

Only auctioning tract 4 and 5.

SPACE FOR CLERK OF SUPERIOR COURT

PROPOSED 60' INGRESS-EGRESS EASEMENTS

NOTE: THE 60 FOOT INGRESS-EGRESS EASEMENTS CAN BE USED AS PUBLIC RIGHTS OF WAY IF THE OWNER OF ANY TRACT WANTS TO BUILD A ROAD TO BARTOW COUNTY STANDARDS FROM THE EXISTING STREET RIGHT OF WAY TO THEIR TRACT.

OLD IRON BELT RAILROAD

NOTE: THERE IS AN AFFIDAVIT OF OWNERSHIP FILED BY AUBREY CORPORATION IN DEED BOOK 1701, PAGE 480, CLAIMING OWNERSHIP OF A 60 FOOT WIDE STRIP (IRON BELT RAILROAD) THROUGH TRACTS 3 AND 4.

Course	Bearing	Distance
L1	N 88°05'33" E	67.88'
L2	N 48°38'29" E	169.81'
L3	N 67°43'41" E	158.65'
L4	N 54°23'05" E	136.84'
L5	N 43°25'31" E	368.62'
L6	N 48°52'31" E	141.01'
L7	N 57°52'21" E	101.74'
L8	N 69°48'05" E	301.88'
L9	N 39°09'38" W	217.66'
L10	N 37°12'07" W	95.53'
L11	N 27°35'22" W	47.19'
L12	N 20°11'07" W	77.31'
L13	N 10°26'29" W	81.77'
L14	N 01°23'23" E	57.62'
L15	N 05°18'00" E	36.07'

SURVEY FOR DAVID N VAUGHAN, JR. ESTATE PROPERTY IN LAND LOTS 256, 257 & 285 22nd DISTRICT, 2nd SECTION BARTOW COUNTY, GEORGIA

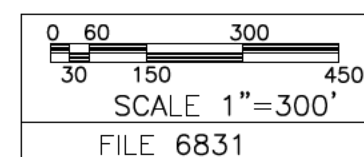
AREA ALL TRACTS = 359.477 ACRES
LESS CELL TOWER TRACT -0.230 ACRE
LESS RAILROAD IN TRACT 3 -1.597 ACRES
LESS RAILROAD IN TRACT 4 -2.637 ACRES
TOTAL NET AREA ALL TRACTS = 355.013 ACRES

SMITH & SMITH LAND SURVEYORS, P.C.
LAND SURVEY FIRM No. LSF1000133
2 SOUTH AVENUE, CARTERSVILLE, GA. 30120
PHONE 770-382-0457

REGISTERED LAND SURVEYOR No. 1803

R/W	RIGHT OF WAY	R	RADIUS	LP	LIGHT POLE
IPP	IRON PIN PLACED	-X-X-	FENCE		
IPF	IRON PIN FOUND			LL	LAND LOT LINE
CM	CONCRETE MARKER	CL	CENTER LINE		
IPF-1	1 1/4" PIPE	CL	CENTER LINE	PL	POWER LINE
CH	CHORD	PP	POWER POLE		
L OR A	LENGTH OF CURVE				

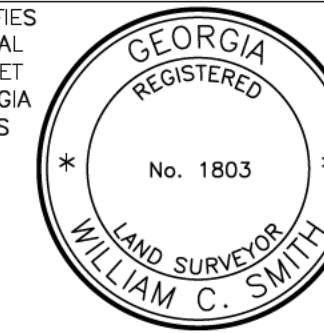
OCTOBER 5, 2020
REVISED 10-14-2020



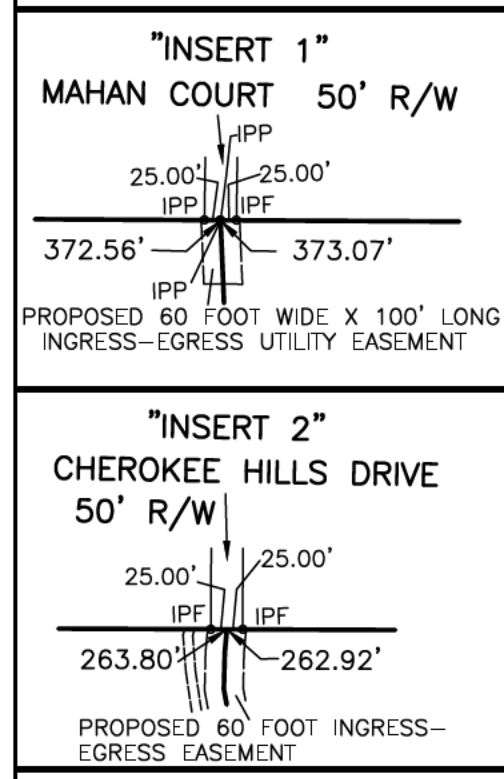
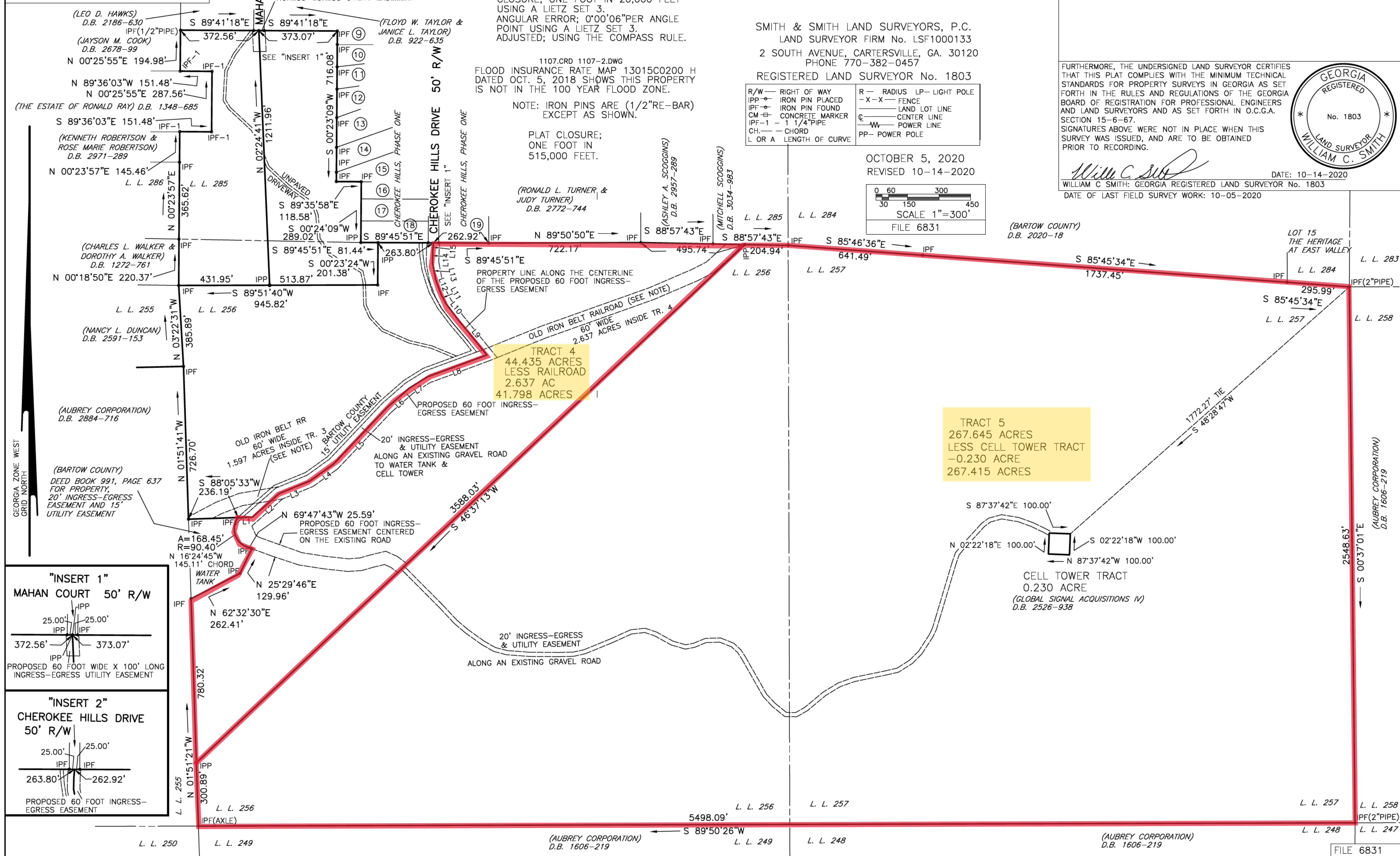
AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENT BODIES BY ANY PURCHASER OR USER APPROVAL IS OF THIS PLAT AS TO INTENDED USE OF THE PARCEL.

SPACE FOR GOVERNMENT BODY APPROVAL

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. SIGNATURES ABOVE WERE NOT IN PLACE WHEN THIS SURVEY WAS ISSUED, AND ARE TO BE OBTAINED PRIOR TO RECORDING.



DATE: 10-14-2020
WILLIAM C SMITH: GEORGIA REGISTERED LAND SURVEYOR No. 1803
DATE OF LAST FIELD SURVEY WORK: 10-05-2020



(AUBREY CORPORATION) D.B. 1606-219

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FILE 6831