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THIS BLOCK RESERVED FOR RECORDING INFORMATION

GRID NORTH

BEARINGS ARE BASED ON NORTH AMERICAN DATUM OF 1983 GEORGIA STATE PLANE COORDINATE SYSTEM (EASTERN ZONE)

GRAPHIC SCALE

0' 100' 200' 400' 600'

1 INCH = 200 FEET

Exhibit A: Plat of Subject Property

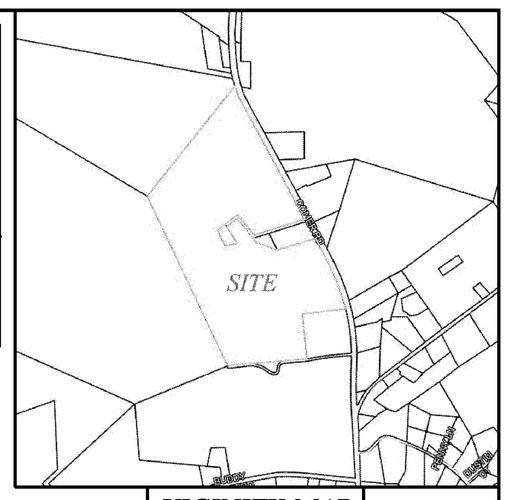
FIELD SURVEY CLOSURE STATEMENT

THE FIELD DATA UPON WHICH THIS PLAT WAS BASED WAS PERFORMED USING A DUAL FREQUENCY EGPS 20TL GNSS RECEIVER. THE DATA WAS COLLECTED USING A REAL TIME KINEMATIC APPLICATION AND HAS A RELATIVE POSITIONAL ACCURACY OF 0.04 FEET AT THE 95% CONFIDENCE LEVEL AND WAS NOT ADJUSTED.

THE FIELD WORK WAS COMPLETED ON 7/16/2026.

PLAT CLOSURE STATEMENT

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,351,500 FEET.



VICINITY MAP
NOT TO SCALE

LINE	BEARING	DISTANCE
L1	S 22°35'32" E	126.83'
L2	S 24°12'19" E	99.51'
L3	S 26°38'24" E	80.63'
L4	S 28°16'44" E	20.86'
L5	S 28°41'56" E	81.61'
L6	S 28°41'56" E	139.91'
L7	S 27°38'00" E	94.36'
L8	S 25°46'45" E	151.53'
L9	S 22°15'10" E	4.63'
L10	S 19°09'09" E	127.27'
L11	S 17°10'38" E	124.30'
L12	S 15°24'02" E	112.07'
L13	S 13°59'53" E	132.03'
L14	S 84°45'36" W	139.25'
L15	N 25°49'06" W	50.82'
L16	S 74°35'40" W	314.97'
L17	S 64°55'06" W	297.48'
L18	S 74°35'43" W	228.69'
L19	S 39°40'32" E	112.28'
L20	S 69°27'22" E	409.52'
L21	N 25°49'06" W	297.57'
L22	N 27°14'44" W	325.97'
L23	N 54°02'26" E	183.71'
L24	S 33°15'45" E	50.00'
L25	S 33°15'45" E	352.95'
L26	N 81°41'26" E	109.53'
L27	S 86°57'02" E	117.79'
L28	N 70°32'48" E	33.25'
L29	N 24°09'22" E	60.18'
L30	N 61°40'22" E	67.09'
L31	N 28°32'00" W	44.93'
L32	S 63°52'49" W	98.01'
L33	N 26°07'11" W	75.01'
L34	N 64°26'31" E	124.71'
L35	N 75°50'14" E	37.30'
L36	S 25°49'06" E	146.84'
L37	S 18°51'48" E	125.36'
L38	N 74°35'43" E	106.94'

APPROVED FOR RECORDING
MS: 774 PR: 229 Date: 8/28/2026
Teresa Jo Campbell
Planning, Zoning and Compliance

N/F McGINNIS PARCEL#091 003 ZONED:A2 P.B.:2019 PAGE 4 D.B. 123 PAGE 521

TIE - N 00°37'13" W 11.71' TO IPF

IPS

L1 L2 L3

(1312.40')

N 38°23'49" E 2541.22'

APPROXIMATE LOCATION OF EASEMENT PER P.B. 13 PAGE 262

RUSSEL DAM-EAST WATKINSVILLE TRANS LINE R/W

8.88 ACRES TOTAL IN POWER LINE R/W

LEXINGTON-JEFFERSON MILLS#2 TRANS LINE R/W
APPROXIMATE LOCATION OF EASEMENT PER P.B. 13 PAGE 262

TRACT 1
58.09 ACRES

Subject Property

S 26°16'44" E 2342.00'

IPS

IPF

S 62°44'43" W 2340.84'

(571.19')

(APPROXIMATE LOCATION OF POND)

TRACT 2
48.31 ACRES

TRACT 5
2.00 ACRES
N/F
WHELESS FAMILY TRUSTS UAD
PARCEL#092 003B
ZONED:A2
(NO RECORD DOCUMENTS FOUND)

(1208.71')

COMER ROAD (A.K.A. STATE HWY 22)
100' R/W--24' PAVED

GRAVEL DRIVEWAY

CONCRETE DRIVEWAY
HOUSE
OVERHANG
GARAGE
SHED
POOL
SHED
AC
GRAVEL DRIVEWAY

S 83°37'23" W 921.13'

19.0'
19.1'

(561.63')

TRACT 3
1.68 ACRES
N/F
WHELESS
PARCEL#092 002
ZONED:A2
P.B. 14 PAGE 532
D.B. 124 PAGE 129
D.B. 80 PAGE 337

(APPROXIMATE LOCATION OF POND)

POOL
SHED
AC
GEN
HOUSE
LP
CONCRETE PAD
CONCRETE DRIVEWAY
CONCRETE PAD

TRACT 4
1.50 ACRES
N/F
WATTS
PARCEL#092 003A
ZONED:A2
P.B. 19 PAGE 80
D.B. 124 PAGE 129
D.B. 13-K PAGE 58

50' INGRESS EGRESS EASEMENT (PER P.B. 14 PAGE 532)

S 74°35'43" W 600.20'

SHED
BARN
SHED
GRAVEL DRIVEWAY
TR
CONCRETE PAD
50' DRIVEWAY EASEMENT (PER P.B. 19 PAGE 80)

S 27°57'22" E 300.47'

S 7°38'00" E 167.74'

S 57°53'05" W 571.87'

WELL

S 22°15'10" E 254.48'

N 81°12'53" E 926.54'

EB
LP
HOUSE
CONCRETE PADS
AC
CONCRETE DRIVEWAY
SHEDS
4" CO

TRACT 8
10.00 ACRES

N 15°58'17" W 440.80'

1" SQUARE BAR

S 84°45'36" W 800.97'

TRACT 6
48.49 ACRES

N/F
HAGEN CREEK PROPERTIES
PARCEL#073 011
ZONED:A2
D.B. 13J PAGE 26

S 71°33'54" W 1880.90'

N 25°52'59" W 3405.10'

(1127.36')

(1144.90')

(APPROXIMATE LOCATION OF POND)

TRACT 7
52.09 ACRES

S 06°20'17" E 799.66'

N/F
FROETSCHEL
PARCEL#092 004
ZONED:AR
P.B.A255 PAGE 2
D.B. 12N PAGE128

IPF BENT (P.O.B.)
GEORGIA STATE PLANE COORDINATE SYSTEM
(EASTERN ZONE)
N:1422347.45
E:371119.57

1" BAR BENT

(APPROXIMATE LOCATION OF POND)

S 84°44'45" W 1422.53'

1" BAR

CHAMPION PAPER COMPANY RIGHT OF WAY (PER P.B. 7 PAGE 429)

N/F
HAGEN CREEK PROPERTIES
0 73 011
D.B. 13J PAGE 26

N/F
ANDREWS
PARCEL#092 005A
ZONED:A2
P.B.:A242 PAGE 3
D.B. 181 PAGE 682

SYMBOL LEGEND

- CALCULATED POINT
- IRON MARKER FOUND
- 1/2 " IRON PIN SET
- CONCRETE MONUMENT
- POWER POLE
- FENCE

PLAT ABBREVIATIONS

IPF -	IRON PIN FOUND
IPS -	IRON PIN SET
PT-	PAINTED TREE
FR -	FIBER OPTIC RISER
R/W -	RIGHT OF WAY
C/L -	CENTERLINE
P.O.C. -	POINT OF COMMENCEMENT
P.O.B. -	POINT OF BEGINNING
SSMH -	SANITARY SEWER MANHOLE
WV -	WATER VALVE
WM -	WATER METER
FH -	FIRE HYDRANT
PP -	POWER POLE
N/F -	NOW OR FORMERLY
DB. -	DEED BOOK
PG -	PAGE
OHE -	OVERHEAD ELECTRIC
PB. -	PLAT BOOK
L.L. -	LAND LOT
GCB -	GATE CONTROL BOX
TR -	TELEPHONE RISER
DWCB -	DOUBLE WING CATCH BASIN
HW -	HEAD WALL
FES -	FLARED END SECTION
JB -	JUNCTION BOX
DI -	DROP INLET
TRAN -	TRANSFORMER
EM -	ELECTRIC METER
EMH -	ELECTRIC MANHOLE
GEN -	GENERATOR
OCS -	OUTLET CONTROL STRUCTURE
P/L -	PROPERTY LINE
SS -	SANITARY SEWER
BSL -	BUILDING SETBACK LINE
FIRM -	FEDERAL INSURANCE RATE MAP
SO-	SIGNIFICANT OBSERVATION

REFERENCES

D.B. 124 PAGE 129
D.B. 13-K PAGE 58
D.B. 83 PAGE 364
P.B. 13 PAGE 261
P.B. 13 PAGE 245
P.B. 14 PAGE 532
P.B. 19 PAGE 80

SURVEYOR CERTIFICATION

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 GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHINICAL 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.

STEVEN R. CRIM, GA. RLS#3600

BASELINE
SURVEYING & ENGINEERING, INC.
P.O. BOX 269
WATKINSVILLE, GEORGIA 30677
706-769-6610
WWW.BASELINEGA.COM

DATE 8/25/2026

PROJECT 26-4492S

DRAWN BY:LDW

ADMINISTRATIVE SUBDIVISION PLAT

SHEET 1 OF 1

REVISIONS	DATE

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CLIENT: TOMMY WHELESS

236th GEORGIA MILITIA DISTRICT

OGLETHORPE COUNTY

PHYSICAL ADDRESS:
495, 539, 541, 537, 463
COMER ROAD
CRAWFORD, GA 30630

PROJECT DATA

1. TOTAL PROJECT ACREAGE: 222.16 ACRES
2. TAX PARCEL #: 092 003, 092 003A, 092 003B, 092 002
3. NO ATTEMPT WAS MADE TO LOCATE UTILITIES OR IMPROVEMENTS ON OR ADJACENT TO THE SUBJECT PROPERTY EXCEPT AS SHOWN HEREON.
4. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A COMPLETE TITLE SEARCH.
5. ZONED A2
6. THIS PROPERTY MAY BE SUBJECT TO ANY EASEMENTS OR RIGHT OF WAYS OF RECORD, SHOWN OR NOT SHOWN

STEVEN R. CRIM
GEORGIA REGISTERED
LAND SURVEYOR #3600

P.O. BOX 269
WATKINSVILLE, GA 30677
706-769-6610

THIS PLAT IS NOT VALID OR RECORDABLE UNLESS SAID SURVEYOR'S SIGNATURE APPEARS IN ORIGINAL BLUE INK OVER THE STAMP.

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH MINIMUM STANDARDS AND REQUIREMENTS OF GEORGIA LAW.

GEORGIA REGISTERED NO. 3600 PROFESSIONAL LAND SURVEYOR STEVEN R. CRIM

LSF#001108
EXPIRES 12-31-2026