

DAWSON COUNTY REZONING APPLICATION

This portion to be completed by Zoning Administrator

ZA 19.22 Tax Map & Parcel # (TMP): 113-051, 113-044-008
113-043, 113-043-044
 Submittal Date: October 11 Time: 10:15 am/pm Received by: mq (staff initials)
 Fees Assessed: \$3500 Paid: Check Commission District: 3
 Planning Commission Meeting Date: Nov. 19, 2019
 Board of Commissioners Meeting Date: Dec. 19, 2019

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Ensate Civil Consulting, LLC Mr. Jim King

Address: _____

Phone: Listed _____ Email: Business _____
 Unlisted _____ Personal _____

Status: [] Owner [X] Authorized Agent [] Lessee [] Option to purchase

Notice: If applicant is other than owner, enclosed Property Owner Authorization form must be completed.

I have _____ /have not X participated in a Pre-application meeting with Planning Staff.

If not, I agree X /disagree _____ to schedule a meeting the week following the submittal deadline.

Meeting Date: _____ Applicant Signature: _____

PROPERTY OWNER/PROPERTY INFORMATION

Name: Kilough Ventures, LLC (Parcel #'s: 113 051, 113 044 008, 113 043, & 113 043 044)

Street Address of Property being rezoned: Ga 400 from the Old Kroger up to Kilough Church Rd

Rezoning from: R-A to: CHB Total acreage being rezoned: 40

Directions to Property: North on Ga 400 to the Dawson Village Shopping Center (Old Kroger) Property is adjacent to the North and extends north almost to Kilough Church Rd

19 OCT 11 10:15 AM

Subdivision Name (if applicable): _____ Lot(s) #: _____

Current Use of Property: Agriculture

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? north

SURROUNDING PROPERTY ZONING CLASSIFICATION:

North _____ South _____ East _____ West _____

Future Land Use Map Designation: Commercial Highway Business

Access to the development will be provided from:

Road Name: Ga 400 only Type of Surface: Asphalt

REQUESTED ACTION & DETAILS OF PROPOSED USE

Rezoning to: CHB Special Use Permit for: _____

Proposed Use: a mixed-use development with a mix of townhomes and single-family homes combined with various commercial uses to complement each other and the surrounding community.

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: 200,000 Square Feet No. of Parking Spaces: 1 space/200 SF = 1000 spaces

19OCT11 10:15AM

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 10-11-19
Witness [Signature] _____ Date 10-11-19

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.

19OCT 11 10:15AM

ZA _____

TMP#: _____

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 _____	1. _____	_____
TMP _____	2. _____	_____
TMP _____	3. _____	_____
TMP _____	4. _____	_____
TMP _____	5. _____	_____
TMP _____	6. _____	_____
TMP _____	7. _____	_____
TMP _____	8. _____	_____
TMP _____	9. _____	_____
TMP _____	10. _____	_____
TMP _____	11. _____	_____
TMP _____	12. _____	_____
TMP _____	13. _____	_____
TMP _____	14. _____	_____
TMP _____	15. _____	_____

Use additional sheets if necessary.

19OCT11 10:15AM

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: 

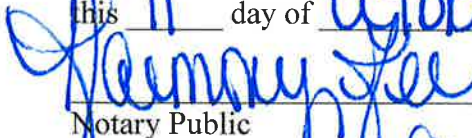
Applicant Printed Name: Jim King for Ensite Civil Consulting, LLC

Application Number: ZA 19-22

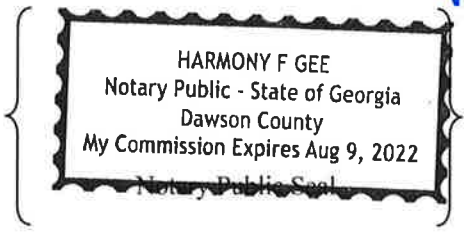
Date Signed: October 11, 2019

Sworn and subscribed before me

This 11 day of October, 2019.


Notary Public

My Commission Expires: August 9, 2022



19OCT11 10:15AM

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.

19OCT11 10:15AM

PROPERTY OWNER AUTHORIZATION

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

Tax Parcel #'s: 113 051, 113 044 008, 113 043, & 113 043 044

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: Jim King for Ensite Civil Consulting, LLC

Signature of applicant or agent: [Signature] Date: 10-10-19

Printed Name of Owner(s): Kilough Ventures, LLC

Signature of Owner(s): [Signature] Date: 10-10-19

Mailing address: _____

City, State, Zip: _____

Telephone Number: Listed _____
Unlisted _____

Sworn and subscribed before me this 10th day of October, 20 19.

[Signature]
Notary Public

My Commission Expires: _____



(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.)

99 OCT 11 10:15 AM

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.

X

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:

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:

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 _____ (city), _____ (state)

Jim King
Signature of Applicant

Printed Name

Date
Ensite Civil Consulting, LLC

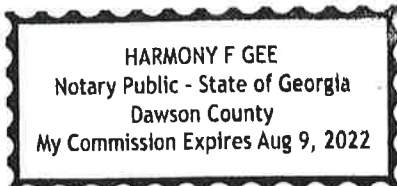
Name of Business

SUBSCRIBED AND SWORN BEFORE ME ON

THIS 11 DAY OF October, 2019

Harmony F GEE Notary Public

My Commission Expires August 9, 2022



{Notary Seal}

19OCT11 19:16AM

APPLICATION PROCESSING: STAFF USE ONLY

ZA _____ Applicant Name: _____

Application Fee: \$ _____

IF APPLICABLE:

- Legal Advertisement Submitted to Newspaper Date: _____
- Planning Commission & Board of Commissioners Packets Delivered Date: _____
- Application Posted on County Website Date: _____
- Adjacent Property Owner Notices Mailed Date: _____
- Interdepartmental Forms Submitted for Review Date: _____
- Department of Transportation Notified Date: _____
- Georgia Mountains Notified (DRI) Date: _____
- Public Notice Signs on Property Verified Date: _____
- Approval or Denial Form placed in folder Date: _____
- Applicant Notified of Final Action Date: _____
- Approval or Denial Form to Office Manager/Building Official/Marshal Date: _____
- Rezoning Change Form to Director Date: _____
- Zoning Map Amended Date: _____
- Change Zoning in EnerGov by Parcel Date: _____
- Planning Commission Meeting Minutes placed in folder Date: _____
- Board of Commission Meeting Minutes placed in folder Date: _____

Planning Commission & Board of Commissioners Actions

PC Recommendation Date: _____ Approval Approval w/stipulations Denial

BOC Decision Date: _____ Approval Approval w/stipulations Denial

99 OCT 11 10:16 AM

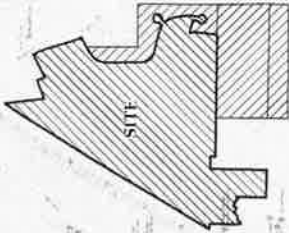
LETTER OF INTENT

The applicant requests Rezoning of Parcel Numbers: 113 051, 113 044 008, 113 043, & 113 043 044 from RA to C-HB in order to build Service Style Retail/Office-Warehouse (Flex Space) on 39.96 acres. The property is located at the NW Corner of Dawson Forest Rd and Highway 53E, Dawsonville, GA 30534. The property is bounded on the west by the Residential Neighborhood being proposed under a joint zoning application. It is bounded on the West by Ga 400, the North by Kilough Church Rd and the South by the Dawson Village Shopping Center. It is designated on the Future Land Use Plan as Commercial Highway Business. The proposed development will contain shopping, offices, and warehouse space that will serve the area and will be integrated into the Residential Neighborhood providing a walkable and sustainable live-work-play community. This Business Park will also serve the surrounding community by providing an opportunity and place for local citizens to bring their businesses closer to home.

19OCT11 10:16AM

1900111016A

SITE LOCATION MAP



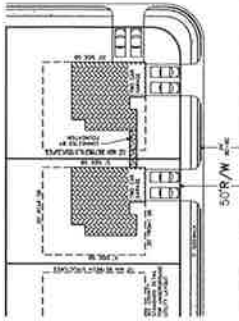
MAP DATA: GOOGLE ©2018

SITE

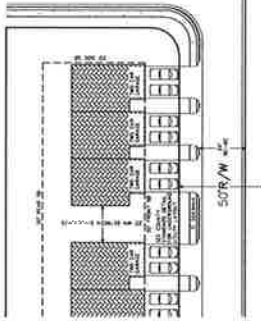
SITE DATA

Parcels: 113 048, 113 050, 113 051, & 113 098
 Existing Zoning: R-20
 Sub Area: 111/110 ac
 POD A (Commercial/Residential) Proposed Zoning: CHB
 Proposed Building Area: 200,000 sq ft
 Proposed Parking: 1 space/200 sq ft = 1,000 spaces
 Setbacks:
 Front: 100' Along GA 402 / 40' Along Interior Streets
 Side: 25' Between commercial lots
 Rear: 25'
 POD B (Single Family Residential) (Semi-Detached) Proposed Zoning: RUF
 Total Area: 78,000 ac
 Total Lots: 240 units
 Setbacks:
 Side: 5'
 Rear: 20'
 POD C (Townhome Resale/Attached) Proposed Zoning: RUF
 Total Area: 120,000 ac
 Total Townhomes: 120 units
 Setbacks:
 Side: 20' (30' between buildings)
 Rear: 20'
 Total Area in RUF: 78,000 ac
 Total Area in CHB: 200,000 sq ft
 Open Space Provided: 20.5 ac (21%) (Minimum 21% Required)

TYPICAL LOT LAYOUT (POD B)



TYPICAL TOWNHOME LAYOUT (POD C)



Grid North (GA West Zone)



113 PROGRESS AVE., SUITE 218
 LAWRENCEVILLE, GA 30046
 (770) 962-2000
 OWNER/DEVELOPER:

36-HOUR CONTACT:

PROJECT:
KILOUGH - 400 TRACT

LOCATED IN:
 PARCELS 113 048, 113 050, 113 051 & 387
 1/4 IN DISTRICT 5114 SECTION
 DANWSON COUNTY, GEORGIA

SHEET TITLE:
CONCEPT PLAN

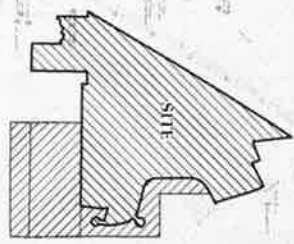
STAMP:
GEORGIA 811
 1400 OLD BRIDGEWAY, SUITE 100
 LAWRENCEVILLE, GA 30046
FOR REVIEW ONLY

DRAWING DATE: 2018-10-07

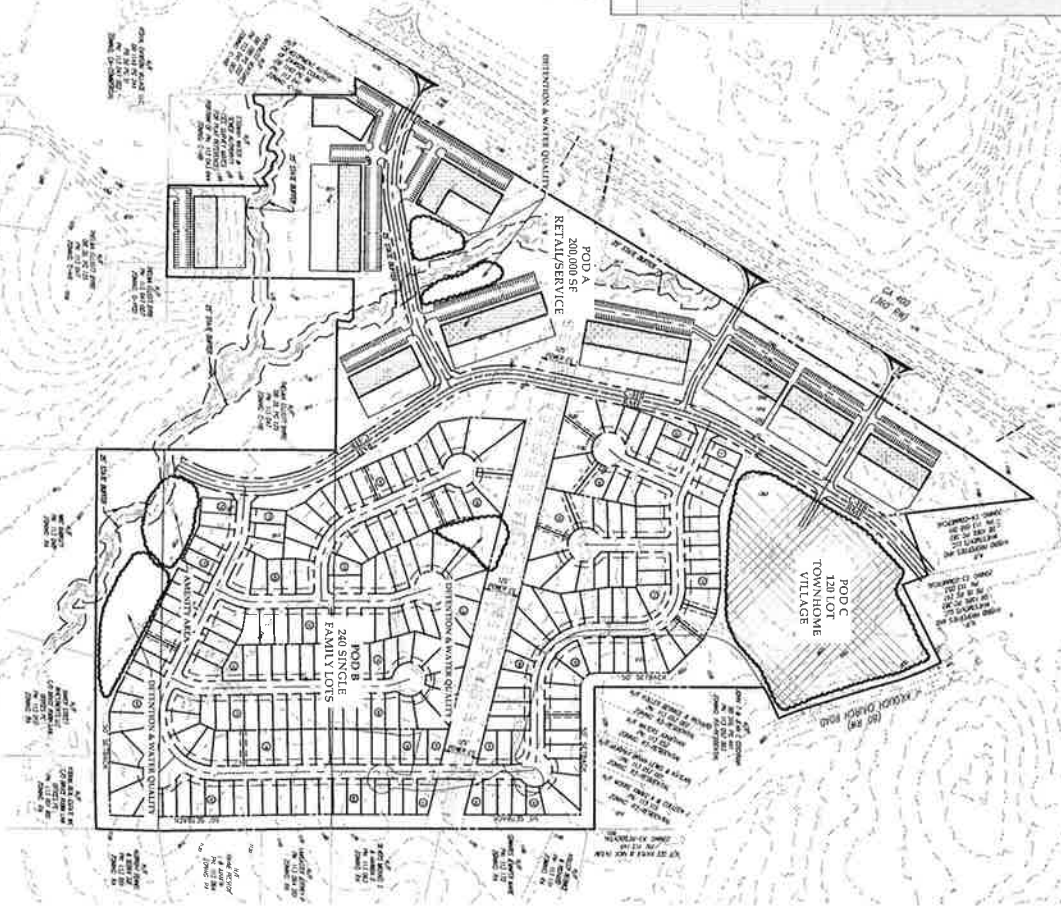
SHEET REVISIONS:

SHEET: **CD.01**

SITE LOCATION MAP



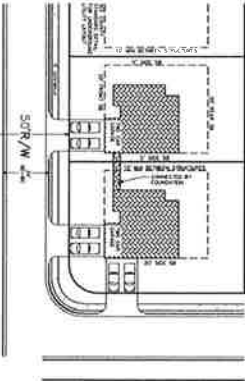
MAP DATE: 08/02/2011
M.F.S.



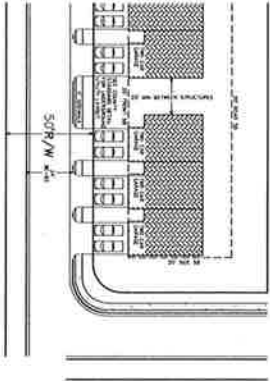
SITE DATA

Site: 113 050, 113 051, & 113 098
Existing Zoning: R-4
Total Site Area: 117,970 sq ft
POD A (Commercial/General Purpose) Zoning: C-H8
Proposed Building Area: 200,000 sq ft
Proposed Parking: 1 space/200 sq ft = 1,000 spaces
Site: 100 Along GA 400, 40' Along Interior Streets
Site: 25' @ Street Intersection Area
Site: 20'
POD B (Single Family Residential) Zoning: R-4
Area: 110,000 sq ft
Site: 20'
Site: 20'
POD C (Townhome Residential) Proposed Zoning: RUF
Area: 115,500 sq ft
Site: 20'
Site: 20'
Total Area in RUF: 78,000 sq ft
Total Residential Density: 4.62 units/acre
Open Space: 26.3 ac (33.5% Minimum 32% Required)

TYPICAL LOT LAYOUT (POD B)



TYPICAL TOWNHOME LAYOUT (POD C)



PROJECT: KILOUGH - 400 TRACT

24-HOUR CONTACT:

LOCATED IN:
248 322, 1228, 1228 & 24
1248 DIENING ST. & 248 322
DANSON COUNTY, GEORGIA

CONCEPT PLAN



FOR REVIEW

DRAWING DATE: 2/19/12
SHEET REVISIONS

SHEET: C0.01

LEGEND:

Symbol	Description
○	Survey Corner Stake
●	Survey Station
○	Survey Point
○	Survey Control Point
○	Survey Benchmark
○	Survey Station
○	Survey Point
○	Survey Control Point
○	Survey Benchmark
○	Survey Station
○	Survey Point
○	Survey Control Point
○	Survey Benchmark

SYMBOLS:

Symbol	Description
○	Survey Station
○	Survey Point
○	Survey Control Point
○	Survey Benchmark
○	Survey Station
○	Survey Point
○	Survey Control Point
○	Survey Benchmark

STATEMENTS:

1. THE SURVEY WAS MADE FOR THE PURPOSES OF THE DEVELOPMENT AND CONSTRUCTION OF THE TRAIL AND THE ADJACENT AREAS SHOWN HEREON AND IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION OF THE SURVEYOR.

2. THE SURVEY WAS MADE BY AND UNDER THE CLOSE PERSONAL SUPERVISION OF THE SURVEYOR AND THE SURVEYOR IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THE SURVEY OR FOR ANY DAMAGE TO ANY PERSON OR PROPERTY CAUSED BY THE SURVEY OR FOR ANY LOSS OF ANY KIND.

3. THE SURVEYOR HAS BEEN ADVISED BY THE CLIENT THAT THE SURVEY IS TO BE USED FOR THE PURPOSES OF THE DEVELOPMENT AND CONSTRUCTION OF THE TRAIL AND THE ADJACENT AREAS SHOWN HEREON AND IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION OF THE SURVEYOR.

4. THE SURVEYOR HAS BEEN ADVISED BY THE CLIENT THAT THE SURVEY IS TO BE USED FOR THE PURPOSES OF THE DEVELOPMENT AND CONSTRUCTION OF THE TRAIL AND THE ADJACENT AREAS SHOWN HEREON AND IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION OF THE SURVEYOR.

5. THE SURVEYOR HAS BEEN ADVISED BY THE CLIENT THAT THE SURVEY IS TO BE USED FOR THE PURPOSES OF THE DEVELOPMENT AND CONSTRUCTION OF THE TRAIL AND THE ADJACENT AREAS SHOWN HEREON AND IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION OF THE SURVEYOR.

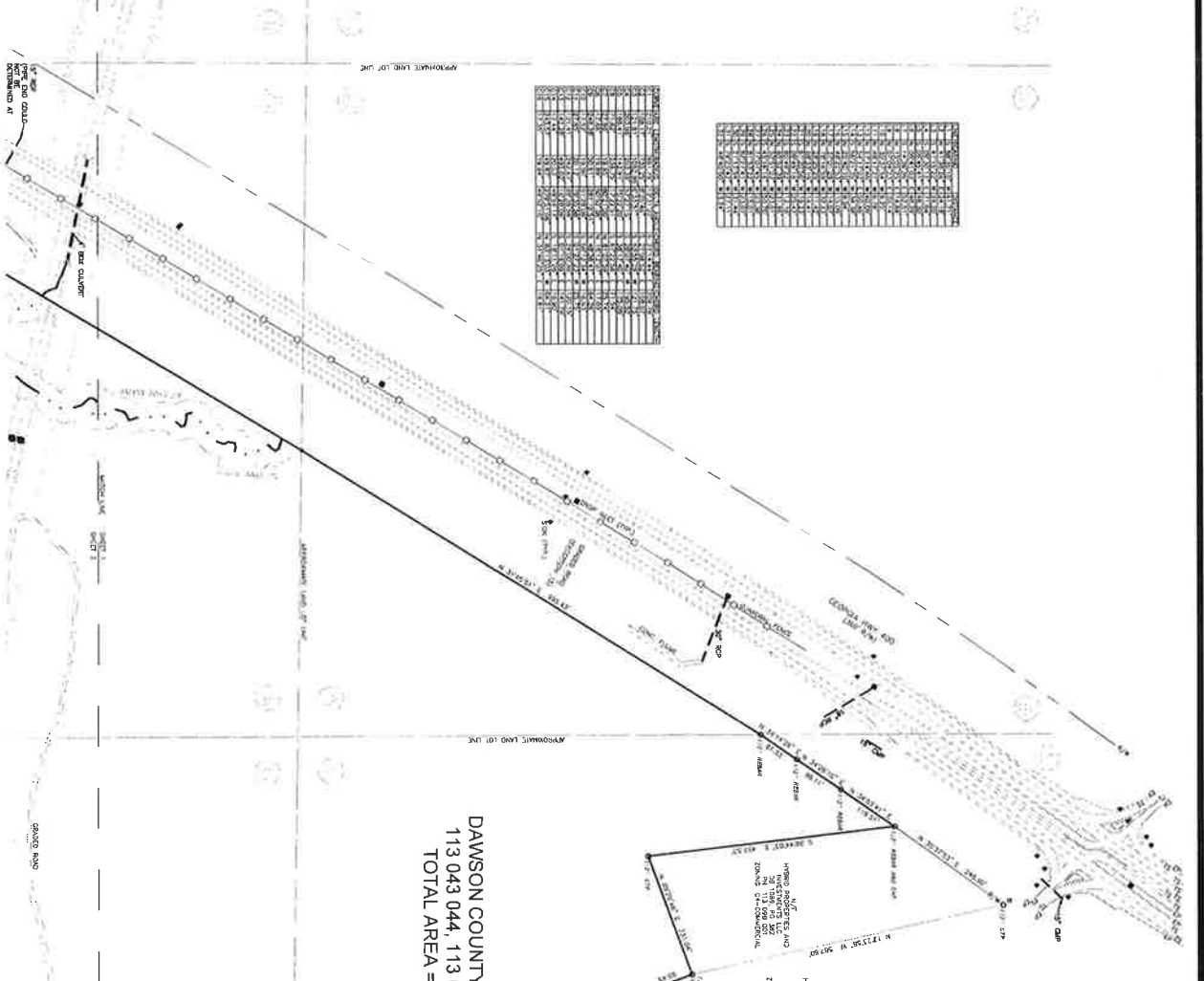
THE FIELD DATA ON WHICH THIS MAP OR PART OF IT IS BASED WAS OBTAINED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM A LICENSED SURVEYOR IN THE STATE OF GEORGIA.

DATE OF FIELD WORK: January 24, 2018

DATE OF PREPARATION: January 24, 2018

SCALE: 1" = 100 FEET

GRAPHIC SCALE: 1" = 100 FEET



DAWSON COUNTY TAX PARCEL IDS:
 113 043 044, 113 044 008 & 113 051
TOTAL AREA = 83.044 ACRES



Robbie Henderson
 Surveying & Planning
 2900 HOLLYCLAW ROAD
 CUMMING, GA 30041
 PH 706-654-2015
 FAX 706-654-2016

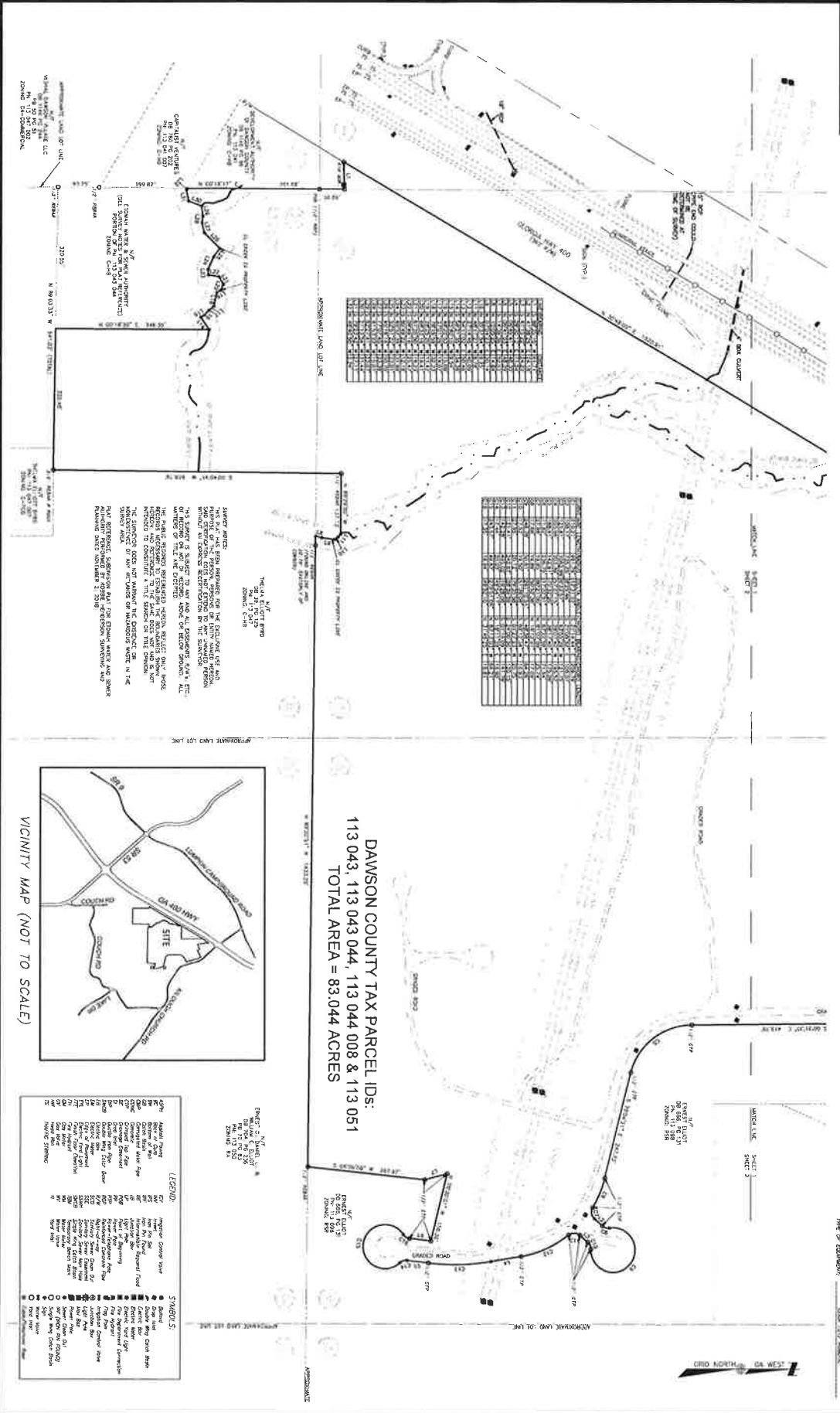
STATE	GEORGIA	SCALE	1" = 100'	ACRES	16.063	PLAT DATE	NOVEMBER 29, 2018
COUNTY	DAWSON	LAND LOT	220 227	SECTION	256 257 239	PLAT DATE	JANUARY 24, 2019
				SOUTH HALF OF THE 15th			

Kilough Ventures

THIS SURVEY WAS PREPARED IN COMPLIANCE WITH THE TECHNICAL STANDARDS FOR THE PRACTICE OF SURVEYING IN THE STATE OF GEORGIA, AND THE RULES OF THE BOARD OF SURVEYING AND MAPPING OF THE STATE OF GEORGIA, AS ADOPTED BY THE BOARD OF SURVEYING AND MAPPING OF THE STATE OF GEORGIA, AND THE RULES OF THE BOARD OF SURVEYING AND MAPPING OF THE STATE OF GEORGIA, AS ADOPTED BY THE BOARD OF SURVEYING AND MAPPING OF THE STATE OF GEORGIA.

DATE OF PLAN OR MAP: JANUARY 24, 2018

1" = 100 FEET
GRAPHIC SCALE - 1" = 100 FEET



LEGEND
--- Right-of-Way
--- Easement
--- Filled Area
--- Open Area
--- Utility Line
--- Survey Line
--- Boundary Line
--- ...
SYMBOLS
● Well
○ Station
○ Bench Mark
○ ...



Robb Henderson
Surveying & Planning
2990 HOLTZCLAW ROAD
CUMMING, GA 30041
PH 706.654.2015
www.rh-survey.com

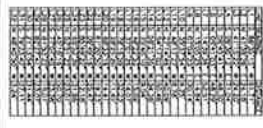
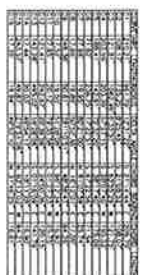
STATE	GEORGIA	SCALE	1" = 100'	SHEET	18 OF 63	DATE	NOVEMBER 28, 2018
COUNTY	DAWSON	LARGE SCALE	250, 250, 257 & 260	EAST	SOUTH HALF OF THE 1/4	PLAT DATE	JANUARY 24, 2018

Kilough Ventures

EXHIBIT "B" - CERTIFICATE OF TITLE EXCEPTIONS

Effective Date: 11/05/2018 9:00 P.M.

- 1. All easements shown hereon are in favor of ALL/AMPS Land Title Survey, Inc. and First American Title Insurance Company.
- 2. Easements shown hereon are in favor of ALL/AMPS Land Title Survey, Inc. and First American Title Insurance Company.
- 3. Easements shown hereon are in favor of ALL/AMPS Land Title Survey, Inc. and First American Title Insurance Company.
- 4. Easements shown hereon are in favor of ALL/AMPS Land Title Survey, Inc. and First American Title Insurance Company.
- 5. Easements shown hereon are in favor of ALL/AMPS Land Title Survey, Inc. and First American Title Insurance Company.
- 6. Easements shown hereon are in favor of ALL/AMPS Land Title Survey, Inc. and First American Title Insurance Company.
- 7. Easements shown hereon are in favor of ALL/AMPS Land Title Survey, Inc. and First American Title Insurance Company.
- 8. Easements shown hereon are in favor of ALL/AMPS Land Title Survey, Inc. and First American Title Insurance Company.
- 9. Easements shown hereon are in favor of ALL/AMPS Land Title Survey, Inc. and First American Title Insurance Company.
- 10. Easements shown hereon are in favor of ALL/AMPS Land Title Survey, Inc. and First American Title Insurance Company.
- 11. Easements shown hereon are in favor of ALL/AMPS Land Title Survey, Inc. and First American Title Insurance Company.
- 12. Easements shown hereon are in favor of ALL/AMPS Land Title Survey, Inc. and First American Title Insurance Company.
- 13. Easements shown hereon are in favor of ALL/AMPS Land Title Survey, Inc. and First American Title Insurance Company.
- 14. Easements shown hereon are in favor of ALL/AMPS Land Title Survey, Inc. and First American Title Insurance Company.
- 15. Easements shown hereon are in favor of ALL/AMPS Land Title Survey, Inc. and First American Title Insurance Company.
- 16. Easements shown hereon are in favor of ALL/AMPS Land Title Survey, Inc. and First American Title Insurance Company.
- 17. Easements shown hereon are in favor of ALL/AMPS Land Title Survey, Inc. and First American Title Insurance Company.
- 18. Easements shown hereon are in favor of ALL/AMPS Land Title Survey, Inc. and First American Title Insurance Company.
- 19. Easements shown hereon are in favor of ALL/AMPS Land Title Survey, Inc. and First American Title Insurance Company.
- 20. Easements shown hereon are in favor of ALL/AMPS Land Title Survey, Inc. and First American Title Insurance Company.



1. Easement shown hereon is in favor of ALL/AMPS Land Title Survey, Inc. and First American Title Insurance Company.

2. Easement shown hereon is in favor of ALL/AMPS Land Title Survey, Inc. and First American Title Insurance Company. The easement is a right of way easement, 20 feet wide, for the purpose of providing access to the property. The easement is shown as a shaded area on the plan. The easement is located on the western line of the property, bounded by the line of land described in the deed to the property, dated and recorded in the public records of the county of the State of Georgia, as follows: ...

DAWSON COUNTY TAX PARCEL IDS: 113 043, 113 043 044, 113 044 008 & 113 051 TOTAL AREA = 83,044 ACRES

73. KILGOUR VENTURES, LLC & FIRST AMERICAN TITLE INSURANCE COMPANY. This plan is a preliminary title plan prepared for the purpose of providing information to the parties to the transaction. It is not intended to constitute a title opinion or any other form of title insurance. The plan is subject to change without notice and is not to be used as a basis for any legal action.



ROBBIE HENDERSON Surveying & Planning 2300 HILL TOP LANE ROAD CUMMINGS, GA 30629 PH 706.634.2015

Table with 5 columns: STATE (GEORGIA), COUNTY (DAWSON), PARCEL NO. (220 255 250 257 & 260), WEST (SOUTH HALF OF THE 136), and DATE (NOVEMBER 29, 2018). Includes a note about the plat date being January 24, 2019.

Kilgour Ventures SH.3 or 3

Platts

FOR

PLAN SHOWN
VARIOUS FLOOD
ZONE MAPS FOR
PREPARED BY THE
AGENCY.
TEL. 4176.A.

24.746 ACRES

CAROLYN J. ROBERTSON
D. BK. #161 - PG'S. #363 and #364

GERALD & KIM ELLINGTON
D. BK. #251 - PG. #7

N 89°27'56"E 1320.00'

(257)

WOOD STAKE

1/2" R.B.S.

(280)

(257)

OLD CAR SPRING

(280)

(258)

(279)

PRES
&
JUAN
PAYN
D. BK.
#78
PG.
#414

S 00°28'13"E 818.60'

651.86' APPROX. L.L.L.

TRACT #1
19.877 ACRES

113 050

660.00' APPROX. L.L.L.

N 00°28'13"W 816.60'

(281)

T. BYRD
G.S.

APPROX. C/L CREEK

S 89°06'45"W 1320.03'

TRACT #2
4.869 ACRES

113 049

164.74'

135.05'
1/2" O.I.P.F.

1/2" C.T.P.F.

WOOD FENCE ENC.

PLASTIC STAKE

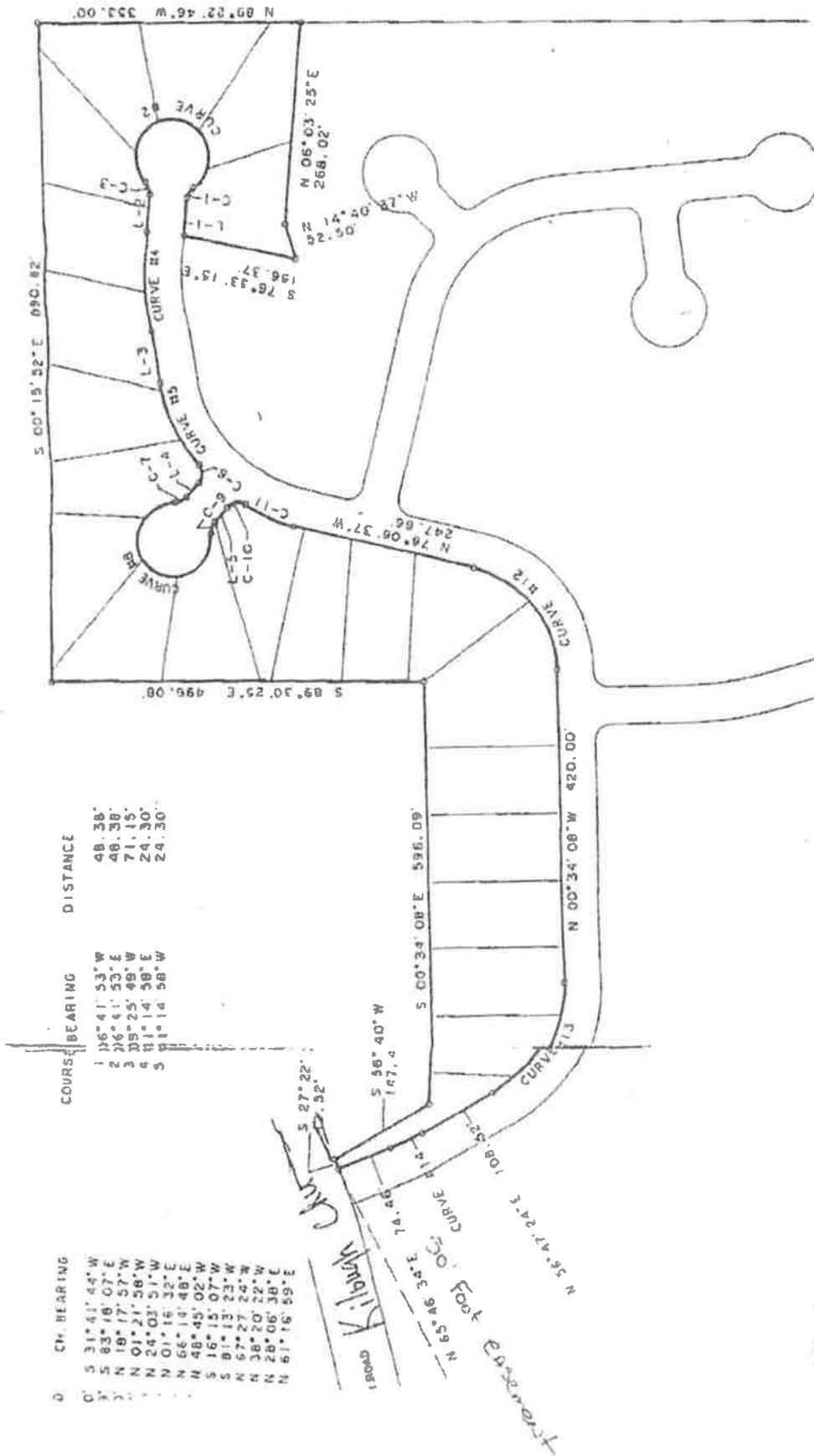
S 89°27'56"W 1320.00'

PLASTIC STAKE

1/2" R.B.S.
WOOD PC. POST

19OCT 11 10:18AM

19OCT11 10:18AM



COURSE	BEARING	DISTANCE
1	116°41'53\"W	48.38'
2	216°41'53\"E	48.38'
3	109°25'49\"W	71.15'
4	111°14'58\"E	24.30'
5	111°14'58\"W	24.30'

CH.	BEARING
0	S 31°41'44\"W
1	S 83°18'07\"E
2	N 19°17'57\"W
3	N 01°21'58\"W
4	N 24°03'5\"W
5	N 01°16'32\"E
6	N 66°14'48\"E
7	N 48°45'02\"W
8	S 16°15'07\"W
9	S 81°13'23\"W
10	N 67°27'24\"W
11	N 38°20'22\"W
12	N 28°06'38\"E
13	N 61°16'59\"E

Handwritten notes:
 100000
 50' Foot Easement
 N 56°47'27\"E 108.52'
 CURVE 114
 147.4
 S 56°40\"W
 5 00°34'08\"E 595.09'
 N 00°34'08\"W 420.00'
 CURVE B12
 N 76°06'37\"W 247.66'
 W. 27
 N 06°03'23\"E 268.02'
 N 05°41'26\"E 196.37'
 S 76°33'15\"E

113 098

ERNEST G. ELLIOTT & SHELLAG. ELLIOTT

Elliotts