



Russell R. McMurry, P.E., Commissioner
One Georgia Center
600 West Peachtree NW
Atlanta, GA 30308
(404) 631-1990 Main Office

October 30, 2024

Dempsey Auction Company
232 Glenn Miller Blvd.
Rome, GA 30161

RE: State Route 53, Lot 1A,2A & 3A

To Whom It May Concern.

This letter is to acknowledge the intent of the Georgia Department of Transportation in reference to the above site. The purpose of this letter is to inform you of our current policies and procedures relating to permitting residential driveway access at your specific location. It does not bind or commit the Department if policies or conditions change in the future. For these reasons, we advise you or future owners to verify the intent of this office before investing significantly or developing plans on this site.

We have reviewed your plat regarding the above referenced project and parcel and can now advise our position on this matter. We will allow the construction of one residential driveway to serve each individual Lot on the attached plat. The proposed driveway locations shall meet all requirements of the Departments Driveway and Encroachment Manual. Note if any relocation of any utilities is required to install this drive it will be the responsibility of the owners. Please note this letter of intent will expire one year from the above date.

Approval of this permit will be contingent upon the applicant furnishing to the D.O.T. a copy of the Warranty Deed and site plan. The design of the drive and lane requirements shall be discussed with Traffic Operations Manager, Donovan Tucker (678) 721-5295 before plans are developed.

If you have any questions concerning this matter, please feel free to call.

Sincerely,

A handwritten signature in blue ink, appearing to read "Chris Raymond", is written over a light blue horizontal line.

Christopher Decker Raymond, P.E.
District Traffic Engineer

CDR/dt

LAND DIVISION SURVEY FOR
DEMPSEY AUCTION CO. INC.
 BEING IN LAND LOT 61 15th DISTRICT
 3rd SECTION GORDON COUNTY GEORGIA

SCALE 1" = 250' PLAT DATE: OCTOBER 22, 2024



16.339 Acres Total

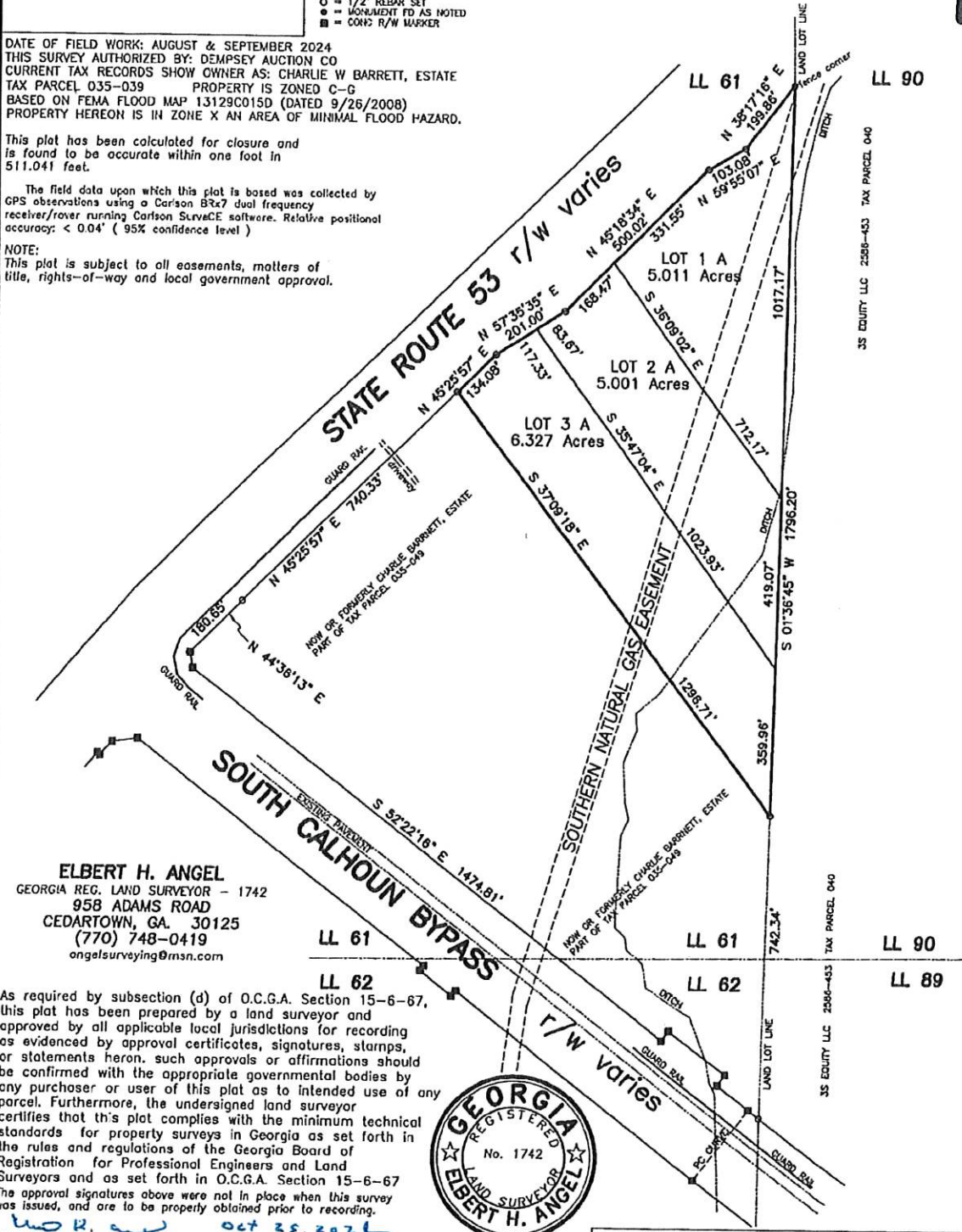
- = 1/2" REBAR SET
- = MONUMENT FD AS NOTED
- = CONC R/W MARKER

DATE OF FIELD WORK: AUGUST & SEPTEMBER 2024
 THIS SURVEY AUTHORIZED BY: DEMPSEY AUCTION CO
 CURRENT TAX RECORDS SHOW OWNER AS: CHARLIE W BARRETT, ESTATE
 TAX PARCEL 035-039 PROPERTY IS ZONED C-G
 BASED ON FEMA FLOOD MAP 13129C015D (DATED 9/26/2008)
 PROPERTY HEREON IS IN ZONE X AN AREA OF MINIMAL FLOOD HAZARD.

This plot has been calculated for closure and
 is found to be accurate within one foot in
 511.041 feet.

The field data upon which this plat is based was collected by
 GPS observations using a Carlson B&T dual frequency
 receiver/rover running Carlson SLevACE software. Relative positional
 accuracy: < 0.04' (95% confidence level)

NOTE:
 This plat is subject to all easements, matters of
 title, rights-of-way and local government approval.



ELBERT H. ANGEL
 GEORGIA REG. LAND SURVEYOR - 1742
 958 ADAMS ROAD
 CEDARTOWN, GA. 30125
 (770) 748-0419
 angelsurveying@msn.com

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 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
 The approval signatures above were not in place when this survey
 was issued, and are to be properly obtained prior to recording.



E.H. Angel *Oct 25, 2024*
 Ebert H. Angel Georgia RLS #1742 DATE

JOB No. 24-059 / 035-039 / PLAT # P-24-082 A



Russell R. McMurry, P.E., Commissioner
One Georgia Center
600 West Peachtree NW
Atlanta, GA 30308
(404) 631-1990 Main Office

October 30, 2024

Dempsey Auction Company
232 Glenn Miller Blvd.
Rome, GA 30161

RE: State Route 53, Lot 1C,2,3C,&4C

To Whom It May Concern.

This letter is to acknowledge the intent of the Georgia Department of Transportation in reference to the above site. The purpose of this letter is to inform you of our current policies and procedures relating to permitting residential driveway access at your specific location. It does not bind or commit the Department if policies or conditions change in the future. For these reasons, we advise you or future owners to verify the intent of this office before investing significantly or developing plans on this site.

We have reviewed your plat regarding the above referenced project and parcel and can now advise our position on this matter. We will allow the construction of one residential driveway to serve each individual lot. See attached plat. The proposed driveway locations shall meet all requirements of the Departments Driveway and Encroachment Manual. Note if any relocation of any utilities is required to install this drive it will be the responsibility of the owners. Please note this letter of intent will expire one year from the above date.

Approval of this permit will be contingent upon the applicant furnishing to the D.O.T. a copy of the Warranty Deed and site plan. The design of the drive and lane requirements shall be discussed with Traffic Operations Manager, Donovan Tucker (678) 721-5295 before plans are developed.

If you have any questions concerning this matter, please feel free to call.

Sincerely,

A handwritten signature in blue ink, appearing to read "Christopher Decker Raymond".

Christopher Decker Raymond, P.E.
District Traffic Engineer

CDR/dt



Russell R. McMurry, P.E., Commissioner
One Georgia Center
600 West Peachtree NW
Atlanta, GA 30308
(404) 631-1990 Main Office

October 30, 2024

Dempsey Auction Company
232 Glenn Miller Blvd.
Rome, GA 30161

RE: State Route 53, C.W. Barrett, Estate Land Lot 61 15th District

To Whom It May Concern.

This letter is to acknowledge the intent of the Georgia Department of Transportation in reference to the above site. The purpose of this letter is to inform you of our current policies and procedures relating to permitting residential driveway access at your specific location. It does not bind or commit the Department if policies or conditions change in the future. For these reasons, we advise you or future owners to verify the intent of this office before investing significantly or developing plans on this site.

We have reviewed your plat regarding the above referenced project and parcel and can now advise our position on this matter. Any proposed improvements to the existing driveway location shall meet all requirements of the Departments Driveway and Encroachment Manual current edition. Note if any relocation of any utilities is required to install this drive it will be the responsibility of the owners. Please note this letter of intent will expire one year from the above date.

Approval of this permit will be contingent upon the applicant furnishing to the D.O.T. a copy of the Warranty Deed and site plan. The design of the drive and lane requirements shall be discussed with Traffic Operations Manager, Donovan Tucker (678) 721-5295 before plans are developed.

If you have any questions concerning this matter, please feel free to call.

Sincerely,

A handwritten signature in blue ink, appearing to read 'C. Decker Raymond', is written over a light blue horizontal line.

Christopher Decker Raymond, P.E.
District Traffic Engineer

CDR/dt

30 Great Valley Parkway
White, GA 30184

Telephone 678-721-5295
Fax 770-387-4851

RETRACEMENT SURVEY FOR
C.W. BARRETT, ESTATE
 BEING IN LAND LOT 61 15th DISTRICT
 3rd SECTION GORDON COUNTY GEORGIA

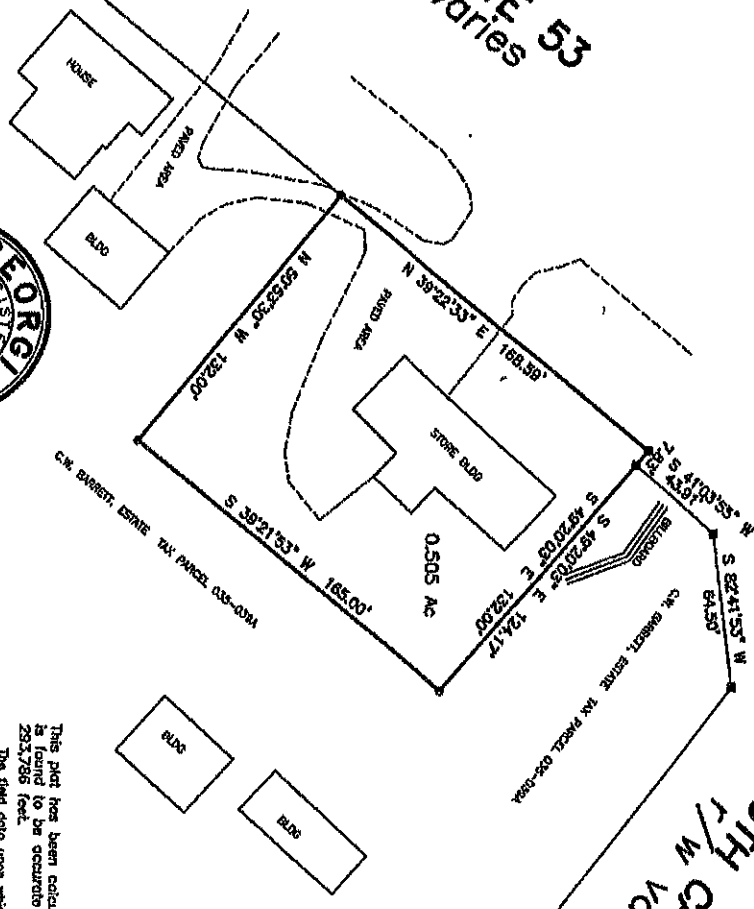
SCALE 1" = 50' PLAT DATE: OCTOBER 31, 2024



DATE OF FIELD WORK: AUGUST & SEPTEMBER 2024
 THIS SURVEY AUTHORIZED BY: DEMARSEY AUCTION CO
 CURRENT TAX RECORDS SHOW OWNER AS: C.W. BARRETT, ESTATE
 TAX PARCEL 035-038A PROPERTY IS ZONED O-6
 BASED ON FEMA FLOOD MAP 13129C015D (DATED 9/26/2008)
 PROPERTY HEREON IS IN ZONE X AN AREA OF MINIMAL FLOOD HAZARD.
 O - 1/2' BEAM SET
 □ - MONUMENT TO AS NOTED
 ■ - CONC 7/8" BARRER

STATE ROUTE 53
 r/w varies

SOUTH CALHOUN BYPASS
 r/w varies



This plat is a retracement of an existing parcel or parcels of land and does not constitute a new survey. It is intended to show the location of any real property boundaries, easements, rights-of-way, or other interests which may affect the parcel or parcels as noted herein. RECONSTRUCTION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, PROFESSIONAL ENGINEER, SURVEYOR, ARCHITECT, OR REALTOR'S COMPLIANCE WITH LOCAL ORDINANCES OR REGULATIONS. ANY USE OF THIS PLAT IN SUBSEQUENT YEARS UNDERSTANDS THAT 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 one to set forth in O.C.G.A. Section 3-3-6-57.

ELBERT H. ANGEL
 GEORGIA REG. LAND SURVEYOR - 1742
 958 ADAMS ROAD
 EDWARDSVILLE, GA 30125
 (770) 748-0419
 engel@surveylog.com



This plat has been calculated for closure and is found to be accurate within one foot in 233,786 feet.
 The field data upon which this plat is based was collected by GPS observations using a Garmin EBCX dual frequency receiver/power running Carlson SmartEC software. Relative positional accuracy: < 0.04 (50% confidence level)
 NOTE:
 This plat is subject to all easements, matters of title, rights-of-way and local government approval.
 JOB No. 24-056 / 035-038A / PLAT# P-24-095

Elbert H. Angel Georgia RES #1742 DATE 31 OCT 2024



Russell R. McMurry, P.E., Commissioner
One Georgia Center
600 West Peachtree NW
Atlanta, GA 30308
(404) 631-1990 Main Office

October 30, 2024

Dempsey Auction Company
232 Glenn Miller Blvd.
Rome, GA 30161

RE: State Route 53, Lot 1B, 2B, & 3B

To Whom It May Concern.

This letter is to acknowledge the intent of the Georgia Department of Transportation in reference to the above site. The purpose of this letter is to inform you of our current policies and procedures relating to permitting residential driveway access at your specific location. It does not bind or commit the Department if policies or conditions change in the future. For these reasons, we advise you or future owners to verify the intent of this office before investing significantly or developing plans on this site.

We have reviewed your plat regarding the above referenced project and parcel and can now advise our position on this matter. We will allow the construction of one residential driveway to serve Lot 1B. Lots 2B and 3B shall have a shared use residential driveway. See attached plat. The proposed driveway locations shall meet all requirements of the Departments Driveway and Encroachment Manual. Note if any relocation of any utilities is required to install this drive it will be the responsibility of the owners. Please note this letter of intent will expire one year from the above date.

Approval of this permit will be contingent upon the applicant furnishing to the D.O.T. a copy of the Warranty Deed and site plan. The design of the drive and lane requirements shall be discussed with Traffic Operations Manager, Donovan Tucker (678) 721-5295 before plans are developed.

If you have any questions concerning this matter, please feel free to call.

Sincerely,

A handwritten signature in blue ink, appearing to read "Chris Raymond", is written over a light blue horizontal line.

Christopher Decker Raymond, P.E.
District Traffic Engineer

CDR/dt

LAND DIMENSION SURVEY FOR
THE LANDLORD, INC.
 BEING IN LAND LOTS 61 & 62 15th DISTRICT
 3rd SECTION GORDON COUNTY GEORGIA

SCALE 1" = 250' PLAT DATE: OCTOBER 23, 2024



- = 1/2" REBAR SET
- = MONUMENT FD AS NOTED
- = CONC R/W MARKER

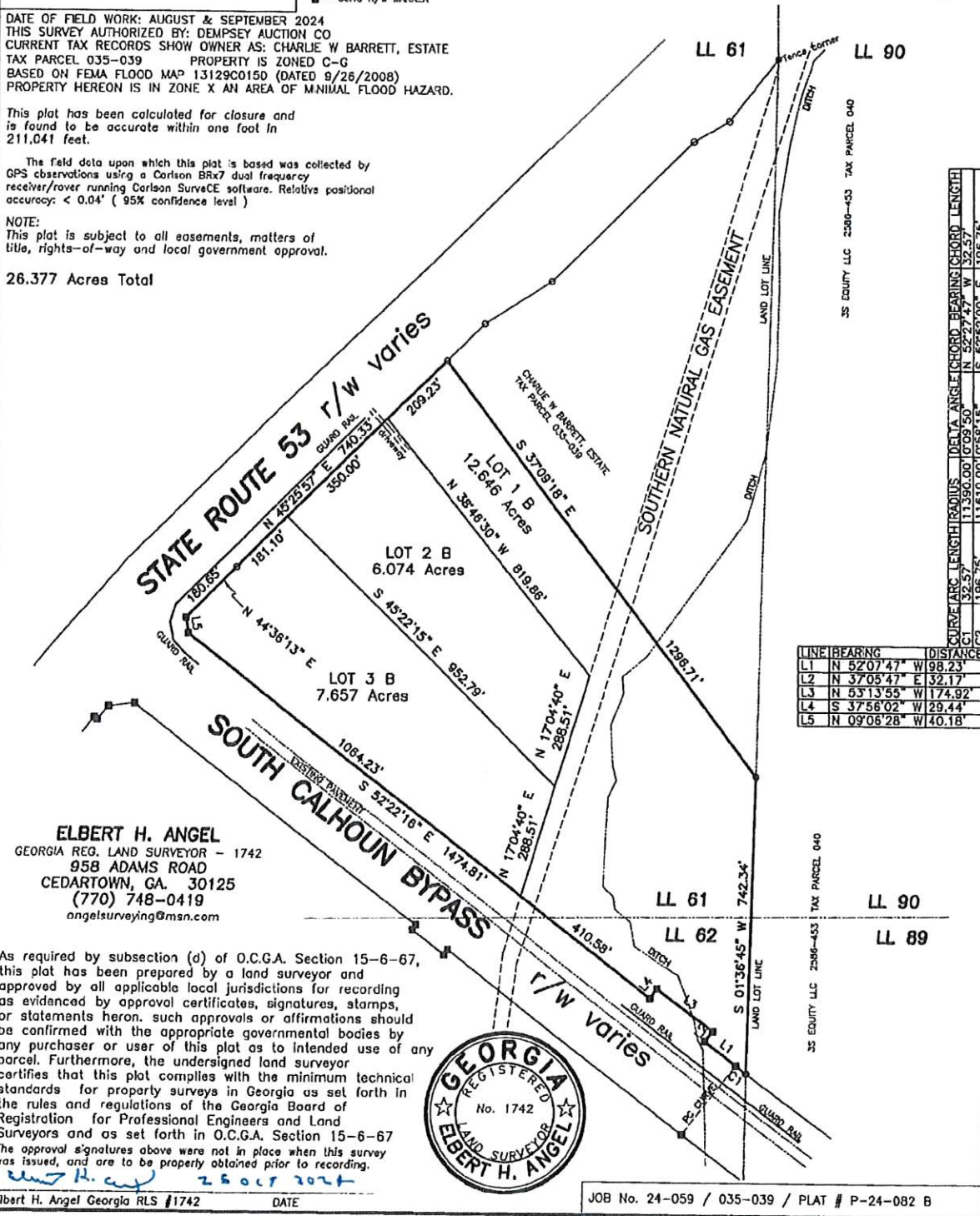
DATE OF FIELD WORK: AUGUST & SEPTEMBER 2024
 THIS SURVEY AUTHORIZED BY: DEMPSEY AUCTION CO
 CURRENT TAX RECORDS SHOW OWNER AS: CHARLIE W BARRETT, ESTATE
 TAX PARCEL 035-039 PROPERTY IS ZONED C-G
 BASED ON FEMA FLOOD MAP 13129C015D (DATED 9/26/2008)
 PROPERTY HEREON IS IN ZONE X AN AREA OF MINIMAL FLOOD HAZARD.

This plat has been calculated for closure and is found to be accurate within one foot in 211,041 feet.

The field data upon which this plat is based was collected by GPS observations using a Carlson Brx7 dual frequency receiver/rover running Carlson SurveCE software. Relative positional accuracy: < 0.04' (95% confidence level)

NOTE:
 This plat is subject to all easements, matters of title, rights-of-way and local government approval.

26.377 Acres Total



CURVE ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARINGS	CHORD LENGTH
C1	11,390.00'	0°09'50"	N 52°27'47" W	32.57'
C2	196.75'	116°10'00"	S 57°52'00" E	196.75'

LINE	BEARING	DISTANCE
L1	N 52°07'47" W	98.23'
L2	N 37°05'47" E	32.17'
L3	S 53°13'55" W	174.92'
L4	S 37°56'02" W	20.44'
L5	N 09°06'28" W	40.18'

ELBERT H. ANGEL
 GEORGIA REG. LAND SURVEYOR - 1742
 958 ADAMS ROAD
 CEDARTOWN, GA. 30125
 (770) 748-0419
 angelsurveying@msn.com

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 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. The approval signatures above were not in place when this survey was issued, and are to be properly obtained prior to recording.



Elbert H. Angel Georgia RLS #1742 DATE

JOB No. 24-059 / 035-039 / PLAT # P-24-082 B



Russell R. McMurry, P.E., Commissioner
One Georgia Center
600 West Peachtree NW
Atlanta, GA 30308
(404) 631-1990 Main Office

October 30, 2024

Dempsey Auction Company
232 Glenn Miller Blvd.
Rome, GA 30161

RE: State Route 53, Lot 1D,2D,3D, & 4D

To Whom It May Concern.

This letter is to acknowledge the intent of the Georgia Department of Transportation in reference to the above site. The purpose of this letter is to inform you of our current policies and procedures relating to permitting residential driveway access at your specific location. It does not bind or commit the Department if policies or conditions change in the future. For these reasons, we advise you or future owners to verify the intent of this office before investing significantly or developing plans on this site.

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Approval of this permit will be contingent upon the applicant furnishing to the D.O.T. a copy of the Warranty Deed and site plan. The design of the drive and lane requirements shall be discussed with Traffic Operations Manager, Donovan Tucker (678) 721-5295 before plans are developed.

If you have any questions concerning this matter, please feel free to call.

Sincerely,

A handwritten signature in blue ink, appearing to read "C. Decker Raymond", is written over a light blue horizontal line.

Christopher Decker Raymond, P.E.
District Traffic Engineer

CDR/dt



ELBERT H. ANGEL
 GEORGIA REG. LAND SURVEYOR - 1742
 958 ADAMS ROAD
 CEDARTOWN, GA. 30125
 (770) 748-0419
 engel@surveyingman.com

This plat has been calculated for closure and is found to be accurate within one foot in 511,041 feet.

The field data upon which this plat is based was collected by GPS observations using a Garmin BRV7 dual frequency receiver/total station running Carlson SURVEY software. Relative positional accuracy: < 0.04' (95% confidence level)

NOTE:
 This plat is subject to all easements, matters of title, rights-of-way and local government approval.

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 appropriate certifications, signatures, stamps, or statements herein, such as 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 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. The approval signatures above were not in place when this survey was issued, and are to be properly obtained prior to recording.

Elbert H. Angel Georgia RLS #1742 DATE 25 OCT 2024

STATE ROUTE 53 r/w varies

DATE OF FIELD WORK: AUGUST & SEPTEMBER 2024
 THIS SURVEY AUTHORIZED BY: DEMPSEY AUCTION CO
 CURRENT TAX RECORDS SHOW OWNER AS: CHARLE W BARRETT, ESTATE
 65.170 Acres Total

TAX PARCEL 035-039
 BASED ON FEMA FLOOD MAP 13129C015D (DATED 9/28/2008)
 PROPERTY HEREON IS IN ZONE X AN AREA OF MINIMAL FLOOD HAZARD.

- 1/2" REBAR SET
- 1" CONCRETE TO AS NOTED
- CONE 1/4" DIAMETER



SCALE 1" = 250' PLAT DATE: OCTOBER 25, 2024

FLIPPER MCDANIEL & ASSOCIATES, INC
 BEING IN LAND LOTS 59 & 62 15th DISTRICT
 3rd SECTION GORDON COUNTY GEORGIA

LAND DIVISION SURVEY FOR

LL 62
 LL 63
 LL 88

JOB No. 24-059 / 035-039 / PLAT # P-24-092 D

RUSSELL & KAY KORN
 TAX PARCEL 035-054

35 EQUITY LLC 2586-453 TAX PARCEL 040

GEO NORTH
 GEORGIA WEST

