 seconds East a distance of 108.58 feet to a ½" rebar, said ½" rebar being the ***Point of Beginning***, thence North 61 degrees 52 minutes 49 seconds East a distance of 340.28 feet to a ½" rebar, thence South 28 degrees 08 minutes 04 seconds East a distance of 210.81 feet to a point, thence South 28 degrees 08 minutes 04 seconds East a distance of 299.82 feet to a ½" rebar, thence South 59 degrees 19 minutes 15 seconds West a distance of 541.77 feet to a ½" open top pipe, thence North 28 degrees 07 minutes 05 seconds West a distance of 534.15 feet to a ½" rebar being and the ***Point of Beginning***.

REFERENCES:

1. SURVEY FOR TOM M. WAGES, SR. BY VON ITTER & MCGEE, INC., DATED: 10/08/2004. (P.B. 94, PG. 165)
2. SURVEY FOR CROSS POINTE INVESTMENTS LLC & SHERRI L. WILLETT BY GARMON LAND SURVEYING, DATED: 11/28/2017. (P.B. 113, PG. 177)
3. SURVEY OF DIVISION OF PARENT TRACT FOR CROSS POINTE INVESTMENTS BY CONFEDERATE SURVEYING ASSOCIATES, INC., DATED: 10/22/2015. (P.B. 111, PG. 19)



SITE LOCATION : NOT TO SCALE
REFERENCE : AERO ATLAS

SURVEYORS CERTIFICATION: (1)

As required by subsection (d) of O.C.G.A. Section 15-8-67, this plot has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certification, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with appropriate governmental bodies by any purchaser or user of this plot as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plot 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 15-8-67.

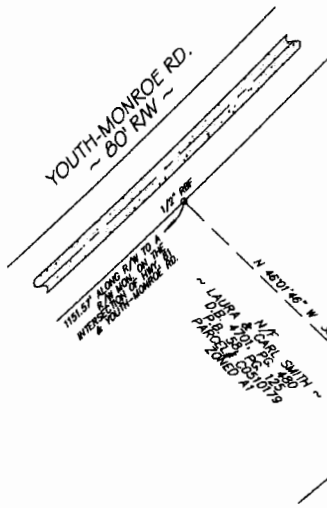
W. T. Dunahoo
W. T. Dunahoo (GA RLS #1577)
8/4/2022
Date



OWNER / APPLICANT:
CROSS POINTE INVESTMENTS LLC
& SHERRI L. WILLETT
2005 HWY 81
MONROE, GA. 30655



THIS BLOCK IS RESERVED FOR THE CLERK OF SUPERIOR COURT



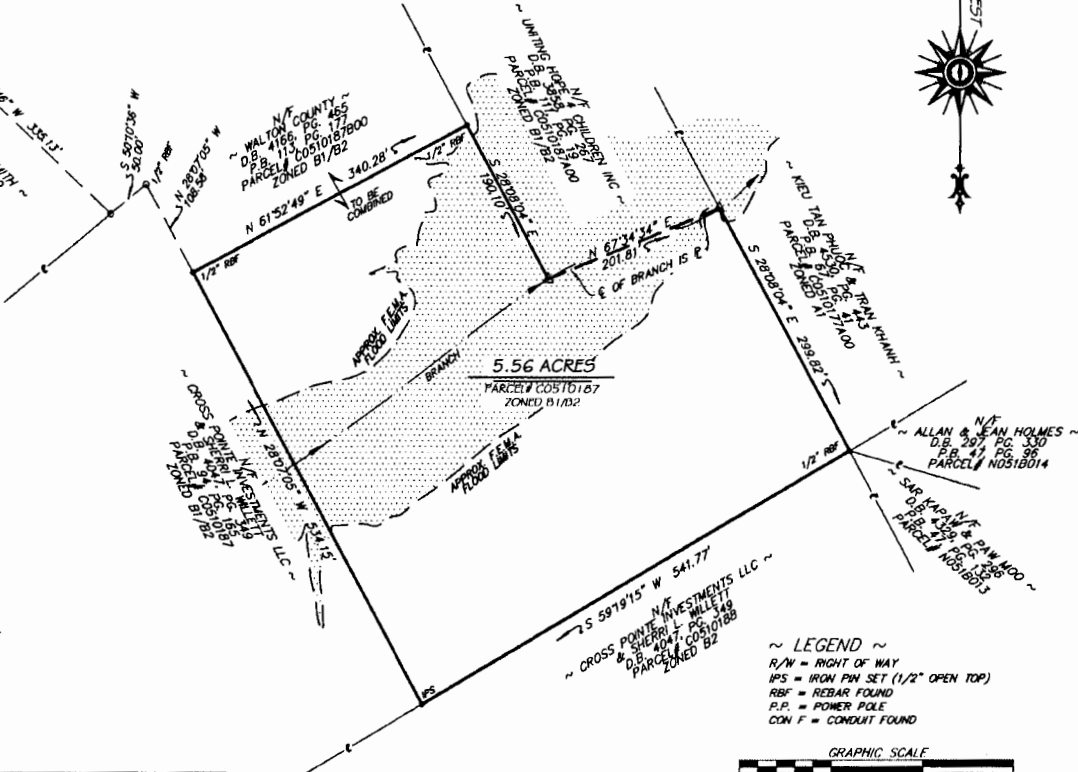
- NOTES:**
1. 5.56 ACRES OF PARCELS# C0510187 TO BE COMBINED WITH PARCELS# C0510187800.
 2. CURRENT ZONING B1/B2.
 3. BUILDING SETBACKS:
40' FRONT
15' SIDE
40' REAR

FLOOD NOTE:
FLOOD HAZARD ZONE "A" EXISTS ON SITE AS PER F.I.R.M. COMMUNITY PANEL No. 13297C0125E, DATED 12/08/2016.

A TOPCON GT-603 TOTAL STATION was used to obtain the linear and angular measurements used in the preparation of this plot.

The field data upon which this plot is based has a closure precision of one foot in 211,200 feet and an angular error of 1/1000 per angle point and was adjusted using the compass rule.

This survey has been calculated for closure and is found to be accurate within one foot in 211,200 feet.



- ~ LEGEND ~**
- R/W = RIGHT OF WAY
 - IPS = IRON PIN SET (1/2" OPEN TOP)
 - RBF = REBAR FOUND
 - P.P. = POWER POLE
 - CON F = CONDUIT FOUND



SURVEY FOR		STATE OF GEORGIA	
CROSS POINTE INVESTMENTS LLC			
LAND LOT & DISTRICT	COUNTY	SCALE	DATE
LAND LOT 161, 4TH DISTRICT	WALTON	1"=100'	08/02/2022
W. T. DUNAHOO AND ASSOCIATES, L.L.C.			

APPROVAL FOR RECORDING:
THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS PLAT, MAP, OR PLAN FOR FILING:
approve once the BOC accepts the property _____
WALTON COUNTY PLANNING AND DEVELOPMENT _____
DATE _____

