



FORT REALTY

SELLER'S PROPERTY DISCLOSURE STATEMENT EXHIBIT " _____ "



2021 Printing

This Seller's Property Disclosure Statement ("Statement") is an exhibit to the Purchase and Sale Agreement with an Offer Date of _____ for the Property (known as or located at: 209 River Valley Drive Hartwell, Georgia, 30643). This Statement is intended to make it easier for Seller to fulfill Seller's legal duty to disclose hidden defects in the Property of which Seller is aware. Seller is obligated to disclose such defects even when the Property is being sold "as-is."

A. INSTRUCTIONS TO SELLER IN COMPLETING THIS STATEMENT.

In completing this Statement, Seller agrees to:

- (1) answer all questions in reference to the Property and the improvements thereon;
- (2) answer all questions fully, accurately and to the actual knowledge and belief of all Sellers;
- (3) provide additional explanations to all "yes" answers in the corresponding Explanation section below each group of questions, unless the "yes" answer is self-evident;
- (4) promptly revise the Statement if there are any material changes in the answers to any of the questions prior to closing and provide a copy of the same to the Buyer and any Broker Involved in the transaction.

B. HOW THIS STATEMENT SHOULD BE USED BY BUYER. Caveat emptor or "buyer beware" is the law in Georgia. Buyer should conduct a thorough inspection of the Property. If Seller has not occupied the Property recently, Seller's knowledge of the Property's condition may be limited. Buyer is expected to use reasonable care to inspect the Property and confirm that is suitable for Buyer's purposes. If an inspection of the Property reveals problems or areas of concern that would cause a reasonable Buyer to investigate further, Buyer should investigate further. A "yes" or "no" answer to a question means "yes" or "no" to the actual knowledge and belief of all Sellers of the Property.

C. SELLER DISCLOSURES.

1. GENERAL:	YES	NO
(a) What year was the main residential dwelling constructed? <u>2007</u>		
(b) Is the Property vacant? <u>YES</u>		
If yes, how long has it been since the Property has been occupied? <u>1 Month</u>		
(c) Is the Property or any portion thereof leased? <u>NO</u>		
(d) Has the Property been designated as historic or in a historic district where permission must be received to make modifications and additions? <u>NO</u>		

EXPLANATION:

2. COVENANTS, FEES, and ASSESSMENTS:	YES	NO
(a) Is the Property subject to a recorded Declaration of Covenants, Conditions, and Restrictions ("CC&Rs") or other similar restrictions?		<input checked="" type="checkbox"/>
(b) Is the Property part of a condominium or community in which there is a community association? IF YES, SELLER TO COMPLETE AND PROVIDE BUYER WITH A "COMMUNITY ASSOCIATION DISCLOSURE EXHIBIT" GAR F322.		<input checked="" type="checkbox"/>

EXPLANATION:

3. LEAD-BASED PAINT:	YES	NO
(a) Was any part of the residential dwelling on the Property or any painted component, fixture, or material used therein constructed or manufacture prior to 1978? IF YES, THE "LEAD-BASED PAINT EXHIBIT" GAR F316 MUST BE EXECUTED BY THE PARTIES AND THE "LEAD-BASED PAINT PAMPHLET" GAR CB04 MUST BE PROVIDED TO THE BUYER.		<input checked="" type="checkbox"/>

4. STRUCTURAL ITEMS, ADDITIONS AND ALTERATIONS:	YES	NO
(a) Has there been any settling, movement, cracking or breakage of the foundations or structural supports of the improvements?		✓
(b) Have any structural reinforcements or supports been added?		✓
(c) Have there been any additions, structural changes, or any other major alterations to the original improvements or Property, including without limitation pools, carports or storage buildings?		✓
(d) Has any work been done where a required building permit was not obtained?		✓
(e) Are there violations of building codes, housing codes, or zoning regulations (not otherwise grandfathered)?		✓
(f) Have any notices alleging such violations been received?		✓
(g) Is any portion of the main dwelling a mobile, modular or manufactured home?		✓
(h) Was any dwelling or portion thereof (excluding mobile, modular and manufactured dwelling) moved to the site from another location?		✓

EXPLANATION:

5. SYSTEMS and COMPONENTS:	YES	NO
(a) Approximate age of HVAC system(s): <u>13</u> years		
(b) Has any part of the HVAC system(s) been replaced during Seller's ownership?		✓
(c) Date of last HVAC system(s) service: <u>5 YRS AGO</u>		
(d) Is any heated and cooled portion of the main dwelling not served by a central heating and cooling system?		✓
(e) Is any portion of the heating and cooling system in need of repair or replacement?		✓
(f) Does any dwelling or garage have aluminum wiring other than in the primary service line?		✓
(g) Are any fireplaces decorative only or in need of repair?		✓
(h) Have there been any reports of damaging moisture behind exterior walls constructed of synthetic stucco?		✓
(i) Are any systems/components subject to a lease or rental payment plan (i.e. HVAC, security system, appliances, solar systems, etc.)?		✓

EXPLANATION:

6. SEWER/PLUMBING RELATED ITEMS:	YES	NO
(a) Approximate age of water heater(s): <u>13</u> years		
(b) What is the drinking water source: <input checked="" type="checkbox"/> public <input type="checkbox"/> private <input type="checkbox"/> well		
(c) If the drinking water is from a well, has there ever been a test the results of which indicate that the water is not safe to drink?		
(d) What is the sewer system: <input type="checkbox"/> public <input type="checkbox"/> private <input checked="" type="checkbox"/> septic tank		
(e) If the Property is served by a septic system, how many bedrooms was the septic system approved for by local government authorities? <u>4</u>		
(f) Is the main dwelling served by a sewage pump?		✓
(g) Has any septic tank or cesspool on Property ever been professionally serviced?		✓
If yes, please give the date of last service: _____		
(h) Are there any leaks, backups, or other similar problems with any portion of the plumbing, water, or sewage systems or damage therefrom?		✓
(i) Is there presently any polybutylene plumbing, other than the primary service line?		✓
(j) Has there ever been any damage from a frozen water line, spigot, or fixture?		✓

EXPLANATION:

7. ROOFS, GUTTERS, and DOWNSPOUTS:	YES	NO
(a) Approximate age of roof on main dwelling: <u>13</u> years.		
(b) Has any part of the roof been repaired during Seller's ownership?		<input checked="" type="checkbox"/>
(c) Are there any roof leaks or other problems with the roof, roof flashing, gutters, or downspouts?		<input checked="" type="checkbox"/>
EXPLANATION:		

8. FLOODING, DRAINING, MOISTURE, and SPRINGS:	YES	NO
(a) Is there now or has there been any water intrusion in the basement, crawl space or other parts of any dwelling or garage or damage therefrom?		<input checked="" type="checkbox"/>
(b) Have any repairs been made to control water intrusion in the basement, crawl space, or other parts of any dwelling or garage?		<input checked="" type="checkbox"/>
(c) Is any part of the Property or any improvements thereon presently located in a Special Flood Hazard Area?		<input checked="" type="checkbox"/>
(d) Has there ever been any flooding?		<input checked="" type="checkbox"/>
(e) Are there any streams that do not flow year round or underground springs?		<input checked="" type="checkbox"/>
(f) Are there any dams, retention ponds, storm water detention basins, or other similar facilities?		<input checked="" type="checkbox"/>
EXPLANATION:		

9. SOIL AND BOUNDARIES:	YES	NO
(a) Are there any landfills (other than foundation backfill), graves, burial pits, caves, mine shafts, trash dumps or wells (in use or abandoned)?		<input checked="" type="checkbox"/>
(b) Is there now or has there ever been any visible soil settlement or movement?		<input checked="" type="checkbox"/>
(c) Are there presently any encroachments, unrecorded easements or boundary line disputes with a neighboring property owner?		<input checked="" type="checkbox"/>
(d) Do any of the improvements encroach onto a neighboring property?		<input checked="" type="checkbox"/>
EXPLANATION:		

10. TERMITES, DRY ROT, PESTS, and WOOD DESTROYING ORGANISMS:	YES	NO
(a) Is there any damage or hazardous condition resulting from animal intrusion (such as squirrels, bats, mice, possum or raccoons); insects (such as termites, bees and ants); or by fungi or dry rot?		<input checked="" type="checkbox"/>
(b) Is there presently a bond, warranty or service contract for termites or other wood destroying organisms by a licensed pest control company?		<input checked="" type="checkbox"/>
If yes, is the cost to transfer? \$ _____ What is the annual cost? _____		
If yes, company name/contact: _____		
Coverage: <input type="checkbox"/> re-treatment and repair <input type="checkbox"/> re-treatment <input type="checkbox"/> periodic inspections only		
Expiration Date _____ Renewal Date _____		
(c) Is there a cost to maintain the bond, warranty or service contract?		<input checked="" type="checkbox"/>
If yes, what is the annual cost? \$ _____		
EXPLANATION:		

11. ENVIRONMENTAL, HEALTH, and SAFETY CONCERNS:	YES	NO
(a) Are there any underground tanks or toxic or hazardous substances such as asbestos?		✓
(b) Has Methamphetamine ("Meth") ever been produced on the Property?		✓
(c) Have there ever been adverse test results for radon, lead, mold or any other potentially toxic or environmentally hazardous substances?		✓

EXPLANATION:

12. LITIGATION and INSURANCE:	YES	NO
(a) Is there now or has there been any litigation therein alleging negligent construction or defective building products?		✓
(b) Has there been any award or payment of money in lieu of repairs for defective building products or poor construction?		✓
(c) Has any release been signed regarding defective products or poor construction that would limit a future owner from making any claims?		✓
(d) During Seller's ownership have there been any insurance claims for more than 10% of the value of the Property?		✓
(e) Is the Property subject to a threatened or pending condemnation action?		✓
(f) How many insurance claims have been filed during Seller's ownership? <u>0</u>		

EXPLANATION:

13. OTHER HIDDEN DEFECTS:	YES	NO
(a) Are there any other hidden defects that have not otherwise been disclosed?		✓

EXPLANATION:

14. AGRICULTURAL DISCLOSURE:	YES	NO
(a) Is Property within, partially within, or adjacent to any property zoned or identified on an approved county land use plan as agricultural or forestry use?		✓

It is the policy of this state and this community to conserve, protect, and encourage the development and improvement of farm and forest land for the production of food, fiber, and other products, and also for its natural and environmental value. This notice is to inform prospective property owners or other persons or entities leasing or acquiring an interest in real property that property in which they are about to acquire an interest lies within, partially within, or adjacent to an area zoned, used, or identified for farm and forest activities and that farm and forest activities occur in the area. Such farm and forest activities may include intensive operations that cause discomfort and inconveniences that involve, but are not limited to, noises, odors, fumes, dust, smoke, insects, operations of machinery during any 24-hour period, storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides, and pesticides. One or more of these inconveniences may occur as the result of farm or forest activities which are in conformance with existing laws and regulations and accepted customs and standards.

ADDITIONAL EXPLANATIONS (if needed):

D. FIXTURES CHECKLIST

Directions on HOW TO USE: It is often unclear what constitutes a fixture which remains with the Property versus personal property which does not remain with the Property. To avoid disputes, Seller shall have the right to remove all items on the checklist below that are left blank. THE ITEMS ON THE CHECKLIST BELOW THAT ARE CHECKED OR MARKED SHALL REMAIN WITH THE PROPERTY. All items remaining with Property shall include remotes and/or all accessories necessary for use. Unless otherwise indicated, if an item is left blank, the Seller may remove all of that item from the Property. For example, if "Refrigerator" is left blank, Seller may remove all Refrigerators on the Property. This checklist is intended to supersede the common law of fixtures with regard to the items below. The common law of fixtures shall apply to all items not on this checklist. Seller shall remove all items left blank below prior to closing or the transfer of possession, whichever is later. Seller shall lose the right to remove those items not timely removed but shall remain liable for the cost of Buyer having to dispose of such items provided that Buyer disposes of them within 30 days after Closing. In removing items, Seller shall use reasonable care to prevent and repair damage to the area where the item was removed.

Items identified as remaining with the Property shall mean those specific items as they existed in the Property as of the Offer Date. No such item shall be removed from the Property unless it is broken or destroyed. In the event such item is removed, it shall be replaced with a substantially identical item, if reasonably available. If not reasonably available, it shall be replaced with a substantially similar item of equal quality and value, or better. The same or newer model of the item being replaced in the same color and size and with the same functions or better shall be considered substantially identical. This section entitled "Fixtures Checklist" shall survive Closing.

Appliances

- Clothes Dryer
- Clothes Washing Machine
- Dishwasher
- Garage Door Opener
- Garbage Disposal
- Ice Maker
- Microwave Oven
- Oven
- Refrigerator w/o Freezer
- Refrigerator/Freezer
- Free Standing Freezer
- Stove
- Surface Cook Top
- Trash Compactor
- Vacuum System
- Vent Hood
- Warming Drawer
- Wine Cooler

Home Media

- Amplifier
- Cable Jacks
- Cable Receiver
- Cable Remotes
- Intercom System
- Internet HUB
- Internet Wiring
- Satellite Dish
- Satellite Receiver
- Speakers
- Speaker Wiring
- Switch Plate Covers

- Television (TV)
- TV Antenna
- TV Mounts/Brackets
- TV Wiring

Interior Fixtures

- Ceiling Fan
- Chandelier
- Closet System
- Fireplace (FP)
- FP Gas Logs
- FP Screen/Door
- FP Wood Burning Insert
- Light Bulbs
- Light Fixtures
- Mirrors
 - Wall Mirrors
 - Vanity (hanging) Mirrors
- Shelving Unit & System
- Shower Head/Sprayer
- Storage Unit/System
- Window Blinds (and Hardware)
- Window Shutters (and Hardware)
- Window Draperies (and Hardware)
- Unused Paint

Landscaping / Yard

- Arbor
- Awning
- Basketball Post and Goal

- Birdhouses
- Boat Dock
- Fence - Invisible
- Dog House
- Flag Pole
- Gazebo
- Irrigation System
- Landscaping Lights
- Mailbox
- Out/Storage Building
- Porch Swing
- Statuary
- Stepping Stones
- Swing Set
- Tree House
- Trellis
- Weather Vane

Recreation

- Aboveground Pool
- Gas Grill
- Hot Tub
- Outdoor Furniture
- Outdoor Playhouse
- Pool Equipment
- Pool Chemicals
- Sauna

Safety

- Alarm System (Burglar)
- Alarm System (Smoke/Fire)
- Security Camera
- Carbon Monoxide Detector
- Doorbell
- Door & Window Hardware

- Fire Sprinkler System
- Gate
- Safe (Built-In)
- Smoke Detector
- Window Screens

Systems

- A/C Window Unit
- Air Purifier
- Whole House Fan
- Attic Ventilator Fan
- Ventilator Fan
- Car Charging Station
- Dehumidifier
- Generator
- Humidifier
- Propane Tank
- Propane Fuel In Tank
- Fuel Oil Tank
- Fuel Oil in Tank
- Sewage Pump
- Solar Panel
- Sump Pump
- Thermostat
- Water Purification System
- Water Softener System
- Well Pump

Other

- _____
- _____
- _____
- _____

Clarification Regarding Multiple Items. Items identified above as remaining with Property where Seller is actually taking one or more of such items shall be identified below. For example, if "Refrigerator" is marked as staying with the Property, but Seller is taking the extra refrigerator in the basement, the extra refrigerator and its location shall be described below. This section shall control over any conflicting or inconsistent provisions contained elsewhere herein.

Items Needing Repair. The following items remaining with Property are in need of repair or replacement:

RECEIPT AND ACKNOWLEDGEMENT BY BUYER

Buyer acknowledges receipt of this Seller's Property Disclosure Statement.

1 Buyer's Signature

Print or Type Name

Date

2 Buyer's Signature

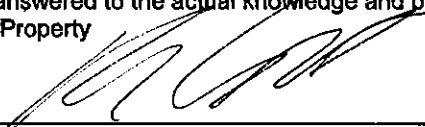
Print or Type Name

Date

Additional Signature Page (F267) is attached.

SELLER'S REPRESENTATION REGARDING THIS STATEMENT

Seller represents that the questions in this Statement have been answered to the actual knowledge and belief of all Sellers of the Property



1 Seller's Signature

Timothy Ray Cantrell

Print or Type Name

Date

2 Seller's Signature

Print or Type Name

Date

Additional Signature Page (F267) is attached.

4/6/21

**DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT
AND/OR LEAD-BASED PAINT HAZARDS IN
PURCHASE AND SALE TRANSACTIONS
("LEAD-BASED PAINT EXHIBIT")
EXHIBIT " _____ "**



2021 Printing

This Exhibit pertains to that certain Property known as: 209 River Valley Drive, Hartwell, Georgia 30643

UNDER FEDERAL LAW, THIS EXHIBIT MUST BE SIGNED BY THE SELLER AND BUYER, AND THE BUYER PROVIDED WITH A COPY OF THE LEAD-BASED PAINT BROCHURE PRIOR TO THE BUYER AND SELLER ENTERING INTO A BINDING AGREEMENT. THIS AGREEMENT MUST BE FILLED OUT FOR ALL HOUSING BUILT PRIOR TO 1978.

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Hazards Lead Warning Statement

Every buyer of any interest in residential property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the Buyer with any information on lead-based paint hazards from risk assessments or inspections in the Seller's possession and notify the Buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

(a) Presence of lead-based paint and/or lead paint hazard [initial (i) or (ii) below. The section not initialed shall not be part of this Exhibit]

(i) _____ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain below):

Check box if additional pages of explanations are attached and incorporated herein.

(ii) *ML* Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and Reports available to the Seller [initial (i) or (ii) below]:

(i) _____ Seller has provided the Buyer with all the available records and reports pertaining to lead-based paint and/or lead based paint hazards in the housing (list document below):

(ii) *ML* Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Buyer's Acknowledgment [initial all applicable sections below]:

(c) _____ Buyer has received copies of all information, if any, listed above.

(d) _____ Buyer has received the pamphlet *Protect Your Family from Lead in Your Home*

(e) Buyer has: [initial (i) or (ii) below]:

(i) _____ Received a ten (10) day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards (prior to Buyer being obligated under the Purchase and Sale Agreement);
or

(ii) _____ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards (which shall not prevent Buyer from evaluating the Property for lead-based paint and lead-based paint hazards during any Due Diligence or Right to Request Repairs Period).

Agent's Acknowledgment (Agent who informed Seller of Seller's Obligations should initial).

(f) *DM* Seller's Agent has informed the Seller of the Seller's obligations under 42 U.S.C. § 4852(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Timothy Ray Cantrell

4/6/21

1 Name of Seller (Print)

Date

1 Name of Buyer (Print)

Date


Signature

Signature

2 Name of Seller (Print)

Date

2 Name of Buyer (Print)

Date

Signature

Signature

Additional Signature Page (F267) is attached.

Additional Signature Page (F267) is attached.

Darcy Maixner

4-6-21

Name of Seller's Agent (Print)

Date

Name of Buyer's Agent (Print)

Date


Signature

Signature

FILED IN OFFICE
HART SUPERIOR COURT

2019 JUL -2 PM 1:05

Frankie H. Gray
FRANKIE H. GRAY, CLERK

RECORDED
Book 871 Page 115
Date 7-2-2019
Frankie Gray, Clerk

After Recording Return To:
The Gordon Law Firm,
Attorneys at Law, LLC
Post Office Box 870
Hartwell, GA 30643

Hart County, Georgia
Real Estate Transfer Tax
Paid: - 0 -
Date: 7-2-2019
PT 61#073: 2019-000-741
Frankie Gray, Clerk

Recording Index: Grantor - Estate of Kimberly Herring Cantrell
Grantee - Timothy Ray Cantrell

No title examination performed and no title certification given by the preparer of this instrument.

STATE OF GEORGIA
COUNTY OF HART

ASSENT TO DEVISE

WHEREAS, Kimberly Herring Cantrell, died a resident of Hart County, Georgia, on the 7th day of March, 2019, leaving a Will which has been probated in solemn form in the Hart County Probate Court on the 28th day of March, 2019; and

WHEREAS, under Item V of said Will the following described property was devised to Timothy Ray Cantrell:

All those two lots of land with improvements thereon lying and being in the 1112nd District, G.M., Hart County, Georgia, known and designated as Lots Nos. One (1) and four (4) Block "B," Section 3, of Fernwood Acres as shown on a plat made by D.G. Casey, dated February 13, 1964, said plat being recorded in Plat Book 2, at page 103, Clerk's Office, Hart County, Georgia, and is by reference incorporated herein in aid of this description.

Lot No. One (1) fronts two hundred fifteen and seven-tenths (215.7) feet on the northwest side of Fernwood Drive; the northern boundary line of said lot is two hundred sixty-five (265) feet; the western boundary line is two hundred thirteen and one-tenth (213.1) feet; and the southern boundary line is one hundred eighty (180) feet.

Lot No. Four (4) fronts two hundred and four-tenths (200.4) feet on the north side of Bowie Road; then eastern boundary line of said lot is two hundred fifty-three and one-tenth (253.1) feet; the northern boundary line is two hundred (200) feet; the western boundary line is two hundred sixty-nine and four-tenths (269.4) feet.

This being the same piece of property as conveyed to Kimberly Herring Cantrell from Glen Herring a/k/a Glenn Herring and Jan Herring on August 11, 2011 recorded in Deed Book 685, at Pages 419-420, in the Office of the Clerk of the Superior Court of Hart County, Georgia; and is currently identified as Tax Parcel C69C 033, under the present system of tax parcel identification in Hart County, Georgia.

WHEREAS, the undersigned duly qualified as Executor of the Estate of the said Kimberly Herring Cantrell is now administering the estate under the terms of said Will; and it has been determined that all debts and claims against the estate, including Federal Taxes, have been fully paid.

NOW, THEREFORE, the undersigned, as Executor of the Will of the said Kimberly Herring Cantrell hereby assents to the devise of said property under the terms of said Will, so that title thereto is vested in the said Timothy Ray Cantrell, as provided in said Will.

WITNESS my hand and seal, this the 2 day of July, 2019.

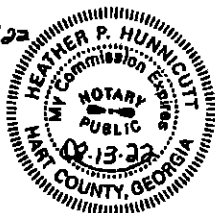
Signed, sealed and delivered in the presence of:

[Signature]
Witness

[Signature]
Notary Public

Commission expiration: 08/13/22

[Signature] (SEAL)
Timothy R. Cantrell, Executor of the Last Will and Testament of Kimberly Herring Cantrell, deceased



STRENGTH CERTIFICATION
 AS REQUIRED BY SUBSECTION (d) OF
 O.C.G.A. SECTION 44-2-101, THIS PLAT
 HAS BEEN PREPARED BY A LAND
 SURVEYOR AND APPROVED BY ALL
 APPLICABLE LOCAL JURISDICTIONS FOR
 APPROVAL OF ALL NECESSARY PERMITS,
 STAMPS, OR STATEMENTS REGARDING
 SUCH APPROVALS OR APPROXIMATIONS
 SHOULD BE CONCERNED WITH THE
 BY ANY FURCHASER OR USER OF THIS
 PLAT AS TO INTENDED USE OF ANY
 PARCEL, FURTHERMORE THE
 CREATOR OF THIS PLAT COMPLIES
 WITH THE MOTION PICTURE
 STANDARDS FOR PROPERTY SURVEYS
 (MOTION PICTURE PROPERTY SURVEYING
 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 44-2-101.

Dean H. Teasley
 DEAN H. TEASLEY GA. RES # 10868

NO WATER COURSES (UNLESS CONSIDERED
 BOUNDARY), OR UTILITIES, ABOVE OR
 BELOW GROUND (UNLESS OTHERWISE
 SHOWN), WERE LOCATED DURING THE
 COURSE OF THIS SURVEY
 ALL ROADS SUBJECT TO ANY EXISTING
 EASEMENTS AND/OR RIGHTS-OF-WAY
 IT IS IN THE OPINION OF THIS SURVEYOR
 THAT THIS PROPERTY DOES NOT LIE
 WITHIN A FEDERAL FLOOD HAZARD AREA
 THIS PROPERTY MAY BE SUBJECT TO THE
 FOLLOWING BUILDING DISTRACTION LINES:
 40' FROM ROAD E/W
 (UNLESS OTHERWISE NOTED)
 10' FROM SIDES AND REAR WHERE IT
 ADJOINS PRIVATE PROPERTY
 THIS PROPERTY IS SUBJECT TO A SOIL
 CLASSIFICATION AND REVIEW BY THE
 HART COUNTY HEALTH DEPT

THIS PLAT REPRESENTS A BOUNDARY SURVEY
 AND DIVISION OF LOTS 1 & 4, BLOCK B,
 SECTION 3, OF FERNWOOD ACRES S/D AS
 PREVIOUSLY RECORDED IN PLAT BOOK 2 PAGE
 103 AND IS KNOWN AS PARCEL # C69C 033,
 HART COUNTY RECORDS.
 0.86 ACRES BEING A PORTION OF THE ORIGINAL
 LOT 4
 1.36 ACRES BEING ALL OF LOT 1 AND A
 PORTION OF LOT 4

THIS BLOCK RESERVED FOR THE CLERK OF
 THE SUPERIOR COURT

ALL DEED/PLAT BOOK REFERENCES
 SHOWN HEREON, UNLESS OTHERWISE
 NOTED, ARE RECORDED IN THE OFFICE
 OF THE CLERK OF THE SUPERIOR
 COURT OF HART COUNTY, GEORGIA

ALL ADJOINING PROPERTY OWNERS
 NAMES, PARCEL ID NUMBERS, DEED
 BOOK AND PLAT BOOK NUMBERS AND
 PAGE NUMBERS WERE DERIVED FROM
 THE HART COUNTY PUBLIC WEBSITE
 AND SHALL BE KNOWN AS NOW OR
 FORMERLY

THIS CERTIFICATION, AS SHOWN
 HEREON, IS SOLELY A STATEMENT OF
 KNOWLEDGE, INFORMATION AND BELIEF,
 AND, BASED ON EXISTING FIELD
 EVIDENCE AND DOCUMENTARY EVIDENCES
 AVAILABLE THE CERTIFICATION IS NOT
 AN EXPRESSED OR IMPLIED WARRANTY
 OR GUARANTEE

THIS SURVEY COMPLES WITH BOTH
 THE RULES OF THE GEORGIA BOARD
 OF REGISTRATION FOR PROFESSIONAL
 ENGINEERS AND LAND SURVEYORS AND
 THE OFFICIAL CODE OF GEORGIA
 ANNOTATED (OCCA) 15-6-67 AS
 AMENDED BY EB1004 (2016), IN THAT
 WHERE A CONFLICT EXISTS BETWEEN
 THESE TWO SETS OF SPECIFICATIONS,
 THE REQUIREMENTS OF LAW PREVAIL

PROPERTY SUBJECT TO ANY VALID &
 ENFORCEABLE EASEMENTS
 RESTRICTIONS & RIGHTS-OF-WAY OF
 RECORD, SURVEY IS VALID ONLY IF
 PRINT HAS ORIGINAL SEAL &
 SIGNATURE OF SURVEYOR SURVEYOR
 HAS MADE NO INVESTIGATION OR
 INDEPENDENT SEARCH FOR EASEMENTS
 OF RECORD, ENCUMBRANCES,
 RESTRICTIVE COVENANTS, OWNERSHIP
 TITLE EVIDENCE, OR ANY OTHER FACTS
 THAT AN ACCURATE TITLE SEARCH MAY
 DISCLOSE

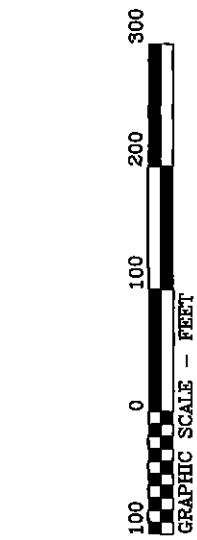
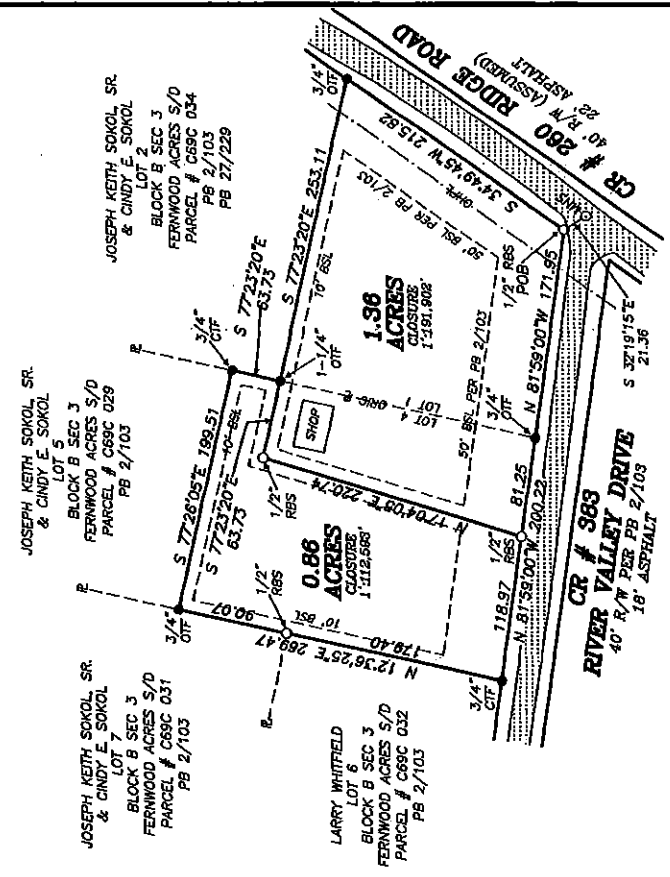
HART COUNTY HEALTH DEPARTMENT

HART COUNTY PLANNING AND ZONING



LAND SURVEYING FIRM
 COA - LS 000044

- LEGEND:
- - POINT ONLY/CC
 - - IRON PIN SET
 - ⊙ - IRON PIN FOUND
 - ⊙ - REBAR SET
 - REF - REBAR PD
 - OFF - OPEN-TOP PIPE PD
 - W - WOOD-NAIL SET
 - MS - GALV-NAIL SET
 - PL - PLAT BOOK
 - DB - DEED BOOK
 - E/W - RIGHT-OF-WAY
 - POB - POINT OF BEGINNING
 - UT - UTILITY CENTER
 - CK - COUNTY ROAD
 - RES - BLDG SETBACK LINE
 - CHPL - OVERHEAD PWR
 - ⊕ - PROP LINE
 - ⊖ - CENTERLINE



COUNTY: HART		G.M.D.: 1112	CITY: N/A	STATE: GEORGIA
DATE: DECEMBER 1, 2020		REVISIONS: N/A		SCALE: 1"=100'
DRAWN BY: T. TEASLEY		PARTY CHIEF / CREW: DT/AT		LOCATION MAP
CRD FILE: C757.CRD		DWG NO: C757.DWG		NOT TO SCALE

TIMOTHY RAY CANTRELL

DEAN H. TEASLEY
LAND SURVEYING, INC.
 GEORGIA & SOUTH CAROLINA REGISTERED LAND SURVEYOR
 GEORGIA REG. 1898 SOUTH CAROLINA REG. 8044
 16 HERITAGE ROAD HARTWELL, GEORGIA 30643
 PHONE (706) 376-4236 FAX (706) 376-0005
 TRAVIS R. TEASLEY GA RLS NO. 3118

STREET DATA
 TOTAL AREA 2.20 ACRES
 1/4" = 100' HORIZONTAL SCALE
 1/4" = 100' VERTICAL SCALE
 ANGULAR ERROR: N/A
 ADMISSIBLE BY: NONE
 EQUIPMENT USED: TOPCON GPT 5003,
 FIELD WORK BOOK, DECEMBER 1, 2020