

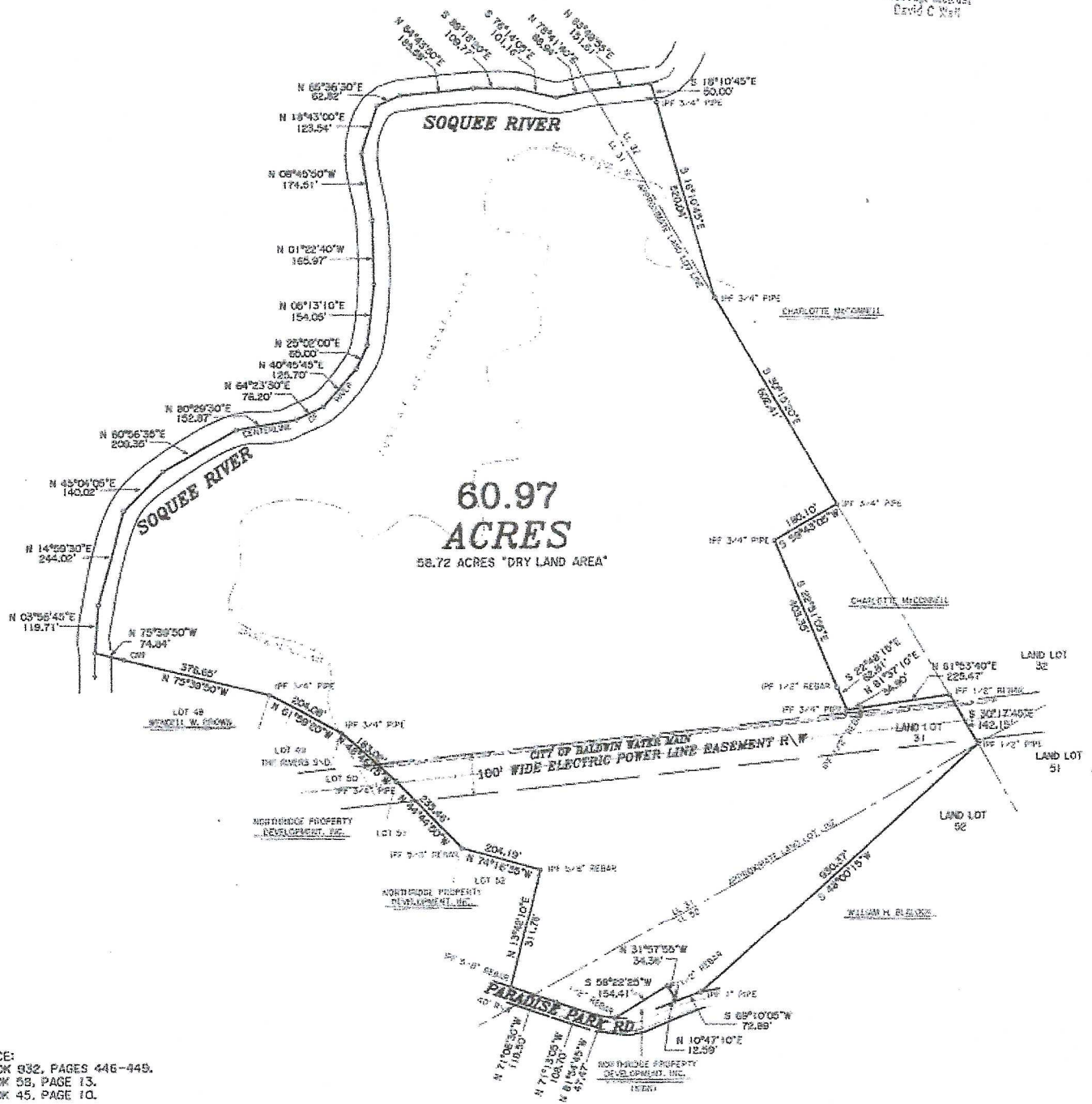


HABERSHAM COUNTY
CLERK OF COURT

404-121-4 EX 0:1

64 130
Book Page Number
David C. Hart

RECORD
NORTH



REFERENCE:
DEED BOOK 832, PAGES 446-449.
PLAT BOOK 58, PAGE 13.
PLAT BOOK 45, PAGE 10.

NOTE:
A PORTION OF THIS PROPERTY LIES IN A ZONE A
FLOOD HAZARD AREA WITH NO BASE FLOOD ELEVATION
DETERMINED.

BOUNDARY SURVEY FOR:

ALAN M. SIMONS

COUNTY: HABERSHAM, GEORGIA
DISTRICT: 10th
LAND LOTS: 31, 32, 52
DATE: 28-DEC.-2011
MAPPED: 03-JAN.-2012
SCALE: 1" = 200'
FB: 197, 362
JOB: HALRIV, HALREST
FILE: STINESPRINGS, HAL

SURVEYED BY:
BARTLETT & CASH LAND SURVEYORS, INC.
RUSSELL N. BARTLETT + KENNETH V. CASH
P.L.S. NO. 2114
10268 CA. HWY. 17
MARTIN, GA. 30557
(706) 770-5047

THIS SURVEY MADE WITH A TOPCON TOTAL STATION.
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS
A CLOSURE PERCENTAGE OF 0.12 FOOT IN 25855 FEET,
AND AN ANGULAR ERROR OF 2"00 PER ANGLE POINT,
AND WAS ADJUSTED BY ANGULAR BALANCE.
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS
FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100762 FEET.



APPROVED

John Brumwell 1-01-12
HABERSHAM COUNTY PLANNING

THIS SURVEY IS SUBJECT
TO ALL RIGHTS OF WAY
AND EASEMENTS WRITTEN OR
UNWRITTEN.

1" = 200' PER SET
1" = 200' PER SET
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1" = 200' PER SET



60%

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EXHIBIT "A"

TRACT 1:

All that tract or parcel of land lying and being in Land Lots 31, 32 and 52, 10th Land District, Habersham County, Georgia, and being more particularly described on a survey prepared for Jack Benjamin dated March 19, 1998, as revised, and recorded in Plat Book 58, Page(s) 13 of the Habersham County, Georgia Plat Records, said plat description being specifically incorporated herein by reference, Less and Except the following three tracts, to wit:

LESS AND EXCEPT: Lot 51 of The Rivers Subdivision located in Land Lot 31, 10th Land District, Habersham County, Georgia, and being more particularly described as follows: BEGINNING at an iron pin located South 79 degrees 04 minutes 26 seconds West 1,316.28 feet from the common corner of Land Lots 31, 32, 51 and 52; thence from said POINT OF BEGINNING South 15 degrees 00 minutes 55 seconds West 329.24 feet to an iron pin on the right of way of Paradise Park Road; thence along the right of way of Paradise Park Road North 83 degrees 25 minutes 32 seconds West 19.92 feet to a point; thence continuing along the said right of way North 69 degrees 06 minutes 43 seconds West 38.95 feet to a point; thence along the right of way of Suwanee Point North 23 degrees 29 minutes 23 seconds West 120.00 feet to a point; thence continuing along said right of way North 29 degrees 08 minutes 54 seconds West 92.79 feet to an iron pin; thence leaving said right of way North 13 degrees 53 minutes 02 seconds East 286.07 feet to an iron pin; thence South 44 degrees 48 minutes 24 seconds East 235.36 feet back to the POINT OF BEGINNING.

LESS AND EXCEPT: Lot 52 of The Rivers Subdivision located in Land Lot 31, 10th Land District, Habersham County, Georgia, and being more particularly described as follows: BEGINNING at an iron pin located South 79 degrees 04 minutes 26 seconds West 1,316.28 feet from the common corner of Land Lots 31, 32, 51 and 52; thence from said POINT OF BEGINNING South 15 degrees 00 minutes 55 seconds West 329.24 feet to an iron pin located on the right of way of Paradise Park Road; thence South 83 degrees 25 minutes 32 seconds East 137.2 feet to a point on said right of way; thence South 71 degrees 13 minutes 03 seconds East 75.86 feet to an iron pin on said right of way; thence leaving said right of way North 13 degrees 40 minutes 23 seconds East 311.78 feet to an iron pin; thence North 74 degrees 18 minutes 52 seconds West 204.12 feet back to the POINT OF BEGINNING.

LESS AND EXCEPT: a .1 acre tract located in Land Lot 52, 10th Land District, Habersham County, Georgia, adjacent to Paradise Park Road and being more particularly described as follows: BEGINNING at an iron pin located South 51 degrees 56 minutes 38 seconds West 984.55 feet from the common corner of Land Lots 31, 32, 51 and 52; thence from said POINT OF BEGINNING South 31 degrees 56 minutes 31 seconds East 34.38 feet to an iron pin; thence South 10 degrees 52 minutes 35 seconds West 12.47 feet to an iron pin; thence South 69 degrees 12 minutes 14 seconds West 124.35 feet to a point; thence North 81 degrees 39 minutes 56 seconds West 31.36 feet to a point; thence North 58 degrees 20 minutes 58 seconds East 154.41 feet back to the POINT OF BEGINNING. This small parcel of land is located adjacent to Paradise Park Road where a gate and sign is located.

Subject to all easements, covenants and restrictions of record.

The property conveyed herein above contains a net acreage of 60.97 acres, more or less.

