

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

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(I) & 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.

0 25 50 100
 SCALE 1" = 50'

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	GRAVE 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
OTP	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	TRAIL POINT OF BEGINNING
TYP	TYPICAL
○	PROPERTY CORNER FOUND
○	PROPERTY CORNER
□	CMF-CONCRETE MONUMENT FOUND
△	ELEVATION BENCHMARK
△	DELTA (SURVEY CONTROL)
△	AIR CONDITIONING UNIT
CB	CATCHBASIN
CO	CLEANOUT
FO	FIBER OPTIC (MARKER)
FH	FIRE HYDRANT
GA	GAS VALVE
GA	GAS METER
GA	GAS MARKER
GW	GUY WIRE/ANCHOR
HW	HEADWALL
JB	JUNCTION BOX
LP	LIGHTPOLE
MH	MANHOLE
SSAH	SANITARY SEWER MANHOLE
TPED	TELEPHONE PEDESTAL
WI	WEIR INLET
WM	WATER METER
WV	WATER VALVE
WP	UTILITY POLE
TP	TRANSMISSION UTILITY POLE
PT	POWER TRANSFORMER
FENCE LINE	— x — x —
OVERHEAD UTILITY	— w — ut —
OVERHEAD POWER	— w — p —
UNDERGROUND POWER	— p —
OVERHEAD TELEPHONE	— w — t —
UNDERGROUND TELEPHONE	— t —
TRAFFIC UTILITY	— tr —
FIBER-OPTIC	— fo — fo —
NATURAL GAS	— ga — ga —
FLOODPLAIN	— fp —
SANITARY SEWER	— ss —
SEWER FORCEMAIN	— fm —
SANITARY SEWER SERVICE	— sv —
WATERLINE	— w — w —

TRACT C LEGAL DESCRIPTION:

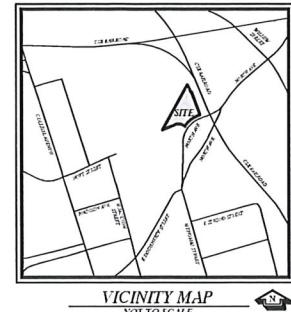
ALL THAT TRACT OR PARCEL OF LAND, LYING AND BEING IN THE 220TH G.M.D. OF ATHENS-CLARKE COUNTY, GEORGIA, CONTAINING 0.902 ACRES MORE OR LESS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A 1/2" REBAR FOUND AT THE RIGHT-OF-WAY (R/W) INTERSECTION OF THE WESTERN R/W OF GREAT WALTON RAILROAD (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 60 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 50.00 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.

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°11'20"W	9.24'
L5	S60°45'40"W	13.72'
L6	S68°39'48"W	41.47'



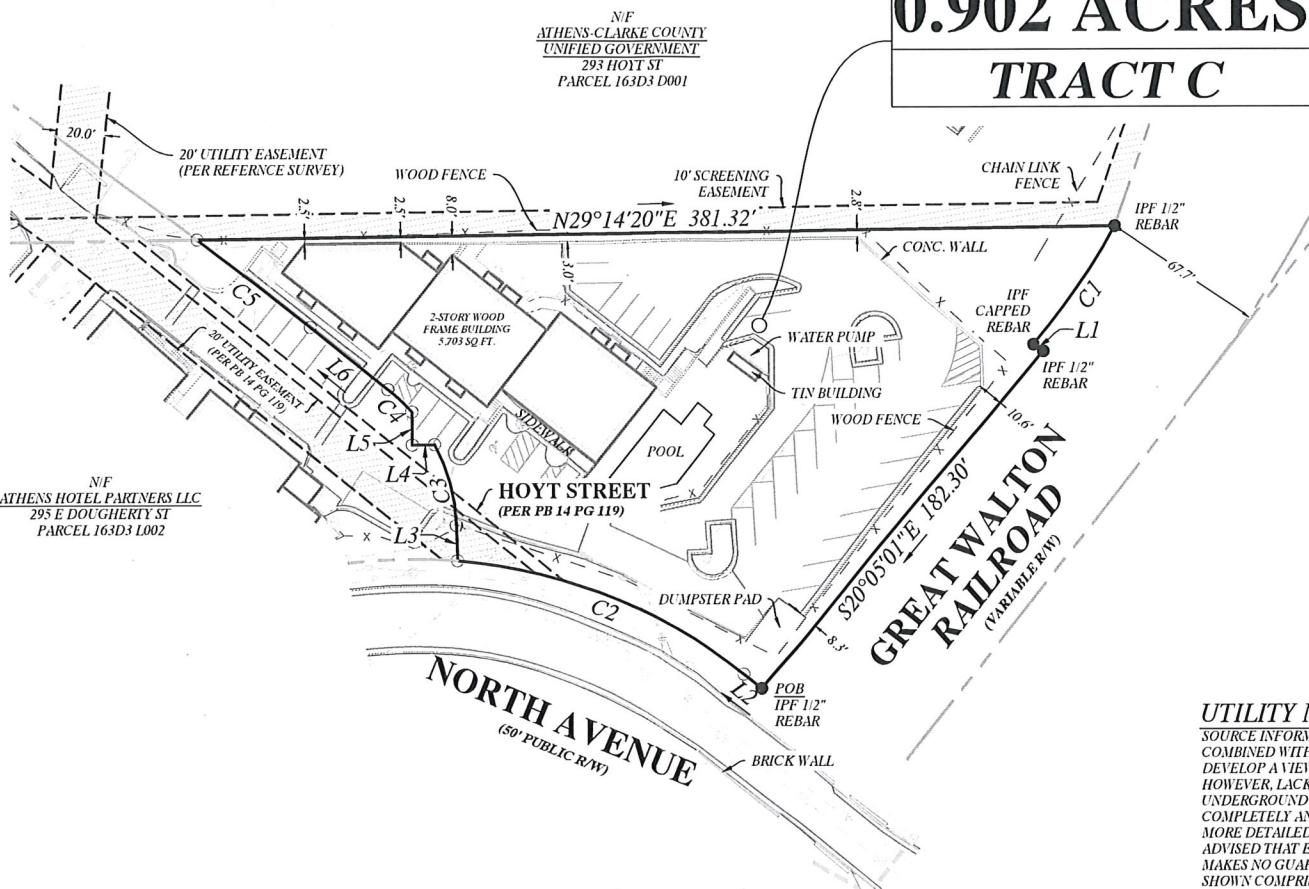
355 Oneta Street, Ste. D100
 Athens, GA 30601
 P: (706) 310-0400

INFO@WAENGINEERING.COM
 WWW.WAENGINEERING.COM

ALL DRAWINGS SHALL REMAIN THE PROPERTY OF W&A ENGINEERING. THESE INSTRUMENTS OF SERVICE ARE TO BE USED SOLELY FOR THIS SPECIFIC PROJECT. W&A ENGINEERING SHALL RETAIN ALL LEGAL RIGHTS TO THE USE OF THESE INSTRUMENTS OF SERVICE AND SHALL RETAIN FULL PROTECTION UNDER UNITED STATES COPYRIGHT LAW.



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 VISIBILE 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).

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