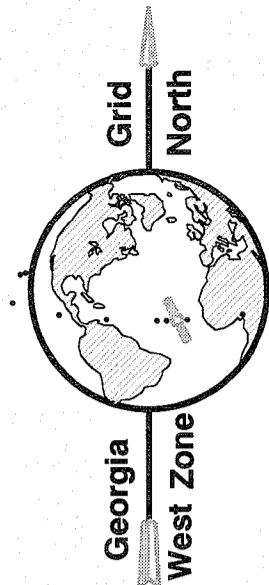
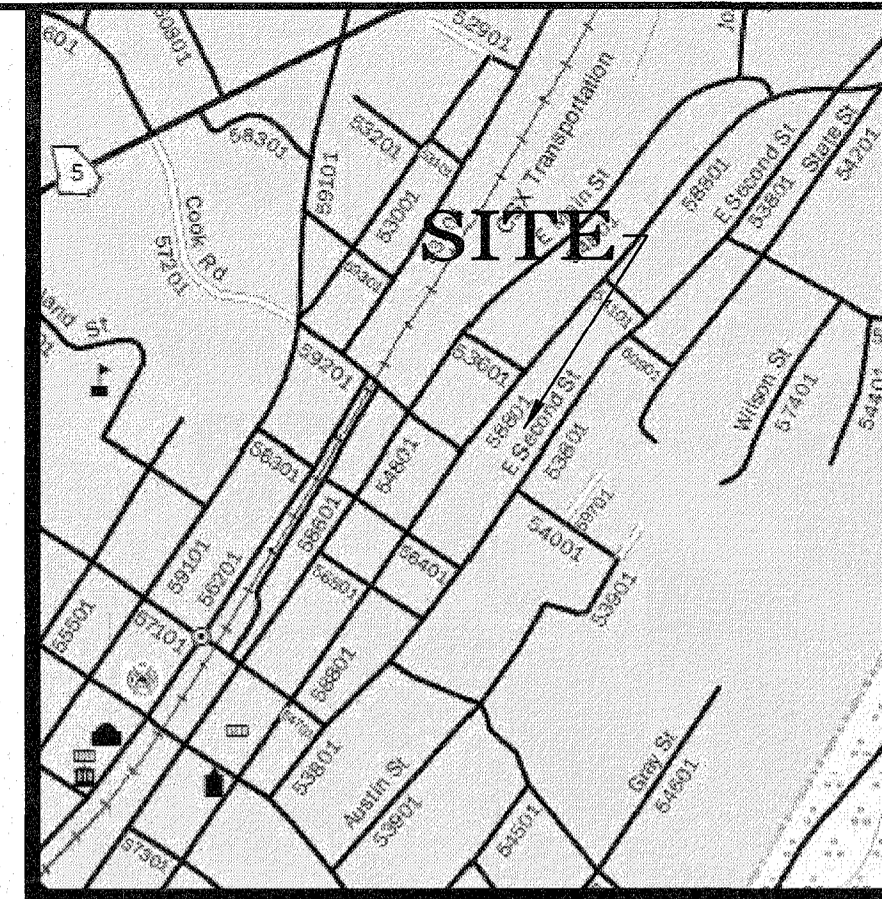


**EAST 1st and
EAST 2nd St. APARTMENTS**



GENERAL NOTES

1. THIS SURVEY IS A RETRACEMENT SURVEY OF AN EXISTING PLATTED LOT. THE FIELDWORK FOR THIS SURVEY WAS COMPLETED ON 09/13/2019. REFERENCE FOR THIS SURVEY SHOULD BE MADE TO A PROPERTY LINE MAP FOR THE HOUSING AUTHORITY OF BLUE RIDGE, DATED SEPTEMBER OF 1959.
2. THE BEARING STRUCTURE FOR THIS SURVEY IS BASED ON MONUMENTS FOUND IN THE FIELD AT THE TIME OF THIS SURVEY AND TIED INTO THE NATIONAL GEODETIC SURVEY AND EGPS SOLUTIONS CONTINUALLY OPERATING REFERENCE SYSTEM BY USE OF TRIMBLE GPS EQUIPMENT.
3. THIS PROPERTY DOES NOT LIE WITHIN A FLOOD PRONE AREA BUT LIES WITHIN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE OF FLOOD) AS PER F.I.R.M. COMMUNITY PANEL NO. 13111C0177E, FANNIN COUNTY, GEORGIA, EFFECTIVE DATE 09/17/2010.
4. THE PUBLIC RECORDS SHOWN HEREON REFLECTS THOSE RECORDS NECESSARY TO ESTABLISH THE BOUNDARIES SHOWN HEREON AND REFERENCE TO THE SAME DOES NOT AND IS NOT INTENDED TO CONSTITUTE A TITLE SEARCH OR TITLE OPINION. THIS SURVEY REFLECTS ONLY THOSE MATTERS OF TITLE OF RECORD FURNISHED TO THE SURVEYOR AT THIS TIME.
5. PURSUANT TO RULE 180-6.09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, THE TERM "CERTIFY" OR "CERTIFICATION" RELATING TO LAND SURVEYING SERVICES 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.
6. THE FIRM OF HAYES, JAMES AND ASSOCIATES, INC. DOES NOT CERTIFY TO THE ACCURACY OR THE LOCATION OF ANY UNDERGROUND UTILITIES EITHER SHOWN OR NOT SHOWN HEREON. CONTACT THE UTILITIES PROTECTION CENTER AT 1-800-282-7411 PRIOR TO ANY CONSTRUCTION.
7. THIS PLAT WAS PREPARED AND CERTIFIED FOR THE INDIVIDUAL, INDIVIDUALS OR GROUP LISTED ON THIS DOCUMENT. THE CERTIFICATION DOES NOT EXTEND TO OTHER INDIVIDUALS OR GROUPS WITHOUT RECERTIFICATION BY THE SURVEYOR OF RECORD LISTING NEW OR ADDITIONAL INDIVIDUALS OR GROUPS.
8. CERTIFICATION DOES NOT EXTEND TO MATTERS OF TITLE. DEEDS AND PLATS REFERENCED HEREON WERE USED AS EVIDENCE OF PROPERTY LINE LOCATIONS. THESE REFERENCED INSTRUMENTS DO NOT CONSTITUTE A TITLE SEARCH OR TITLE OPINION.
9. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 80,561 FEET.
10. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS AN UNADJUSTED CLOSURE OF ONE FOOT IN 12,741 FEET. THE UNADJUSTED ANGULAR ERROR OF 4 SECONDS. THIS SURVEY WAS ADJUSTED USING A LEAST SQUARES ADJUSTMENT.



**LOCATION MAP
NOT TO SCALE**

**AS-SURVEYED LEGAL
DESCRIPTION: OVER ALL**

DESCRIPTION OF

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 278 OF THE 8TH DISTRICT, 2ND SECTION, CITY OF BLUE RIDGE, FANNIN COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF MOUNTAIN STREET AND EAST FIRST STREET THENCE LEAVING SAID INTERSECTION NORTH 44 DEGREES 39 MINUTES 33 SECONDS EAST A DISTANCE OF 206.88 FEET TO AN IRON PIN SET, SAID IRON PIN SET BEING THE TRUE POINT OF BEGINNING.

BEGINNING AT AN IRON PIN SET ON THE SOUTHERN RIGHT OF WAY OF EAST FIRST STREET (50' RIGHT OF WAY), THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING CALLS: NORTH 40 DEGREES 03 MINUTES 39 SECONDS EAST A DISTANCE OF 53.88 FEET TO A POINT; THENCE NORTH 41 DEGREES 26 MINUTES 04 SECONDS EAST A DISTANCE OF 37.60 FEET TO AN IRON PIN SET; THENCE LEAVING SAID RIGHT OF WAY, PAGE ALONG THE PROPERTY NOW AND FORMERLY OWNED BY TRI-STATE PET RESCUE INC (DB 1277, PAGE 360) NORTH 42 DEGREES 09 MINUTES 58 SECONDS EAST A DISTANCE OF 83.00 FEET TO A HALF INCH REBAR FOUND; THENCE SOUTH 49 DEGREES 16 MINUTES 16 SECONDS EAST A DISTANCE OF 215.68 FEET TO A HALF INCH REBAR FOUND ON THE NORTHERN RIGHT OF WAY OF EAST SECOND STREET (40' RIGHT OF WAY); THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING CALLS: SOUTH 35 DEGREES 58 MINUTES 30 SECONDS WEST A DISTANCE OF 91.23 FEET TO A POINT; THENCE SOUTH 35 DEGREES 38 MINUTES 50 SECONDS WEST A DISTANCE OF 83.60 FEET TO A CONCRETE MONUMENT FOUND; THENCE LEAVING SAID RIGHT OF WAY ALONG THE PROPERTY NOW AND FORMERLY OWNED BY HERNDON (DB 995, PAGE 319) NORTH 49 DEGREES 20 MINUTES 12 SECONDS WEST A DISTANCE OF 232.57 FEET TO AN IRON PIN SET, SAID IRON PIN SET BEING THE TRUE POINT OF BEGINNING.

SURVEY CERTIFICATION:

To Blue Ridge Housing Authority, & Commonwealth Land Title Insurance Company :

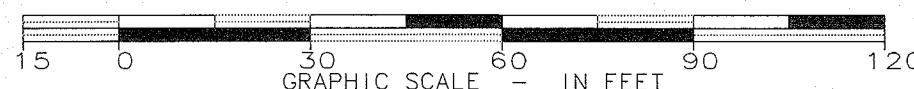
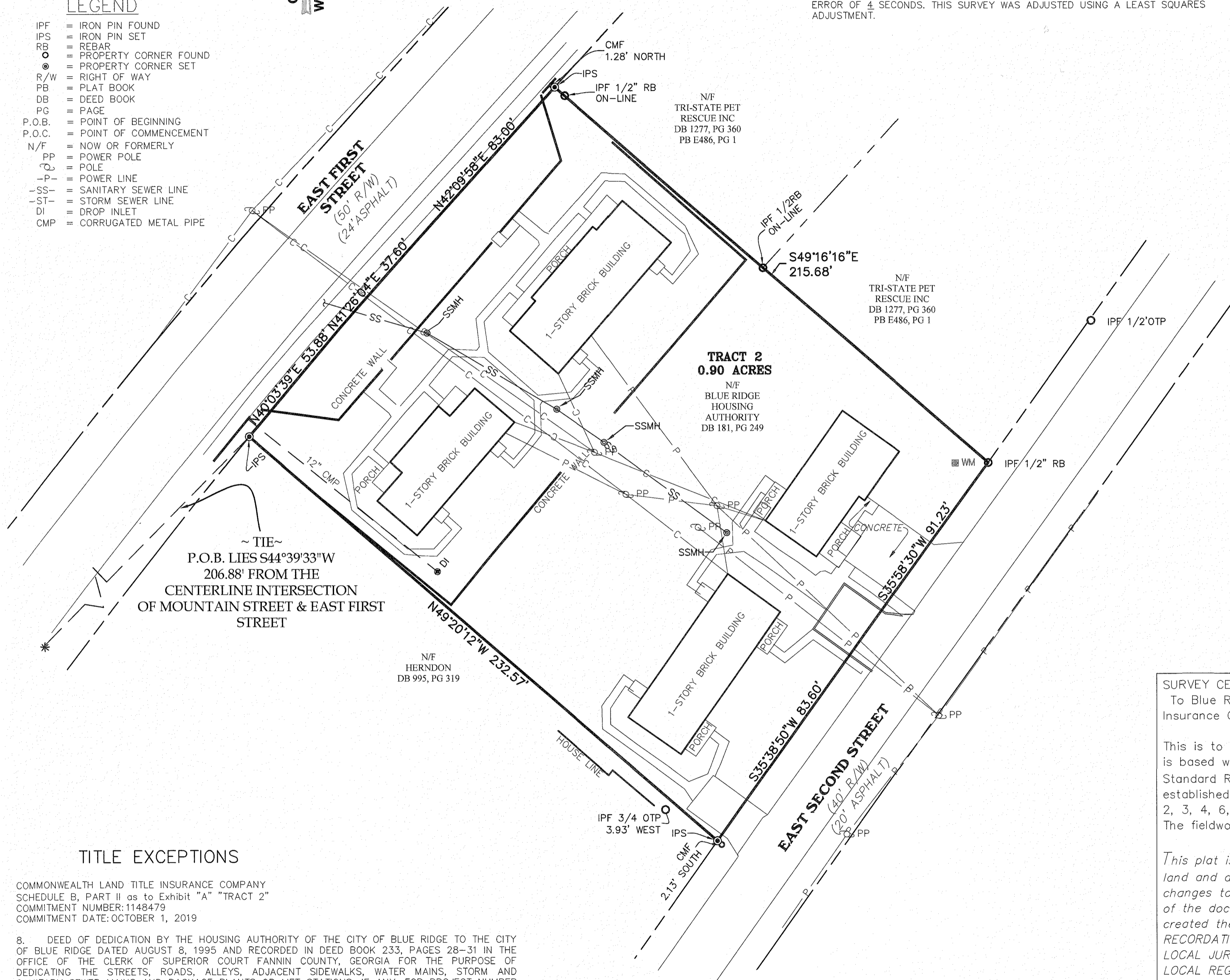
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and included Items 1, 2, 3, 4, 6, 8-11a, and 13 of Table A thereof. The fieldwork was completed on September 13, 2019.

This plat is a retracement 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 which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. 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.

Georgia Land Surveyor No. 2951

LEGEND

- IPF = IRON PIN FOUND
- IPS = IRON PIN SET
- RB = REBAR
- = PROPERTY CORNER FOUND
- = PROPERTY CORNER SET
- R/W = RIGHT OF WAY
- PB = PLAT BOOK
- DB = DEED BOOK
- PG = PAGE
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- N/F = NOW OR FORMERLY
- PP = POWER POLE
- = POLE
- P- = POWER LINE
- SS- = SANITARY SEWER LINE
- ST- = STORM SEWER LINE
- DI = DROP INLET
- CMP = CORRUGATED METAL PIPE



TITLE EXCEPTIONS

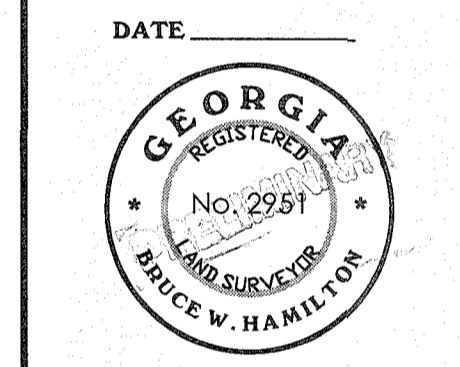
COMMONWEALTH LAND TITLE INSURANCE COMPANY
SCHEDULE B, PART II as to Exhibit "A" "TRACT 2"
COMMITMENT NUMBER: 1148479
COMMITMENT DATE: OCTOBER 1, 2019

8. DEED OF DEDICATION BY THE HOUSING AUTHORITY OF THE CITY OF BLUE RIDGE TO THE CITY OF BLUE RIDGE DATED AUGUST 8, 1995 AND RECORDED IN DEED BOOK 233, PAGES 28-31 IN THE OFFICE OF THE CLERK OF SUPERIOR COURT FANNIN COUNTY, GEORGIA FOR THE PURPOSE OF DEDICATING THE STREETS, ROADS, ALLEYS, ADJACENT SIDEWALKS, WATER MAINS, STORM AND SANITARY SEWER MAINS AND PACKAGE PLANTS OR LIFT STATIONS, IF ANY, FOR PROJECT NUMBER GA-20-2002. (TRACTS THREE AND FOUR)
COMMENT: DOES NOT AFFECT SUBJECT TRACT 2.
9. ELECTRIC LINE RIGHT OF WAY EASEMENT FROM HOUSING AUTHORITY OF THE CITY OF BLUE RIDGE TO TRI-STATE ELECTRIC MEMB. CORP., DATED NOVEMBER 19, 1982 AND RECORDED IN DEED BOOK 80, PAGE 159 IN THE OFFICE OF THE CLERK OF SUPERIOR COURT FANNIN COUNTY, GEORGIA.
COMMENT: DOES NOT AFFECT SUBJECT TRACT 2.
10. RIGHT OF WAY DATED FEBRUARY 17, 1965 AND RECORDED IN DEED BOOK 32, PAGE 528 IN THE OFFICE OF THE CLERK OF SUPERIOR COURT FANNIN COUNTY, GEORGIA. (LOCATION UNKNOWN)
COMMENT: DOES AFFECT SUBJECT TRACT 2.

Hayes James
ENGINEERS, PLANNERS & SURVEYORS
3830 EAST FIRST STREET
SUITE 1
BLUE RIDGE, GEORGIA 30513
TEL: (706) 632-4981
FAX: (706) 632-4982
CERTIFICATE OF AUTHORIZATION:
NO. LSF000255

ALTA/NSPS LAND TITLE SURVEY
FOR
BLUE RIDGE HOUSING
AUTHORITY
&
COMMONWEALTH LAND
TITLE INSURANCE

PROJECT LOCATION
Land Lot(s): 278
District: 8th
Section: 2nd
County: Fannin
State: Georgia



Project No. 19-601-BS
Drawn By: ZTM
Checked By: BWH
Date: 09/23/2019
Scale: 1" = 30'

NO.	REVISIONS DESCRIPTION	DATE	BY	APPR.

© Copyright 2019
HAYES, JAMES & ASSOCIATES, INC.
This drawing and their reproductions are the property of the engineers and may not be reproduced, published, or used in whole or in part without the written permission of the surveyor.
Sheet Number **1 of 1**

h:\projects\2019 projects\19-601 br haa\data\drawings\19-601 br haa site c.dwg

11/7/2019 2:51:30 PM

zmorgan