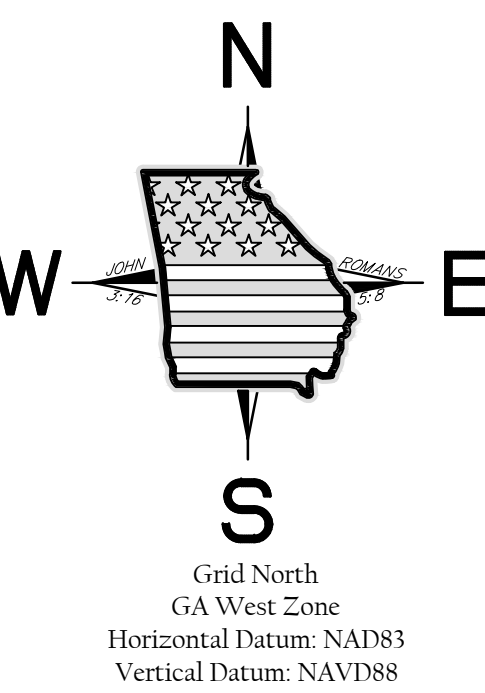


TRACT DIVISION FOR Reed & Reed Properties

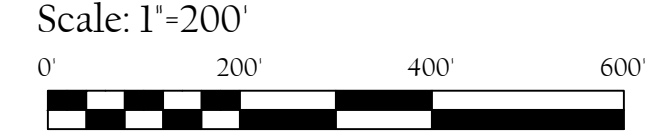
WHITFIELD County, Georgia

LOCATED IN LAND LOTS 246, 247, 258, 11th DISTRICT & 3rd SECTION OF WHITFIELD COUNTY, GEORGIA



This block reserved for the Clerk of the Superior Court.

Date of field work: 4/29/2025
Date of plat: 3/5/2026
Revised: 3/19/2026



Site Notes-
Current Zoning: GA
Front Setback: 50' (Major/Collector Streets)
25' (Local Streets)
Side Setback: 25'
Rear Setback: 25'
Minimum Lot Area: 5 Acres
Min. Lot Width at Building Line: 100'
Maximum Impervious Surface Ratio: N/A
Maximum Building Height: 35'

USE LIMITATION STATEMENT FOR GA ZONING
'Subject property lies within the GA (General Agriculture) zoning district. Uses permitted are limited to those specified in the Whitfield County Unified Zoning Ordinance for GA zoning, including agriculture, limited residential, and certain conditional uses.'

Utilities Note:
'Location of all utilities shown hereon are based on visible evidence or markings at the time of field survey. Underground utilities may exist and should be verified prior to excavation'

Boundary Line & RAW Data

LINE	BEARING	DISTANCE
L1	N 89°18'59" W	100.00
L2	N 89°43'13" W	99.93
L3	N 89°43'01" W	100.00
L4	N 89°42'41" W	99.83
L5	S 88°57'59" W	100.01
L6	N 89°17'38" W	99.81
L7	N 89°15'54" W	100.01
L8	S 00°37'26" W	407.44
L9	S 00°39'03" W	99.38
L10	S 00°03'59" W	100.00
L11	S 00°06'16" W	103.53
L12	N 59°18'08" W	33.12
L13	N 55°47'24" W	95.03
L14	N 53°31'31" W	58.98
L15	N 52°53'03" W	33.78
L16	N 47°33'55" W	29.41
L17	N 00°34'07" W	324.74
L18	N 00°38'54" W	99.97
L19	N 00°34'10" W	50.00
L20	N 49°02'01" W	39.97
L21	N 33°04'24" W	69.89
L22	N 32°31'06" W	155.15
L23	N 30°44'37" W	124.88
L24	N 28°27'53" W	103.90
L25	N 28°27'53" W	123.01
L26	N 00°29'48" E	146.08
L27	N 00°31'31" E	9.07
L28	N 00°31'31" E	190.40
L29	N 00°31'31" E	192.78
L30	N 00°31'31" E	80.03
L31	N 00°31'31" E	50.04
L32	N 00°31'31" E	283.58
L33	N 00°31'31" E	31.93
L34	N 00°31'31" E	254.09
L35	N 00°31'31" E	163.33
L36	N 00°31'31" E	137.08
L37	N 00°31'31" E	50.06

Final Accuracy and Design Certificate
It is hereby certified that this plat is true and correct and was prepared from an actual survey of the property made by me or under my supervision that all monuments shown hereon actually exist and their location, size, type, and material are correctly shown, and that all requirements of the Whitfield County Subdivision Regulations have been fully complied with, and approval hereof does not relieve me of any liability associated with the accuracy or improper design.
By: *Michael Paul Bunch* Date: 3/19/2026

THIS PLAT SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY.
THIS PLAT HAS BEEN CALCULATED TO HAVE A CLOSURE OF 1 IN 3,024,877.7.
THE FIELD DATA UPON WHICH THIS PLAT IS BASED ON HAS A HORIZONTAL PRECISION OF 0.03 FEET AND A VERTICAL PRECISION OF 0.04 FEET AND WAS OBTAINED BY USING THE CHAMPION PRO BASE STATION AND ROVER UNIT TO PRODUCE A R.T.K. NETWORK SURVEY.
FIELD WORK WAS DONE BY USING A CHAMPION PRO GPS SYSTEM & X-PAD DATA COLLECTOR.

SURVEYORS CERTIFICATION
As required by subsection (d) 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 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.

LOT# 1-10
approved for agricultural or forestry use only. Further development requires a suitable soil test.

Certificate of Approval for On-Site Sewage Management System
Each lot shown hereon is suitable for the use of an existing septic system or for the installation of a new individual on-site sewage management system. Each new system installed will require a permit to be issued before construction begins, dependent upon the location of any structures and any limitations which could adversely affect the performance of an on-site sewage management system. General approval is hereby granted for one dwelling per lot for this subdivision site [with the exception of lots number:].
Date: 3-6-26
Caedra Muller
Whitfield County Environmental Specialist

Certificate of Approval for Public Water System
I hereby certify that the water system serving the public roads on this final plat has been installed (or sufficient street has been provided to install) in accordance with the requirements of Dalton Utilities.
Dalton Utilities Date: 3/6/26

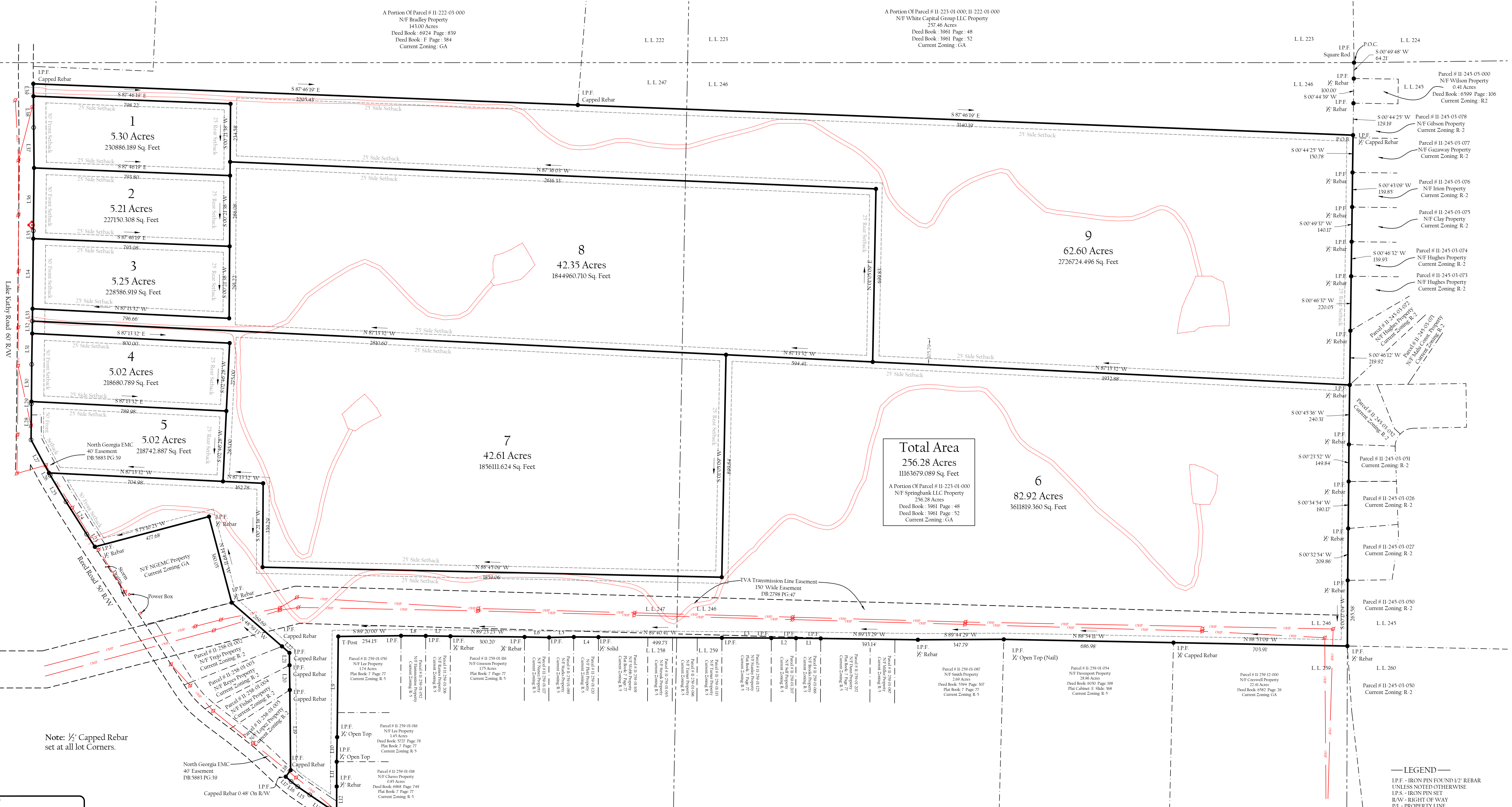
Certificate of Approval for Fire Protection
I hereby certify that fire hydrants and water mains serving the lots on this final plat have been installed and flow requirements for the fire hydrants have been met in accordance with the requirements of the Whitfield County Building Code for Fire Hydrant and Water Supply Requirements.
Whitfield County Fire Chief Date: 3/9/26

Certificate of Approval for Recording [Minor Subdivisions]
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 are noted upon the plat], and that it has been approved for recording in the Office of the Clerk of the Superior Court of Whitfield County, Georgia.
Date: 3-23-26
Susan Miller
Authorized Representative

North Georgia SURVEYING
322 Erwin Road, S.E.
Adelville, GA 30103
706-625-1046

THIS PROPERTY IS NOT IN A FLOOD HAZARD AREA ACCORDING TO MAPS FURNISHED BY F.E.M.A. COMMUNITY-PANEL NUMBER: 1313C - 0050D COMMUNITY-PANEL DATE: 9/19/2007

J-4571A



LEGEND
I.P.F. - IRON PIN FOUND 1/2" REBAR UNLESS NOTED OTHERWISE
I.P.S. - IRON PIN SET
R.W. - RIGHT OF WAY
P.L. - PROPERTY LINE
L.L. - LAND LOT LINE
P. - POWER POLE
C. - CENTER LINE
X - X - X - X - X - FENCE LINE
- - - CONC. RAW MARKER
- - - - - ELECTRIC LINE

NOTE
THIS PROPERTY IS NOT IN A FLOOD HAZARD AREA ACCORDING TO MAPS FURNISHED BY F.E.M.A. COMMUNITY-PANEL NUMBER: 1313C - 0050D COMMUNITY-PANEL DATE: 9/19/2007