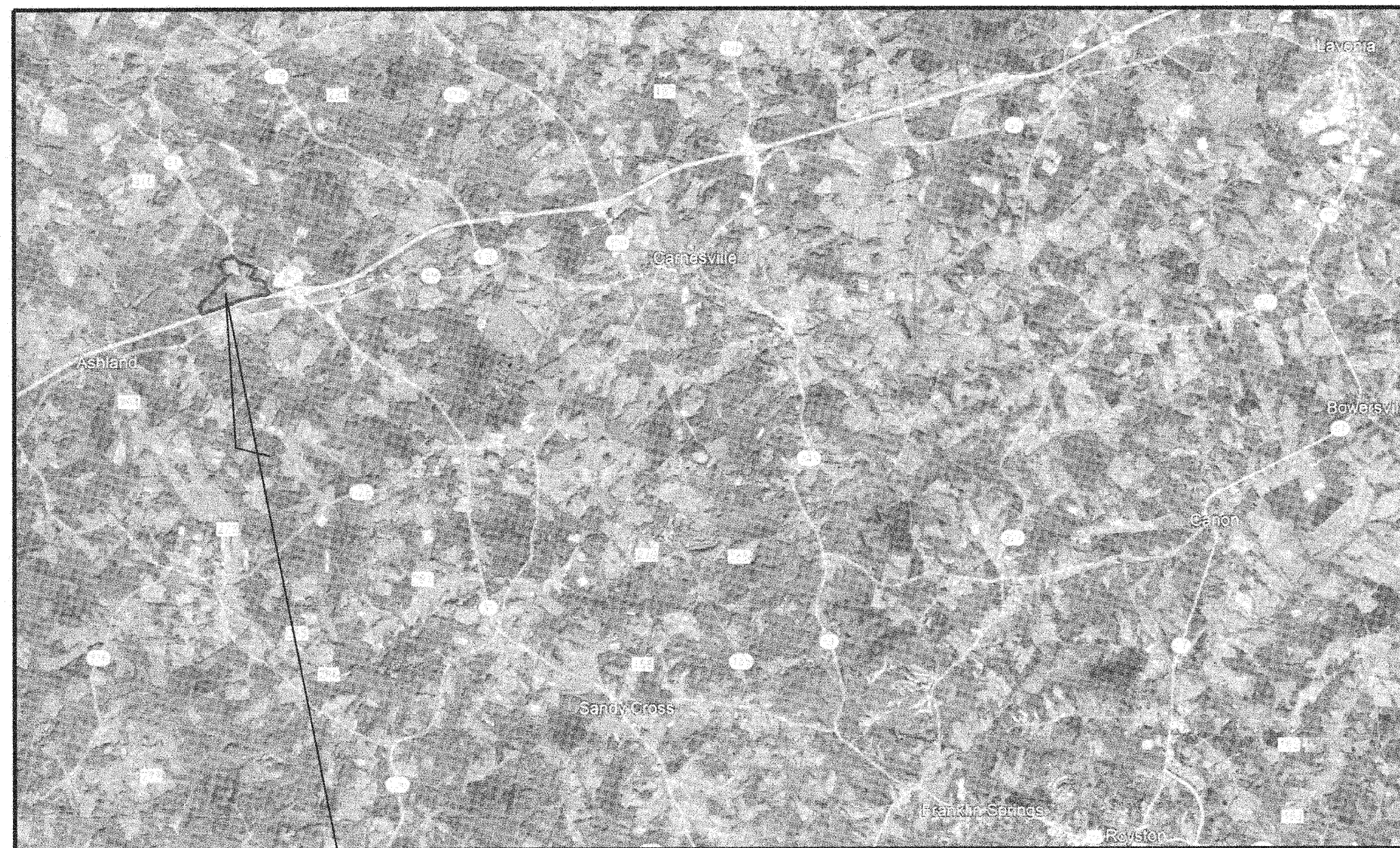


eFiled & eRecorded
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 TIME: 3:37 PM
 PLAT BOOK: 00031
 PAGE: 00639
 RECORDING FEES: \$10.00
 PARTICIPANT ID: 9576554662
 CLERK: Heather Hill
 Franklin County, GA

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LOT COMBINATION PLAT FOR: FRANKLIN 85 DEVELOPMENT, LLC



VICINITY MAP
(NOT TO SCALE)
PROJECT LOCATION

SURVEYOR'S NOTES:

- THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA AS PER FIRM FLOOD INSURANCE RATE MAP OF FRANKLIN COUNTY, GA, MAP NUMBER 13119C0200C, DATED: SEPTEMBER 26TH, 2008. NOTE: THIS PROPERTY DOES NOT HAVE A PRINTED FEMA PANEL FOR REFERENCE. THIS OPINION IS NOT A CERTIFICATION OF FLOOD HAZARD STATUS, BUT IS AN INTERPRETATION OF THE REFERENCED MAP AND PUBLIC DATA. IF THE EXACT LOCATION OR ELEVATIONS OF THE FLOOD HAZARD BOUNDARIES ARE NECESSARY, A MORE DETAILED STUDY MAY BE NEEDED. THIS FIRM ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE ACCURACY OF THE REFERENCED MAP OR PUBLIC DATA.
- IF THIS PROPERTY CONTAINS FEMA AND/OR LOCAL FLOOD HAZARD AREAS, BOTH FEDERAL AND LOCAL RESTRICTIONS MAY APPLY.
- THIS SURVEY WAS PREPARED ON THE GEORGIA STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR PROJECTION, EAST ZONE, NORTH AMERICAN DATUM OF 1983/2007 ADJUSTMENT. THE SCALE FACTOR FOR THIS SITE IS: 1.000041562. (GRID DISTANCE SCALE FACTOR-GROUND DISTANCE). ALL COORDINATES SHOWN HEREON ARE GRID COORDINATES UNLESS OTHERWISE STATED.
- THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGULATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (O.C.G.A.) 15-6-67 AS AMENDED BY HB76 (2017).
- CONVENTIONAL EQUIPMENT USED FOR MEASUREMENT WAS A TOPCON PS 103. GPS EQUIPMENT USED FOR MEASUREMENT WAS A CHAMPION TKO GNSS RECEIVER USING REALTIME KINEMATIC OBSERVATIONS PROCESSED THROUGH THE EGPS NETWORK.
- THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 14,282 FEET AND AN ANGULAR CLOSURE OF 0.00003" PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES RULE. FIELD PARTY S.W., D.W. & D.C.
- THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN OVERALL TOTAL: 2,059,886 FEET.
 PARCEL "A": 456,600 FEET.
 PARCEL "A-1": 228,111 FEET.
 PARCEL "B": 252,870 FEET.
 PARCEL "C": 179,623 FEET.
 PARCEL "D": 892,260 FEET.
 PARCEL "E": 2,799,876 FEET.
 PARCEL "F": 1,695,368 FEET.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF TITLE REVIEW AND IS SUBJECT TO ANY RESERVATIONS, RESTRICTIONS, RIGHTS-OF-WAY AND EASEMENTS OF RECORD.
- THIS PLAT OF SURVEY IS FOR THE EXCLUSIVE USE OF THE PARTIES LISTED UNDER THE CAPTION "SURVEY FOR" ANY THIRD PARTY USE TO BE AT THEIR OWN RISK.
- THIS PROPERTY DOES CONTAIN STATE WATERS REQUIRING AN UNDISTURBED NATURAL BUFFER. LOCAL ORDINANCES MAY ALSO REQUIRE ADDITIONAL BUFFERS FOR THESE AREAS.
- THE FIELD SURVEY WAS LAST CONDUCTED ON JUNE 1ST, 2022.
- THE INTENT OF THIS SURVEY IS TO COMBINE PARCELS A, A1, B, C, D, E & F.

ZONING AND BUILDING SETBACKS (S/B):

INFORMATION PROVIDED BY THE FRANKLIN COUNTY PLANNING & ZONING DEPARTMENT
 CURRENT FRANKLIN COUNTY ZONING: U (LIGHT INDUSTRIAL DISTRICT)
 BUILDING SETBACKS:
 FRONT: 40' FROM RIGHT-OF-WAY LINE
 SIDE: 30' FROM PROPERTY LINE
 REAR: 40' FROM PROPERTY LINE

OWNER'S CERTIFICATION

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, CERTIFIES THAT HE/SHE IS THE FEE SIMPLE ABSOLUTE OWNER OF THE LAND SHOWN ON THIS PLAT AND THAT ALL STATE AND COUNTY TAXES OR OTHER ASSESSMENTS NOW DUE ON THIS LAND HAVE BEEN PAID

FRANKLIN 85 DEVELOPMENT, LLC TITLE
 Matt Healy
 Notary Public
 Robyn G. White
 Notary Public
 Hall County, GA

CERTIFICATE OF APPROVAL:

"Pursuant to the unified development code of Franklin County and all requirements of approval having been fulfilled, this final plat was given final approval by the county and it is entitled to be recorded in the Clerk's Office, Franklin County Superior Court."

Matt Healy 12/06/2022
 Zoning Administrator Date

REFERENCES:

- DEED BOOK 1550, PAGES 66 & 67
- DEED BOOK 1550, PAGES 64 & 65
- DEED BOOK 1550, PAGES 68-71
- DEED BOOK 1550, PAGES 74 & 75
- DEED BOOK 1550, PAGES 61 & 62
- DEED BOOK 1150, PAGES 72 & 73
- DEED BOOK 1445, PAGE 85
- DEED BOOK 1182, PAGE 218
- DEED BOOK 448, PAGE 171
- DEED BOOK 1043, PAGE 120
- DEED BOOK 1380, PAGE 193
- DEED BOOK 885, PAGE 349
- DEED BOOK 1094, PAGE 298
- DEED BOOK 334, PAGE 249
- DEED BOOK 297, PAGE 474
- DEED BOOK 1140, PAGE 339
- DEED BOOK 1085, PAGE 270
- DEED BOOK 1259, PAGE 188
- DEED BOOK 1444, PAGE 261
- DEED BOOK 1494, PAGE 60
- DEED BOOK 1292, PAGE 303
- DEED BOOK 754, PAGE 140
- PLAT BOOK 28, PAGE 800
- PLAT BOOK 21, PAGE 126
- PLAT BOOK 2, PAGE 104
- PLAT BOOK 29, PAGE 98
- PLAT BOOK 9, PAGE 92
- PLAT BOOK 3, PAGE 72
- PLAT BOOK 16, PAGE 45
- PLAT BOOK 14, PAGE 270
- PLAT BOOK 19, PAGE 45
- PLAT BOOK 30, PAGE 858
- PLAT BOOK 21, PAGE 161
- PLAT BOOK 28, PAGE 800
- PLAT BOOK 7, PAGE 332
- PLAT BOOK 17, PAGE 337
- PLAT BOOK 7, PAGE 354
- GEORGIA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP PROJECT I-85-2(10)155, DATED JUNE 9TH, 1961

AREA:

PARCEL "A": 59.76 ACRES
 PARCEL "A-1": 2.31 ACRES
 PARCEL "B": 5.10 ACRES
 PARCEL "C": 1.44 ACRES
 PARCEL "D": 64.31 ACRES
 PARCEL "E": 38.87 ACRES
 PARCEL "F": 13.69 ACRES
 OVERALL TOTAL COMBINATION: 185.48 ACRES

LEGEND:

- ▲ A.I.F. - ANGLE IRON FOUND
- A.F. - AXLE FOUND
- C.M.F. - CONCRETE MONUMENT FOUND
- ▲ A.M.F. - ALUMINUM MONUMENT FOUND
- C.T.F. - CRIMP TOP PIN FOUND
- R.B.F. - REBAR FOUND (SEE DRAWING FOR SIZE)
- O.T.F. - OPEN TOP FOUND (SEE DRAWING FOR SIZE)
- I.P.F. - IRON PIN FOUND
- P.K.N.F. - PARKER KALON NAIL FOUND
- × F.X. - X-CUT FOUND
- N.F. - NAIL FOUND
- R.F. - ROCK FOUND
- R.R.F. - RAILROAD SPIKE FOUND
- T.F. - TACK FOUND
- × P.K.N.S. - PARKER KALON NAIL SET
- R.B.S. - 1/2" REBAR SET & CAP STAMPED "LSF 1029"
- C.M.S. - CONCRETE MONUMENT SET
- N.S. - NAIL SET
- C.P. - CALCULATED POINT
- D.I. - DROP INLET
- J.B. - JUNCTION BOX
- W.I. - WER INLET
- Y.I. - YARD INLET
- C.V. - CABLE TV VAULT
- C.R. - CABLE RISER
- T.R. - TELEPHONE RISER
- T.V. - TELEPHONE VAULT
- T.P. - TELEPHONE POLE
- T.M.H. - TELEPHONE MANHOLE
- U.T.B. - UNDERGROUND TELEPHONE BOX
- A.C. - AIR CONDITIONER
- P.B. - POWER TRANSFORMER BOX
- E.P.B. - ELECTRIC PULL BOX
- E.M. - ELECTRIC METER
- P.P. - POWER POLE
- F.L. - FLOOD LIGHT
- S.P. - SERVICE POLE
- L.P. - LIGHT POLE
- G.W. - GUY WIRE
- G.P. - GUY ANCHOR POLE
- E.S. - ELECTRIC SERVICE
- W.M. - WATER METER
- W.V. - WATER VALVE
- F.H. - FIRE HYDRANT
- F.D.C. - FIRE DEPARTMENT CONNECTION
- I.C.V. - IRRIGATION CONTROL VALVE
- W.P. - WELL POINT
- S.P.G. - WATER SPIGOT
- B.O. - WATER BLOW OFF
- B.F.P. - WATER BACKFLOW PREVENTER
- SPK - SPRINKLER
- C.O. - SANITARY CLEANOUT
- S.S.M.H. - SANITARY SEWER MANHOLE
- G.V. - SANITARY GATE VALVE
- G.T. - GREASE TRAP
- U.M. - UNKNOWN TYPE MANHOLE
- GAS - GAS VALVE
- G.M. - GAS METER
- P.R. - PROPANE TANK
- F.P. - FLAG POLE
- T.S.P. - TRAFFIC SIGNAL POLE
- T.S.B. - TRAFFIC SIGNAL BOX
- M.W. - MONITORING WELL
- S.H. - SPRINKLER
- B.P. - BOLLARD POST
- T.S.N.L. - TRAFFIC SIGN
- H.C.P. - HANDICAP PARKING
- B.M. - BENCHMARK
- H.C.R. - HANDICAP RAMP
- A.H. - ACCESS HATCH
- R.L. - ROOF LINE
- E.P. - EDGE OF PAVEMENT
- B.C. - BACK OF CURB
- S.W.C.B. - SINGLE WING CATCH BASIN
- D.W.C.B. - DOUBLE WING CATCH BASIN
- I.E. - INVERT ELEVATION
- E.L. - ELEVATION
- C.M.P. - CORRUGATED METAL PIPE
- R.C.P. - REINFORCED CONCRETE PIPE
- B.C.C.M.P. - BITUMINOUS COATED CORRUGATED PIPE
- H.D.P.E. - HIGH DENSITY POLYETHYLENE PIPE
- P.V.C. - POLYVINYL CHLORIDE PIPE
- D.I.P. - DUCTILE IRON PIPE
- R.W. - RETAINING WALL
- F.I. - FLARED INLET
- B.T. - BURIED TELEPHONE LINE
- O.T. - OVERHEAD TELEPHONE LINE
- W. - BURIED WATER MAIN
- S. - BURIED SEWER LINE
- G. - BURIED GAS LINE
- E. - BURIED ELECTRIC LINE
- T.V. - BURIED CABLE TV
- C.L. - CHAIN LINK FENCE
- W. - WOOD FENCE
- X. - WIRE FENCE
- O. - WROUGHT IRON FENCE
- O.H.P. - OVERHEAD POWER LINES
- T. - TRAFFIC SIGNAL LINE
- C. - FENCE GATE
- P.L. - PROPERTY LINE
- R/W - RIGHT-OF-WAY
- N/F - NOW OR FORMERLY
- C. - CENTERLINE
- I. - INTERSECTION
- R. - CURVE RADIUS
- L. - CURVE ARC LENGTH
- A. - CURVE CENTRAL ANGLE
- B.R.G. - CHORD BEARING
- C. DIST - CHORD DISTANCE
- L.L. - LAND LOT
- N. - NORTHING COORDINATE
- E. - EASTING COORDINATE
- S/B - SETBACK
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- G.D.O.T. - GEORGIA DEPARTMENT OF TRANSPORTATION
- STA. - STATION
- S.Q. FT. - SQUARE FEET
- C.O. - CONTINUOUS OWNERSHIP
- B. - BUILDING HEIGHT LOCATION
- B.S. - BUILDING HEIGHT (FROM GROUND TO ROOF PEAK)
- X 25.5' - SPOT ELEVATION
- CONCRETE
- WOOD DECKING
- GRAVEL
- ASPHALT
- PAVERBRICK

SURVEYOR'S CERTIFICATION:

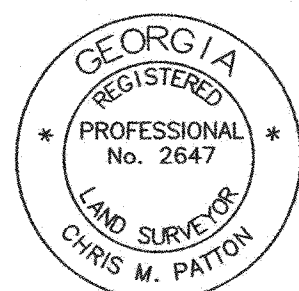
AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR. THIS PLAT HAS BEEN APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS THAT REQUIRE PRIOR APPROVAL FOR RECORDING THIS TYPE OF PLAT OR ONE OR MORE OF THE APPLICABLE LOCAL JURISDICTIONS DO NOT REQUIRE APPROVAL OF THIS TYPE OF PLAT. FOR ANY APPLICABLE LOCAL JURISDICTION THAT REQUIRES APPROVAL OF THIS TYPE OF PLAT, THE NAMES OF THE INDIVIDUALS SIGNING OR APPROVING THIS PLAT, THE AGENCY OR OFFICE OF THAT INDIVIDUAL, AND THE DATE OF APPROVAL ARE LISTED IN THE APPROVAL TABLE SHOWN HEREON. FOR ANY APPLICABLE LOCAL JURISDICTION THAT DOES NOT REQUIRE APPROVAL OF THIS TYPE OF PLAT, THE NAME OF SUCH LOCAL JURISDICTION AND THE NUMBER OF THE APPLICABLE ORDINANCE OR RESOLUTION PROVIDING THAT NO SUCH APPROVAL IS REQUIRED ARE LISTED IN THE APPROVAL TABLE SHOWN HEREON.

THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS MAP, PLAT OR PLAN FOR FILING:

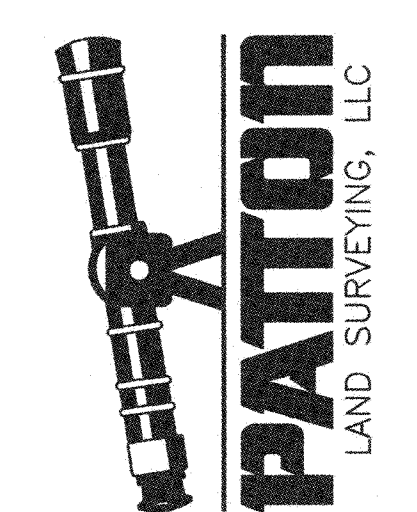
Matt Healy 12/06/2022
 FRANKLIN COUNTY PLANNING DEPARTMENT DATE:

SUCH APPROVALS, AFFIRMATIONS, OR ORDINANCE OR RESOLUTION NUMBERS 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 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.

Chris M. Patton 11/07/2022
 CHRIS M. PATTON, GA. R.L.S. #2647 DATE:



REGISTERED PROFESSIONAL LAND SURVEYORS
 P.O. BOX 256
 GAINESVILLE, GA. 30503
 PHONE: (770) 532-6492
 www.pattonsurveying.com
 LAND SURVEYING FIRM
 CERTIFICATE OF AUTHORIZATION
 NUMBER LSF 001029



COMPUTATIONS BY: J.M.J.
 SURVEYED BY: S.W., D.W. & D.C.
 DRAFTED BY: J.M.J. & C.H.K.
 CHECKED BY: C.M.P.

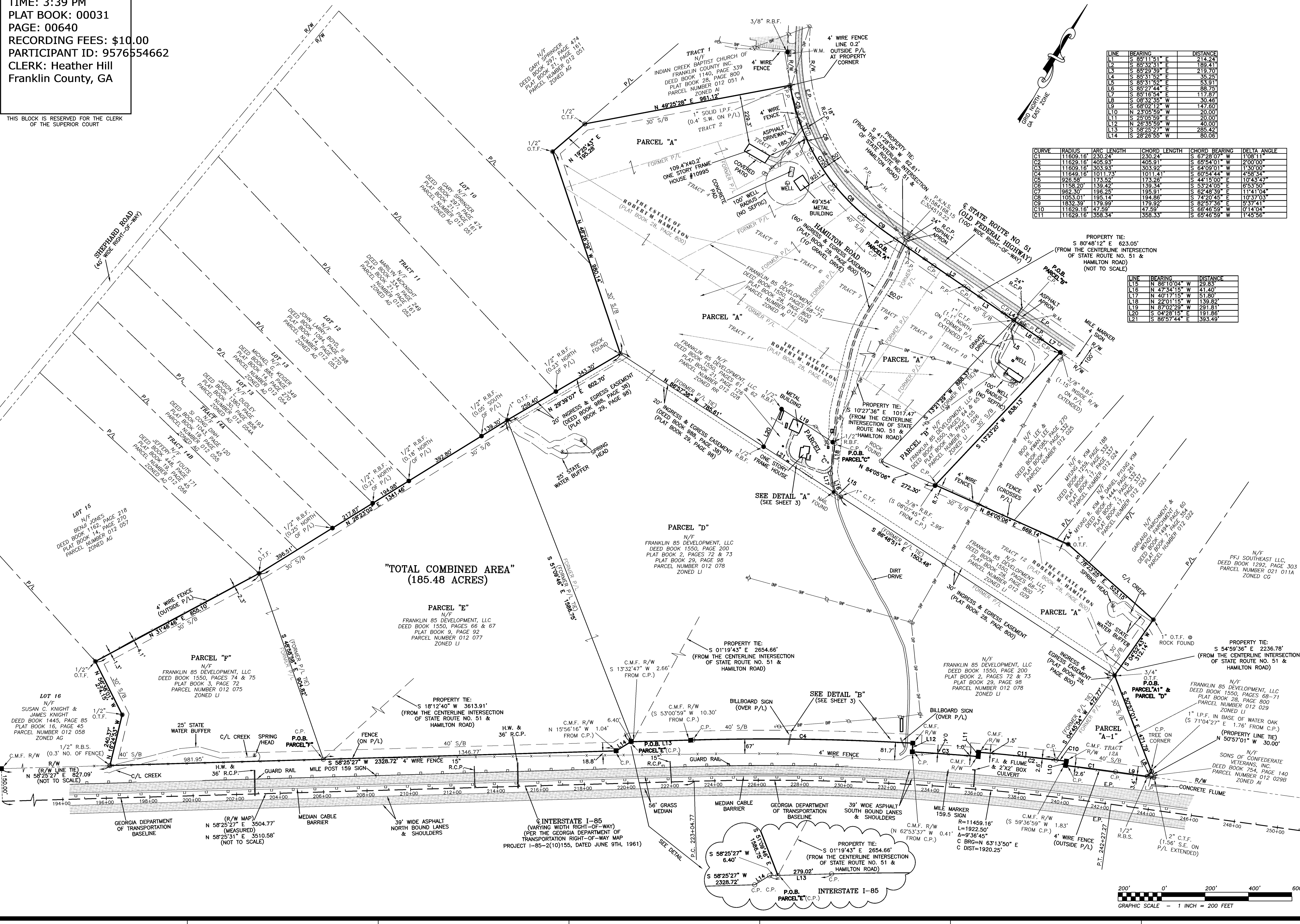
LOT COMBINATION PLAT FOR:
FRANKLIN 85 DEVELOPMENT, LLC
 G.M.D. 263
 FRANKLIN COUNTY, GEORGIA
 - L O C A T E D I N -

REVISIONS			
No.	DATE	DESCRIPTION	REVISIONS
1	11/19/2022	REVISED PER COUNTY COMMENTS	
2	11/28/2022	REVISED PER COUNTY COMMENTS (ADDED SIDE BUILDING SET-BACKS)	
3	11/30/2022	REVISED PER COUNTY COMMENTS (CHANGED SET-BACK TO 40' ALONG I-85)	

SHEET NUMBER:
1 of 3
 SCALE: N/A
 SURVEY DATE: 06/01/2022
 PLAT DATE: 11/07/2022
 22-060.02.dwg
 JN. 22-060

eFiled & eRecorded
 DATE: 12/6/2022
 TIME: 3:39 PM
 PLAT BOOK: 00031
 PAGE: 00640
 RECORDING FEES: \$10.00
 PARTICIPANT ID: 9576554662
 CLERK: Heather Hill
 Franklin County, GA

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LINE	BEARING	DISTANCE
L1	S 85°11'51" E	214.24
L2	S 85°32'31" E	189.41
L3	S 85°29'59" E	219.70
L4	S 85°31'52" E	35.25
L5	S 85°31'52" E	53.91
L6	S 85°27'44" E	88.75
L7	S 85°16'54" E	117.87
L8	S 08°32'35" W	30.46
L9	S 68°02'12" W	147.80
L10	N 23°05'59" W	20.00
L11	S 25°05'59" E	20.00
L12	N 26°35'59" W	40.00
L13	S 58°25'27" W	285.42
L14	S 28°26'55" W	80.06

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	11609.16	230.24	230.24	S 67°28'07" W	1°08'11"
C2	11629.15	405.33	405.31	S 65°40'01" W	2°00'00"
C3	11609.16	303.93	303.92	S 64°09'01" W	1°30'00"
C4	11649.16	1011.73	1011.41	S 60°54'44" W	4°58'34"
C5	926.58	173.52	173.25	S 44°15'00" E	10°43'47"
C6	1158.20	139.42	139.34	S 53°24'05" E	8°33'50"
C7	962.30	196.25	195.91	S 62°48'39" E	11°41'04"
C8	1053.01	195.14	194.86	S 74°20'45" E	10°37'03"
C9	1832.39	179.99	179.92	S 62°57'36" E	5°37'41"
C10	11629.16	47.89	47.89	S 66°48'59" W	0°14'04"
C11	11629.16	358.34	358.33	S 65°48'59" W	1°45'56"

LINE	BEARING	DISTANCE
L15	N 86°10'04" W	41.40
L16	N 47°34'15" W	41.40
L17	N 40°17'15" W	51.80
L18	N 22°01'15" W	139.82
L19	N 87°02'29" W	281.81
L20	S 04°28'15" E	191.86
L21	S 86°57'44" E	193.49

"TOTAL COMBINED AREA"
 (185.48 ACRES)

REGISTERED PROFESSIONAL LAND SURVEYORS
 P.O. BOX 256
 GAINESVILLE, GA 30503
 PHONE: (770) 532-6492
 www.pattonsurveying.com
 LAND SURVEYING FIRM CERTIFICATE OF AUTHORIZATION NUMBER LSF 001029

COMPUTATIONS BY: J.M.J.
 SURVEYED BY: S.W., D.W. & D.C.
 DRAFTED BY: J.M.J.
 CHECKED BY: C.M.P.

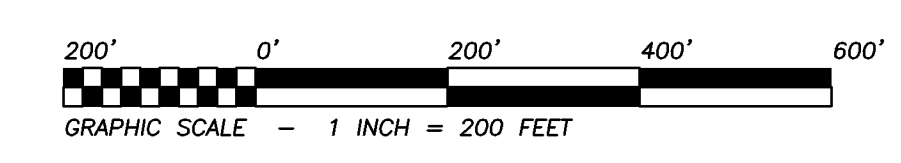
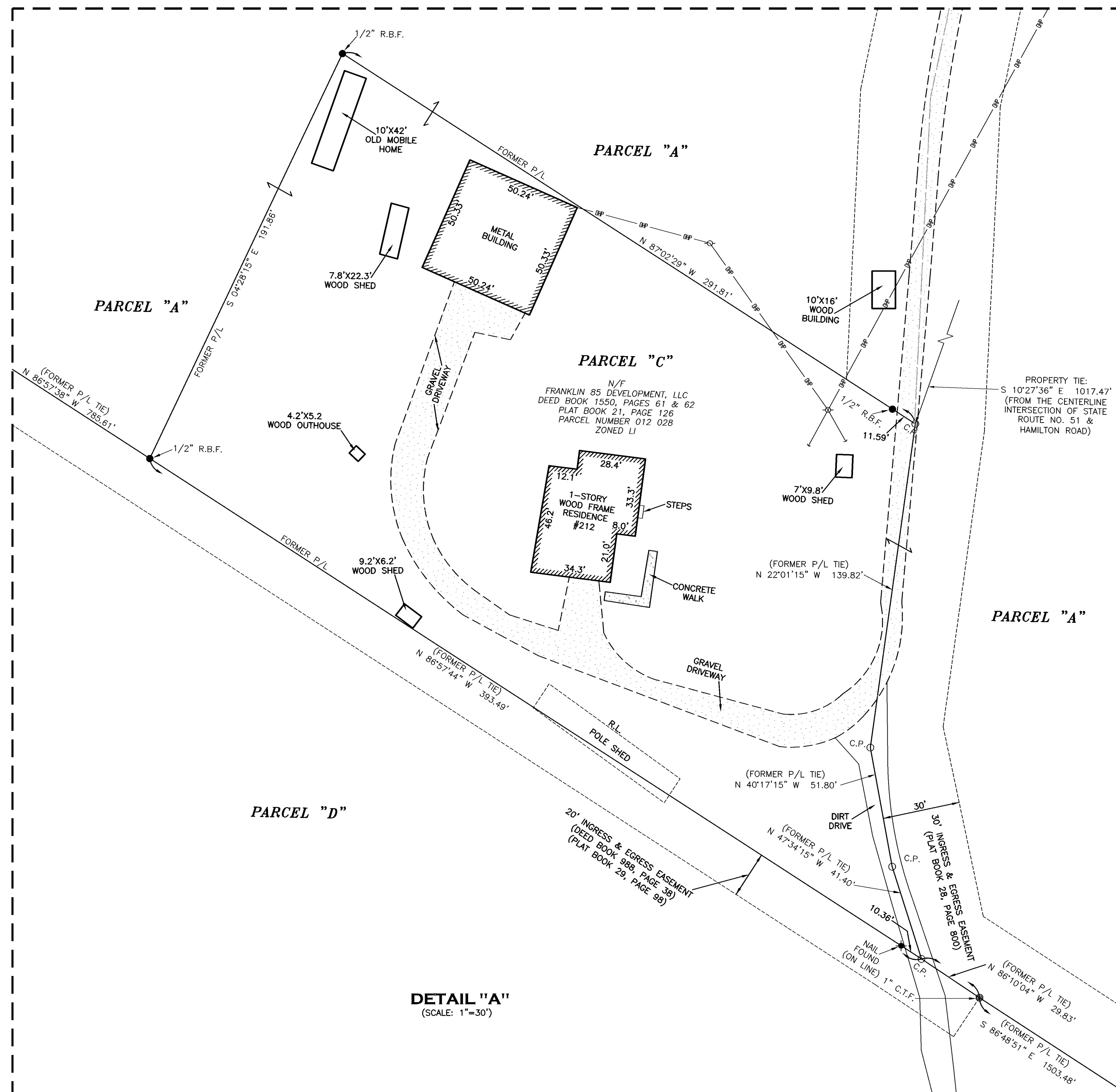
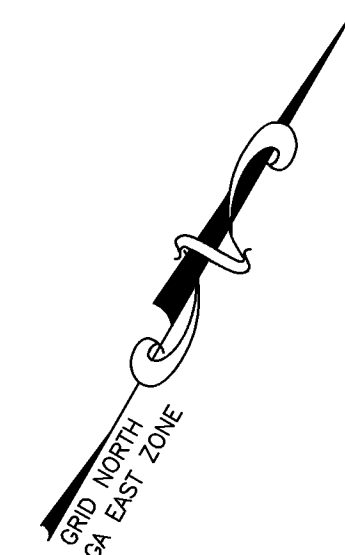
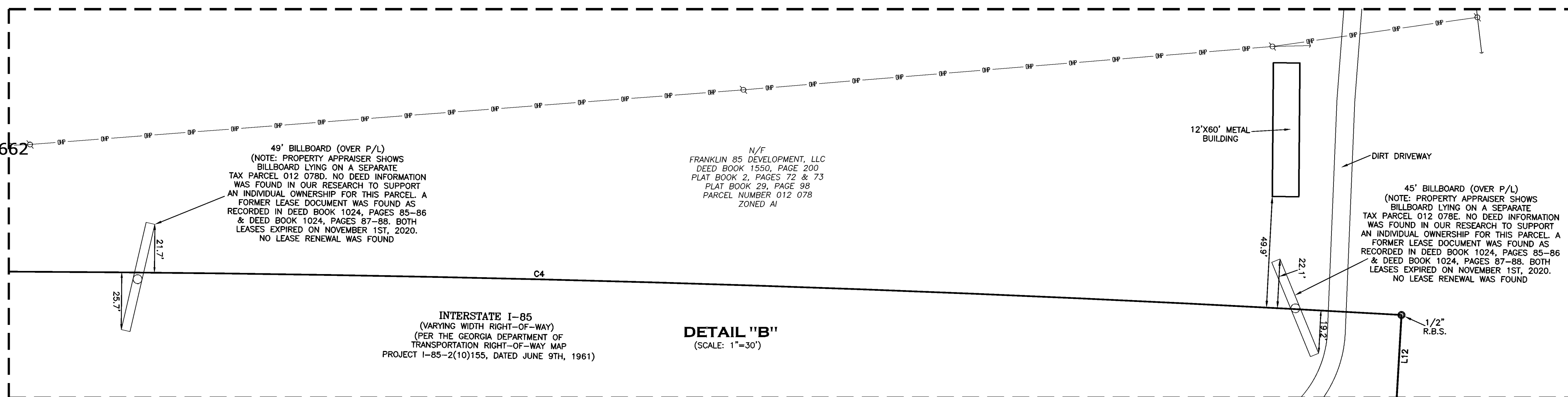
LOT COMBINATION PLAT FOR:
FRANKLIN 85 DEVELOPMENT, LLC
 - LOCATED IN -
 G.M.D. 269
 FRANKLIN COUNTY, GEORGIA

REVISIONS	
NO.	DESCRIPTION
1	11/19/2022 REVISED PER COUNTY COMMENTS
2	11/28/2022 REVISED PER COUNTY COMMENTS (ADDED SIDE BUILDING SET-BACKS)
3	11/30/2022 REVISED PER COUNTY COMMENTS (CHANGED SET-BACK TO 40' ALONG I-85)

SHEET NUMBER:
2 of 3
 SCALE: 1" = 200'
 SURVEY DATE: 06/01/2022
 PLAT DATE: 10/19/2022
 22-060.02.dwg
 JN. 22-060

eFiled & eRecorded
 DATE: 12/6/2022
 TIME: 3:41 PM
 PLAT BOOK: 00031
 PAGE: 00641
 RECORDING FEES: \$10.00
 PARTICIPANT ID: 9576554662
 CLERK: Heather Hill
 Franklin County, GA

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REGISTERED PROFESSIONAL LAND SURVEYORS

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PATTON
 LAND SURVEYING, LLC

LAND SURVEYING FIRM
 CERTIFICATE OF AUTHORIZATION
 NUMBER LSF 001029

COMPUTATIONS BY: J.M.J.
SURVEYED BY: S.W., D.W. & D.C.
DRAFTED BY: J.M.J.
CHECKED BY: C.M.P.

LOT COMBINATION PLAT FOR:

FRANKLIN 85 DEVELOPMENT, LLC

- LOCATED IN -

G.M.D. 269
 FRANKLIN COUNTY, GEORGIA

REVISIONS	
No.	DESCRIPTION
1	REVISED PER COUNTY COMMENTS
2	REVISED PER COUNTY COMMENTS (ADDED SIDE BUILDING SET-BACKS)
3	REVISED PER COUNTY COMMENTS (CHANGED SET-BACK TO 40' ALONG I-95)

SHEET NUMBER:

3 of 3

SCALE: 1" = 30'

SURVEY DATE: 06/01/2022

PLAT DATE: 10/19/2022

22-060.02.dwg
 JN. 22-060