



Subdivision Name (if applicable): NA Lot(s) #: \_\_\_\_\_

Current Use of Property: VACANT

Any prior rezoning requests for property? NO if yes, please provide rezoning case #: ZA \_\_\_\_\_

**\*\*\*Please refer to Dawson County's Georgia 400 Corridor Guidelines and Maps to answer the following:**

Does the plan lie within the Georgia 400 Corridor? YES (yes/no)

If yes, what section? South

**SURROUNDING PROPERTY ZONING CLASSIFICATION:**

North RSRMM South C-IR East C-HB West RSRMM

Future Land Use Map Designation: C-HB

Access to the development will be provided from:

Road Name: Hwy 53 Type of Surface: Blacktop

**REQUESTED ACTION & DETAILS OF PROPOSED USE**

Rezoning to: C-HB  Special Use Permit for: \_\_\_\_\_

Proposed Use: Indoor Gun Range

Existing Utilities:  Water  Sewer  Gas  Electric

Proposed Utilities:  Water  Sewer  Gas  Electric

**RESIDENTIAL**

No. of Lots: \_\_\_\_\_ Minimum Lot Size: \_\_\_\_\_ (acres) No. of Units: \_\_\_\_\_

Minimum Heated Floor Area: \_\_\_\_\_ sq. ft. Density/Acre: \_\_\_\_\_

Type:  Apartments  Condominiums  Townhomes  Single-family  Other

Is an Amenity Area proposed: \_\_\_\_\_; if yes, what? \_\_\_\_\_

**COMMERCIAL & INDUSTRIAL**

Building area: ~ 7,000 sq ft No. of Parking Spaces: ~ 25

**APPLICANT CERTIFICATION**

I hereby request the action contained within this application relative to the property shown on the attached plats and site plan and further request that this item be placed on both the Planning Commission and Board of Commissioners agenda(s) for a public hearing.

I understand that the Planning & Development staff may either accept or reject my request upon review. My request will be rejected if all the necessary data is not presented.

I understand that I have the obligation to present all data necessary and required by statute to enable the Planning Commission and the Board of Commissioners to make an informed determination on my request. I will seek the advice of an attorney if I am not familiar with the zoning and land use requirements.

I understand that my request will be acted upon at the Planning Commission and Board of Commissioner hearings and that I am required to be present or to be represented by someone able to present all facts. I understand that failure to appear at a public hearing may result in the postponement or denial of my rezoning of special use application. I further understand that it is my responsibility to be aware of relevant public hearing dates and times regardless of notification from Dawson County.

I hereby certify that I have read the above and that the above information as well as the attached information is true and correct.

Signature \_\_\_\_\_

Date 11/21/2020

Witness Caleb \_\_\_\_\_

Date 11/21/2020

**WITHDRAWAL**

***Notice: This section only to be completed if application is being withdrawn.***

I hereby withdraw application # \_\_\_\_\_

Signature \_\_\_\_\_

Date \_\_\_\_\_

**Withdrawal of Application:**

Withdrawals of any application may be accommodated within the Planning & Development Department if requested before the Planning Commission agenda is set. Therefore, withdrawals may not be made after ten (10) days prior to the scheduled Planning Commission meeting hearing, unless accompanied by written request stating specific reasons for withdrawal. This withdrawal request is to be published in the legal organ prior to the meeting. Following the written request and publication the Planning Commission will vote to remove the item from the agenda at the scheduled hearing. Please note that should the withdrawal be denied, the item will receive deliberation and public hearing with a decision by the Planning Commission. Further, the applicant is encouraged to be present at the hearing to substantiate reasons for withdrawal. Please note that no refund of application fees may be made unless directed by the Board of Commissioners.

ZA \_\_\_\_\_

TMP#: 113 07

**List of Adjacent Property Owners**

It is the responsibility of the Applicant to provide a list of adjacent property owners. This list must include the name and mailing address of anyone who has property touching your property or who has property directly across the street from your property.

**\*\*Please note this information should be obtained using the Tax Map & Parcel (TMP) listing for any parcel(s) adjoining or adjacent to the parcel where a variance or rezone is being requested.**

	<u>Name</u>	<u>Address</u>
TMP <u>113018</u>	1. <u>Mincey Land Management, LLC</u>	<u>5711 Hwy 53 E</u>
TMP <u>113096</u>	2. <u>Mincey Land Management, LLC</u>	<u>5709 Hwy 53 E</u>
TMP <u>113021</u>	3. <u>Robert &amp; Emanu Bruce</u>	<u>5495 Hwy 53 E</u>
TMP <u>113016</u>	4. <u>Cherrie Walls</u>	<u>5497 Hwy 53 E</u>
TMP <u>113014</u>	5. <u>Bryant Concrete Products</u>	
TMP <u>113013</u>	6. <u>John &amp; Kris Bolton</u>	<u>5692 Hwy 53 E</u>
TMP _____	7. _____	_____
TMP _____	8. _____	_____
TMP _____	9. _____	_____
TMP _____	10. _____	_____
TMP _____	11. _____	_____
TMP _____	12. _____	_____
TMP _____	13. _____	_____
TMP _____	14. _____	_____
TMP _____	15. _____	_____

Use additional sheets if necessary.

## NOTICE OF RESIDENTIAL EXURBAN/AGRICULTURAL DISTRICT (R-A) ADJACENCY

Agricultural districts include uses of land primarily for active farming activities and result in odors, noise, dust and other effects, which may not be compatible with adjacent development. Future abutting developers in non RA land use districts shall be provided with this "Notice of RA Adjacency" prior to administrative action on either the land use district or the issuance of a building or occupancy permit.

Prior to administrative action the applicant shall be required to sign this waiver which indicates that the applicant understands that a use is ongoing adjacent to his use which will produce odors, noise, dust and other effects which may not be compatible with the applicant's development. Nevertheless, understanding the effects of the adjacent RA use, the applicant agrees by executing this form to waive any objection to those effects and understands that his district change and/or his permits are issued and processed in reliance on his agreement not to bring any action asserting that the adjacent uses in the RA district constitute a nuisance) against local governments and adjoining landowners whose property is located in an RA district.

This notice and acknowledgement shall be public record.

Applicant Signature: \_\_\_\_\_

Applicant Printed Name: \_\_\_\_\_

Application Number: \_\_\_\_\_

Date Signed: \_\_\_\_\_

Sworn and subscribed before me

this 23 day of November, 2020.

L. Diane Whitlock

Notary Public

My Commission Expires: 12-06-2022



**DISCLOSURE OF CAMPAIGN CONTRIBUTIONS**  
**(APPLICANT(S) AND REPRESENTATIVE(S) OF REZONING)**

Pursuant to O.C.G.A. Section 36-67 A-3.A, the following disclosure is mandatory when an applicant or any representation of application for rezoning has been made within two (2) years immediately preceding the filing of the applicant's request for rezoning, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application for rezoning.

It shall be the duty of the applicant and the attorney representing the applicant to file a disclosure with the governing authority of the respective local government showing the following:

1. Name of local official to whom campaign contribution was made:

\_\_\_\_\_

2. The dollar amount and description of each campaign contribution made by the opponent to the local government official during the two (2) years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.

Amount \$ \_\_\_\_\_ Date: \_\_\_\_\_

Enumeration and description of each gift when the total value of all gifts is \$250.00 or more made to the local government official during the two (2) years immediately preceding the filing of application for rezoning:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature of Applicant/Representative of Applicant:

\_\_\_\_\_ Date: \_\_\_\_\_

**BY NOT COMPLETING THIS FORM YOU ARE MAKING A STATEMENT THAT NO  
DISCLOSURE IS REQUIRED**

This form may be copied for each applicant. Please attach additional sheets if needed.

**PROPERTY OWNER AUTHORIZATION**

I/we, Mincey Land Management, LLC, hereby swear that I/we own the property located at (fill in address and/or tax map & parcel #):

TMP # 113 017

as shown in the tax maps and/or deed records of Dawson County, Georgia, and which parcel will be affected by this request.

I hereby authorize the person named below to act as the applicant or agent in pursuit of the rezoning requested on this property. I understand that any rezone granted, and/or conditions or stipulations placed on the property will be binding upon the property regardless of ownership. The under signer below is authorized to make this application. The under signer is aware that no application or reapplication affecting the same land shall be acted upon within six (6) months from the date of the last action by the Board of Commissioners.

Printed Name of applicant or agent: \_\_\_\_\_

Signature of applicant or agent: \_\_\_\_\_ Date: \_\_\_\_\_

\*\*\*\*\*

Printed Name of Owner(s): Paul Mincey

Signature of Owner(s): [Signature] Date: 11-23-20

Mailing address: 5711 Hwy 53 W

City, State, Zip: Dawsonville GA 30534

Telephone Number:  Listed 706 216-1468  
 Unlisted

Sworn and subscribed before me this 23 day of November, 2020.

[Signature]  
Notary Public

My Commission Expires: 12-06-2022



(The complete names of all owners must be listed; if the owner is a partnership, the names of all partners must be listed; if a joint venture, the names of all members must be listed. If a separate sheet is needed to list all names, please identify as applicant or owner and have the additional sheet notarized also.)

**Dawson County, Georgia Board of Commissioners**  
**Affidavit for Issuance of a Public Benefit**  
**As Required by the Georgia Illegal Immigration Reform and Enforcement Act of 2011**

By executing this affidavit under oath, as an applicant for a Dawson County Business License, Out of County Business Registration, Alcohol License, or other public benefit as referenced in the Georgia Illegal Immigration Reform and Enforcement Act of 2011 [O.C.G.A. § 50-36-1(e)(2)], I am stating the following with respect to my application for such Dawson County public benefit.

- I am a United States citizen.
- I am a legal permanent resident of the United States. *(FOR NON-CITIZENS)*
- I am a qualified alien or non-immigrant under the Federal Immigration and Nationality Act with an alien number issued by the Department of Homeland Security or other federal immigration agency. *(FOR NON-CITIZENS)*

My alien number issued by the Department of Homeland Security or other federal immigration agency is:

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The undersigned applicant also hereby verifies that he or she is 18 years of age or older and has provided at least one **secure and verifiable document**, as required by O.C.G.A. § 50-36-1(e)(1), with this affidavit. *(See reverse side of this affidavit for a list of secure and verifiable documents.)*

The secure and verifiable document provided with this affidavit can best be classified as:

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In making the above representation under oath, I understand that any person who knowingly and willfully makes a false, fictitious, or fraudulent statement or representation in an affidavit shall be guilty of a violation of O.C.G.A. § 16-10-20 and face criminal penalties as allowed by such criminal statute.

Executed in Dawsonville (city), Georgia (state)  
[Signature] Date 11.28.2020  
Signature of Applicant  
Paul Mispel Name of Business  
Printed Name

SUBSCRIBED AND SWORN BEFORE ME ON  
THIS 23 DAY OF November, 2020  
[Signature] Notary Public  
My Commission Expires: August 9, 2022

{Notary Seal}



**GENERAL NOTES**

- SURVEY PROCEDURES:**  
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 33,604 FEET WITH AN ANGULAR ERROR OF 9 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARE METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS A PRECISION OF ONE FOOT IN 359,672 FEET.  
EQUIPMENT USED FOR ANGULAR AND LINEAR MEASUREMENTS: TOP CON GPT-9003A.
- NO PORTION OF THIS PROPERTY IS IN A F.E.M.A. DESIGNATED FLOOD HAZARD AREA, AS PER F.I.R.M. PANEL # 130850 02250 DATED SEPTEMBER 26, 2008.
- THE UTILITY PROTECTION SERVICE SHOULD BE CONTACTED AT (800) 282-7411 PRIOR TO ANY EXCAVATION FOR VERIFICATION OF ANY UNDERGROUND UTILITY LOCATIONS. UNDERGROUND UTILITY LOCATIONS SHOWN ARE BASED ON ABOVE GROUND EVIDENCE ONLY.
- THE PUBLIC RECORDS REFERENCED ON THIS PLAT ARE ONLY THOSE USED AND/OR NECESSARY FOR THE ESTABLISHMENT OF THE BOUNDARY OF THESE PARCELS. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH.
- DAWSON COUNTY TAX MAP 113-17, 18 & 96
- CURRENT ZONING IS CH-B (HIGHWAY BUSINESS) & RSRMM (SINGLE FAMILY RESIDENTIAL) PER DAWSON COUNTY ZONING.
- CH-B SETBACKS ARE AS FOLLOWS: FRONT STATE HIGHWAY = 60' FRONT ON ALL OTHER STREETS = 40' SIDE YARD = 25' REAR YARD = 50'
- RSRMM SETBACKS ARE AS FOLLOWS: FRONT STATE HIGHWAY = 60' FRONT ON ALL OTHER STREETS = 40' SIDE YARD = 10' REAR YARD = 20'
- DAWSON COUNTY REQUIRES A 25 FOOT SETBACK LINE ON THE STEPHENS ROAD 30 FOOT INGRESS-EGRESS EASEMENT. HOWEVER, IT AS BEEN AGREED TO HAVE A 30 FOOT SETBACK LINE ON STEPHENS ROAD TO MAKE THE 30 FOOT INGRESS-EGRESS THE SAME.



APPROVED  
OCT 17 2011

Planning approval is not approval from the Health Department. Contact that agency for approval.

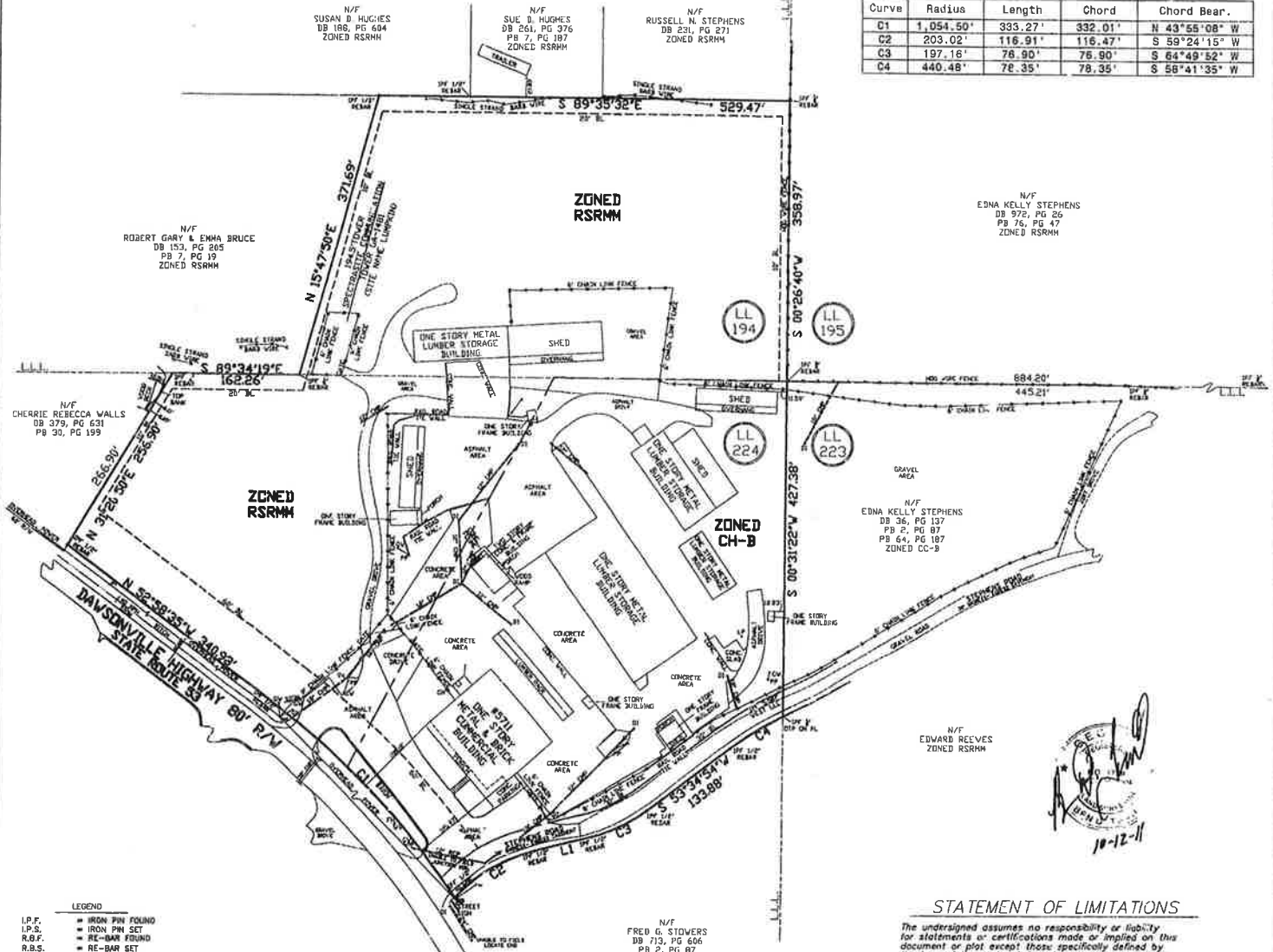
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- PLAT BY FC YOUNGMAN, DATED OCTOBER 7, 1992, RECORDED IN PLAT BOOK 30, PAGE 201, DAWSON COUNTY RECORDS.
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GEORGIA DAWSON COUNTY  
CLERK'S OFFICE, SUPERIOR COURT  
FILED FOR REC-210  
AT 4:45 PM 10-21-2011  
Recorded in Plat Book 80 Page 32  
This 21st day of October 2011.  
[Signature] Clerk

Course	Bearing	Distance
L1	S 76°04'23" W	75.00'

Curve	Radius	Length	Chord	Chord Bear.
C1	1,054.50'	333.27'	332.01'	N 43°55'08" W
C2	203.02'	116.91'	116.47'	S 59°24'15" W
C3	197.16'	76.90'	76.90'	S 64°49'52" W
C4	440.48'	78.35'	78.35'	S 58°41'35" W



- LEGEND**
- I.P.F. IRON PIN FOUND
  - I.P.S. IRON PIN SET
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  - C.L. CENTER LINE
  - B.L. BUILDING LINE
  - L.L. LAND LOT
  - LL.L. LAND LOT LINE
  - G.M.D. GEORGIA METRA DISTRICT
  - P.P. POWER POLE
  - P- POWER LINC
  - F- FENCE LINE
  - R- RADIUS
  - CH. CHORD
  - TAN. TANGENT
  - N/F. NOW OR FORMERLY
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  - F.H. FIRE HYDRANT
  - M.H. MANHOLE
  - C.B. CATCH BASIN
  - G.V. GAS VALVE
  - W.V. WATER VALVE
  - W.M. WATER METER
  - C.W. CULY WTER

TOTAL AREA  
640,608 sq. ft.  
14.706 acres

**STATEMENT OF LIMITATIONS**

The undersigned assumes no responsibility or liability for statements or certifications made or implied on this document or plat except those specifically defined by the laws of the state of Georgia and the state board of registration for the professional engineers and land surveyors as being within the scope of training, education, experience and expertise necessary for registration and practice as a registered land surveyor.

By: [Signature]  
Ben D. Troll Reg. No. 1718

Date: 10-11-11



**Trail and Son, Inc.**  
LAND PLANNERS & SURVEYORS  
CONSTRUCTION MANAGEMENT  
3898 WAR HILL PARK ROAD, DAWSONVILLE, GEORGIA 30534  
PHONE: (706) 216-8880 MOBILE: (706) 974-7048  
FAX: (706) 265-4543 EMAIL: BTRAIL@HOMESTREAM.NET

REVISIONS	PLAT DATE: SEPTEMBER 22, 2011
REVISE BUILDING LINE SET BACKS OCTOBER 12, 2011	FIELD CREW: BDT
	DRAWN BY: PJT
	DATE: 2011-004
	SCALE: 1" = 100'

BOUNDARY SURVEY FOR  
**MINCEY LAND MANAGEMENT, LLC**  
LAND LOTS 194 & 224 SOUTH HALF 131M DISTRICT 1ST SECTION  
DAWSON COUNTY, GEORGIA

**Official Tax Receipt**  
**Nicole Stewart**  
**DAWSON COUNTY Tax Commissioner**

25 Justice Way Suite 1222  
 Dawsonville, GA 30534

Trans No	Property ID/District Description	Original Due	Interest & Penalty	Prev Paid	Amount Due	Amount Paid	Transaction Balance
12967 Year-Bill No 2019 - 9538	113 017 / 001 LT 6 J A BRUCE EST  FMV: \$70,346.00	671.57	0.00 Fees 0.00	0.00	671.57	671.57  Paid Date 12/2/2019 11:09:11	0.00  Current Due 0.00
Transactions:	12967 - 12971 <b>Totals</b>	671.57	0.00	0.00	671.57	671.57	0.00

Paid By :

MINCEY LAND MANAGEMENT LLC  
 5711 HIGHWAY 53 EAST  
 DAWSONVILLE, GA 30534

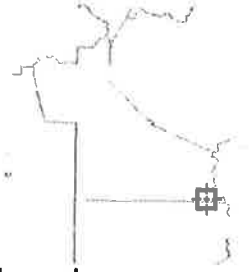
MINCEY LAND MANAGEMENT  
 LLC

Cash Amt: 0.00  
 Check Amt: 0.00  
 Charge Amt: 0.00  
 Change Amt: 0.00  
 Refund Amt: 0.00  
 Overpay Amt: 0.00

Check No  
 Charge Acct



Overview



Legend

 Parcels

Parcel ID: 113017  
Alt ID: 8212  
Owner: MINCEY LAND MANAGEMENT LLC  
Acres: 3.43  
Assessed Value: \$96900

Date created: 11/23/2020  
Last Data Uploaded: 11/20/2020 11:43:44 PM

Developed by  **Schneider**  
GEOSPATIAL

*Site plan*





To Whom It May Concern,

This letter is being written on behalf of Dawsonville Gun Range, Inc. to express the intent to rezone the property located at TMP# 113 017 off of Hwy 53 E from RSRMM to C-HB. This request is being made due to the aforementioned entity's desire to construct an indoor firing range for the citizens of Dawson County to enjoy.

If there are any questions regarding this letter or the rezoning request in general, they can be directed to the owner Paul Mincey. He can be reached by phone at (706) 216-1468 or by email at dawsonvillegun@gmail.com.

Thank you for your consideration,

Dawsonville Gun Range, Inc

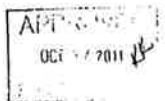


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Paul Mincey, Owner

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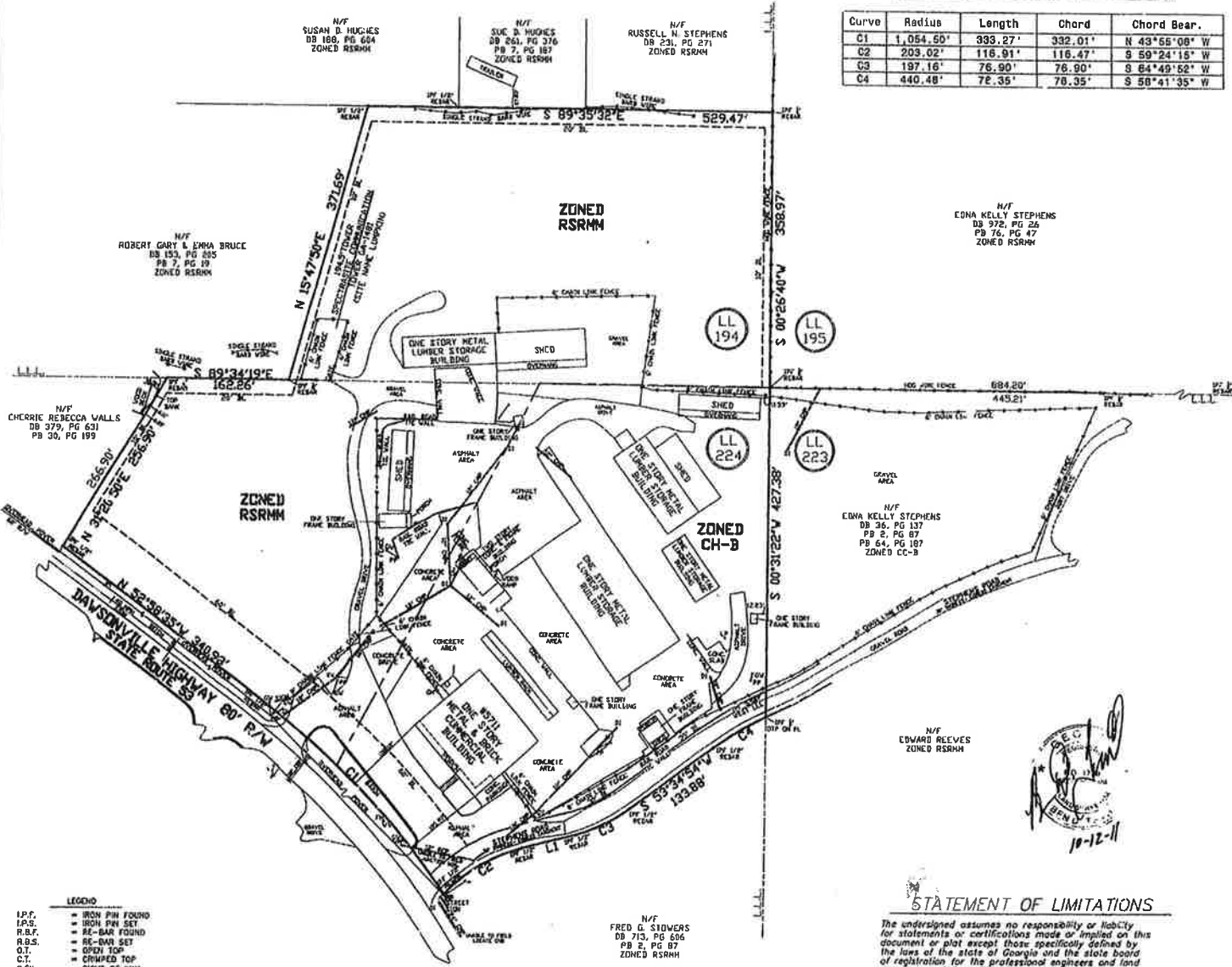
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GEORGIA, DAWSON COUNTY  
CLERK OF SUPERIOR COURT  
FIELD RECORDS  
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Revised Plat Book 80 Page 32  
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[Signature]

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  - L.O.L. = LAND LOT LINE
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  - P.P. = POWER POLE
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  - X- = RADIUS
  - R. = CHORD
  - TAN. = TANGENT
  - N/O. = NOW OR FORMERLY
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  - P.B. = PLAT BOOK
  - P.O. = PAGE
  - D.E. = DRAINAGE EASEMENT
  - S.E. = SEWER EASEMENT
  - F.H. = FIRE HYDRANT
  - M.H. = MANHOLE
  - C.B. = CATCH BASIN
  - G.V. = GAS VALVE
  - W.V. = WATER VALVE
  - W.M. = WATER METER
  - G.W. = GUY WIRE

TOTAL AREA  
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14.706 acres

**STATEMENT OF LIMITATIONS**

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By: [Signature]  
Ben O. Trail Reg. No. 1718

Date: 10-21-11



<b>Trail and Son, Inc.</b> LAND PLANNERS & SURVEYORS CONSTRUCTION MANAGEMENT 3899 WEAVER HILL PARK ROAD, DAWSONVILLE, GEORGIA 30534 PHONE (706) 216-8980 MOBILE (706) 374-7018 FAX (706) 282-4543 EMAIL: BTRAIL@COMCAST.NET	REVISIONS REVISION BEHIND THE SET DATES: OCTOBER 12, 2011	PLAT DATED: SEPTEMBER 22, 2011 FIELD ONE: 807 DRAWING: 111 SHEETS: 5/11-50/11 SCALE: 1" = 100'
	BOUNDARY SURVEY FOR <b>MINCEY LAND MANAGEMENT, LLC</b> LAND LOTS 194 & 224 SOUTH HALF 13TH DISTRICT 1ST SECTION DAWSON COUNTY, GEORGIA	