



AGENDA

**Gainesville Mayor/Council Meeting
Tuesday, March 7, 2017, 5:30 PM
Public Safety Complex (Gainesville Justice Center)
Municipal Court Room, 701 Queen City Parkway
Mayor or Mayor Pro Tem Presides**

INVOCATION:

PLEDGE OF ALLEGIANCE:

COUNCIL ANNOUNCEMENTS:

PUBLIC COMMENTS: (20 minutes maximum)

CONSENT AGENDA:

Minutes

- A. January 24, 2017 Mayor/Council Meeting
- B. February 2, 2017 Work Session
- C. February 3, 2017 Mayor/Council Retreat
- D. February 7, 2017 Mayor/Council Meeting

Resolutions

- A. BR-2017-10 Donation of Structural Firefighting Gear to Lanier Technical College
- B. BR-2017-11 Abandonment of a Portion of New Harvest Drive
- C. BR-2017-12 Inland Western Gainesville Village Water Main Easement Abandonment Agreement

CITY MANAGER ISSUES:

CITY ATTORNEY ISSUES:

CITY CLERK ISSUES:

EXECUTIVE SESSION:

ADJOURNMENT:

Final: Thursday, March 2, 2017, 4:30 PM

CITY OF GAINESVILLE

COUNCIL AGENDA REQUEST

Date Submitted: 3/2/2017

Presenter:

Item of Business: Consent Agenda Items

Meeting Date: 3/7/2017

Purpose of Request:

The following appointments, minutes and/or resolutions are being considered under the Consent Agenda Section. These items were previously distributed for review and/or discussed. Unless otherwise directed by Mayor and Council, they will not be discussed during this meeting.

If you have questions regarding these documents, please feel free to contact the City Clerk's Office during normal business hours (Monday through Friday from 8:00 AM to 5:00 PM) at 770-535-6865 or via email to cityclerk@gainesville.org.

History/Background:

Facts & Issues for Consideration:

Department Recommendation:

Department Director:

If funding is involved, are funds approved within the current budget?

Amount Requested:

Source of Funds:

Finance Comments:

Administrative Comments:

CITY OF GAINESVILLE

COUNCIL AGENDA REQUEST

Date Submitted: 3/1/2017
Presenter: Denise Jordan
Item of Business: January 24, 2017 Mayor/Council Meeting
Meeting Date: 3/7/2017

Purpose of Request:

The purpose of this request is to allow the governing body to approve the minutes from the referenced meeting.

History/Background:

Facts & Issues for Consideration:

Draft minutes were distributed to the governing body, City Manager, City Attorney and Department Directors for comments/corrections.

Department Recommendation:

Approve the minutes accepting edits as presented.

Department Director:

Bryan Lackey

If funding is involved, are funds approved within the current budget?

N/A

Amount Requested:

Source of Funds:

Finance Comments:

Administrative Comments:

ATTACHMENTS:

Description

Type

CITY OF GAINESVILLE

COUNCIL AGENDA REQUEST

Date Submitted: 3/1/2017
Presenter: Denise Jordan
Item of Business: February 2, 2017 Work Session
Meeting Date: 3/7/2017

Purpose of Request:

The purpose of this request is to allow the governing body to approve the minutes from the referenced meeting.

History/Background:

Facts & Issues for Consideration:

Draft minutes were distributed to the governing body, City Manager, City Attorney and Department Directors for comments/corrections.

Department Recommendation:

Approve the minutes accepting edits as presented.

Department Director:

Bryan Lackey

If funding is involved, are funds approved within the current budget?

N/A

Amount Requested:

Source of Funds:

Finance Comments:

Administrative Comments:

ATTACHMENTS:

Description

Type

CITY OF GAINESVILLE

COUNCIL AGENDA REQUEST

Date Submitted: 3/1/2017
Presenter: Denise Jordan
Item of Business: February 3, 2017 Mayor/Council Retreat
Meeting Date: 3/7/2017

Purpose of Request:

The purpose of this request is to allow the governing body to approve the minutes from the referenced meeting.

History/Background:

Facts & Issues for Consideration:

Draft minutes were distributed to the governing body, City Manager, City Attorney and Department Directors for comments/corrections.

Department Recommendation:

Approve the minutes accepting edits as presented.

Department Director:

Bryan Lackey

If funding is involved, are funds approved within the current budget?

N/A

Amount Requested: **Source of Funds:**

Finance Comments:

Administrative Comments:

ATTACHMENTS:

Description

Type

CITY OF GAINESVILLE

COUNCIL AGENDA REQUEST

Date Submitted: 3/1/2017
Presenter: Denise Jordan
Item of Business: February 7, 2017 Mayor/Council Meeting
Meeting Date: 3/7/2017

Purpose of Request:

The purpose of this request is to allow the governing body to approve the minutes from the referenced meeting.

History/Background:

Facts & Issues for Consideration:

Draft minutes were distributed to the governing body, City Manager, City Attorney and Department Directors for comments/corrections.

Department Recommendation:

Approve the minutes accepting edits as presented.

Department Director:

Bryan Lackey

If funding is involved, are funds approved within the current budget?

N/A

Amount Requested:

Source of Funds:

Finance Comments:

Administrative Comments:

ATTACHMENTS:

Description

Type

CITY OF GAINESVILLE

COUNCIL AGENDA REQUEST

Date Submitted: 2/20/2017
Presenter: Bryan Lackey
Item of Business: BR-2017-10 Donation of Structural Firefighting Gear to Lanier Technical College
Meeting Date: 3/7/2017

Purpose of Request:

The Gainesville Fire Department would like to donate out of date and unuseable protective clothing to Lanier Technical College's Fire Science program for training and education in the emergency service.

History/Background:

The Gainesville Fire Department has 30 sets of structural firefighting gear and protective clothing (30 jackets and 30 pair of pants) that is no longer in compliance with National Fire Protection Association 1851 (NFPA). They do not meet standards due to age, wear, and tear.

Facts & Issues for Consideration:

Lanier Technical College, located in Oakwood, GA. has identified a need for this gear. This is to better enhance training in the education system in the Fire Science Technology Program. Lanier Tech has issued us written understanding of the NFPA code and shall not use such gear for live fire training.

Department Recommendation:

It is the recommendation of the Gainesville Fire Department to donate this unusable structural firefighting gear to the Fire Science Program at the Lanier Technical College to assist with their training.

Department Director:

Jerome Yarbrough

If funding is involved, are funds approved within the current budget?

Amount Requested:

Source of Funds:

Finance Comments:

Administrative Comments:

ATTACHMENTS:

	Description	Type
❑	BR-2017-10 Donation of Structural Firefighting Gear to Lanier Technical College	Resolution
❑	Lanier Technical College acceptance letter	Backup Material

RESOLUTION BR-2017-10

Donation of Structural Firefighting Gear to Lanier Technical College

WHEREAS, the Gainesville Fire Department has 30 sets of structural firefighting gear (jackets and pants) that are no longer in compliance with National Fire Protection Association (NFPA) Code #1851; and

WHEREAS, Lanier Technical College, located in Oakwood, Georgia has identified a need for this structural firefighting gear to enhance training in the Fire Science Technology Program; and

WHEREAS, Lanier Technical College has provided a written understanding of the NFPA code and shall not use the gear for live fire training; and

WHEREAS, the Gainesville Fire Department would like to donate this protective clothing to Lanier Technical College's Fire Science Technology Program for training and education in the emergency service.

NOW, THEREFORE, BE IT RESOLVED THAT the governing body for the City of Gainesville hereby declares this property as surplus and authorizes the donation of 30 sets of structural firefighting gear to the Lanier Technical College in Oakwood, Georgia to assist in their ability to train students to protect our community more efficiently and safely.

Adopted this ____ day of _____, 2017.

C. Danny Dunagan, Jr., Mayor

This is to certify that I am City Clerk of the City of Gainesville. As such, I keep its official records, including its minutes. In that capacity, my signature below certifies this resolution was adopted as stated and will be recorded in the official minutes.

ATTEST:

Denise O. Jordan, City Clerk

Karen Nowakowski
Program Director
Fire Science Technology
2990 Landrum Education Drive
Oakwood, Georgia 30566
Phone: 770-533-6942
Email: Knowakowski@Laniertech.edu

Jason Patterson
Division Chief of Training
Gainesville Fire Department
725 Pine Street
Gainesville, Georgia 30501

Chief Patterson,

I would like to thank you for considering this opportunity to partner with Gainesville Fire Department. Per our previous conversations, I understand that Gainesville Fire Department would like to donate firefighting turn-out gear, along with helmets and boots, to our Fire Science Program at Lanier Technical College. I understand that the turnout gear that will be donated exceeds the NFPA standard, for use in live-fire training.

The donation of your gear would be used during basic search and rescue training, ladder training and various other evolutions throughout our firefighter 1 course. None of the gear would be utilized during live-fire training. All of the donated gear would be used with the understanding that we would assume all risks of obtaining the used, out of NFPA compliance gear.

Please let me know if you require any additional information. We are eager to obtain the gear as soon as possible.

Thank you,



Karen Nowakowski

CITY OF GAINESVILLE

COUNCIL AGENDA REQUEST

Date Submitted: 3/1/2017
Presenter: Bryan Lackey
Item of Business: BR-2017-11 Abandonment of a Portion of New Harvest Drive
Meeting Date: 3/7/2017

Purpose of Request:

The purpose of this request is to allow the City of Gainesville to abandon the portion of New Harvest Road and to convey it to Mincey Marble Manufacturing, Inc.

History/Background:

Mincey Marble Manufacturing, Inc., and the Gainesville-Hall Development Authority entered into an agreement on January 18, 2017 concerning the purchase and sale of an approximate 79 acre tract located in the Gainesville Business Park.

Facts & Issues for Consideration:

Department Recommendation:

Approve the resolution as presented.

Department Director:

Bryan Lackey

If funding is involved, are funds approved within the current budget?

N/A

Amount Requested:

Source of Funds:

Finance Comments:

Administrative Comments:

ATTACHMENTS:

Description	Type
☐ BR-2017-11 Abandonment of a Portion of New Harvest Drive	Resolution
☐ Exhibit A	Attachments/Exhibits
☐ Exhibit A-1	Attachments/Exhibits
☐ Quitclaim Deed	Contract/Agreement/MOU

RESOLUTION BR-2017-11

ABANDONMENT OF A PORTION OF NEW HARVEST DRIVE

WHEREAS, Mincey Marble Mfg., Inc. (“Mincey”) and the Gainesville and Hall County Development Authority (the “Authority”) entered into an agreement dated January 18, 2017 (the “Purchase Agreement”), concerning the purchase and sale of an approximately 79 acre tract owned by the Authority and located in the Gainesville Business Park in Gainesville, Georgia, (the “Property”); and

WHEREAS, the City of Gainesville owns the public road known as New Harvest Drive in the Gainesville Business Park, which road traverses and ends in a cul-de-sac on the Property; and

WHEREAS, Mincey has requested that the portion of New Harvest Drive that is surrounded by the Property be abandoned so that such portion described on Exhibit “A” hereto (hereinafter the “Abandoned Portion”) may be added to the Property and used as the site for a manufacturing facility by Mincey; and

WHEREAS, the City has reviewed the Agreement and proposed use of the Mincey Property and concluded that the Abandoned Portion would serve no public purpose and cost unnecessary expense to the public to maintain; and

WHEREAS, the Abandoned Property has no economic use as it is too small a parcel to be made into a separate lot and cannot be auctioned or sold as a separate parcel because it violates the covenants for the Industrial Park and City zoning ordinances; and

WHEREAS, abandonment and conveyance of the abandoned portion of the road pursuant to O.C.G.A. § 32-7-2(c) is in the public interest; and

WHEREAS, conveyance of the Abandoned Portion of the road to Mincey pursuant to O.C.G.A. § 32-7-4 is also in the public interest.

NOW, THEREFORE, BE IT RESOLVED THAT the governing body for the City of Gainesville hereby abandons the portion of New Harvest Road as described as the Abandoned Portion on Exhibit A of this Resolution; and

BE IT FURTHER RESOLVED THAT the Abandoned Portion of New Harvest Drive be conveyed to Mincey Marble Mfg., Inc. simultaneously with its purchase of the Property from the Authority; and

BE IT FURTHER RESOLVED THAT the Mayor of the City of Gainesville with the advice of the City Attorney is hereby authorized to execute all documents useful and necessary to consummate the transfer of title to the Abandoned Portion of New Harvest Drive to Mincey.

RESOLUTION BR-2017-11

ABANDONMENT OF A PORTION OF NEW HARVEST DRIVE

Adopted this _____ day of _____, 2017.

C. Danny Dunagan, Jr., Mayor

This is to certify that I am City Clerk of the City of Gainesville. As such, I keep its official records, including its minutes. In that capacity, my signature below certifies this resolution was adopted as stated and will be recorded in the official minutes.

ATTEST

Denise O. Jordan, City Clerk

EXHIBIT A

TRACT 4

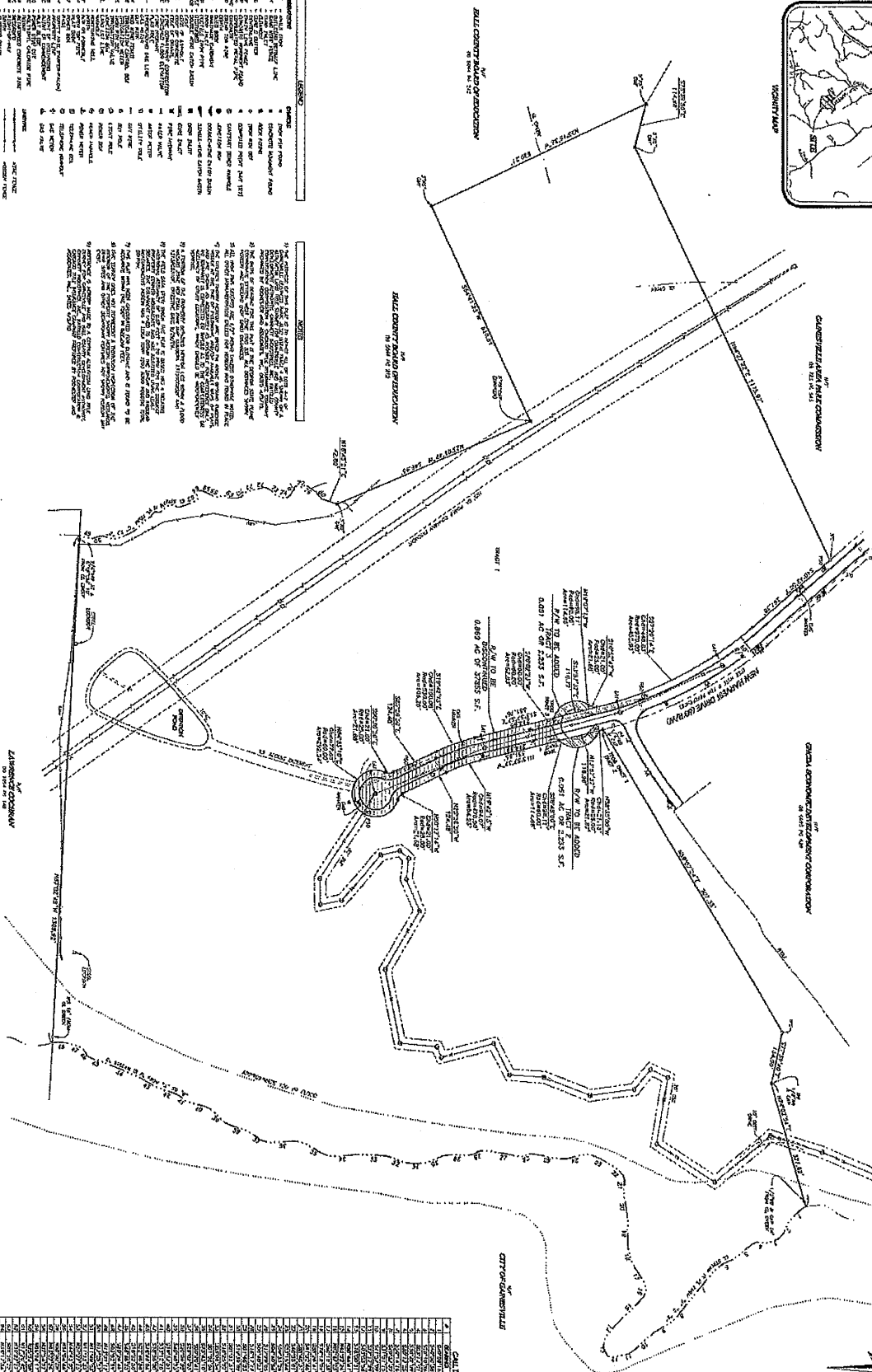
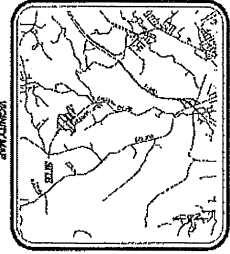
All that tract or parcel of land lying and being in G.M.D 1385, Candler District, City of Gainesville, Hall County, Georgia, and being more particularly described as follows:

TRUE POINT OF BEGINNING DESCRIPTION

BEGINNING at the intersection of the Eastern Right-of-way of Calvary Church Road (60' R/W) and the Northern Right-of-way of New Harvest Drive (60'R/W); thence along the Right-of-way of said New Harvest Drive the following courses and distances: 53.03 feet along the arc of a curve to the left having a radius of 35.00 feet and a chord bearing and distance of South 17°33'51" East 48.10 feet to a point; thence 157.44 feet along the arc of a curve to the right having a radius of 305.00 feet and a chord bearing and distance of South 46°37'01" East 155.70 feet to a point; thence 28.38 feet along the arc of a curve to the right having a radius of 305.00 feet and a chord bearing and distance of South 29°18'45" East 28.37 feet to a point; thence 194.67 feet along the arc of a curve to the left having a radius of 376.70 feet and a chord bearing and distance of South 33°10'00" East 192.51 feet to a point; thence South 48°58'17" East, a distance of 24.97 feet to a point; thence 155.86 feet along the arc of a curve to the right having a radius of 468.77 feet and a chord bearing and distance of South 38°26'48" East 155.14 feet to a point; thence South 28°55'20" East, a distance of 542.57 feet to a point; thence 426.23 feet along the arc of a curve to the left having a radius of 1106.32 feet and a chord bearing and distance of South 39°57'32" East 423.60 feet to a point; thence South 50°59'45" East, a distance of 176.55 feet to a point; thence 163.31 feet along the arc of a curve to the right having a radius of 630.46 feet and a chord bearing and distance of South 43°34'30" East 162.85 feet to a point; thence South 36°09'16" East, a distance of 291.57 feet to a point; thence 142.73 feet along the arc of a curve to the left having a radius of 1058.87 feet and a chord bearing and distance of South 40°00'57" East 142.62 feet to a point; thence South 43°52'39" East, a distance of 66.20 feet to a point; thence South 25°27'08" West, a distance of 8.42 feet to a point; thence South 40°39'39" East, a distance of 280.37 feet to a point; thence 480.95 feet along the arc of a curve to the right having a radius of 1030.00 feet and a chord bearing and distance of South 27°20'23" East 476.59 feet and a radius of 1030.00 feet to an iron pin set (1/2" rebar with plastic cap stamped "RAI LSF000484"); thence South 13°57'37" East, a distance of 116.96 feet to the **TRUE POINT OF BEGINNING**; thence South 13°57'37" East, a distance of 214.99 feet to a point; thence 94.23 feet along an arc of curve to the left having a radius of 470.00 feet and a chord bearing of South 19°42'13" East and a chord distance of 94.07 feet to a point; thence South 25°26'50" East, a distance of 124.48 feet to a point; thence 21.68 feet along an arc of a curve to the left having a radius of 25.00 and a chord bearing of South 50°17'14" East and a chord distance of 21.00 feet to a point; thence 292.54 feet along an arc of a curve to the right having a radius of 60.00 feet and a chord bearing of North 64°33'10" East and a chord distance of 77.65 feet to a point; thence 21.68 feet along an arc of a curve to the left having a radius of 25.00 feet and a chord bearing of North 00°36'26" West and a chord distance of 21.00 feet to a point; thence North 25°26'50" West, a distance of 124.48 feet to a point; thence 106.26 feet along a curve to the right having a radius of 530.00 feet and a chord bearing of North 19°42'13" West and a chord distance of 106.08 feet to a point; thence North 13°57'37" West, a distance of 214.99 feet to a point; thence 62.83 feet along an arc of a curve to the left having a radius of 60.00 feet and a chord bearing of North 76°02'23" East and a chord distance of 60.00 feet to a point, being the **POINT OF BEGINNING**.

Said tract contains 0.869 acres or 37,855 square feet.

EXHIBIT A-1



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THIS PLAN IS NOT VALID UNLESS IT BEARS
ORIGINAL SIGNATURE OF THE MEASURANT
AND THE PLASTERER'S SEAL.

GROUND SCALE

0' 100' 200'

[illegible]

ALSO SEE LAST PAGE
**LOTS 4-7 OF
 GAINESVILLE BUSINESS PARK**

LOCATED IN
CANDLER DISTRICT
CITY OF EVANSTON
NEAR CANTON, ILLINOIS



AFTER RECORDING RETURN TO:
Jane A. Range
Hulsey, Oliver & Mahar, LLP
PO Box 1457
Gainesville, GA 30503

DEED ONLY, NO TITLE WORK

QUITCLAIM DEED

STATE OF GEORGIA
COUNTY OF HALL

This indenture, made this _____ day of _____, 2017 between **City of Gainesville** (hereinafter called "Grantor") and **Mincey Marble Mfg., Inc.** (hereinafter called "Grantee").

(The words "Grantor" and "Grantee" shall include their respective heirs, successors and assigns, where the context requires or permits, and shall include the singular and plural, and the masculine, feminine, and neuter, as the context requires).

WITNESSETH that Grantor, for and in consideration of the abandonment of right of way and benefit to the public therefrom, the receipt of which is hereby acknowledged, has bargained, sold, and does by these presents, bargain, sell, remise, release, and forever quitclaim to Grantee all the right, title, interest, claim, or demand which the Grantor has or may have in and to the following described Property, to wit:

See attached Exhibit A.

TO HAVE AND TO HOLD the said Property unto the said Grantee so that neither the Grantor nor its successors or assigns nor any other person or persons claiming under Grantor shall at any time claim or demand any right, title, or interest to the said Property or its appurtenances.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed the day and year above written.

Signed, sealed and delivered in
the presence of:

CITY OF GAINESVILLE

Unofficial Witness

By: _____(SEAL)
C. Danny Dunagan, Jr., Mayor

Notary Public
My Commission Expires:
(NOTARY SEAL)

ATTEST

Denise O. Jordan, City Clerk

JAR/mmk/11459/W196033

CITY OF GAINESVILLE

COUNCIL AGENDA REQUEST

Date Submitted: 2/23/2017

Presenter: Bryan Lackey

Item of Business: BR-2017-12 Inland Western Gainesville Village Water Main Easement Abandonment Agreement

Meeting Date: 3/7/2017

Purpose of Request:

Obtain authorization from Council for the City to execute an easement abandonment document.

History/Background:

A water main easement was dedicated to the City in April of 1994 as part of a retail store development located at the corner of McEver Extension and Dawsonville Highway (a.k.a. 833 Dawsonville Highway). In 2003, the property was redeveloped as the Village Shoppes of Gainesville and the water mains installed for the original retail store were abandoned as part of the project. However, the easements accompanying the water mains for the original retail store were never abandoned.

Facts & Issues for Consideration:

A pending sale of the property prompted a title search that revealed the remaining water easements that need to be abandoned prior to closing.

Department Recommendation:

Authorize execution of the easement abandonment document.

Department Director:

Linda MacGregor

If funding is involved, are funds approved within the current budget?

Amount Requested:

Source of Funds:

Finance Comments:

Administrative Comments:

ATTACHMENTS:

Description	Type
☐ BR-2017-12 Inland Western Gainesville Village Water Main Easement Abandonment Agreement	Resolution
☐ Abandonment of Easement Agreement	Contract/Agreement/MOU

- Original Easement A
- Original Easement B
- ALTA Survey

Attachments/Exhibits
Attachments/Exhibits
Attachments/Exhibits

RESOLUTION BR-2017-12

**INLAND WESTERN GAINESVILLE VILLAGE, LLC
WATER MAIN EASEMENT ABANDONMENT AGREEMENT**

WHEREAS, the City of Gainesville owns and operates a water distribution system; and

WHEREAS, the land located at 833 Dawsonville Highway currently owned by Inland Western Gainesville Village, LLC contains an existing water main easement that remains from a previous development; and

WHEREAS, the property owner's representative has requested the City agree to abandoning said easement since it is no longer necessary and is hindering sale of the property; and

WHEREAS, the property owner's representative has prepared an "Abandonment Agreement" document in order to abandon said easement; and

WHEREAS, Department of Water Resources (DWR) staff has reviewed said agreement and concurs with the reasonable nature of the request.

NOW, THEREFORE, BE IT RESOLVED THAT the governing body for the City of Gainesville has reviewed and hereby authorizes execution of said abandonment agreement.

BE IT FURTHER RESOLVED THAT the Mayor, City Manager and/or City Attorney are authorized to sign any and all documents that may be necessary to complete this agreement.

Adopted this _____ day of _____, 2017.

C. Danny Dunagan, Jr., Mayor

This is to certify that I am City Clerk of the City of Gainesville. As such, I keep its official records, including its minutes. In that capacity, my signature below certifies this resolution was adopted as stated and will be recorded in the official minutes.

ATTEST:

Denise O. Jordan, City Clerk

**This instrument prepared by
and after recording return to:**

Sarah S. Shaw, Esq.
Vedder Price P.C.
222 North LaSalle Street, Suite 2400
Chicago, Illinois 60601

ABANDONMENT OF EASEMENT

This Abandonment of Easement (this “Abandonment Agreement”) is made as of this ____ day of March, 2017 by CITY OF GAINESVILLE, GEORGIA (“City”) in favor of INLAND WESTERN GAINESVILLE VILLAGE, L.L.C., a Delaware limited liability company (“Owner”).

RECITALS

A. CPI PROPERTIES, L.L.C. (“CPI”) conveyed to City perpetual easements for right-of-way for the purpose of laying, constructing and maintaining a water main (the “Easements”) as set forth in the following documents (collectively, the “Easement Documents”): (i) conveyance document dated March 1, 1994, filed for record on April 21, 1994 and recorded on April 22, 1994 in Deed Book 2172, page 52, in the deed records of the Clerk of the Superior Court of Hall County, Georgia and (ii) conveyance document dated March 1, 1994, filed for record on April 21, 1994 and recorded on April 22, 1994 in Deed Book 2172, page 60, in the deed records of the Clerk of the Superior Court of Hall County, Georgia.

B. The Easement Documents set forth the location of the Easements (the “Easement Areas”), which Easement Areas are located on the real property legally described on Exhibit A attached hereto (the “Owner’s Parcel”) and depicted on Exhibit B attached hereto.

C. Subsequent to the date of the Easement Documents, the Owner redeveloped the Owner’s Parcel and abandoned the easements and installed facilities in another easement area (the “Existing Easement Area”) that was created by Sewer Agreement by and between Original Owner and City dated November 4, 1993, filed for record on November 17, 1993 and recorded on November 18, 1993 in Deed

Book 2075, page 294, in the deed records of the Clerk of the Superior Court of Hall County, Georgia (the “Existing Easement”).

D. Owner is the owner of fee simple title to the Easement Areas and Owner’s Parcel and Owner is the successor in interest of the Original Owner with respect to the Easement Documents.

E. Owner and City desire to affirm the abandonment of the Easement Areas.

Now, therefore, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Owner and City agree that the Easements have been relocated to the Existing Easement Area and City does hereby quitclaim, release and relinquish to Owner and its successors in interest and any parties claiming by, through and under such parties, any and all rights, title, and interest that City has to the Easements and the Easement Areas. Owner and City do hereby affirm any actions taken prior to the date hereof in connection with the relocation of the Easements to the Existing Easement Areas.

[SIGNATURE PAGE FOLLOWS]

WHEREFORE, the parties have signed, sealed and delivered this document.

Signed, Sealed and Delivered in the presence
of:

INLAND WESTERN GAINESVILLE
VILLAGE, L.L.C., a Delaware limited
liability company

Unofficial Witness:

Name _____

By: Retail Properties of America, Inc., a
Maryland corporation, its sole
member

Executed before me this ____ day of
_____, 2017

By: _____
Name: Ann M. Sharp
Title: Assistant Vice President and
Assistant Secretary

Notary Public
My Commission Expires:

AFFIX NOTARY SEAL

APPROVED AS TO FORM

Abbott S. Hayes, Jr.
Hulsey, Oliver & Mahar, LLP
City Attorney

Executed before me this ____ day of
_____, 2017

Notary Public
My Commission Expires:

AFFIX NOTARY SEAL

CITY OF GAINESVILLE

By: _____
Bryan Lackey
City Manager

Attest: _____
Denise O. Jordan, City Clerk
CITY SEAL

EXHIBIT A

LEGAL DESCRIPTION OF THE OWNER PARCEL

TRACT 1

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 171, OF THE 9TH DISTRICT, HALL COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO LOCATE THE TRUE POINT OF BEGINNING, BEGIN AT A POINT LOCATED AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT OF WAY LINE OF STATE ROUTE 53 CONNECTOR (HAVING A VARIABLE WIDTH RIGHT OF WAY) AND THE SOUTHERLY RIGHT OF WAY LINE OF McEVER ROAD (HAVING A VARIABLE WIDTH RIGHT OF WAY), THENCE RUNNING ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF McEVER ROAD SOUTH 63 DEGREES 35 MINUTES 10 SECONDS WEST A DISTANCE OF 282.86 FEET TO CONCRETE NAIL SET AT THE TRUE POINT OF BEGINNING; THENCE FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED DEPARTING SAID RIGHT OF WAY LINE RUNNING SOUTH 35 DEGREES 16 MINUTES 13 SECONDS EAST A DISTANCE OF 335.13 FEET TO AN IRON PIN FOUND (1/2" REBAR); THENCE NORTH 54 DEGREES 44 MINUTES 35 SECONDS EAST A DISTANCE OF 278.20 FEET TO AN IRON PIN FOUND (1/2" REBAR); THENCE RUNNING ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE OF STATE ROUTE 53 CONNECTOR ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1,913.17 FEET SUBTENDED BY A CHORD BEARING OF SOUTH 40 DEGREES 13 MINUTES 09 SECONDS EAST A CHORD DISTANCE OF 64.26 FEET ALONG SAID ARC AN ARC DISTANCE OF 64.26 FEET TO AN IRON PIN SET; THENCE DEPARTING SAID RIGHT OF WAY LINE RUNNING SOUTH 54 DEGREES 44 MINUTES 35 SECONDS WEST A DISTANCE OF 283.15 FEET TO AN IRON PIN SET; THENCE SOUTH 34 DEGREES 37 MINUTES 57 SECONDS EAST A DISTANCE OF 105.15 FEET TO A CONCRETE NAIL SET; THENCE SOUTH 56 DEGREES 39 MINUTES 20 SECONDS EAST A DISTANCE OF 65.00 FEET TO CONCRETE NAIL SET; THENCE SOUTH 58 DEGREES 07 MINUTES 03 SECONDS EAST A DISTANCE OF 109.99 FEET TO AN IRON PIN SET; THENCE SOUTH 73 DEGREES 22 MINUTES 25 SECONDS EAST A DISTANCE OF 35.25 FEET TO AN IRON PIN FOUND (1/2" REBAR); THENCE SOUTH 56 DEGREES 26 MINUTES 25 SECONDS EAST A DISTANCE OF 149.63 FEET TO AN IRON PIN FOUND (1/2" REBAR); THENCE SOUTH 56 DEGREES 52 MINUTES 37 SECONDS EAST A DISTANCE OF 51.60 FEET TO AN IRON PIN FOUND (1/2" REBAR); THENCE SOUTH 69 DEGREES 12 MINUTES 20 SECONDS EAST A DISTANCE OF 47.70 FEET TO AN IRON PIN FOUND (1/2" REBAR); THENCE RUNNING ALONG THE WESTERLY RIGHT OF WAY LINE OF GREENHILL CIRCLE (HAVING AN 80 FOOT WIDE RIGHT OF WAY) ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS 340.00 FEET SUBTENDED BY A CHORD BEARING OF SOUTH 21 DEGREES 01 MINUTES 59 SECONDS WEST A CHORD DISTANCE OF 59.69 FEET ALONG SAID ARC AN ARC DISTANCE OF 59.76 FEET TO AN IRON PIN FOUND (1/2" REBAR); THENCE DEPARTING SAID RIGHT OF WAY LINE RUNNING NORTH 69 DEGREES 18 MINUTES 23 SECONDS WEST A DISTANCE OF 53.76 FEET TO AN IRON PIN FOUND (1/2" REBAR); THENCE NORTH 56 DEGREES 40 MINUTES 21 SECONDS WEST A DISTANCE OF 252.93 FEET TO AN IRON PIN SET; THENCE SOUTH 54 DEGREES 43 MINUTES 29 SECONDS WEST A DISTANCE OF 973.35 FEET TO AN IRON PIN FOUND (1/2" REBAR); THENCE NORTH 84 DEGREES 31 MINUTES 05 SECONDS WEST A DISTANCE OF 245.29 FEET TO

AN IRON PIN FOUND (1/2" REBAR); THENCE NORTH 35 DEGREES 40 MINUTES 39 SECONDS WEST A DISTANCE OF 430.39 FEET TO AN IRON PIN FOUND (1/2" REBAR); THENCE NORTH 59 DEGREES 00 MINUTES 18 SECONDS EAST A DISTANCE OF 195.07 FEET TO AN IRON PIN FOUND (1/2" REBAR); THENCE NORTH 31 DEGREES 54 MINUTES 42 SECONDS WEST A DISTANCE OF 265.78 FEET TO AN IRON PIN SET; THENCE RUNNING ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF MCEVER ROAD NORTH 65 DEGREES 01 MINUTES 54 SECONDS EAST A DISTANCE OF 126.09 FEET TO A POINT; THENCE CONTINUING NORTH 24 DEGREES 58 MINUTES 06 SECONDS WEST A DISTANCE OF 15.00 FEET TO A POINT; THENCE CONTINUING NORTH 65 DEGREES 01 MINUTES 54 SECONDS EAST A DISTANCE OF 181.41 FEET TO A POINT; THENCE CONTINUING NORTH 75 DEGREES 14 MINUTES 07 SECONDS EAST A DISTANCE OF 73.39 FEET TO A POINT; THENCE CONTINUING NORTH 64 DEGREES 03 MINUTES 32 SECONDS EAST A DISTANCE OF 158.58 FEET TO A POINT; THENCE SOUTH 26 DEGREES 24 MINUTES 50 SECONDS EAST A DISTANCE OF 12.00 FEET TO A POINT; THENCE NORTH 63 DEGREES 35 MINUTES 10 SECONDS EAST A DISTANCE OF 413.25 FEET TO SAID CONCRETE NAIL SET LOCATED AT THE TRUE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 860,705 SQUARE FEET, BEING 19.759 ACRES, MORE OR LESS.

TRACT TWO

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 171, OF THE 9TH DISTRICT, HALL COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO LOCATE THE TRUE POINT OF BEGINNING, BEGIN AT A POINT LOCATED AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT OF WAY LINE OF STATE ROUTE 53 CONNECTOR (HAVING A VARIABLE WIDTH RIGHT OF WAY) AND THE SOUTHERLY RIGHT-OF-WAY LINE OF McEVER ROAD (HAVING A VARIABLE WIDTH RIGHT OF WAY), THENCE RUNNING ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF McEVER ROAD SOUTH 63 DEGREES 35 MINUTES 10 SECONDS WEST A DISTANCE OF 282.86 FEET TO CONCRETE NAIL SET; THENCE DEPARTING SAID RIGHT OF WAY LINE RUNNING SOUTH 35 DEGREES 16 MINUTES 13 SECONDS EAST A DISTANCE OF 335.13 FEET TO AN IRON PIN FOUND (1/2" REBAR); THENCE NORTH 54 DEGREES 44 MINUTES 35 SECONDS EAST A DISTANCE OF 278.20 FEET TO AN IRON PIN FOUND (1/2" REBAR); THENCE RUNNING ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE OF STATE ROUTE 53 CONNECTOR ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1,913.37 FEET SUBTENDED BY A CHORD BEARING OF SOUTH 40 DEGREES 13 MINUTES 09 SECONDS EAST A CHORD DISTANCE OF 64.26 FEET ALONG SAID ARC AN ARC DISTANCE OF 64.26 FEET TO AN IRON PIN SET LOCATED AT THE TRUE POINT OF BEGINNING; THENCE FROM THE TRUE POINT OF BEGINNING CONTINUING ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE OF STATE ROUTE 53 CONNECTOR ALONG THE ARC OF A CURVE TO THE LEFT I HAVING A RADIUS OF 1,913.37 FEET SUBTENDED BY A CHORD BEARING OF SOUTH 44 DEGREES 28 MINUTES 15 SECONDS EAST A CHORD DISTANCE OF 219.58 FEET ALONG SAID ARC AN ARC DISTANCE OF 219.70 FEET TO A CONCRETE MONUMENT FOUND; THENCE SOUTH 48 DEGREES 19 MINUTES 02 SECONDS EAST A DISTANCE OF 25.75 FEET TO AN IRON PIN FOUND (1/2" REBAR); THENCE DEPARTING SAID RIGHT OF WAY LINE RUNNING SOUTH 42

DEGREES 09 MINUTES 36 SECONDS WEST A DISTANCE OF 242.90 FEET TO AN IRON PIN FOUND (1/2" REBAR); THENCE NORTH 73 DEGREES 22 MINUTES 25 SECONDS WEST A DISTANCE OF 35.25 FEET TO AN IRON PIN SET; THENCE NORTH 58 DEGREES 07 MINUTES 03 SECONDS WEST A DISTANCE OF 109.99 FEET TO A CONCRETE NAIL SET; THENCE NORTH 56 DEGREES 39 MINUTES 20 SECONDS WEST A DISTANCE OF 65.00 FEET TO A CONCRETE NAIL SET; THENCE NORTH 34 DEGREES 37 MINUTES 57 SECONDS WEST A DISTANCE OF 105.15 FEET TO AN IRON PIN SET; THENCE NORTH 54 DEGREES 44 MINUTES 35 SECONDS EAST A DISTANCE OF 283.15, FEET TO SAID IRON PIN SET AT THE TRUE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 76,502 SQUARE FEET, BEING 1.756 ACRES, MORE OR LESS.

[illegible]



CHICAGO TITLE INSURANCE COMPANY

National Business Unit

4170 Ashford Dunwoody Road, Suite 460, Atlanta, GA 30319 (404) 303-6300 Fax: (404) 303-6307

COMMITMENT# 90501160

ATLANTA NBU File# 90501160

Instrument# _____

Deed Book/Volume 2172 Page 52

-
- () Vesting Deed
- () Tax Assessment
- () Schedule A: _____ ()
- () Requirement: Schedule B, Section 1 Item(s) _____ ()
- (✓) Exception: Schedule B, Section 2 Item(s) 9 ()
- () Schedule C Item(s) _____ ()
- () Other: _____



City of Gainesville

PUBLIC UTILITIES DEPARTMENT

P.O. BOX 2496
GAINESVILLE, GEORGIA 30603
(404) 535-4879
FAX (404) 535-5634

Office of Director
Water Distribution
Water Works
Water Pollution Control
Sanitary Sewers
Engineering Services
Utilities Systems
Field Services
Construction Management
Environmental Services

52

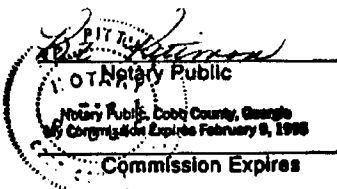
GEORGIA, HALL COUNTY

This conveyance executed this 1st day of March, 1994 that for and in consideration of Ten and 00/100 ----- (\$ 10.00) dollars in hand paid, receipt of which is acknowledged, the undersigned does hereby grant, sell and convey unto the City of Gainesville, Georgia, a perpetual easement for right-of-way for the purpose of laying, constructing and maintaining a water main across and through the land indicated on drawings prepared by Robinson/Lola/Roof Architects and Engineers for the K-Mart Number 4916, Gainesville Market Fair dated April 26, 1993, as revised and attached hereto as Exhibit A. Said land is indicated on Tax Map 01-116 Block 002 Lot 031 located in Hall County Tax Office in Gainesville, Georgia. Said right-of-way being on the lands of grantor and extending a distance of 10 feet on either and both sides of the centerline of the water main.

The Grantee shall have the right of ingress and egress on said lands for the purpose of constructing, laying and maintaining said water main and shall exercise reasonable diligence in doing necessary work in connection therewith so as to avoid damaging the property. (See attached page)

IN WITNESS WHEREOF, the undersigned President hereto sets her hand and seal the day and year above written.

Signed, Seal and Delivered
In the Presence of:



Christine O'Neill
CPI Properties, L.L.C.

President

Title

ATTEST:

Secretary

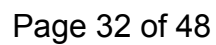
Title

Grantee shall repair and restore any damage done to Grantor's property in connection with the exercise of the rights granted herein. Grantor reserves the right to relocate the easements and installed facilities to a mutually acceptable location, at Grantor's expense, in connection with any redevelopment of Grantor's property.

53

Georgia, Hall County, Clerk Superior Court
Filed in office, this 21 day of April 1972
19 72 INDEXED Recorded in Book 2172
Page 54 this 23 day of April, 19 72
Sgt. S. H. Nathan
DWIGHT S. WOOD, Clerk
Chgo City 4 HHO Kelly Randall

10



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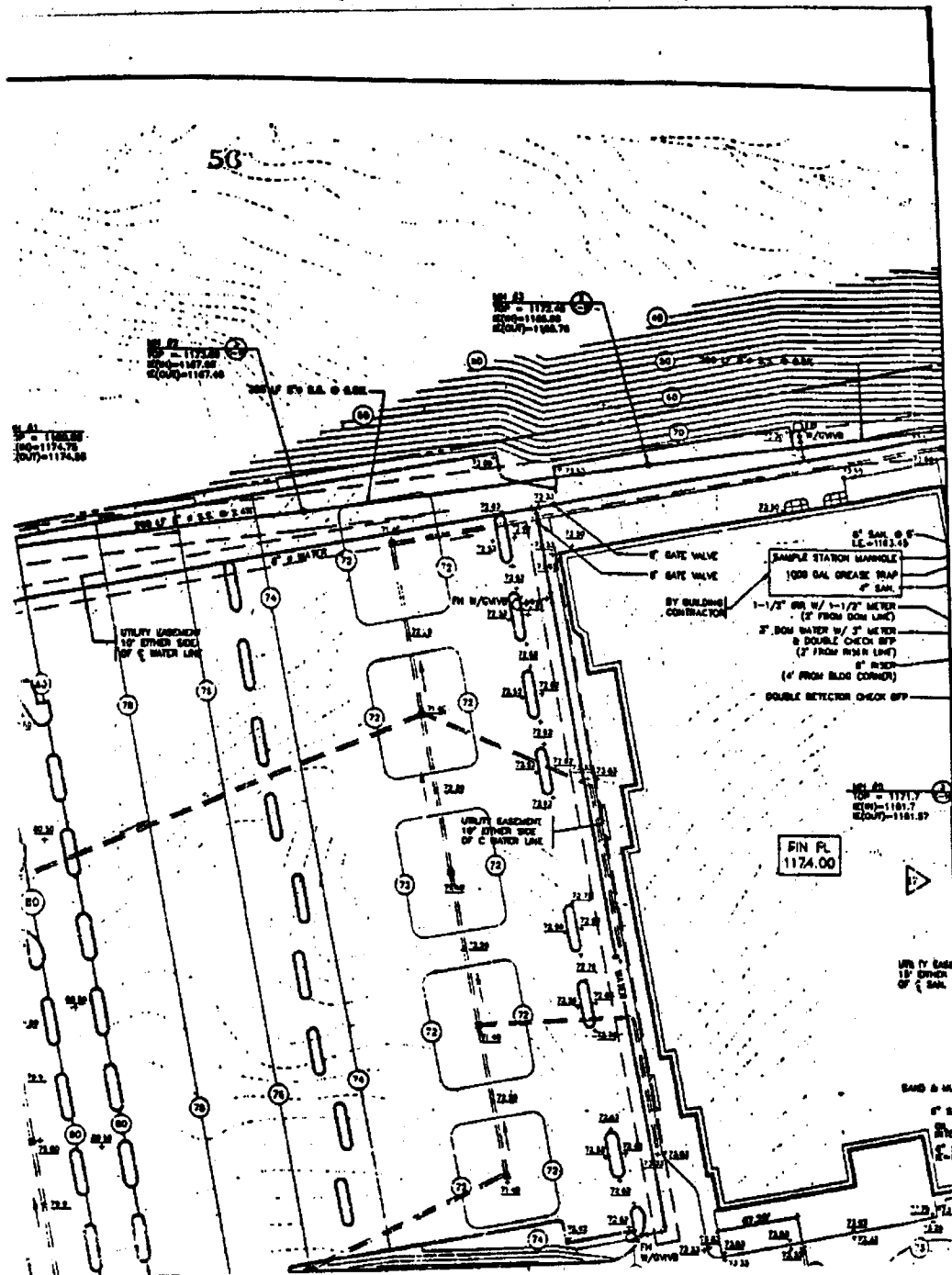
55
SITE UTILITY NOTES

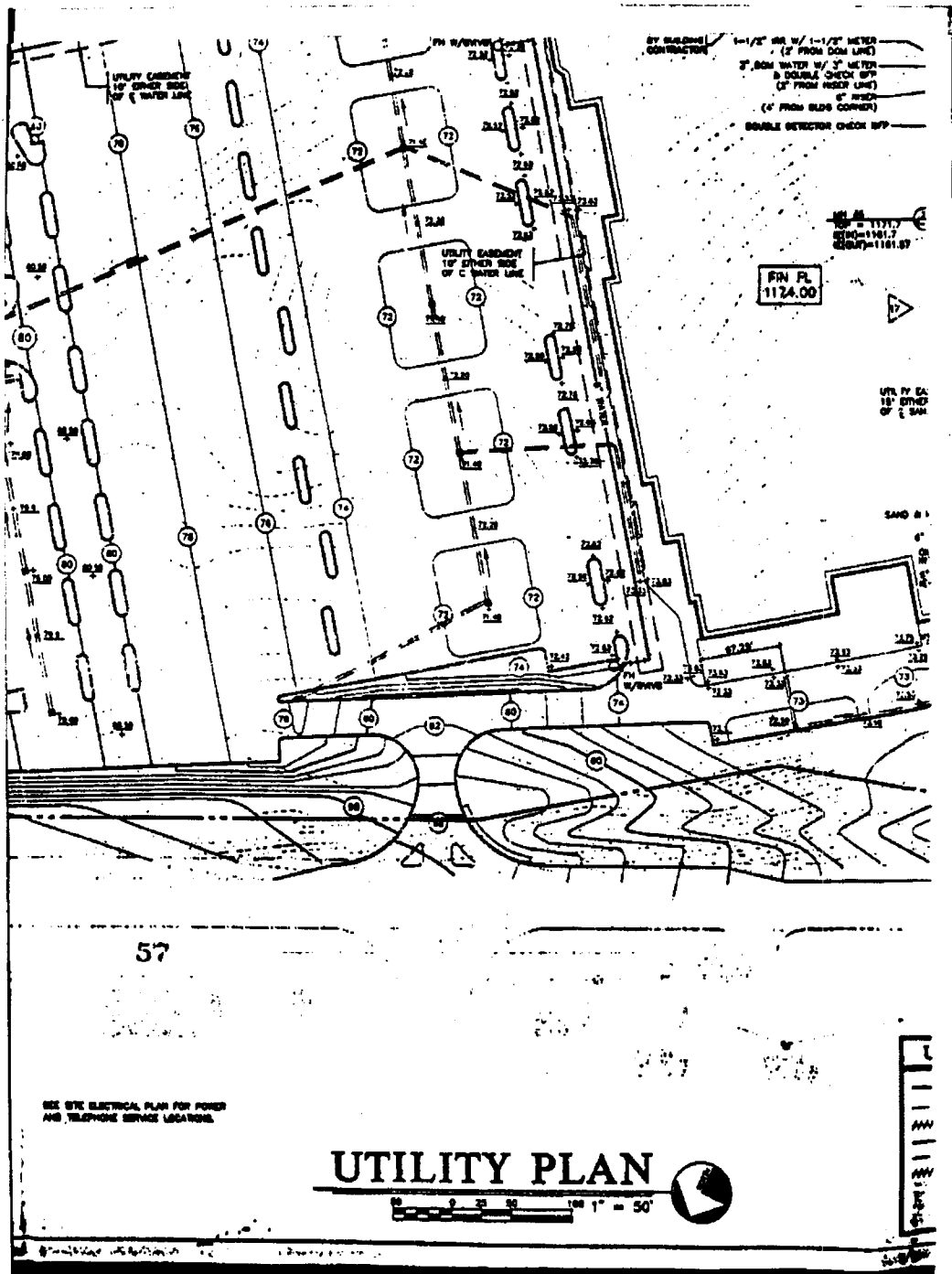
1. THE SANITABLE PUBLIC UTILITY DEPARTMENT SHALL BE NOTIFIED IN WRITING PRIOR TO ANY WATER OR SEWER LINE CONSTRUCTION OR REPAIRS. CALL NUMBERS & ADDRESS: ENGINEERING DEPARTMENT, AT (204) 338-3333.
2. ALL WATER MAIN AND SANITARY SEWER MATERIALS AND INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE CITY OF SHREVEPORT STANDARD SPECIFICATIONS FOR CONSTRUCTION OF WATER MAINS AND SANITARY SEWERS, LATEST EDITION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING A WORKING SET OF DESIGN DRAWINGS SHOWING ALL "AS-BUILT" CONDITIONS. THESE DRAWINGS, INCLUDING ALL CHANGES, SHALL BE AVAILABLE TO THE DESIGNER AND/OR THE CITY SUPERVISOR UPON REQUEST. THE DRAWINGS SHALL BE AT THE SITE AT ALL TIMES AND SHALL BE KEPT IN A SAFE PLACE UNTIL FINAL RECORD DRAWINGS.
4. WORKER COLLARS SHALL BE PROVIDED ON STORM AND SANITARY SEWER LINES WHERE SLOPE EXCEEDS 2%.
5. WATER MAINS AND WATER TAP SHALL BE BARRICADED AS NECESSARY TO BE FLAGGED WITH RED FLASHING SIGNALS.
6. TOPS OF EXISTING MANHOLES SHALL BE BARRICADED AS NECESSARY TO BE FLAGGED WITH RED FLASHING SIGNALS.
7. CONTRACTOR IS TO COORDINATE INSTALLATION OF GAS LINES WITH LOCAL GAS COMPANY. CONTRACTOR SHALL COORDINATE THE TIME IS OF APPROVAL GAS LINES TO THE OWNER. CONTRACTOR IN COORDINATION WITH GAS COMPANY SHALL BE RESPONSIBLE FOR THE LOCATION OF GAS LINES AND TO PROVIDE SUFFICIENT CLEARANCE TO THE GAS COMPANY'S REQUIREMENTS.
8. REFER TO UTILITY PLANNING DRAWINGS FOR 10'-0" OF ALL UTILITIES.
9. EXISTING UTILITIES SHALL BE LOCATED IN FIELD PRIOR TO INSTALLATION OF ANY NEW PIPE LINES.
10. TRUNK LINES SHALL BE LOCATED AT ALL WATER PIPE VALVES, OFFICIAL RECORDS AND VERTICAL RECORDS AND TIES. VERTICAL RECORDS AND TIES, PIPE TRENCHES SHALL BE NOTED AND INSTALLED IN ACCORDANCE WITH UTILITY DRAWINGS. IN THE EVENT OF A DISCREPANCY BETWEEN THESE TWO TYPES OF RECORDS, THE CITY ENGINEER SHALL BE NOTIFIED.
11. SANITARY SEWER LINE SHALL BE OF DUCTILE IRON PIPE AT ALL LOCATIONS. WHERE SANITARY LINE CROSSES ABOVE OR BELOW A STORM SEWER LINE, THE SANITARY LINE SHALL BE OF DUCTILE IRON PIPE AT ALL LOCATIONS. THE WATER MAINS SHALL BE OF DUCTILE IRON PIPE AT ALL LOCATIONS. THE WATER MAINS SHALL BE OF DUCTILE IRON PIPE AT ALL LOCATIONS. THE WATER MAINS SHALL BE OF DUCTILE IRON PIPE AT ALL LOCATIONS. THE WATER MAINS SHALL BE OF DUCTILE IRON PIPE AT ALL LOCATIONS.
12. WHERE WATER MAINS CROSS THE SANITARY SEWER LINE, THE WATER MAINS SHALL BE OF DUCTILE IRON PIPE AT ALL LOCATIONS. THE WATER MAINS SHALL BE OF DUCTILE IRON PIPE AT ALL LOCATIONS. THE WATER MAINS SHALL BE OF DUCTILE IRON PIPE AT ALL LOCATIONS. THE WATER MAINS SHALL BE OF DUCTILE IRON PIPE AT ALL LOCATIONS.
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18. WHERE WATER MAINS CROSS THE SANITARY SEWER LINE, THE WATER MAINS SHALL BE OF DUCTILE IRON PIPE AT ALL LOCATIONS. THE WATER MAINS SHALL BE OF DUCTILE IRON PIPE AT ALL LOCATIONS. THE WATER MAINS SHALL BE OF DUCTILE IRON PIPE AT ALL LOCATIONS. THE WATER MAINS SHALL BE OF DUCTILE IRON PIPE AT ALL LOCATIONS.
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14. EXISTING DRAINAGE STRUCTURES TO BE EXISTING AND REPAIRS AS NEEDED AND EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
15. REFER TO SHEET 55-1, ONE ELECTRICAL PLAN FOR DETAILS ON TELEPHONE AND CABLE TELEVISION SERVICE.
16. REFER TO SHEET 55-1, ONE ELECTRICAL PLAN FOR DETAILS ON TELEPHONE AND CABLE TELEVISION SERVICE.
17. REFER TO SHEET 55-1, ONE ELECTRICAL PLAN FOR DETAILS ON TELEPHONE AND CABLE TELEVISION SERVICE.
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20. REFER TO SHEET 55-1, ONE ELECTRICAL PLAN FOR DETAILS ON TELEPHONE AND CABLE TELEVISION SERVICE.

SEE SITE ELECTRICAL PLAN AND TELEPHONE SERVICE

55





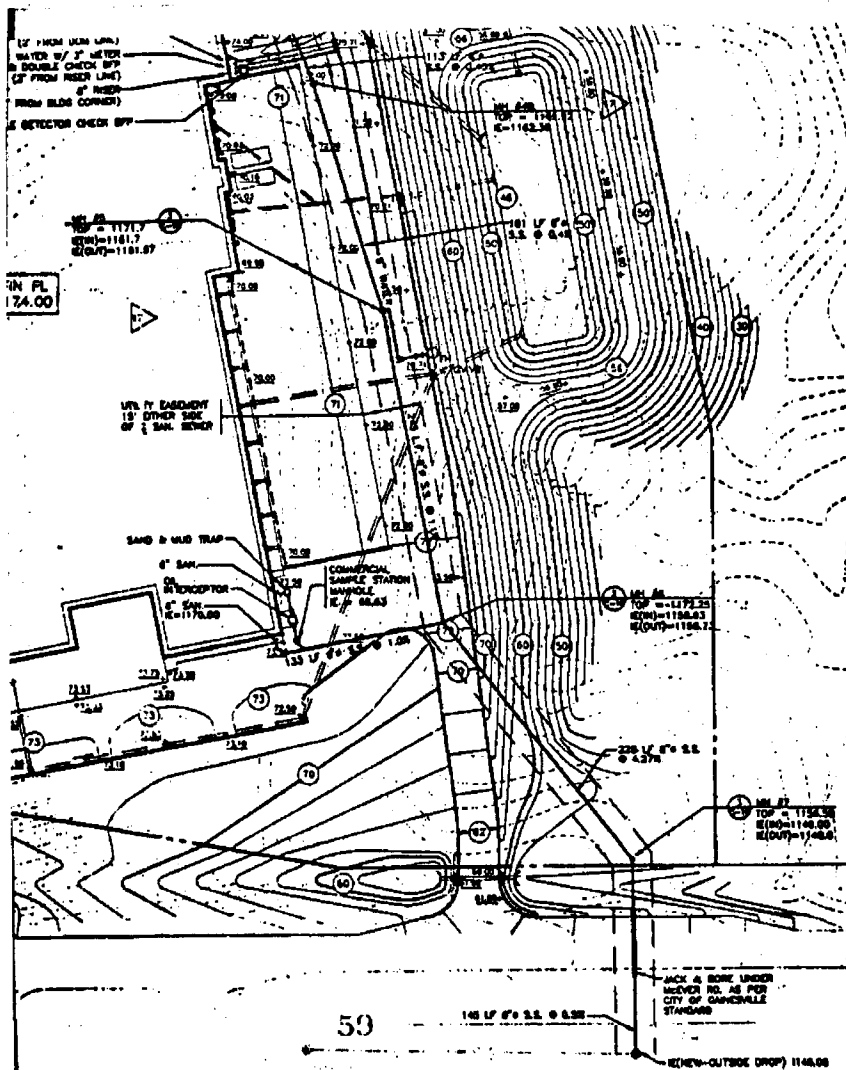
ROBERTSON
LOIA ROOF
ARCHITECTS
ENGINEERS



10/10/2024

- [illegible]

#4916
WILLE MARKETFAIR
EDICIA
IA PROPERTIES



UTILITY SYMBOLS LEGEND			
— S.S. —	PROPOSED SAN SEWER	— W —	PROPOSED WATER
— S.S. — CL —	EX. SAN SEWER (TO REMAIN)	— W — CL —	EX. WATER (TO REMAIN)
S.S.	EX. SAN SEWER (TO BE REMOVED)	W	EX. WATER (TO BE REMOVED)
— M —	MANHOLE	— C —	CURB CUT
— P —	PIPE HYDRAULIC		

EXHIBIT A

1. ALL UTILITY MATERIALS SHALL CONFORM TO CITY OF GAINESVILLE SPECIFICATIONS.
2. EXISTING UTILITY LINES SHALL BE AS FOLLOWS:
CL. (IN S.A. AND) SHALL BE OPENED FOR 48 HRS. AFTER
NOT. CL. IS NOT OPENED UNLESS IN EMERGENCY AND THEN WILL
BE OPENED WITHIN 24 HRS. AFTER NOT. CL. IS NOT OPENED.
3. PROPOSED STRUCTURES SHALL BE USED AT THE CONTRACTOR'S OPTION.
4. ALL CONNECTIONS TO HAVE A MINIMUM OF 3\"/>

REVISIONS	
1	5-17-83 CITY COMMENTS
2	5-17-83 CITY COMMENTS
3	5-18-83 SHOP
4	5-21-83 CITY & SCS COMMENTS
5	5-21-83 CITY & SCS COMMENTS
6	5-21-83 CITY & SCS COMMENTS
7	5-21-83 CITY & SCS COMMENTS
8	5-21-83 CITY & SCS COMMENTS
9	5-21-83 CITY & SCS COMMENTS
10	5-21-83 CITY & SCS COMMENTS
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44	5-21-83 CITY & SCS COMMENTS
45	5-21-83 CITY & SCS COMMENTS
46	5-21-83 CITY & SCS COMMENTS
47	5-21-83 CITY & SCS COMMENTS
48	5-21-83 CITY & SCS COMMENTS
49	5-21-83 CITY & SCS COMMENTS
50	5-21-83 CITY & SCS COMMENTS

KMART #4916
GAINESVILLE MARKETFAIR
GAINESVILLE, GEORGIA
COLUMBIA PROPERTIES
ATLANTA, GEORGIA

UTILITY PLAN	
DATE	4-26-93
DESIGNED	9-2-186
CHECKED	
SCALE	C-3



CHICAGO TITLE INSURANCE COMPANY

National Business Unit

4170 Ashford Dunwoody Road, Suite 460, Atlanta, GA 30319 (404) 303-6300 Fax: (404) 303-6307

COMMITMENT# 90501160

ATLANTA NBU File# 90501160

Instrument# _____

Deed Book/Volume 2172 Page 60

() Vesting Deed

() Tax Assessment

() Schedule A: _____ ()

() Requirement: Schedule B, Section 1 Item(s) _____ ()

(☒) Exception: Schedule B, Section 2 Item(s) 10 ()

() Schedule C Item(s) _____ ()

() Other: _____



City of Gainesville

PUBLIC UTILITIES DEPARTMENT

P.O. BOX 2496
GAINESVILLE, GEORGIA 30603
(404) 535-6879
FAX (404) 535-5634

Office of Director
Water Distribution
Water Works
Water Pollution Control
Sanitary Sewers
Engineering Services
Utility Systems
Field Services
Construction Management
Environmental Services

GEORGIA, HALL COUNTY

60

This conveyance executed this 1st day of March, 1994 that for and in consideration of Ten and 00/100 ----- (\$ 10.00) dollars in hand paid, receipt of which is acknowledged, the undersigned does hereby grant, sell and convey unto the City of Gainesville, Georgia, a perpetual easement for right-of-way for the purpose of laying, constructing and maintaining a water main across and through the land indicated on drawings prepared by Robinson/Loia/Root Architects and Engineers for the K-Mart Number 4916, Gainesville Market Fair dated April 26, 1993, as revised and attached hereto as Exhibit A. Said land is indicated on Tax Map 01-116 Block 002 Lot 031 located in Hall County Tax Office in Gainesville, Georgia. Said right-of-way being on the lands of grantor and extending a distance of 10 feet on either and both sides of the centerline of the water main.

The Grantee shall have the right of ingress and egress on said lands for the purpose of constructing, laying and maintaining said water main and shall exercise reasonable diligence in doing necessary work in connection therewith so as to avoid damaging the property. (See attached page)

IN WITNESS WHEREOF, the undersigned President hereto sets her hand and seal the day and year above written.

Signed, Seal and Delivered
in the Presence of:

Christine Neill
CPI Properties, L.L.C.

[Signature]
Notary Public
Notary Public, Cobb County, Georgia
Commission Expires February 8, 1995
Commission Expires

President
Title

ATTEST: Jean L. Wagon
Secretary

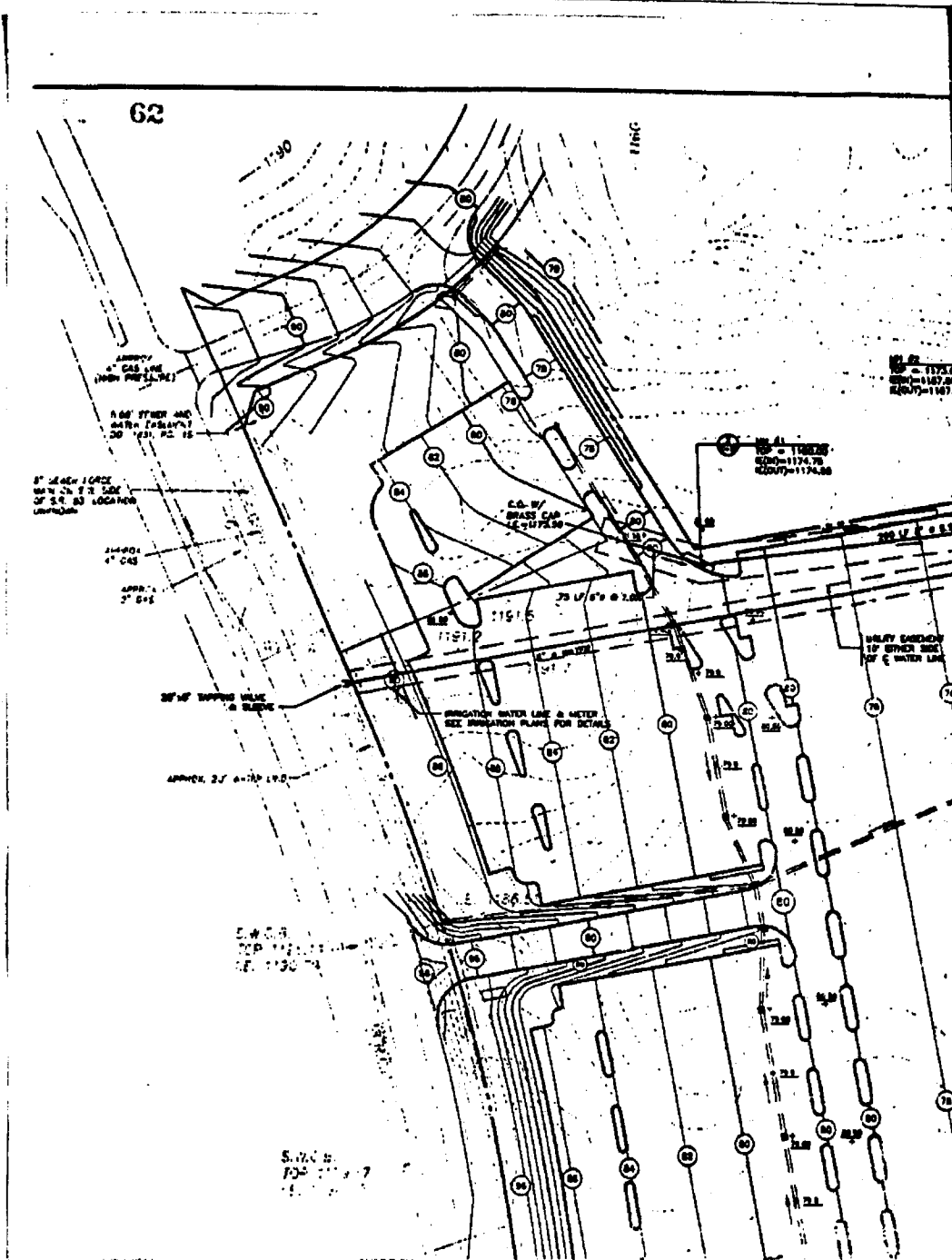
Georgia, Hall County, Clerk Superior Court Title
Filed in office, this 21st day of April
19 94 at 10:45 AM. Recorded in Book 2172
Page 7 from 22 day of April, 19 94
[Signature]
DWIGHT S. WOOD, Clerk

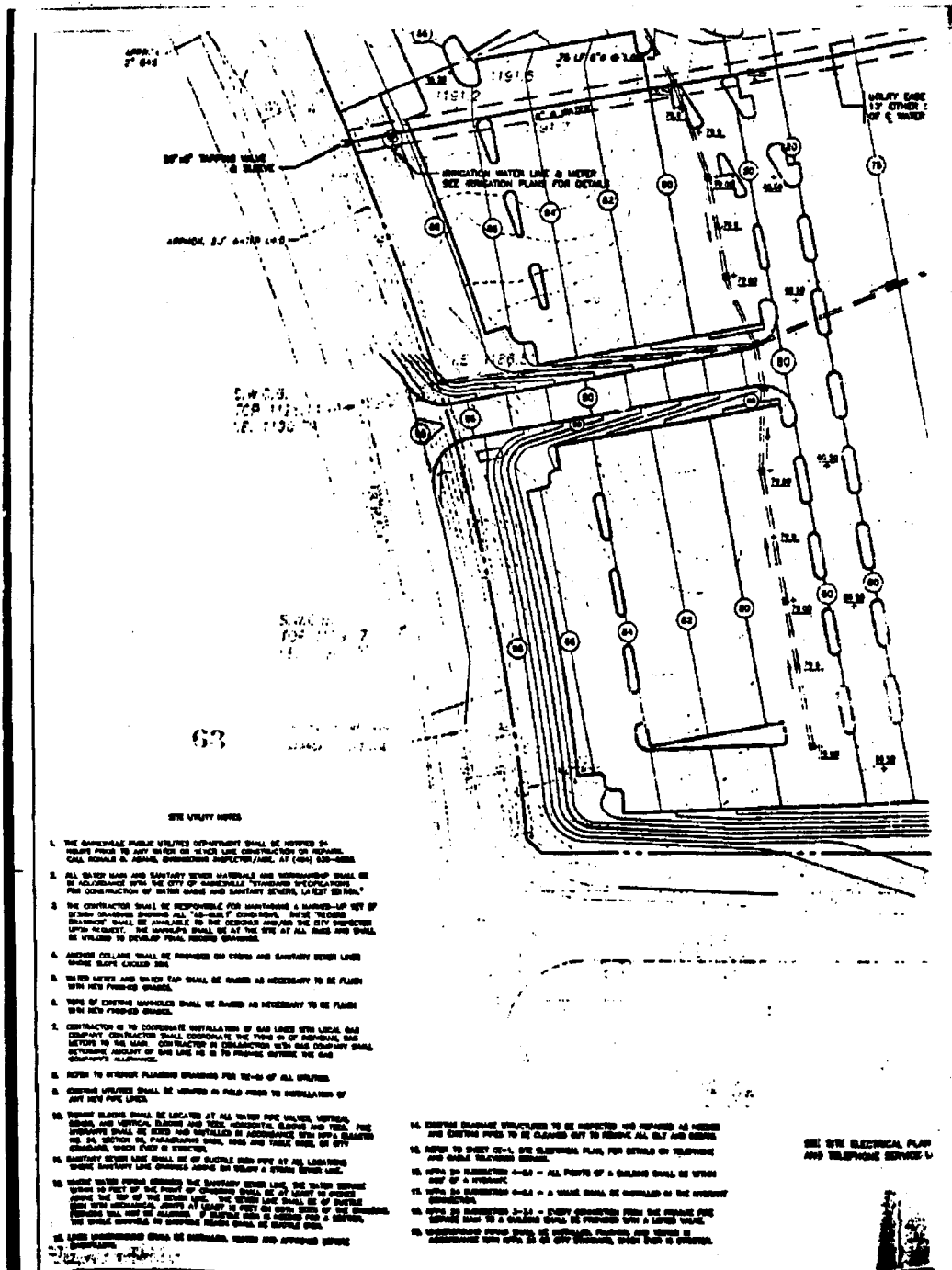
City of Gainesville

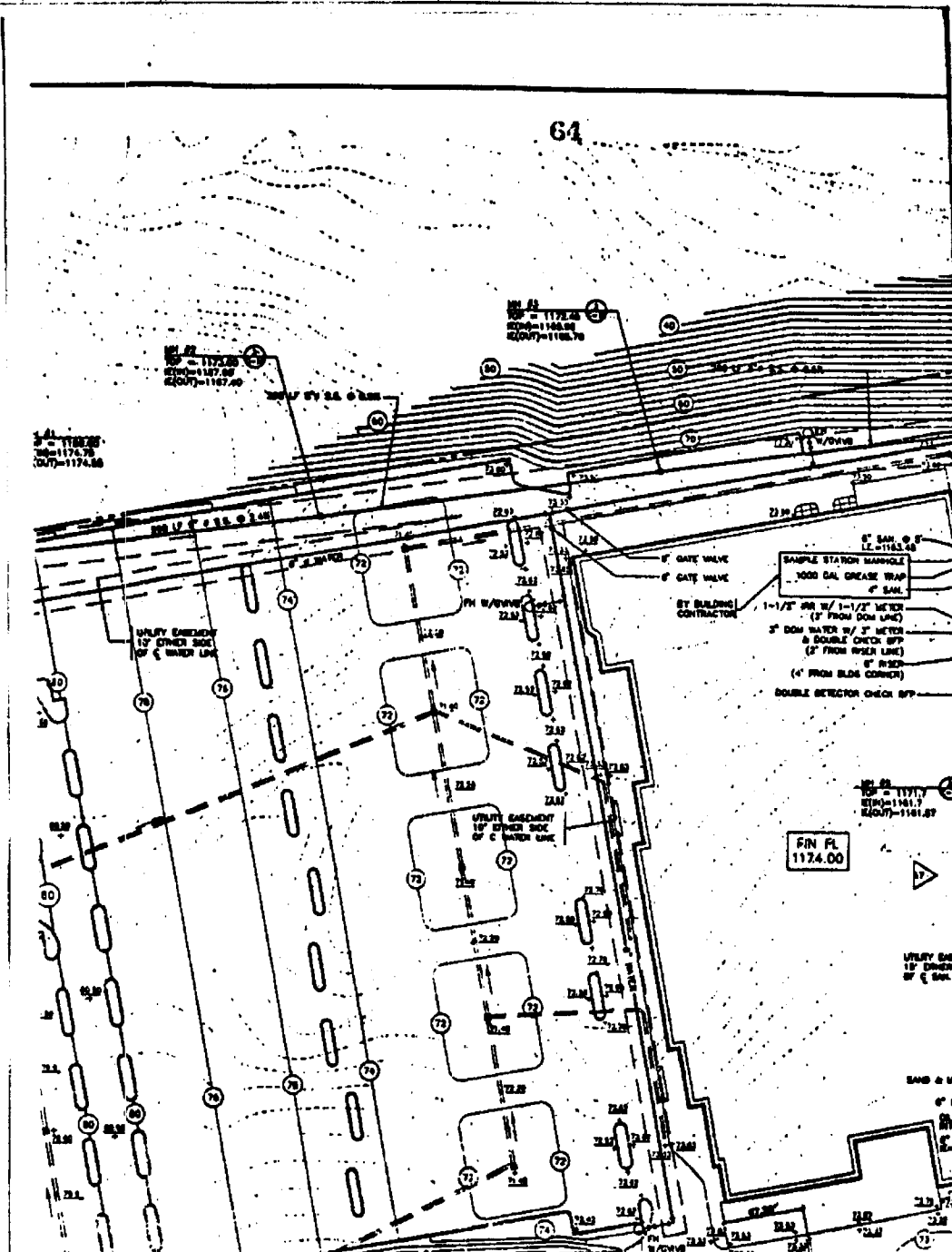
61

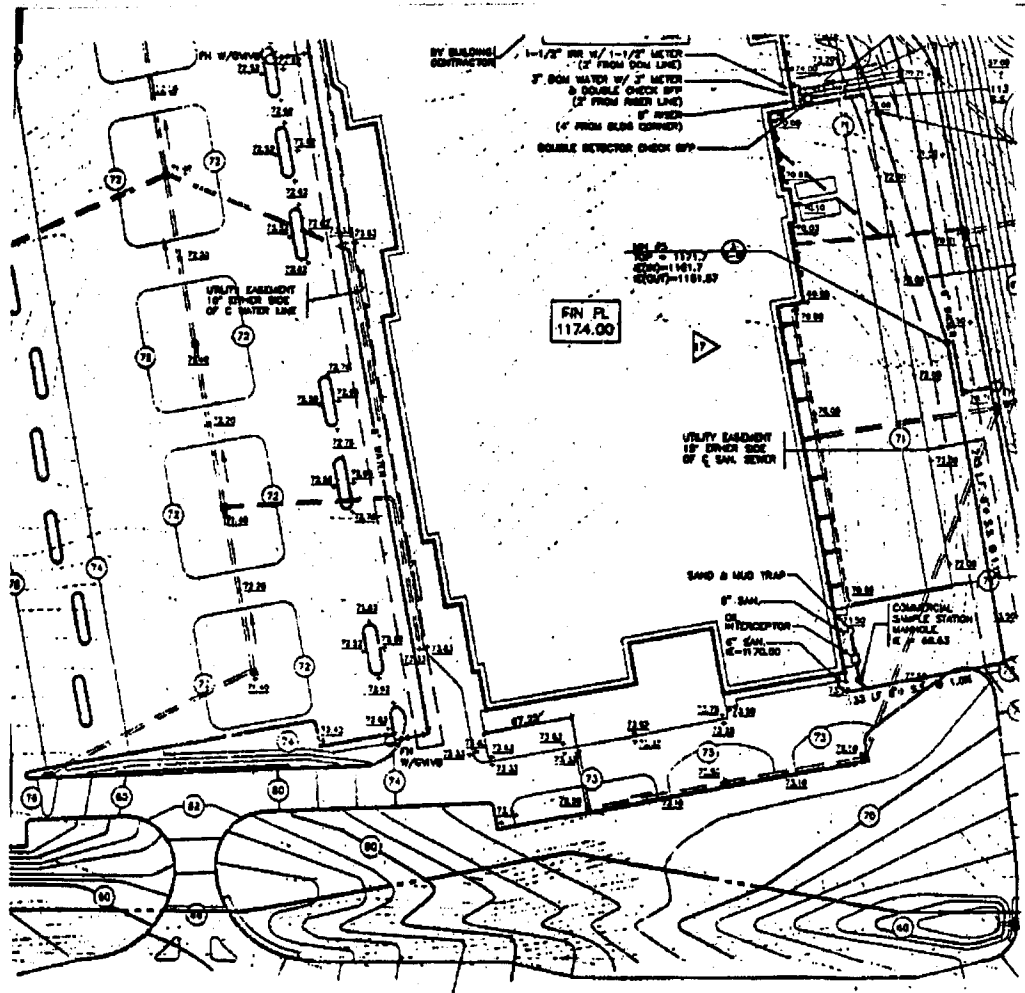
Grantee shall repair and restore any damage done to Grantor's property in connection with the exercise of the rights granted herein. Grantor reserves the right to relocate the easements and installed facilities to a mutually acceptable location, at Grantor's expense, in connection with any redevelopment of Grantor's property.

CO









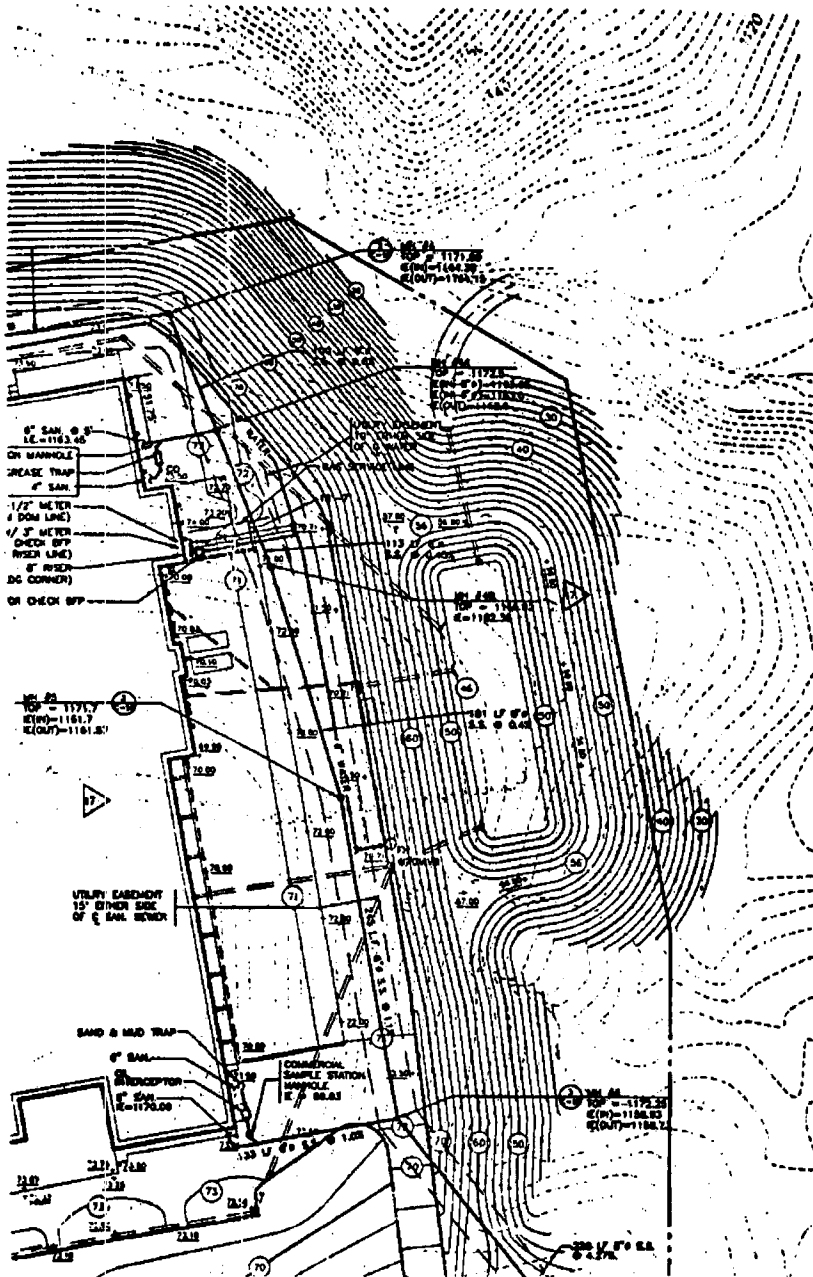
UTILITY PLAN

1" = 50'

UTILITY SYMBOLS LEGEND

— S.S. —	PROPOSED SAN SEWER
— S.S. — EX.	EX. SAN SEWER (TO REMAIN)
~~~~~	EX. SAN SEWER (TO BE REMOVED)
— W. —	PROPOSED WATER
— W. — EX.	EX. WATER (TO REMAIN)
~~~~~	EX. WATER (TO BE REMOVED)
MANHOLE	MANHOLE
CB	CLEAN OUT
CPH	FIRE HYDRANT

66



5700 Peachtree-Dunwoody Road
Suite 103
Atlanta, Georgia 30342
Phone (404) 257-8780
Fax (404) 851-1728

ROBERTSON
LOIA
ROOF
ARCHITECTS
ENGINEERS



- REVISIONS
- △ 8-5-83 CITY COMMENTS
 - △ 8-17-83 CITY COMMENTS
 - △ 8-18-83 PROP. LOTS & ST. 104 CT
 - △ 8-21-83 CITY & SCS COMMENTS
 - △ 8-2-83 ELIMINATE FORCE MAIN
 - △ 8-2-83 COMMENTS
 - △ 8-2-83 COMMENTS
 - △ 7-1-83 CITY COMMENTS
 - △ 7-1-83 CITY COM.
 - △ 7-13-83 SCS & CITY COMMENTS
 - △ 7-22-83 HUNTS COMMENTS
 - △ 7-28-83 RETROFITE STORM LINE & DRAIN
 - △ 8-2-83 REDUCED DRIVE
 - △ 8-2-83 CITY COM.
 - △ 8-2-83 COMMENTS
 - △ 8-1-84 SANITARY AS-BUILT

#4916
VILLE MARKETFAIR
PROPOSED
VIA PROPERTIES
OIA

TITLE EXCEPTIONS

THIS SURVEY IS BASED ON A TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER O-132/1431, DATED DECEMBER 28, 2016.

8. EASEMENTS CONTAINED IN THAT CERTAIN QUIT CLAIM DEED FROM ELIZABETH REINS, MARGUERITE S. JUDSON, BENJAMIN MICHAEL SMITH AND BENJAMIN JASPER SMITH TO DEPARTMENT OF TRANSPORTATION, STATE OF GEORGIA, DATED NOVEMBER 17, 1989, FILED NOVEMBER 22, 1989 AND RECORDED IN DEED BOOK 1411, PAGE 338, HALL COUNTY, GEORGIA RECORDS. (AFFECTS TRACT 1 ONLY).

AFFECTS THE SUBJECT PROPERTY. CURRENT RIGHT OF WAY SHOWN. EASEMENTS MAY EXIST, BUT THE SURVEYOR IS UNABLE TO DETERMINE THE LOCATION OR EXTENT BECAUSE THE MAP EXHIBITS TO THE SUBJECT DOCUMENT ARE ILLEGIBLE.

9. EASEMENTS CONTAINED IN THAT CERTAIN TRUSTEES DEED FROM FIRST NATIONAL BANK OF GAINESVILLE, AS TRUSTEE FOR ETHEL STRINGER UNDER TRUST AGREEMENT DATED JUNE 8, 1982 TO DEPARTMENT OF TRANSPORTATION, STATE OF GEORGIA, DATED NOVEMBER 21, 1989, FILED ON NOVEMBER 22, 1989, RECORDED IN DEED BOOK 1411, PAGE 346, AFORESAID RECORDS. (AFFECTS TRACT 1 ONLY).

AFFECTS THE SUBJECT PROPERTY. CURRENT RIGHT OF WAY SHOWN. ADDITIONAL EASEMENTS MAY EXIST, BUT THE SURVEYOR IS UNABLE TO DETERMINE THE LOCATION OR EXTENT BECAUSE THE MAP EXHIBITS TO THE SUBJECT DOCUMENT ARE ILLEGIBLE.

10. EASEMENTS CONTAINED IN THAT CERTAIN TRUSTEE'S DEED FROM FIRST NATIONAL BANK OF GAINESVILLE, AS TRUSTEE FOR ETHEL STRINGER UNDER TRUST AGREEMENT DATED JUNE 8, 1982 TO DEPARTMENT OF TRANSPORTATION, STATE OF GEORGIA, DATED APRIL 9, 1989, FILED ON APRIL 22, 1993, RECORDED IN DEED BOOK 1941, PAGE 246, AFORESAID RECORDS. (AFFECTS TRACTS 1 AND 2).

AFFECTS SUBJECT PROPERTY AS SHOWN.

11. EASEMENT AGREEMENT BY AND BETWEEN FIRST NATIONAL BANK, TRUSTEE, UNDER AGREEMENT WITH ETHEL L. STRINGER AND COLUMBIA PROPERTIES INCORPORATED, DATED MAY 27, 1993, FILED MAY 28, 1993, RECORDED IN DEED BOOK 1965, PAGE 177, AFORESAID RECORDS; AS AFFECTED BY QUIT CLAIM DEED BETWEEN CPI PROPERTIES, L.L.C. AND FIRST NATIONAL BANK OF GAINESVILLE, AS TRUSTEE UNDER AN AGREEMENT WITH ETHEL L. STRINGER, DATED OCTOBER 31, 1995, FILED DECEMBER 18, 1995, RECORDED IN DEED BOOK 2512, PAGE 309, AFORESAID RECORDS. (AFFECTS TRACTS 1 AND 2).

AFFECTS THE SUBJECT PROPERTY. EASEMENTS MAY EXIST, BUT THE SURVEYOR IS UNABLE TO DETERMINE THE LOCATION OR EXTENT BECAUSE THE MAP EXHIBITS TO THE SUBJECT DOCUMENT ARE ILLEGIBLE.

12. SEWER AGREEMENT BY AND BETWEEN CPI PROPERTIES, L.L.C. AND CITY OF GAINESVILLE, GEORGIA, DATED NOVEMBER 4, 1993, FILED NOVEMBER 17, 1993, RECORDED IN DEED BOOK 2075, PAGE 294, AFORESAID RECORDS. (AFFECTS TRACTS 1 AND 2).

AFFECT SUBJECT PROPERTY AS PLOTTED.

13. RIGHT OF WAY EASEMENT FROM CPI PROPERTIES, L.L.C. TO CITY OF GAINESVILLE, GEORGIA, DATED MARCH 1, 1994, FILED APRIL 21, 1994, RECORDED IN DEED BOOK 2172, PAGE 52, AFORESAID RECORDS. (AFFECTS TRACTS 1 AND 2).

AFFECT SUBJECT PROPERTY AS PLOTTED.

14. RIGHT OF WAY EASEMENT FROM CPI PROPERTIES, L.L.C. TO CITY OF GAINESVILLE, GEORGIA, DATED 3 MARCH 1, 1994, FILED APRIL 21, 1994, RECORDED IN DEED BOOK 2172, PAGE 60, AFORESAID RECORDS. (AFFECTS TRACTS 1 AND 2).

AFFECT SUBJECT PROPERTY AS PLOTTED.

15. RECIPROCAL EASEMENT AND RESTRICTIVE COVENANT AGREEMENT BY AND BETWEEN BCE INVESTMENTS – GAINESVILLE LLC AND KMART CORPORATION, DATED FEBRUARY 15, 2000, FILED FEBRUARY 17, 2000, RECORDED IN DEED BOOK 3629, PAGE 260, AFORESAID RECORDS. (AFFECTS TRACTS 1 AND 2).

AFFECTS SUBJECT PROPERTY. BLANKET IN NATURE, UNABLE TO PLOT.

16. RECIPROCAL EASEMENT AND RESTRICTIVE COVENANTS AGREEMENT BY AND BETWEEN BCE INVESTMENTS – GAINESVILLE LLC AND CPI PROPERTIES, L.L.C., DATED FEBRUARY 15, 2000, FILED FEBRUARY 17, 2000, RECORDED IN DEED BOOK 3629, PAGE 297, AFORESAID RECORDS. (AFFECTS TRACTS 1 AND 2).

AFFECTS SUBJECT PROPERTY. BLANKET IN NATURE, UNABLE TO PLOT.

17. CONSENT ORDER AND FINAL JUDGMENT: DEPARTMENT OF TRANSPORTATION VS. BCE INVESTMENTS–GAINESVILLE, LLC, ET AL., CIVIL ACTION FILE NO. 02–CV–7844, DATED MAY 22, 2003, RECORDED OCTOBER 24, 2003 IN DEED BOOK 4778, PAGE 497, AFORESAID RECORDS. (AFFECTS TRACTS 1 AND 2).

MAY AFFECT SUBJECT PROPERTY. NO DESCRIPTION OF CONDEMNATION PROPERTY IS INCLUDED IN THE SUBJECT DOCUMENT.

18. CONSENT ORDER AND FINAL JUDGMENT: DEPARTMENT OF TRANSPORTATION VS. BCE INVESTMENTS–GAINESVILLE, LLC, ET AL., CIVIL ACTION FILE NO. 02–CV–785–B, DATED MAY 19, 2003, RECORDED NOVEMBER 14, 2003 IN DEED BOOK 4800, PAGE 57, AFORESAID RECORDS. (AFFECTS TRACTS 1 AND 2).

MAY AFFECT SUBJECT PROPERTY. NO DESCRIPTION OF CONDEMNATION PROPERTY IS INCLUDED IN THE SUBJECT DOCUMENT.

19. MEMORANDUM OF LEASE BY AND BETWEEN GVILLE ASSOCIATES, LLC AND MARSHALLS OF MA, INC. DATED NOVEMBER 7, 2003, FILED DECEMBER 1, 2003, RECORDED IN DEED BOOK 4813, PAGE 589, AFORESAID RECORDS. (AFFECTS TRACT 1 ONLY).

NOT A SURVEY MATTER. LOCATION OF GA DOT EASEMENTS PER SUBJECT DOCUMENT ARE PLOTTED FOR REFERENCE.

20. MEMORANDUM OF LEASE BY AND BETWEEN GVILLE ASSOCIATES, LLC AND ROSS STORES, INC., DATED OCTOBER 27, 2003, FILED JANUARY 6, 2004, RECORDED IN DEED BOOK 4845, PAGE 362, AFORESAID RECORDS. (AFFECTS TRACT 1 ONLY).

NOT A SURVEY MATTER.

21. MEMORANDUM OF LEASE BY AND BETWEEN GVILLE ASSOCIATES, LLC AND OLD NAVY, LLC DATED APRIL 6, 2004, FILED APRIL 21, 2004, RECORDED IN DEED BOOK 4944, PAGE 57, AFORESAID RECORDS. (AFFECTS TRACT 1 ONLY).

NOT A SURVEY MATTER.

22. MEMORANDUM OF LEASE BY AND BETWEEN GVILLE ASSOCIATES, LLC AND PUBUX SUPER MARKETS, INC. DATED SEPTEMBER 19, 2003, FILED OCTOBER 16, 2003, RECORDED IN DEED BOOK 4770, PAGE 160, AFORESAID RECORDS; AS MODIFIED BY FIRST AMENDMENT TO MEMORANDUM OF LEASE DATED JANUARY 22, 2004, FILED FEBRUARY 4, 2004, RECORDED IN DEED BOOK 4869, PAGE 153, AFORESAID RECORDS; AS FURTHER MODIFIED BY SECOND AMENDMENT TO MEMORANDUM OF LEASE, DATED MAY 6, 2005, RECORDED MAY 20, 2005, IN DEED BOOK 5318, PAGE 407, AFORESAID RECORDS. (AFFECTS TRACT 1 ONLY).

NOT A SURVEY MATTER.

23. MEMORANDUM OF LEASE BY AND BETWEEN INLAND US MANAGEMENT, LLC, AS MANAGING AGENT FOR THE OWNER, INLAND WESTERN GAINESVILLE VILLAGE, LLC AND SHOE CARNIVAL, INC., DATED JULY 7, 2010, FILED MAY 16, 2011, RECORDED IN DEED BOOK 6839, PAGE 488, AFORESAID RECORDS.

NOT A SURVEY MATTER.

24. EASEMENT BY FIRST NATIONAL BANK OF GAINESVILLE, AS TRUSTEE FOR ETHEL STRINGER UNDER TRUST AGREEMENT, IN FAVOR OF THE CITY OF GAINESVILLE, DATED OCTOBER 25, 1989, DATED JANUARY 19, 1990, RECORDED IN DEED BOOK 1431, PAGE 15, AFORESAID RECORDS. (AFFECTS TRACT 2 ONLY).

AFFECT SUBJECT PROPERTY AS PLOTTED.

25. PERPETUAL EASEMENT / FACILITIES DEDICATION – SANITARY SEWER, DATED MARCH 15, 2004, BETWEEN HWY 53 DEVELOPMENT LLC AND CITY OF GAINESVILLE, FILED AND RECORDED MARCH 15, 2004, IN DEED BOOK 4907, PAGE 120, AFORESAID RECORDS. (AFFECTS TRACT 2 ONLY).

AFFECTS SUBJECT PROPERTY AS SHOWN.

SURVEY LEGAL DESCRIPTION
TRACT 1

ALL THAT TRACT OR PARCEL OF LAND LYING IN AND BEING IN GEORGIA LAND LOT 171, DISTRICT 9, CITY OF GAINESVILLE, HALL COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT POINT LOCATED AT THE INTERSECTION OF THE WEST RIGHT OF WAY OF STATE ROUTE 53 CONNECTOR (PUBLIC RIGHT OF WAY VARIES) AND THE SOUTH RIGHT OF WAY OF MCEVER ROAD (PUBLIC RIGHT OF WAY VARIES); THENCE ALONG THE SAID RIGHT OF WAY OF MCEVER ROAD SOUTH 63 DEGREES 35 MINUTES 10 SECONDS WEST FOR A DISTANCE OF 282.86 FEET TO A A NAIL FOUND, WHICH IS THE POINT OF BEGINNING;

THENCE LEAVING THE SAID RIGHT OF WAY AND CONTINUING SOUTH 35 DEGREES 16 MINUTES 13 SECONDS EAST FOR A DISTANCE OF 335.13 FEET TO AN IRON PIN FOUND; THENCE NORTH 54 DEGREES 44 MINUTES 35 SECONDS EAST FOR A DISTANCE OF 278.20 FEET TO AN IRON PIN FOUND AT THE SAID WEST RIGHT OF WAY OF STATE ROUTE 53 CONNECTOR; THENCE ALONG THE SAID RIGHT OF WAY WITH A CURVE TO THE LEFT WITH AN ARC LENGTH OF 64.26 FEET AND A RADIUS OF 1913.37 FEET, BEING SUBTENDED BY A CHORD OF SOUTH 40 DEGREES 13 MINUTES 09 SECONDS EAST A DISTANCE OF 64.26 FEET TO AN IRON PIN FOUND; THENCE LEAVING THE SAID RIGHT OF WAY AND CONTINUING SOUTH 54 DEGREES 44 MINUTES 35 SECONDS WEST FOR A DISTANCE OF 283.15 FEET TO AN IRON PIN FOUND; THENCE SOUTH 34 DEGREES 37 MINUTES 57 SECONDS EAST FOR A DISTANCE OF 105.15 FEET TO AN IRON PIN FOUND; THENCE SOUTH 56 DEGREES 39 MINUTES 20 SECONDS EAST FOR A DISTANCE OF 65.00 FEET TO AN IRON PIN FOUND; THENCE SOUTH 58 DEGREES 07 MINUTES 03 SECONDS EAST FOR A DISTANCE OF 109.99 FEET TO AN IRON PIN FOUND; THENCE SOUTH 73 DEGREES 22 MINUTES 25 SECONDS EAST FOR A DISTANCE OF 35.25 FEET TO AN IRON PIN FOUND; THENCE SOUTH 56 DEGREES 26 MINUTES 25 SECONDS EAST FOR A DISTANCE OF 149.63 FEET TO AN IRON PIN FOUND; THENCE SOUTH 56 DEGREES 52 MINUTES 37 SECONDS EAST FOR A DISTANCE OF 51.60 FEET TO AN IRON PIN FOUND; THENCE SOUTH 69 DEGREES 12 MINUTES 20 SECONDS EAST FOR A DISTANCE OF 47.70 FEET TO AN IRON PIN FOUND AT THE NORTH RIGHT OF WAY OF GREENHILL CIRCLE (80 FOOT PUBLIC RIGHT OF WAY); THENCE ALONG THE SAID RIGHT OF WAY WITH A CURVE TO THE LEFT WITH AN ARC LENGTH OF 59.76 FEET AND A RADIUS OF 340.00 FEET, BEING SUBTENDED BY A CHORD OF SOUTH 21 DEGREES 01 MINUTES 59 SECONDS WEST A DISTANCE OF 59.69 FEET TO AN IRON PIN FOUND; THENCE LEAVING THE SAID RIGHT OF WAY AND CONTINUING NORTH 69 DEGREES 18 MINUTES 23 SECONDS WEST FOR A DISTANCE OF 53.76 FEET TO AN IRON PIN FOUND; THENCE NORTH 56 DEGREES 40 MINUTES 21 SECONDS WEST FOR A DISTANCE OF 252.93 FEET TO AN IRON PIN FOUND; THENCE SOUTH 54 DEGREES 43 MINUTES 29 SECONDS WEST FOR A DISTANCE OF 973.35 FEET TO AN IRON PIN FOUND; THENCE NORTH 84 DEGREES 31 MINUTES 05 SECONDS WEST FOR A DISTANCE OF 245.29 FEET TO AN IRON PIN FOUND; THENCE NORTH 35 DEGREES 40 MINUTES 39 SECONDS WEST FOR A DISTANCE OF 430.39 FEET TO AN IRON PIN FOUND; THENCE NORTH 59 DEGREES 00 MINUTES 18 SECONDS EAST FOR A DISTANCE OF 195.07 FEET TO AN IRON PIN FOUND; THENCE NORTH 31 DEGREES 54 MINUTES 42 SECONDS WEST FOR A DISTANCE OF 265.78 FEET TO AN IRON PIN FOUND AT THE SAID SOUTH RIGHT OF WAY OF MCEVER ROAD; THENCE ALONG THE SAID RIGHT OF WAY NORTH 65 DEGREES 01 MINUTES 54 SECONDS EAST FOR A DISTANCE OF 126.09 FEET TO A CONCRETE MONUMENT FOUND; THENCE NORTH 24 DEGREES 58 MINUTES 06 SECONDS WEST FOR A DISTANCE OF 15.00 FEET TO A CONCRETE MONUMENT FOUND; THENCE NORTH 65 DEGREES 01 MINUTES 54 SECONDS EAST FOR A DISTANCE OF 181.41 FEET TO A CONCRETE MONUMENT FOUND; THENCE NORTH 75 DEGREES 14 MINUTES 07 SECONDS EAST FOR A DISTANCE OF 73.39 FEET TO A CONCRETE MONUMENT FOUND; THENCE NORTH 64 DEGREES 03 MINUTES 32 SECONDS EAST FOR A DISTANCE OF 158.58 FEET TO A CONCRETE MONUMENT FOUND; THENCE SOUTH 26 DEGREES 24 MINUTES 50 SECONDS EAST FOR A DISTANCE OF 12.00 FEET TO A CONCRETE MONUMENT FOUND; THENCE NORTH 63 DEGREES 35 MINUTES 10 SECONDS EAST FOR A DISTANCE OF 413.25 FEET TO A NAIL FOUND, WHICH IS THE POINT OF BEGINNING.

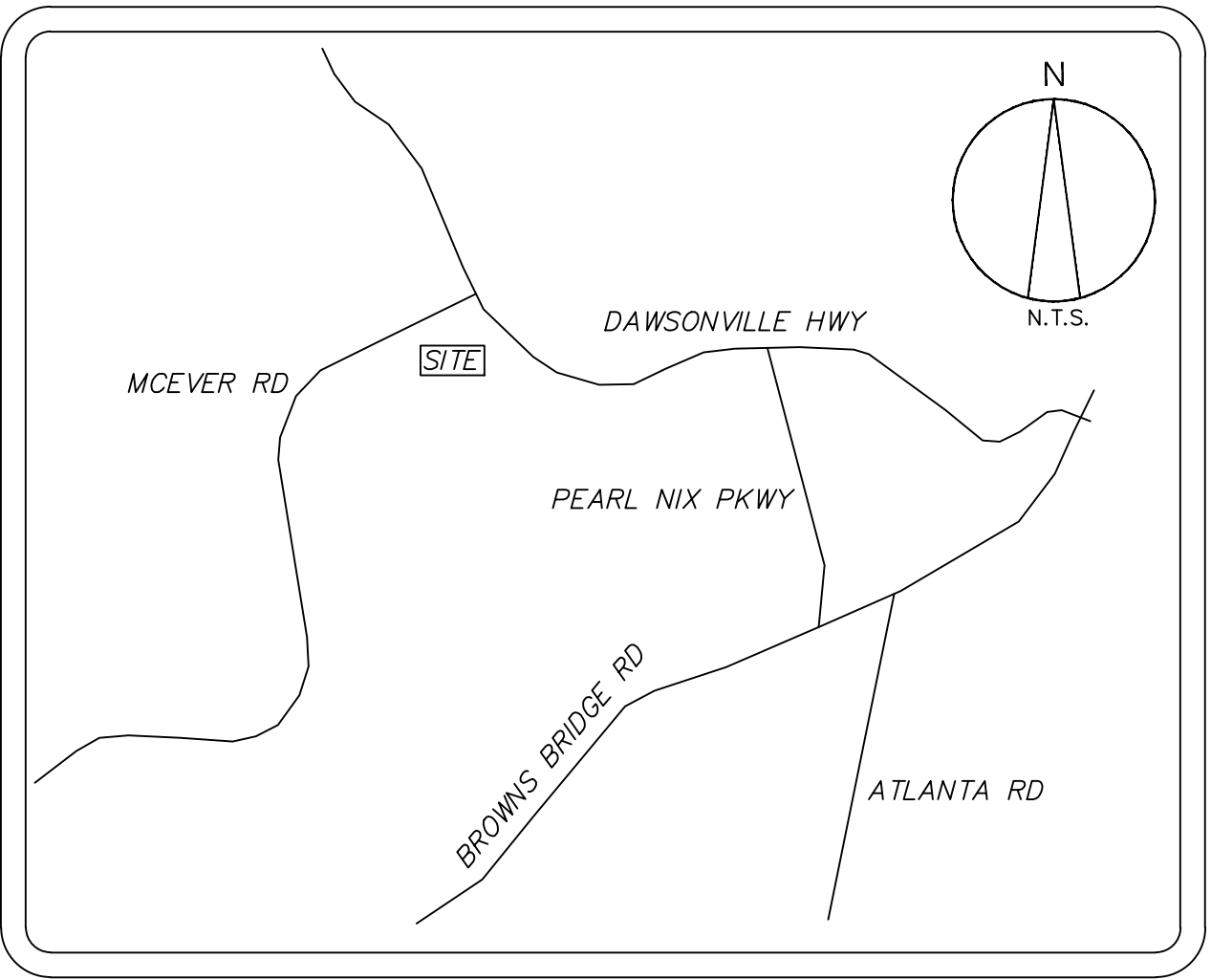
SAID TRACT OR PARCEL OF LAND CONTAINS 19.759 ACRES AND IS DEPICTED ON THAT ALTA/ACSM PLAT OF SURVEY PREPARED BY LANDPRO SURVEYING AND MAPPING, INC., SEALED AND CERTIFIED BY JAMES H. RADER, GRLS NO. 3033, DATED JANUARY 18, 2017.

SURVEY LEGAL DESCRIPTION
TRACT 2

ALL THAT TRACT OR PARCEL OF LAND LYING IN AND BEING IN GEORGIA LAND LOT 171, DISTRICT 9, CITY OF GAINESVILLE, HALL COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT POINT LOCATED AT THE INTERSECTION OF THE WEST RIGHT OF WAY OF STATE ROUTE 53 CONNECTOR (PUBLIC RIGHT OF WAY VARIES) AND THE SOUTH RIGHT OF WAY OF MCEVER ROAD (PUBLIC RIGHT OF WAY VARIES); THENCE ALONG THE SAID RIGHT OF WAY OF MCEVER ROAD SOUTH 63 DEGREES 35 MINUTES 10 SECONDS WEST FOR A DISTANCE OF 282.86 FEET TO A A NAIL FOUND; THENCE LEAVING THE SAID RIGHT OF WAY AND CONTINUING SOUTH 35 DEGREES 16 MINUTES 13 SECONDS EAST FOR A DISTANCE OF 335.13 FEET TO AN IRON PIN FOUND; THENCE NORTH 54 DEGREES 44 MINUTES 35 SECONDS EAST FOR A DISTANCE OF 278.20 FEET TO AN IRON PIN FOUND AT THE SAID WEST RIGHT OF WAY OF STATE ROUTE 53 CONNECTOR; THENCE ALONG THE SAID RIGHT OF WAY WITH A CURVE TO THE LEFT WITH AN ARC LENGTH OF 64.26 FEET AND A RADIUS OF 1913.37 FEET, BEING SUBTENDED BY A CHORD OF SOUTH 40 DEGREES 13 MINUTES 09 SECONDS EAST A DISTANCE OF 64.26 FEET TO AN IRON PIN FOUND, WHICH IS THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE SAID RIGHT OF WAY A CURVE TO THE LEFT WITH AN ARC LENGTH OF 219.70 FEET AND A RADIUS OF 1913.37 FEET, BEING SUBTENDED BY A CHORD OF SOUTH 44 DEGREES 28 MINUTES 15 SECONDS EAST A DISTANCE OF 219.58 FEET TO AN IRON PIN FOUND; THENCE SOUTH 48 DEGREES 19 MINUTES 02 SECONDS EAST FOR A DISTANCE OF 25.75 FEET TO AN IRON PIN FOUND; THENCE LEAVING THE SAID RIGHT OF WAY AND CONTINUING SOUTH 42 DEGREES 09 MINUTES 36 SECONDS WEST FOR A DISTANCE OF 242.90 FEET TO AN IRON PIN FOUND; THENCE NORTH 73 DEGREES 22 MINUTES 25 SECONDS WEST FOR A DISTANCE OF 35.25 FEET TO AN IRON PIN FOUND; THENCE NORTH 58 DEGREES 07 MINUTES 03 SECONDS WEST FOR A DISTANCE OF 109.99 FEET T TO AN IRON PIN FOUND; THENCE NORTH 56 DEGREES 39 MINUTES 20 SECONDS WEST FOR A DISTANCE OF 65.00 FEET TO AN IRON PIN FOUND; THENCE NORTH 34 DEGREES 37 MINUTES 57 SECONDS WEST FOR A DISTANCE OF 105.15 FEET TO AN IRON PIN FOUND; THENCE NORTH 54 DEGREES 44 MINUTES 35 SECONDS EAST FOR A DISTANCE OF 283.15 FEET TO AN IRON PIN FOUND, WHICH IS THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 1.756 ACRES AND IS DEPICTED ON THAT ALTA/ACSM PLAT OF SURVEY PREPARED BY LANDPRO SURVEYING AND MAPPING, INC., SEALED AND CERTIFIED BY JAMES H. RADER, GRLS NO. 3033, DATED JANUARY 18, 2017.



VICINITY MAP

SURVEY NOTES

1. THIS SURVEY IS BASED ON A TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER O-132/1431, DATED DECEMBER 28, 2016.

2. THIS PLAT WAS PREPARED FROM A FIELD SURVEY USING A ONE SECOND TRIMBLE ROBOTIC TOTAL STATION.

3. THE PRECISION OF THE FIELD DATA UPON WHICH THIS SURVEY IS BASED WAS VERIFIED WITH REDUNDANT LINEAR MEASUREMENTS. THE RELATIVE POSITIONAL PRECISION IS LESS THAN 0.07 FEET PER POINT. THE FIELD DATA HAS BEEN ADJUSTED USING LEAST SQUARES.

4. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN 2,104,344 FEET.

5. ALL IPF & IPS ARE ½" REBAR UNLESS NOTED OTHERWISE.

6. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAYS, PUBLIC OR PRIVATE.

7. NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOOD PLAIN, AND LIES IN ZONE "X", ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NUMBER 13139C0186F, EFFECTIVE DATE OF SEPTEMBER 29, 2006.

8. DISTANCES SHOWN HEREON ARE GROUND DISTANCES. BEARINGS SHOWN HEREON ARE BASED ON ANGLES TURNED AND ARE REFERENCED TO RECORD NORTH.

9. INFORMATION REGARDING THE PRESENCE, SIZE AND LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON IS BASED ON THE LOCATION OF VISIBLE APPURTENANCES. LANDPRO SURVEYING AND MAPPING, INC MAKES NO CERTIFICATION AS TO THE ACCURACY OR THOROUGHNESS OF THE INFORMATION SHOWN HEREON.

10. NUMBER OF MARKED PARKING SPACES: 971 INCLUDING 24 HANDICAP

11. THERE IS NO VISIBLE EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS ON THIS SITE.

12. THERE IS NO VISIBLE EVIDENCE OF RECENT STREET OR SIDEWALK REPAIRS OR CONSTRUCTION IN THE PUBLIC RIGHT OF WAYS ADJACENT TO THIS SITE.

SURVEY CERTIFICATION

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 DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS. THE FIELDWORK WAS COMPLETED ON 01/06/2017. DATE OF PLAT 01/18/2017.

FURTHERMORE, THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

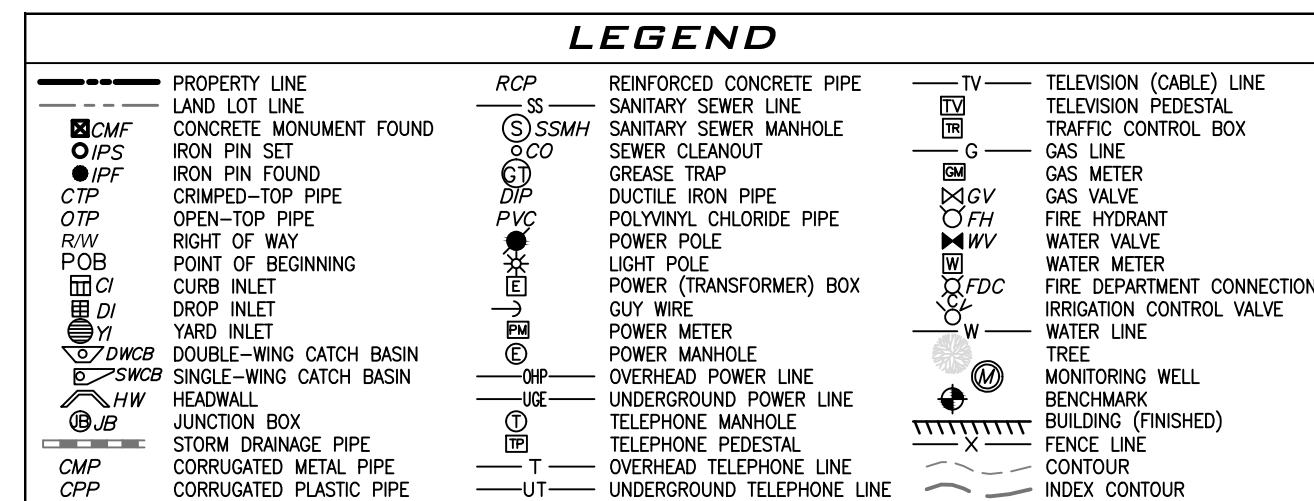


JAMES H RADER GEORGIA RLS# 3033

ALTA/NSPS LAND TITLE SURVEY

LandPro SURVEYING AND MAPPING
305 CREEKSTONE RIDGE
WOODSTOCK, GA 30188
TELE: 404-386-2170
AUTHORIZATION NO. LSFO00838
WWW.LANDPROSURVEYING.COM
INFO@LANDPROSURVEYING.COM
COPYRIGHT 2017

BRANCH GAINESVILLE ASSOCIATES, LP
First American Title Insurance
LAND LOT 171
DISTRICT 9
CITY OF GAINESVILLE
HALL COUNTY, GA
SCALE 1" = 60'
DATE 01/18/17
PROJECT NO. 20170118
SHEET 1 OF 2



LINE	BEARING	DISTANCE
L17	N 31°54'42" W	265.78'
L18	N 65°01'54" E	126.09'
L19	N 24°58'06" W	15.00'
L20	N 65°01'54" E	181.41'
L21	N 75°14'07" E	73.39'
L22	N 64°03'32" E	158.58'
L23	S 26°24'50" E	12.00'
L24	N 63°35'10" E	413.25'
L25	S 48°19'02" E	25.75'
L26	S 42°09'36" W	242.90'
L27	N 73°22'25" W	35.25'
L28	N 58°07'03" W	109.99'
L29	N 66°39'20" W	65.00'
L30	N 34°37'57" W	105.15'
L31	N 54°44'35" E	283.15'

CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C1	64.26'	1913.37'	64.26'	S 40°13'09" E
C2	59.76'	340.00'	59.69'	S 21°01'59" W
C3	219.70'	1913.37'	219.58'	S 44°28'15" E

ALTA/NSPS LAND TITLE SURVEY

BRANCH GAINESVILLE ASSOCIATES, LP
FIRST AMERICAN TITLE INSURANCE

LAND LOT 171 CITY OF GAINESVILLE
DISTRICT 9 HALL COUNTY, GA

SCALE	DATE	PROJECT NO.	SHEET
1" = 60'	01/18/17	20170118	2 OF 2

LANDPRO
SURVEYING AND MAPPING
305 CREEKSTONE RIDGE
WOODSTOCK, GA 30188
TELE: 404-386-2170
AUTHORIZATION NO. LSF000838
WWW.LANDPROSURVEYING.COM
INFO@LANDPROSURVEYING.COM
COPYRIGHT 2017