

EASEMENT NOTES

--- DENOTES 50' ACCESS & UTILITY EASEMENT, CENTERED ON PROPERTY LINE (THESE EASEMENTS ARE ALONG AN EXISTING FIELD ROAD)
 --- DENOTES 50' PRESCRIPTIVE EASEMENT ALONG BUTLERS MILL ROAD AND PEBBLES ROAD (25' EACH SIDE OF CENTER OF ROADBED). THIS 50' PRESCRIPTIVE ROAD EASEMENT IS ALSO TO BE A 50' UTILITY EASEMENT.
 NOTE: THERE IS ALSO TO BE A 20' UTILITY EASEMENT, RUNNING ALONG AND ADJACENT TO THE ENTIRE PRESCRIPTIVE EASEMENT (BEGINNING AT THE PRESCRIPTIVE EASEMENT BOUNDARIES AND EXTENDING AN ADDITIONAL 20' INTO TRACTS 1, 18 & 19, AND 20 & 21.)
 THERE IS TO BE A 20' UTILITY EASEMENT ALONG AND ADJACENT TO THE ENTIRE WEST RIGHT-OF-WAY OF GEORGIA HIGHWAY 305. EASEMENT TO BEGIN AT THE RIGHT-OF-WAY AND EXTEND 20' INTO TRACTS 1 THROUGH 18 AND TRACT 21.

CURVED LINES

TRACT 9 = S4°43'54"E, Chord= 90.85', Radius=4257.18', Arc= 90.85'
 TRACT 10 = S6°21'09"E, Chord=150.00', Radius=4257.18', Arc=150.01'
 TRACT 11 = S10°07'15"E, Chord=409.84', Radius=4257.18', Arc=410.00'
 TRACT 12 = S15°42'23"E, Chord=419.83', Radius=4257.18', Arc=420.00'
 TRACT 13 = S20°49'14"E, Chord=339.91', Radius=4257.18', Arc=340.00'
 TRACT 14 = S24°12'20"E, Chord=163.01', Radius=4257.18', Arc=163.02'
 TRACT 17 = S23°11'13"E, Chord=143.97', Radius=1949.86', Arc=144.00'
 TRACT 18 = S15°18'13"E, Chord=391.89', Radius=1949.86', Arc=392.55'
 TRACT 18 & 21 = N71°59'49"E, Chord=216.20', Radius=1000.00', Arc=216.62'
 TRACT 19 & 20 = S75°23'11"W, Chord=339.06', Radius=885.00', Arc=341.17'
 TRACT 21 = S1°28'34"E, Chord=546.79', Radius=1949.86', Arc=548.59'

LEGEND

- ▲ 5/2" ZINC COATED MAGNETIC NAIL SET
- 1/2" DIAMETER IRON REBAR SET (OR TO BE SET)
- METAL UPPOST SET APPROX. 1" HIGH SET OR TO BE SET
- COMPUTED POINT ONLY, NO MARKER
- BROKEN CONCRETE MARKER FOUND
- BEAVER POND AREA
- WIRE FENCE ALONG OR NEAR LINE
- ⊠ HARDWOOD TREE

REFERENCE

1. DEED BOOK 670, PAGE 69 AND PAGE 118
2. PLAT BOOK 4, PAGE 187 (1959 SURVEY)
3. PLAT BOOK A, PAGE 176 (1966 PLAT)

LINE DATA

- 13 TO 14 = 176.84', S68°29'56"E
- 14 TO 15 = 323.24', N88°40'57"E
- 15 TO 16 = 183.83', S79°11'43"E
- 16 TO 17 = 86.23', N68°07'38"E
- 17 TO 18 = 199.46', S62°00'57"E

LINE DATA

- 10 TO 11 = S85°00'24"W, 72.00'
- 11 TO 12 = N14°23'05"E, 226.82'
- 12 TO 10 = S4°07'13"E, 214.00'

POINT 7 = BROKEN CONCRETE MARKER FOUND FROM 7 TO CENTER OF CREEK = 34'. LINE 7 TO 8 IS CENTER OF OLD, ABANDONED ROADBED, BASED ON PLAT BOOK 1, PAGE 60

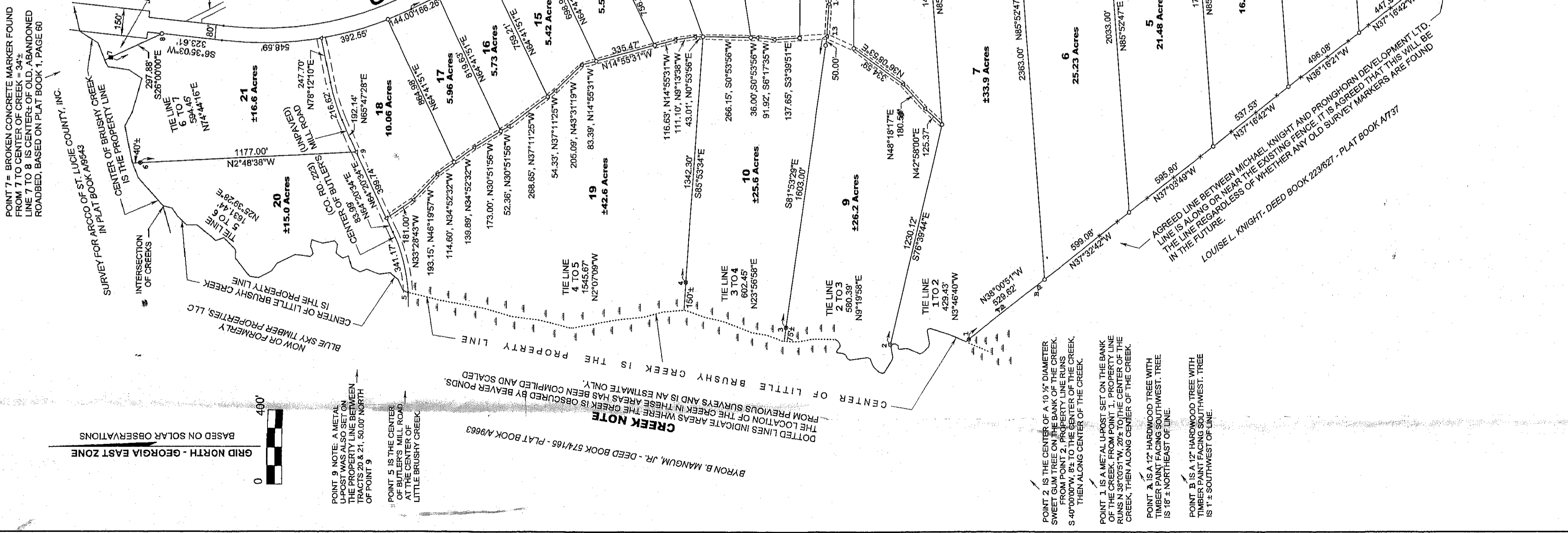
INTERSECTION OF CREEKS IS THE PROPERTY LINE

JOHNNY LOU TERRELL DEED BOOK 674/478 DEED BOOK 202/216 PLAT BOOK 1/60

TERRELL FORTH ROAD (UNPAVED)

GA. HIGHWAY 305 80' R/W
 RW PLANS FROM GA. D.O.T., DATED 1955, SHEET NO. 7 OF 53

GEORGIA HIGHWAY 305 80' R/W



POINT 2 IS THE CENTER OF A 10 1/2" DIAMETER SWEET GUM TREE ON THE BANK OF THE CREEK. FROM POINT 2, PROPERTY LINE RUNS S 40°00'00"W, 84' TO THE CENTER OF THE CREEK, THEN ALONG CENTER OF THE CREEK.

POINT 1 IS A METAL UPPOST SET ON THE BANK OF THE CREEK. FROM POINT 1, PROPERTY LINE RUNS N 39°03'51"W, 20' TO THE CENTER OF THE CREEK, THEN ALONG CENTER OF THE CREEK.

POINT A IS A 12" HARDWOOD TREE WITH TIMBER PAINT FACING SOUTHWEST. TREE IS 18' ± NORTH-EAST OF LINE.

POINT B IS A 12" HARDWOOD TREE WITH TIMBER PAINT FACING SOUTHWEST. TREE IS 1' ± SOUTHWEST OF LINE.

CREEK NOTE
 DOTTED LINES INDICATE AREAS WHERE THE CREEK IS OBSERVED BY BEAVER PONDS FROM PREVIOUS SURVEYS AND IS AN ESTIMATE ONLY.
 THE LOCATION OF THE CREEK IN THESE AREAS HAS BEEN COMPILED AND SCALED BY BYRON B. MANGUM, JR. - DEED BOOK 674/165 - PLAT BOOK A/963

AGREED LINE BETWEEN MICHAEL KNIGHT AND PRONGHORN DEVELOPMENT LTD. LINE IS ALONG OR NEAR THE EXISTING FENCE. IT IS AGREED THAT THIS WILL BE THE LINE REGARDLESS OF WHETHER ANY OLD SURVEY MARKERS ARE FOUND IN THE FUTURE.
 LOUISE L. KNIGHT - DEED BOOK 223/627 - PLAT BOOK A/737

SHADED AREA DENOTES 50' PRESCRIPTIVE EASEMENT FOR PEBBLES ROAD (CO. RD. 225) SEE EASEMENT NOTES ABOVE

PEBBLES ROAD (UNPAVED)

POINT 11 = WEST BOUNDARY OF PRESCRIPTIVE EASEMENT AT PROPERTY LINE
 POINT 12 = WEST BOUNDARY OF PRESCRIPTIVE EASEMENT AT RIGHT-OF-WAY

FILE No. B-201
 Hour Filed 2:45 PM
 Date Filed 11-8-2007
 Deputy Clerk Superior Court
 Burke County, Georgia



The field data upon which this plat is based has a closure precision of one foot in 48,007 feet and an angular error of 0.1" per angle point, and was adjusted using the Compass Rule. Measurements were made using a Topcon GTS-3010 Total Station. This plat has been calculated for closure and is found to be accurate within one foot in 100,000+ feet. FIELD WORK: OCTOBER, NOVEMBER, 2007

THIS SURVEYOR DOES NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN. THIS SURVEY IS NOT INTENDED TO DETERMINE FLOOD ZONES OR WETLANDS.

This plat has been reviewed and approved by the Board of Commissioners of Burke County.

County Building Official

SURVEY FOR
PRONGHORN DEVELOPMENT LTD.
 TRACTS 1 THROUGH 21
 (313.9± ACRES TOTAL)

LOCATED IN THE 69th G.M.D.
 BURKE COUNTY, GEORGIA
 NOVEMBER 8, 2007 SCALE 1" = 400'

Brent Cunningham and Co., Inc.

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