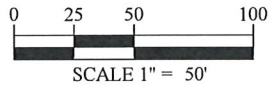


SPACE RESERVED FOR CLERK OF SUPERIOR COURT

## REFERENCES

ALTA/NSPS LAND TITLE SURVEY FOR GRADUATE  
ATHENS, BY GRS GROUP, AND DATED 06/12/2024.  
PB 17 PG 140  
DB 1410 PG 195  
PB G PG 44D  
PB 33 PG 344  
SURVEY FOR GENE MAC WINBORN, BY BEN MCLEROY  
& ASSOCIATES, DATED 06/29/1972.  
SURVEY FOR CITY OF ATHENS URBAN RENEWAL  
PROJECT R-51 REUSE PARCEL 21, BY BEN MCLEROY &  
ASSOCIATES, DATED 06/05/1970.  
SURVEY BY GEORGIA STATE HIGHWAY DEPARTMENT  
RIGHT OF WAY PROPOSED DOUGHERTY STREET  
EXTENSION CLARKE COUNTY, PROJECT NUMBER  
U-014-1(4) & LOOP, DATED 05/15/1968.  
SURVEY FOR ATHENS AVENUE REDEVELOPMENT  
PROJECT GA R-51, BY BEN MCLEROY & ASSOCIATES,  
DATED OCTOBER 1966.  
SURVEY FOR GENE MAC WINBORN, BY BEN MCLEROY  
& ASSOCIATES, DATED 06/29/1972.  
SURVEY FOR CITY OF ATHENS URBAN RENEWAL  
PROJECT R-51 REUSE PARCEL NOS. 21 AND 23, BY BEN  
MCLEROY & ASSOCIATES, DATED 03/03/1971.



### SURVEY LEGEND

B.S.L.	- BUILDING SETBACK LINE
CMP	- CORRUGATED METAL PIPE
CMF	- CONCRETE MONUMENT FOUND
DB	- DEED BOOK
DE	- DRAINAGE EASEMENT
DIP	- DUCTILE IRON PIPE
FDC	- FIRE DEPARTMENT CONNECTION
FES	- FLARED END SECTION (STORM)
FFE	- FINISHED FLOOR ELEVATION
GI	- GRATE INLET
HDPE	- HIGH DENSITY POLYETHYLENE
IE	- INVERT ELEVATION
IPF	- IRON PIN FOUND
IPS	- IRON PIN SET (CAPPED 1/2" REBAR)
N.F.	- NOW OR FORMERLY
OCS	- OUTLET CONTROL STRUCTURE
OTF	- OPENTOP PIPE
PB	- PLAT BOOK
PTP	- POWER TELEPHONE POLE
POC	- POINT OF COMMENCEMENT
R/W	- RIGHT-OF-WAY
RCP	- REINFORCED CONCRETE PIPE
SSE	- SANITARY SEWER EASEMENT
TPOB	- TRUE POINT OF BEGINNING
TYP	- TYPICAL
●	- PROPERTY CORNER FOUND
○	- PROPERTY CORNER
CMF	- CONCRETE MONUMENT FOUND
⊕	- ELEVATION BENCHMARK
Δ	- DELTA (SURVEY CONTROL)
⊠	- AIR CONDITIONING UNIT
CB	- CATCHBASIN
CO	- CLEANOUT
FO	- FIBER OPTIC (MARKER)
FH	- FIRE HYDRANT
GV	- GAS VALVE
GM	- GAS METER
GM	- GAS MARKER
GW	- GUY WIRE/ANCHOR
HW	- HEADWALL
JB	- JUNCTION BOX
LP	- LIGHTPOLE
MH	- MANHOLE
SSMH	- SANITARY SEWER MANHOLE
TPED	- TELEPHONE PEDESTAL
WI	- WEIR INLET
WM	- WATER METER
WV	- WATER VALVE
UT	- UTILITY POLE
UT	- TRANSMISSION UTILITY POLE
UT	- POWER TRANSFORMER
---	- FENCE LINE
---	- OVERHEAD UTILITY
---	- OVERHEAD POWER
---	- UNDERGROUND POWER
---	- OVERHEAD TELEPHONE
---	- UNDERGROUND TELEPHONE
---	- TRAFFIC UTILITY
---	- FIBER-OPTIC
---	- NATURAL GAS
---	- FLOODPLAIN
---	- SANITARY SEWER
---	- SEWER FORCEMAIN
---	- SANITARY SEWER SERVICE
---	- WATERLINE

## SURVEY NOTES

1. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 36,934 FEET, AND WAS UNADJUSTED.
2. THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS MAP OR PLAT WERE OBTAINED BY USING A GEOMAX ZOOM 95 SERIES TOTAL STATION.
3. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1 FOOT IN: 134,094

### Curve Table

Curve #	Length	Radius	Chord	CH. Length
C1	59.50'	300.00'	S25°39'21"E	59.41'
C2	130.57'	222.64'	S51°35'14"W	128.70'
C3	35.03'	75.00'	N75°00'17"W	34.71'
C4	13.47'	75.00'	S73°48'37"W	13.46'
C5	59.32'	2025.00'	S67°49'27"W	59.32'

### Line Table

Line #	Direction	Length
L1	N64°24'13"E	4.89'
L2	S68°09'41"W	9.40'
L3	N61°37'33"W	14.69'
L4	S29°14'20"W	9.24'
L5	N60°45'40"W	13.72'
L6	S68°39'48"W	41.47'



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WWW.WAENGINEERING.COM

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UNDER UNITED STATES COPYRIGHT LAW.



GA WEST, ZONE  
1002 NAD 83

EXHIBIT FOR:

**THE GRADUATE**

295 E DOUGHERTY STREET  
ATHENS, GEORGIA 30601  
ATHENS-CLARKE COUNTY  
G.M.D. 220

23-00369

DATE: 9/27/2025

REVISIONS:

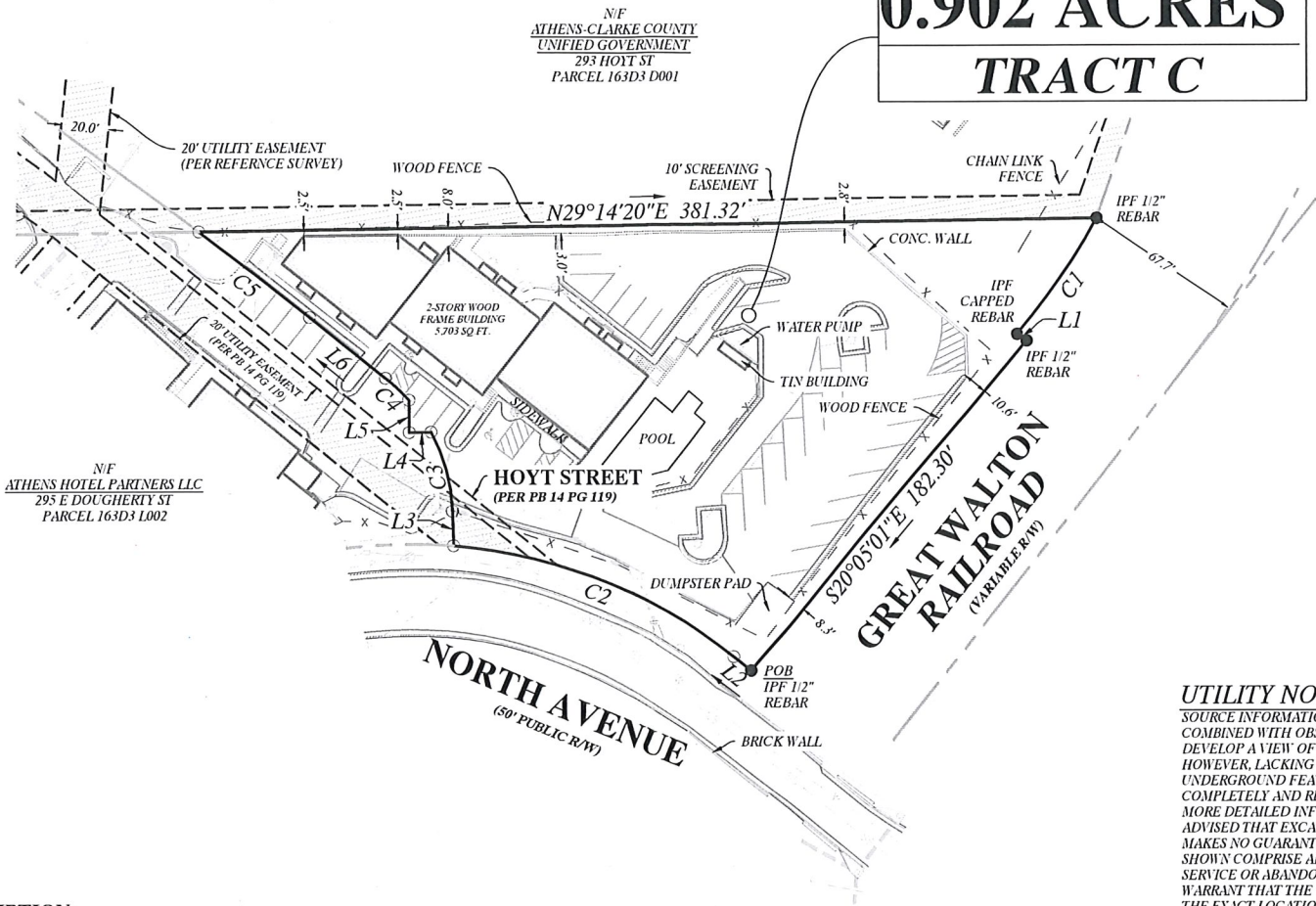
DRAFTED BY: CL

REVIEWED BY: JB



SHEET 1 OF 1

**0.902 ACRES  
TRACT C**



### UTILITY NOTE

SOURCE INFORMATION FROM PLANS AND MARKINGS ARE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA. EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION BUT ARE SHOWN AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

### GENERAL NOTES

1. OWNER OF RECORD FOR THE SUBJECT PROPERTY IS: ATHENS HOTEL PARTNERS LLC
2. TITLE REFERENCES REGARDING ADJOINERS ARE SUBJECT TO INFORMATION PROVIDED BY LOCAL GOVERNMENT.
3. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENT(S) OR RIGHT(S) OF WAY, WHETHER WRITTEN OR UNWRITTEN, RECORDED OR UNRECORDED.
4. NO VISIBLE EVIDENCE OF BURIAL GROUNDS WERE OBSERVED WITHIN THIS SITE NOR WERE ANY REPORTED TO THIS FIRM.
5. THIS PROPERTY MAY OR MAY NOT CONTAIN WETLANDS. NO WETLANDS WERE INVESTIGATED, IDENTIFIED, DELINEATED, LOCATED OR CONFIRMED FOR PURPOSES OF THIS SURVEY.
6. SUBJECT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS BOTH RECORDED AND UNRECORDED.
7. DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES BASED ON THE U.S. SURVEY FOOT.
8. THE BEARINGS SHOWN ON THIS SURVEY ARE COMPUTED ANGLES BASED ON A GRID BEARING BASE (GA WEST ZONE).

### TRACT C LEGAL DESCRIPTION:

ALL THAT TRACT OR PARCEL OF LAND, LYING AND BEING IN THE 220TH G.M.D. OF ATHENS-CLARKE COUNTY, GEORGIA, CONTAINING 0.902 ACRES MORE OR LESS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" REBAR FOUND AT THE RIGHT-OF-WAY (R/W) INTERSECTION OF THE WESTERN R/W OF GREAT WALTON RAILROAD (VARIABLE R/W) AND THE WESTERN R/W OF NORTH AVENUE (50' R/W); THENCE GO ALONG THE WESTERN R/W OF NORTH AVENUE SOUTH 68 DEGREES 09 MINUTES 41 SECONDS WEST, 9.40 FEET TO A POINT; THENCE ALONG SAID R/W ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 222.64 FEET WITH A CHORD DIRECTION OF SOUTH 51 DEGREES 35 MINUTES 14 SECONDS WEST, A CHORD LENGTH OF 128.70 FEET AND AN ARC LENGTH OF 130.57 FEET TO A POINT; THENCE NORTH 61 DEGREES 37 MINUTES 33 SECONDS WEST, 14.69 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 75.00 FEET WITH A CHORD DIRECTION OF NORTH 75 DEGREES 00 MINUTES 17 SECONDS WEST, A CHORD LENGTH OF 34.71 FEET AND AN ARC LENGTH OF 35.03 FEET TO A POINT; THENCE SOUTH 29 DEGREES 14 MINUTES 20 SECONDS WEST, 9.24 FEET TO A POINT; THENCE NORTH 60 DEGREES 45 MINUTES 40 SECONDS WEST, 13.72 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 75.00 FEET WITH A CHORD DIRECTION OF SOUTH 73 DEGREES 48 MINUTES 37 SECONDS WEST, A CHORD LENGTH OF 13.46 FEET AND AN ARC LENGTH OF 13.47 FEET TO A POINT; THENCE SOUTH 68 DEGREES 39 MINUTES 48 SECONDS WEST, 41.47 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 2025.00 FEET WITH A CHORD DIRECTION OF SOUTH 67 DEGREES 49 MINUTES 27 SECONDS WEST, A CHORD LENGTH OF 59.32 FEET AND AN ARC LENGTH OF 59.32 FEET TO A POINT; THENCE NORTH 29 DEGREES 14 MINUTES 20 SECONDS EAST, 381.32 FEET TO A 1/2" REBAR FOUND ON THE WESTERN R/W OF GREAT WALTON RAILROAD; THENCE ALONG THE WESTERN R/W OF GREAT WALTON RAILROAD ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 300.00 FEET WITH A CHORD DIRECTION OF SOUTH 25 DEGREES 39 MINUTES 21 SECONDS EAST, A CHORD LENGTH OF 59.41 FEET AND AN ARC LENGTH OF 59.50 FEET TO A CAPPED REBAR FOUND; THENCE ALONG SAID R/W NORTH 64 DEGREES 24 MINUTES 13 SECONDS EAST, 4.89 FEET TO A 1/2" REBAR FOUND; THENCE ALONG SAID R/W SOUTH 20 DEGREES 05 MINUTES 01 SECONDS EAST, 182.30 FEET TO A 1/2" REBAR FOUND AT THE RIGHT-OF-WAY (R/W) INTERSECTION OF THE WESTERN R/W OF GREAT WALTON RAILROAD (VARIABLE R/W) AND THE WESTERN R/W OF NORTH AVENUE (50' R/W) AND THE POINT OF BEGINNING.