

HABERSHAM COUNTY BOARD OF COMMISSIONERS
EXECUTIVE SUMMARY

SUBJECT: City of Baldwin Annexation of approximately 100 acres (Parcels 048 022, 050 047B, 048 023, 048 023A, and 048 024)

DATE: February 6, 2026

☒ **RECOMMENDATION**
☐ **POLICY DISCUSSION**
☐ **STATUS REPORT**
☐ **OTHER**

BUDGET INFORMATION:

ANNUAL- N/A

CAPITAL- N/A

COMMISSION ACTION REQUESTED ON: February 16, 2026

PURPOSE: As required by Georgia law, the City of Baldwin has notified Habersham County of a proposed annexation application consisting of five (5) parcels totaling approximately 100 acres. The Board of Commissioners have an opportunity to object if you feel the proposed annexation create some issue with the potential land use or service issues. If objecting, the County must notify Cornelia within forty-five (45) days and we'd enter an arbitration process. Staff feel there are two potential areas on which the BOC may object: 1) the proposed change in land use and 2) the uncertain annexation of parcel 048 022A.

BACKGROUND / HISTORY: The City of Baldwin is required to provide an opportunity for the Board of Commissioners to object to the proposed annexation. This is a portion of the property recently denied for annexation by Cornelia.

FACTS AND ISSUES: Staff have reviewed the proposed annexation and find the following:

- a. The proposed annexation does not create an unincorporated island. However, there are questions regarding parcel 048 022A. This parcel is shown to not be part of the annexation but is later shown to be part of the overall shopping center site plan.
 - c. The proposed use of the property is a shopping center with access off Duncan Bridge. There is also a large 40 acre parcel (048 024) not depicted as part of the shopping center.
 - d. The proposed zoning of HB zoning is inconsistent with the recommended Suburban Transition which is the larger portion of the property, but is consistent with the portion in the HWY 365 Corridor character area in the Comprehensive Plan.
 - e. The property is currently within the LI, Low Intensity District in the County.
 - f. The BOC must vote for objection only and it must be based on a "material increase in burden" related to:
 - (a) Proposed change in zoning or land use;
 - (b) Proposed increase in density; or
 - (c) Infrastructure demands related to the proposed change in zoning or land use.
-
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OPTIONS: The Board of Commissioners could act on these applications as follows:

1. Vote to have objections to the proposed annexation based on the proposed change in zoning and the uncertainty of parcel 048 022A.
 2. Vote to have no objections to the proposed annexations.
 3. Take no action, thus having no objections.
 4. Commission defined alternative.
-
-

RECOMMENDED SAMPLE MOTION: I move to object to the proposed annexation due to the proposed change in zoning.

DEPARTMENT:

Prepared by: Mike Beecham

Director _____

**ADMINISTRATIVE
COMMENTS:** _____

County Manager

DATE: _____

STAFF REVIEW AND ANALYSIS OF ANNEXATION REQUEST

Per O.C.G.A. § 36-36-113 (set forth in full at the end of this document for your ease of reference), a land use objection can be made by majority vote of the Board of Commissioners in the event of a material increase in burden upon the County which is quantifiable and otherwise meets the requirements of the statute. In order for a land use objection to be considered timely, it must be completed in time for the BOC to vote upon it in open session and served upon the annexing municipality within 45 days of receipt of notice of annexation via hand delivery, electronic mail, certified mail, or statutory overnight delivery, provided that the means of delivery allows for verification for the delivery of such notice.

City	Baldwin		
Property to be Annexed Tax ID number	048 022, 050 047B, 048 023, 048 023A, 048 024		
Applicant	Cook Construction and Real Estate		
Receipt of Annexation Notice Date	January 21, 2026		
45-day period to object expires on	March 6, 2026		
Meeting date the Board of Commissioners must decide whether to object	February 16, 2026*		

Staff is requested to review the application for annexation and provide a response to the following questions.

Is the property to be annexed contiguous to city jurisdictional boundary?		Yes
Future Development Map designation	Suburban Transition / Corridor Overlay	
Current zoning (County)	LI, Low Intensity District	
Surrounding / Contiguous City Future Development Map	Overlay Corridor	
Surrounding County Future Development Map	Suburban Transition	
Does this annexation create an “island” of unincorporated land?		No

1) If the application is granted will there be a material increase in burden upon the County directly related to :	
a) the proposed change in zoning or land use?	Yes

STAFF REVIEW AND ANALYSIS OF ANNEXATION REQUEST

b) the proposed increase in density?	No
c) infrastructure demands related to the proposed change in zoning or land use?	No

2) Will delivery of services be affected by the annexation?	No
If the answer to (2) is yes, is the affect on delivery of services directly related to a) the proposed change in zoning or land use? b) the proposed increase in density? c) infrastructure demands related to the proposed change in zoning or land use? Note: Delivery of services may not be a basis for a valid objection but may be used in support of a valid objection if directly related to one or more of the subjects enumerated in items (a), (b), and/or (c) of Section 1 above.	

3) If there is a material increase in burden caused by items (a), (b), and/or (c) of Section 1 above, can your department provide evidence of any financial impact?	Yes
If the answer to (3) is yes, please provide the evidence: The proposed annexation will result in an increase in traffic on existing county roads. Duncan Bridge Road, south Hwy 365, is a county maintained road which will be affected by the annexation and development. While a traffic study hasn't been performed, some portion of traffic generated by the annexation will use the county road to access the site. In addition, the additional traffic in the area will increase the need for additional first responders. While the intersection is City of Baldwin responsibility for law enforcement, the ambulances are provided by Habersham County Emergency Services. The number of accidents at this intersection can be expected to increase due to the additional traffic.	

STAFF REVIEW AND ANALYSIS OF ANNEXATION REQUEST

4(a) Does the proposed annexation result in a substantial change in the intensity of the allowable use of the property or a change to a significantly different allowable use?	Yes
4(b) Does the proposed annexation result in:	
A) a use which significantly increases the net cost of infrastructure?	No
B) a use which significantly diminishes the value or useful life of a capital outlay project, as such term is defined in O.C.G.A. 48-8-110, which is furnished by the county to the area to be annexed?	No
If the answer to 4(a) or either subpart to 4(b) is yes, then:	Yes No
c) Does the proposed annexation authorize or result in a land use that differs substantially from the existing uses suggested for the property by the county's comprehensive land use plan?	
d) Does the proposed annexation authorize or result in a land use that differs substantially from the existing uses permitted for the property pursuant to the county's zoning ordinance or its land use ordinances?	
Comments: There are questions about 287 Hubert Harris Rd. It is shown to be not requesting annexation but the provided site plan shows the road becoming part of the shopping center. How will this unincorporated home be provided access? In addition, the same address is shown as being part of the shopping center but not annexed. * There is a question if this notice period hasn't started because there are questions about the parcel in the middle shown as remaining in the county but also shown to be part of the shopping center site plan.	

Staff Recommendation: The proposed change in zoning, from LI, Low Intensity District to HB, Highway Business District is significant enough to object to the annexation.

O.C.G.A. § 36-36-113. Reasons for objection to annexation

(a) The county governing authority may by majority vote, as defined by applicable general or local law, object to the annexation because of a material increase in burden upon the county directly related to any one or more of the following:

STAFF REVIEW AND ANALYSIS OF ANNEXATION REQUEST

- (1) The proposed change in zoning or land use;
 - (2) Proposed increase in density; and
 - (3) Infrastructure demands related to the proposed change in zoning or land use.
- (b) Delivery of services may not be a basis for a valid objection but may be used in support of a valid objection if directly related to one or more of the subjects enumerated in paragraphs (1), (2), and (3) of subsection (a) of this Code section.
- (c) The objection provided for in subsection (a) of this Code section shall document the nature of the objection specifically providing evidence of any financial impact forming the basis of the objection and shall be delivered to the municipal governing authority and the department by verifiable delivery to be received not later than the end of the forty-fifth calendar day following receipt of the notice provided for in [Code Section 36-36-111](#).
- (d) In order for an objection pursuant to this Code section to be valid, the proposed annexation must:
- (1) Result in:
 - (A) A substantial change in the intensity of the allowable use of the property or a change to a significantly different allowable use; or
 - (B) A use which significantly increases the net cost of infrastructure or significantly diminishes the value or useful life of a capital outlay project, as such term is defined in [Code Section 48-8-110](#), which is furnished by the county to the area to be annexed; and
 - (2) Authorize or result in a land use that differs substantially from the existing uses suggested for the property by the county's comprehensive land use plan or permitted for the property pursuant to the county's zoning ordinance or its land use ordinances.

CITY OF BALDWIN

186 Highway 441 Bypass • PO Box 247 • Baldwin, GA 30511 • (706) 778-6341

January 15, 2026

CERTIFIED MAIL/
RETURN RECEIPT REQUESTED

Habersham County Board of Commissioners
130 Jacob's Way, Suite 301
Clarksville, GA 30523

Re: Notice of Acceptance of Annexation Petition of
Cook Construction and Real Estate (option to purchase)
Identified as Habersham County Tax Map Parcels
048 022, 050 047B, 048 023, 048 023A, and 048 024

Dear Commissioners:

This letter is being sent to you by certified mail, return receipt requested, and is to give you notice within five business days pursuant to O.C.G.A. §§ 36-36-6 and 36-36-111 of the acceptance of the City Council of the City of Baldwin, Georgia, of the annexation petition of Cook Construction and Real Estate (with option to purchase) to annex the property identified as Habersham County Tax Map Parcels 048 022, 050 047B, 048 023, 048 023A, and 048 024 and the potential zoning of said property when annexed. The City of Baldwin received the complete petition for annexation on January 8, 2026. This notification is therefore being sent to you within five days of the receipt of the completed petition for the annexation.

Further, final action regarding said annexation is scheduled by the City Council of the City of Baldwin, Georgia, to be performed by the City Council at its regularly scheduled meeting of the Council to be held on Tuesday, February 17, 2026 in the Baldwin Municipal Courtroom at the Baldwin Police Precinct, 155 Willingham Avenue, Baldwin, Georgia, 30511.

The City of Baldwin, Georgia believes that there are no public facilities of Habersham County located within the property to be annexed. The City of Baldwin would note that to the extent that there are any county roads located within the property to be annexed into the City, that meet the requirements of O.C.G.A. § 36-36-7(c), then said county roads shall become a part of the Municipal Street System of the City of Baldwin when the annexations are completed.

The current zoning of the property under the Habersham County Comprehensive Land Development Resolution/Ordinance is Agriculture (AG) and Low Intensity (LI). The proposed zoning for the property when annexed is Highway

CITY OF BALDWIN

186 Highway 441 Bypass • PO Box 247 • Baldwin, GA 30511 • (706) 778-6341

Business (HB). Therefore, the proposed zoning for the property to be annexed shall result in a substantial change in the intensity of the allowable use of the property, or a change to a significantly different allowable use, or be a use which significantly increases the net cost of infrastructure or significantly diminishes the value or usable life of a capital outlay project which is furnished by the County, or which differs substantially from the existing uses suggested for the property by Habersham County's Comprehensive Land Use Plan or as permitted for the property pursuant to the Habersham County Comprehensive Land Use Development Resolution/Ordinance.

In order to further identify the property to be annexed, the City of Baldwin does hereby enclose with this letter a copy of the GIS area around the property, and a copy of the applicable Habersham County tax maps.

The Baldwin City Clerk Erin Gathercoal, Baldwin City Manager Tiera Morrison or the Baldwin City Attorney, Dale "Bubba" Samuels would be glad to answer any questions that you have or discuss the annexation of this property with you.

Thank you for your attention to this matter.

Regards,



Erin Gathercoal
City Clerk

cc: Baldwin Mayor and City Council (w/o encl.)
Dale "Bubba" Samuels, City Attorney (w/o encl.)
Tim Sims, Habersham County Manager (w/o encl.)



Application for Annexation
Office of the City Clerk
P.O. Box 247

186 Hwy 441 Bypass, Baldwin, GA 30511

Published Date 01/16/2026 First Reading Date 01/20/2026

Public Hearing Date 02/03/2026 Second Reading Date 02/17/2026

Applicant Information

Name	Cook Construction and Real Estate
Address	3120 Frontage Road
City, State, Zip	Gainesville, GA 30504
Phone	678-207-1500
Fax/Email	GCook@cook-residential.com

Property Owner Information

Name	See Attached property owner assemblage
Address	
City, State, Zip	
Phone	
Fax/Email	

Applicant Status (check one)

☐	Property Owner
☒	Option to Purchase
☐	Area Resident
☐	Other (explain):

Required Supporting Documents

- ☒ Plat: One full scale and one 8.5 x 11
- ☒ Legal Description of Property
- ☒ Concept Plan (prepared by professional engineer, registered land surveyor, architect, or landscape architect)
- ☒ Narrative Report
- ☐ Architectural Rendering: One full scale and one 8.5 x 11
- ☐ Traffic Impact Study
- ☐ DRI Review (Large Scale Projects Only)
- ☐ Other: _____
- ☐ Civil Plans for Water/Sewer Infrastructure

Zoning Status

Existing Zoning Classification(s):

Ag->HB

Annex & Establish Zoning as:

Ag->HB; LI(Low intensity)-> HB

Applicant's Certification: I hereby certify the above information, and all attached information, is true and correct; and that I have read, understand, and I have received a copy of the Public Notice Requirements.

Signature of Applicant [Signature] Date 12/23/2025

Received by (name and title) Chris Gathercoal City Clerk Date 1/2/2026

Application Withdrawal Notification: We hereby withdraw the above application.

Signature of Applicant _____ Date _____

Property Owner Authorization

Instructions: Each property owner must complete and sign a Property Owner Authorization page and provide the information requested under the Owner Information Certification section. In the event there is more than one property owner, a separate Property Owner Authorization page must be completed by each property owner.

Owner Information Certification

I swear that I am the owner of the property which is the subject matter of this application - as shown in the records of Habersham/Banks County, Georgia.

Name of Owner (please print)	Please see attached
Owner's Address	
City, State, Zip	
Owner's Phone No.	
Owner's Cell Phone No.	

As the owner of the subject property, I hereby authorize the person named below to act on my behalf as Applicant in the pursuit of an Annexation and Zoning action for this property.

Notary Public Certification

Instructions: All Property Owner Authorization sheets must be complete, signed, and duly notarized.

NOTARY PUBLIC CERTIFICATION

Personally appeared before me the following

Signature of Owner _____ Date _____

Who swears that the information contained in this authorization is true and correct to the best of his or her knowledge and belief.

Notary Public _____

Date _____

My Commission Expires: _____

(seal)

Applicant Information Certification

Instructions: If the Owner and the Applicant are the same, the Applicant Information Certification section of this document is not required. If the Owner and the Applicant are not the same, each applicant must complete and sign the Applicant Information Certification section of a separate Property Owner Authorization Page.

Name of Applicant (please print)	Cook Construction and Real Estate
Applicant's Address	3120 Frontage Road
City, State, Zip	Gainesville, GA 30504
Applicant's Phone No.	678-207-1500
Applicant's Cell Phone No.	

Please briefly describe your reason for requesting annexation of this property.

Cook Construction and Real Estate feels there is a need for quality commercial development along this corridor which could include grocery, retail, restaurants, medical and assisted living facilities for seniors. Recent market data shows that Habersham County and the surrounding areas are driving more than 15+ miles to spend money and are giving other communities more than \$500 million annually for consumerism that are not provided here. Additionally, there are only 309 publicly known assisted living beds in the area, but there are more than 9,000 Habersham County residents over age 55. Each of the proposed uses will meet the minimums established by the City of Baldwin's current development standards.

Instructions: All Property Owner Authorization sheets must be complete, signed, and duly notarized.

NOTARY PUBLIC CERTIFICATION

Personally appeared before me the following

Signature of Applicant

Date 12/23/2025

Who swears that the information contained in this authorization is true and correct to the best of his or her knowledge and belief.

Notary Public

Date

1/02/26

My Commission Expires:

8/21/27



(seal)

CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

- (a) When any applicant for rezoning action has made, within two years immediately preceding the filing of that applicant's application for the rezoning action, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application, it shall be the duty of the applicant to file a disclosure report with the governing authority of the respective local government showing:
- i. The name and official position of the local government official to whom the campaign contributions were made; and
 - ii. The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each contribution.
- (b) The disclosures required by subsection (a) of this Code section shall be filed within ten days after the application for the rezoning action is first filed.
- (c) When any opponent of a rezoning action had made, within two years immediately preceding the filing of the rezoning action being opposed, campaign contributions aggregating \$250.00 or more to a local government official of the local government which will consider the application, it shall be the duty of the opponent to file a disclosure with the governing authority of the respective local government showing:
- i. The name and official position of the local government official to whom the campaign contribution was made; and
 - ii. The dollar amount and description of each campaign contribution made by the opponent to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.
- (d) The disclosure required by subsection (c) of this Code section shall be filed at least five calendar days prior to the first hearing by the local government or any of its agencies on the rezoning application.

APPLICANT'S CERTIFICATION

I hereby certify that I have read the above campaign disclosure information and declare that (select one):

☐	I have within the two years immediately preceding this date (see *NOTE below)
☒	I have not within the two years immediately preceding this date

made any campaign contribution(s) aggregating \$250.00 or more to any local government official involved in the review or consideration of this application.

(1) _____
Name and official position of the City Council Member and/or Planning and Zoning Commission of the City of Baldwin, Georgia to whom campaign contribution was made.

(2) Amount: \$ _____ Date 12/19/2025

**UNITED STATES DEPARTMENT OF JUSTICE
PRECLEARANCE INFORMATION
(As Required by Federal Law)**

The following information is required by Federal Law. Pursuant to approval of any Annexation by the Baldwin City Council, the following annexation data is compiled by the City Clerk. The information is then reviewed and certified by the Zoning Administrator and submitted to the United States Department of Justice for Preclearance Certification.

SECTION 1: To be completed for each property to be annexed into the City of Baldwin, Georgia. The City Clerk will complete the four shaded sections.

1	Ordinance Number(s)	#2026-01183A and #2026-01184Z
2	Effective Date of Ordinance	February 17, 2026 (upon Council approval)
3	Effective Date of Annexation	FEBRUARY 17, 2026 (upon Council approval)
4	Acreage Annexed	88.44
5	Ward Number	?
6	Current Zoning Classification of Land to be Annexed	LI-Low Intensity
7	Zoning Classification After Annexation	HB-Highway Business District
8	Present Use of Land to be Annexed	Residential and undeveloped
9	Expected Future Development of Land After Annexation	Commercial and Industrial

SECTION 2: To be completed only if the property annexed includes existing residential development.

10	Number of People Before Annexation	10
11	Percent of Minorities	0
12	Voting Age of People Before Annex.	18+
13	Race of People Before Annexation	White
14	Language of People Before Annex.	English
15	Number of Registered Voters Before Annexation	?
16	Race of Registered Voters Before Annexation	White
17	Language of Registered Voters Before Annexation	English

SECTION 3: To be completed when vacant or undeveloped property is annexed into the City of Baldwin for residential development. The information provided is speculative and should be based upon the projected build-out of the development.

18	Estimate of Population After Annex.	
19	Estimate of Race of Voters After Annex.	
20	Estimate of Language Group of Voters After Annexation	

Comments: _____

PUBLIC NOTICE REQUIREMENTS

City of Baldwin zoning regulations require public notice be given on all zoning applications, as follows:

1. A legal advertisement shall be published no less than fifteen (15) days and no more than forty-five (45) days prior to the public hearing. This requirement is covered by the Planning Department staff.)
2. A public notice sign shall be placed in a conspicuous location on the property which is subject to the zoning application. The original public notice sign with the date and time of the public hearing will be posted by the Planning Department staff.
3. The public notice sign will be removed from the property by City staff within three business days following the public hearing.

As the applicant, you are responsible for ensuring the public notice sign remains on the site during the entire zoning process. The Planning Department staff will prepare a sign (or signs) for you. If any problem arises with regard to the sign, notify the City of Baldwin Department of Planning and Development immediately by calling 706-778-6341 so the sign can be replaced. Failure to report problems with the sign during the entire period of the hearings will also result in a delay.

The purpose of the public notice sign is to inform the surrounding property owners that an application has been filed. Placement of the sign in a manner that is not clearly visible violates the requirements. Failure to place the sign in a conspicuous location or relocation of the sign by anyone other than City staff will result in your request being tabled until the sign is posted as required. Failure to ensure that the sign remains posted on the site during the entire zoning process means there will be a delay in the hearing date set for your request. Legally, the City cannot consider a request until proper notice has been given to the public.

If it is determined at any time during the zoning process that the sign is not properly placed on the site, the City Council has no choice but to table the request, even if there is no opposition to the application. Many of the board members, as well as the planning staff, visit the sites and will be looking for the sign. Additionally, local citizens often report when a sign is not visible. The City will not consider your request until it is satisfied that proper public notice has been given and all legal requirements have been fulfilled.

Multiple sign posting on a site may be required if it is so determined by the Planning Department staff to be necessary. Signs should be placed as near to the road as possible, so they are clearly visible. The sign(s) cannot be obstructed by vegetation (or otherwise), may not be placed at an inappropriate distance from the road, or placed on something in such a manner so as to blend into the scenery.

Applicant's Certification: *I hereby certify the above information, and all attached information, is true and correct, and that I have read, understand, and have received a copy of the Public Notice Requirements.*

Signature of Applicant



Date.

1/2/26



Petition for Annexation
Office of the City Clerk
P.O. Box 247

186 Hwy 441 Bypass, Baldwin, GA 30511

Date Received by City _____

Along with this petition, please submit a completed application for annexation, a copy of the plat for the property you wish to annex, and a copy of the deed for that same property. Any questions concerning this petition or application can be addressed by the City Clerk at cityclerk@cityofbaldwin.org.

To the City of Baldwin, Georgia:

1. We, the undersigned, all the owners of all real property of the territory described herein, respectfully request that the City Council annex this territory to the City of Baldwin, Georgia, and extend the City boundaries to include the same.
2. The territory to be annexed is unincorporated and contiguous (as described in O.C.G.A 36-36-20) to the existing corporate limits of Baldwin, Georgia and the description of such territory is as described in the following attachments.

NAME	ADDRESS	SIGNATURE
Joshua Allen & Heather Griffin	429 Hubert Harris Road, Cornelia	
Joni Shoup & Lynn Whitmire	325 Hubert Harris Road	
Sheila Sims Hovater	277 Hubert Harris Road	
JVW Enterprise Georgia LLC	2096 Duncan Bridge Road	
John & Adriana Gibby- Rezoning ONLY	GA HWY 365	

- A. Is the annexation for Commercial or Residential property? Commercial
- B. If the property is Residential, how many people live on this property? 10
- C. How many are minorities? 0
- D. How many are voting age? 10
- E. What is the current zoning of the property? AG & Low Intensity
- F. What use are you proposing to make of this property? Commercial, retail, medical
- G. What would you like this property to be zoned? HB



December 19, 2025

City of Baldwin
186 US HWY 441
Baldwin, GA 30511
(706) 776-6341

PROPERTY OWNERS (Name and Mailing Address)

Tax Parcel No. 048 022 (429 Hubert Harris Road)
Joshua Alan & Heather Leigh Griffin - 429 Hubert Harris Road - Cornelia, GA 30531

Tax Parcel No. 050 047B (325 Hubert Harris Road)
Joni Shoup & Vickie Lynn Whitmire - 316 Porter Road - Maysville, GA 30558

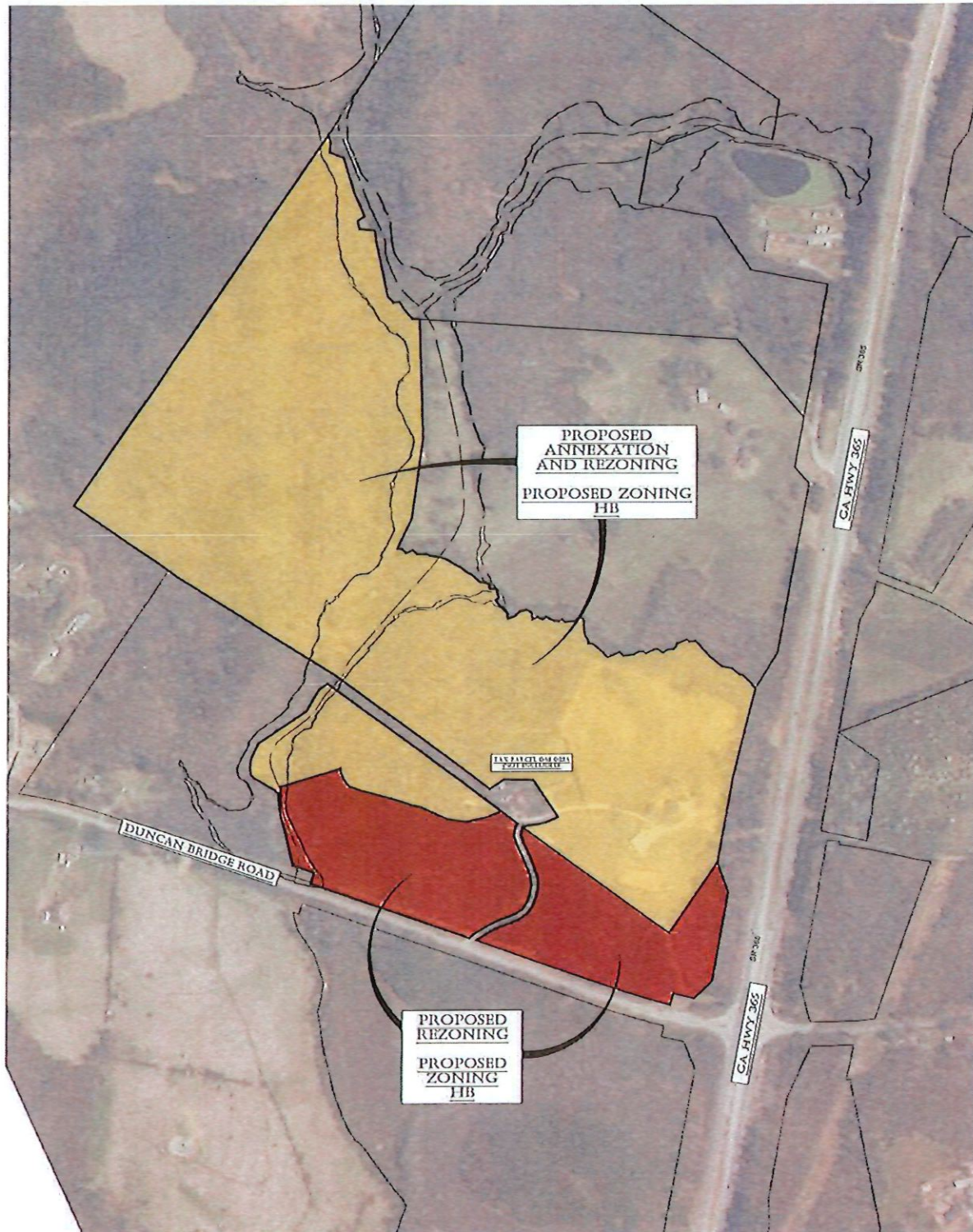
Tax Parcel No. 048 023 (277 Hubert Harris Road) – 1.702 Acres
Shelia Sims Hovater - 3677 Hwy 76W - Clayton, GA 30525

Tax Parcel No. ~~050 002A~~ 048 023A (277 Hubert Harris Road) – 4.867 Acres
Shelia Sims Hovater - 3677 Hwy 76W - Clayton, GA 30525

Tax Parcel No. 048 024 (2096 Duncan Bridge Road)
JVW Enterprise Georgia LLC - 2096 Duncan Bridge Road - Cornelia, GA 30531

Tax Parcel No. 050 002C (GA HWY 365) – Tract #2 & #3 – 20.92 Acres
John A. & Adriana Gibby - 1286 Beach Valley Rd NE - Atlanta, GA 30306

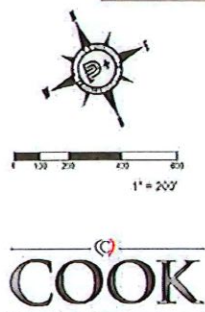
***** This parcel is already in the city limits of Baldwin.



**ANNEXATION AND
REZONING EXHIBIT**

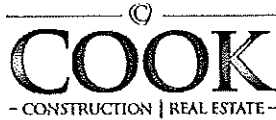
**PROPOSED SITE
AREA (TOTAL)
109.38 ACRES**

**PROPOSED
ZONING:
HB**



**DUNCAN
BRIDGE
PROJECT**





December 19, 2025

City of Baldwin
186 US HWY 441
Baldwin, GA 30511
(706) 776-6341

LETTER OF INTENT

Annexation/Rezoning for the Duncan Bridge Project
GA HWY 365/Duncan Bridge

Cook Construction and Real Estate submits this Letter of Intent and attached application for the purpose of annexing 88.44 acres into the City of Baldwin and rezoning multiple parcels located along the GA Highway 365 Corridor. The attached request is for a total of 109.38 Acres (88.44 Acres to be annexed/ 20.94 Acres already lie within the city limits) all to be rezoned from Agricultural to Highway Business District (HB). The subject properties are currently undeveloped, residential, and agricultural uses.

Cook Construction and Real Estate proposes to develop a distinctive and attractive commercial development which could include grocery, retail, restaurants, medical and assisted living facilities for seniors. Recent market data shows that Habersham County and the surrounding areas are driving more than 15+ miles to spend money and are giving other communities more than \$500 million annually for consumerism that are not provided here. Additionally, there are only 309 publicly known assisted living beds in the area, but there are more than 9,000 Habersham County residents over age 55. Each of the proposed uses will meet the minimums established by the City of Baldwin's current development standards. We have had preliminary meetings with GDOT to discuss road improvements and traffic pattern changes to the intersection of HWY 365 and Duncan Bridge Road and will continue to do so through the project planning and design. The last available study that included the Duncan Bridge intersection (for GDOT by Arcadis circa 2009) noted that improvements at this intersection are needed and suggested making it an exit ramp.

The applicant and its representatives welcome the opportunity to meet with City of Baldwin staff to answer any questions or concerns you may have. Cook Communities respectfully requests your approval of this application.

Respectfully,

Geoff Cook

Cook Construction and Real Estate



PROPERTY OWNERS (Name and Mailing Address)

Tax Parcel No. 048 022 (429 Hubert Harris Road)

Joshua Alan & Heather Leigh Griffin - 429 Hubert Harris Road - Cornelia, GA 30531

Tax Parcel No. 050 047B (325 Hubert Harris Road)

Joni Shoup & Vickie Lynn Whitmire - 316 Porter Road - Maysville, GA 30558

Tax Parcel No. 048 023 (277 Hubert Harris Road) – 1.702 Acres

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Tax Parcel No. ~~050 002A~~ ^{048 023A} (277 Hubert Harris Road) – 4.867 Acres

Shelia Sims Hovater - 3677 Hwy 76W - Clayton, GA 30525

Tax Parcel No. 048 024 (2096 Duncan Bridge Road)

JVW Enterprise Georgia LLC - 2096 Duncan Bridge Road - Cornelia, GA 30531

Property Owner Authorization

Instructions: Each property owner must complete and sign a Property Owner Authorization page and provide the information requested under the Owner Information Certification section. In the event there is more than one property owner, a separate Property Owner Authorization page must be completed by each property owner.

Tax Parcel No. 050 002C (STHWY 365) Tract #2 & #3 – 20.92 Acres

Owner Information Certification

I swear that I am the owner of the property which is the subject matter of this application – as shown in the records of Habersham/Banks County, Georgia.

Name of Owner (please print)	John A. & Adriana Gibby
Owner's Address	1286 Beach Valley Rd NE
City, State, Zip	Atlanta, GA 30306
Owner's Phone No.	
Owner's Cell Phone No.	

As the owner of the subject property, I hereby authorize the person named below to act on my behalf as Applicant in the pursuit of an Annexation and Zoning action for this property.

Notary Public Certification

Instructions: All Property Owner Authorization sheets must be complete, signed, and duly notarized.

NOTARY PUBLIC CERTIFICATION

Personally appeared before me the following

Signature of Owner *John A. Gibby* Expiring on 03/21/2027 PM EST **Sign** Date **Date**
Adriana Gibby Expiring on 03/21/2027 PM EST

Who swears that the information contained in this authorization is true and correct to the best of his or her knowledge and belief.

Notary Public *Robert Michael Santi*

Date 1/2/26

My Commission Expires: 8/2/27



(seal)

CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

- (a) When any applicant for rezoning action has made, within two years immediately preceding the filing of that applicant's application for the rezoning action, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application, it shall be the duty of the applicant to file a disclosure report with the governing authority of the respective local government showing:
- i. The name and official position of the local government official to whom the campaign contributions were made; and
 - ii. The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each contribution.
- (b) The disclosures required by subsection (a) of this Code section shall be filed within ten days after the application for the rezoning action is first filed.
- (c) When any opponent of a rezoning action had made, within two years immediately preceding the filing of the rezoning action being opposed, campaign contributions aggregating \$250.00 or more to a local government official of the local government which will consider the application, it shall be the duty of the opponent to file a disclosure with the governing authority of the respective local government showing:
- i. The name and official position of the local government official to whom the campaign contribution was made; and
 - ii. The dollar amount and description of each campaign contribution made by the opponent to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.
- (d) The disclosure required by subsection (c) of this Code section shall be filed at least five calendar days prior to the first hearing by the local government or any of its agencies on the rezoning application.

OWNER'S CERTIFICATION

I hereby certify that that I have read the above campaign disclosure information and declare that (select one):

<i>John R. Gilly</i> Signature of Property Owner	<i>John R. Gilly</i> Signature of Property Owner	Date MM/DD/YYYY
Property Owner Signature		
☐	I have within the two years immediately preceding this date (see *NOTE below)	
☒	I have not within the two years immediately preceding this date	

made any campaign contribution(s) aggregating \$250.00 or more to any local government official involved in the review or consideration of this application.

(1) _____
 Name and official position of the City Council Member and/or Planning and Zoning Commission of the City of Baldwin, Georgia to whom campaign contribution was made.

(2) Amount: \$ _____ Date _____

Property Owner Authorization

Instructions: Each property owner must complete and sign a Property Owner Authorization page and provide the information requested under the Owner Information Certification section. In the event there is more than one property owner, a separate Property Owner Authorization page must be completed by each property owner.

Tax Parcel No. 050 047B (325 Hubert Harris Road)

Owner Information Certification

I swear that I am the owner of the property which is the subject matter of this application - as shown in the records of Habersham/Banks County, Georgia.

Name of Owner (please print)	VICKIE LYNN WHITMIRE
Owner's Address	316 Porter Road
City, State, Zip	Maysville, GA 30558
Owner's Phone No.	
Owner's Cell Phone No.	

As the owner of the subject property, I hereby authorize the person named below to act on my behalf as Applicant in the pursuit of an Annexation and Zoning action for this property.

Notary Public Certification

Instructions: All Property Owner Authorization sheets must be complete, signed, and duly notarized.

NOTARY PUBLIC CERTIFICATION

Personally appeared before me the following

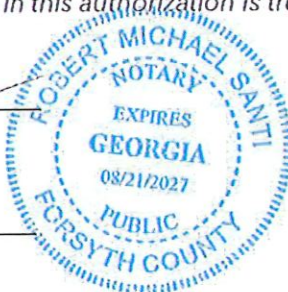
Signature of Owner VICKIE LYNN WHITMIRE Notary Public  Date 

Who swears that the information contained in this authorization is true and correct to the best of his or her knowledge and belief

Notary Public Robert Michael Santi

Date 1/2/26

My Commission Expires: 8/21/27



(seal)

CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

- (a) When any applicant for rezoning action has made, within two years immediately preceding the filing of that applicant's application for the rezoning action, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application, it shall be the duty of the applicant to file a disclosure report with the governing authority of the respective local government showing:
- i. The name and official position of the local government official to whom the campaign contributions were made; and
 - ii. The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each contribution.
- (b) The disclosures required by subsection (a) of this Code section shall be filed within ten days after the application for the rezoning action is first filed.
- (c) When any opponent of a rezoning action had made, within two years immediately preceding the filing of the rezoning action being opposed, campaign contributions aggregating \$250.00 or more to a local government official of the local government which will consider the application, it shall be the duty of the opponent to file a disclosure with the governing authority of the respective local government showing:
- i. The name and official position of the local government official to whom the campaign contribution was made; and
 - ii. The dollar amount and description of each campaign contribution made by the opponent to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.
- (d) The disclosure required by subsection (c) of this Code section shall be filed at least five calendar days prior to the first hearing by the local government or any of its agencies on the rezoning application.

OWNER'S CERTIFICATION

I hereby certify that that I have read the above campaign disclosure information and declare that (select one):

HOUSE DIVISIONS

delong verifit
 12-30-75 2:38 PM EST
 LUZ-012 V,TH P 40.3

Sign & Date

Property Owner Signature

	I have within the two years immediately preceding this date (see *NOTE below)
X	I have not within the two years immediately preceding this date

made any campaign contribution(s) aggregating \$250.00 or more to any local government official involved in the review or consideration of this application.

- (1) _____
Name and official position of the City Council Member and/or Planning and Zoning Commission of the City of Baldwin, Georgia to whom campaign contribution was made.
- (2) Amount: \$ _____ Date _____

Property Owner Authorization

Instructions: Each property owner must complete and sign a Property Owner Authorization page and provide the information requested under the Owner Information Certification section. In the event there is more than one property owner, a separate Property Owner Authorization page must be completed by each property owner.

Tax Parcel No. 048 023 (277 Hubert Harris Road) – 1.702 Acres

Owner Information Certification

I swear that I am the owner of the property which is the subject matter of this application - as shown in the records of Habersham/Banks County, Georgia.

Name of Owner (please print)	Shelia Sims Hovater
Owner's Address	3677 Hwy 76W
City, State, Zip	Clayton, GA 30525
Owner's Phone No.	
Owner's Cell Phone No.	

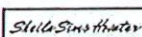
As the owner of the subject property, I hereby authorize the person named below to act on my behalf as Applicant in the pursuit of an Annexation and Zoning action for this property.

Notary Public Certification

Instructions: All Property Owner Authorization sheets must be complete, signed, and duly notarized.

NOTARY PUBLIC CERTIFICATION

Personally appeared before me the following

Signature of Owner Shelia Sims Hovater    Date 

Who swears that the information contained in this authorization is true and correct to the best of his or her knowledge and belief.

Notary Public

Date 8/2/26

My Commission Expires: 8/2/27



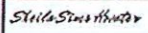
(seal)

CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

- (a) When any applicant for rezoning action has made, within two years immediately preceding the filing of that applicant's application for the rezoning action, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application, it shall be the duty of the applicant to file a disclosure report with the governing authority of the respective local government showing:
- i. The name and official position of the local government official to whom the campaign contributions were made; and
 - ii. The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each contribution.
- (b) The disclosures required by subsection (a) of this Code section shall be filed within ten days after the application for the rezoning action is first filed.
- (c) When any opponent of a rezoning action had made, within two years immediately preceding the filing of the rezoning action being opposed, campaign contributions aggregating \$250.00 or more to a local government official of the local government which will consider the application, it shall be the duty of the opponent to file a disclosure with the governing authority of the respective local government showing:
- i. The name and official position of the local government official to whom the campaign contribution was made; and
 - ii. The dollar amount and description of each campaign contribution made by the opponent to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.
- (d) The disclosure required by subsection (c) of this Code section shall be filed at least five calendar days prior to the first hearing by the local government or any of its agencies on the rezoning application.

OWNER'S CERTIFICATION

I hereby certify that that I have read the above campaign disclosure information and declare that (select one):

		
Property Owner Signature		
☐	I have within the two years immediately preceding this date (see *NOTE below)	
☒	I have not within the two years immediately preceding this date	

made any campaign contribution(s) aggregating \$250.00 or more to any local government official involved in the review or consideration of this application.

(1) _____
Name and official position of the City Council Member and/or Planning and Zoning Commission of the City of Baldwin, Georgia to whom campaign contribution was made.

(2) Amount: \$ _____ Date: _____

Property Owner Authorization

Instructions: Each property owner must complete and sign a Property Owner Authorization page and provide the information requested under the Owner Information Certification section. In the event there is more than one property owner, a separate Property Owner Authorization page must be completed by each property owner.

Tax Parcel No. 048 023A (277 Hubert Harris Road) – 4.867 Acres

Owner Information Certification

I swear that I am the owner of the property which is the subject matter of this application - as shown in the records of Habersham/Banks County, Georgia.

Name of Owner (please print)	Shelia Sims Hovater
Owner's Address	3677 Hwy 76W
City, State, Zip	Clayton, GA 30525
Owner's Phone No.	
Owner's Cell Phone No.	

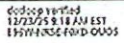
As the owner of the subject property, I hereby authorize the person named below to act on my behalf as Applicant in the pursuit of an Annexation and Zoning action for this property.

Notary Public Certification

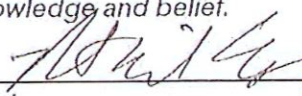
Instructions: All Property Owner Authorization sheets must be complete, signed, and duly notarized.

NOTARY PUBLIC CERTIFICATION

Personally appeared before me the following

Signature of Owner Shelia Sims Hovater   Date 

Who swears that the information contained in this authorization is true and correct to the best of his or her knowledge and belief.

Notary Public 

Date 1/2/26

My Commission Expires: 8/21/27



(seal)

CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

- (a) When any applicant for rezoning action has made, within two years immediately preceding the filing of that applicant's application for the rezoning action, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application, it shall be the duty of the applicant to file a disclosure report with the governing authority of the respective local government showing:
- i. The name and official position of the local government official to whom the campaign contributions were made; and
 - ii. The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each contribution.
- (b) The disclosures required by subsection (a) of this Code section shall be filed within ten days after the application for the rezoning action is first filed.
- (c) When any opponent of a rezoning action had made, within two years immediately preceding the filing of the rezoning action being opposed, campaign contributions aggregating \$250.00 or more to a local government official of the local government which will consider the application, it shall be the duty of the opponent to file a disclosure with the governing authority of the respective local government showing:
- i. The name and official position of the local government official to whom the campaign contribution was made; and
 - ii. The dollar amount and description of each campaign contribution made by the opponent to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.
- (d) The disclosure required by subsection (c) of this Code section shall be filed at least five calendar days prior to the first hearing by the local government or any of its agencies on the rezoning application.

OWNER'S CERTIFICATION

I hereby certify that that I have read the above campaign disclosure information and declare that (select one):

Stella Sims Shaver

6-00000001
10/25/2024 3:12 PM EST
1743040424-0100

Sign & Date

☐	I have within the two years immediately preceding this date (see *NOTE below)
☒	I have not within the two years immediately preceding this date

made any campaign contribution(s) aggregating \$250.00 or more to any local government official involved in the review or consideration of this application.

(1) _____
Name and official position of the City Council Member and/or Planning and Zoning Commission of the City of Baldwin, Georgia to whom campaign contribution was made.

(2) Amount: \$ _____ Date _____

Property Owner Authorization

Instructions: Each property owner must complete and sign a Property Owner Authorization page and provide the information requested under the Owner Information Certification section. In the event there is more than one property owner, a separate Property Owner Authorization page must be completed by each property owner.

Tax Parcel No. 048 022 (429 Hubert Harris Road)

Owner Information Certification

I swear that I am the owner of the property which is the subject matter of this application - as shown in the records of Habersham/Banks County, Georgia.

Name of Owner (please print)	Joshua Alan & Heather Leigh Griffin
Owner's Address	429 Hubert Harris Road
City, State, Zip	Cornelia, GA 30531
Owner's Phone No.	
Owner's Cell Phone No.	

As the owner of the subject property, I hereby authorize the person named below to act on my behalf as Applicant in the pursuit of an Annexation and Zoning action for this property.

Notary Public Certification

Instructions: All Property Owner Authorization sheets must be complete, signed, and duly notarized.

NOTARY PUBLIC CERTIFICATION

Personally appeared before me the following

Signature of Owner

Sign

Date 12-29-25

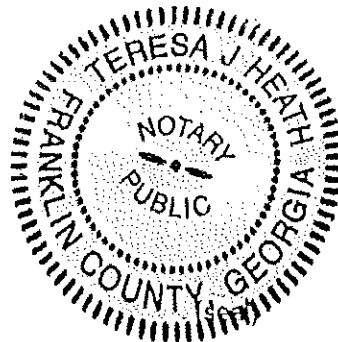
Date

Who swears that the information contained in this authorization is true and correct to the best of his or her knowledge and belief.

Notary Public

Date 12-29-25

My Commission Expires: 1-17-27



Property Owner Authorization

Instructions: Each property owner must complete and sign a Property Owner Authorization page and provide the information requested under the Owner Information Certification section. In the event there is more than one property owner, a separate Property Owner Authorization page must be completed by each property owner.

Tax Parcel No. 048 022 (429 Hubert Harris Road)

Owner Information Certification

I swear that I am the owner of the property which is the subject matter of this application as shown in the records of Habersham/Banks County, Georgia.

Name of Owner (please print)	Joshua Alan & Heather Leigh Griffin
Owner's Address	429 Hubert Harris Road
City, State, Zip	Cornelia, GA 30531
Owner's Phone No.	
Owner's Cell Phone No.	Heather Griffin's 706-968-0013

As the owner of the subject property, I hereby authorize the person named below to act on my behalf as Applicant in the pursuit of an Annexation and Zoning action for this property.

Notary Public Certification

Instructions: All Property Owner Authorization sheets must be complete, signed, and duly notarized.

NOTARY PUBLIC CERTIFICATION

Personally appeared before me the following

Signature of Owner [Signature]  Date 12/29/25 

Who swears that the information contained in this authorization is true and correct to the best of his or her knowledge and belief.

Notary Public Rhonda M. Smith

Date 12-29-25
My Commission Expires: 04-13-27



(seal)

CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

- (a) When any applicant for rezoning action has made, within two years immediately preceding the filing of that applicant's application for the rezoning action, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application, it shall be the duty of the applicant to file a disclosure report with the governing authority of the respective local government showing:
- The name and official position of the local government official to whom the campaign contributions were made; and
 - The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each contribution.
- (b) The disclosures required by subsection (a) of this Code section shall be filed within ten days after the application for the rezoning action is first filed.
- (c) When any opponent of a rezoning action had made, within two years immediately preceding the filing of the rezoning action being opposed, campaign contributions aggregating \$250.00 or more to a local government official of the local government which will consider the application, it shall be the duty of the opponent to file a disclosure with the governing authority of the respective local government showing:
- The name and official position of the local government official to whom the campaign contribution was made; and
 - The dollar amount and description of each campaign contribution made by the opponent to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.
- (d) The disclosure required by subsection (c) of this Code section shall be filed at least five calendar days prior to the first hearing by the local government or any of its agencies on the rezoning application.

OWNER'S CERTIFICATION

I hereby certify that that I have read the above campaign disclosure information and declare that (select one):

☐	I have within the two years immediately preceding this date (see *NOTE below)
☒	I have not within the two years immediately preceding this date

made any campaign contribution(s) aggregating \$250.00 or more to any local government official involved in the review or consideration of this application.

(1) _____
Name and official position of the City Council Member and/or Planning and Zoning Commission of the City of Baldwin, Georgia to whom campaign contribution was made.

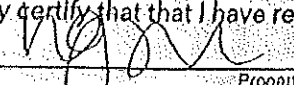
(2) Amount: \$ _____ Date _____

CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

- (a) When any applicant for rezoning action has made, within two years immediately preceding the filing of that applicant's application for the rezoning action, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application, it shall be the duty of the applicant to file a disclosure report with the governing authority of the respective local government showing:
- i. The name and official position of the local government official to whom the campaign contributions were made; and
 - ii. The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each contribution.
- (b) The disclosures required by subsection (a) of this Code section shall be filed within ten days after the application for the rezoning action is first filed.
- (c) When any opponent of a rezoning action had made, within two years immediately preceding the filing of the rezoning action being opposed, campaign contributions aggregating \$250.00 or more to a local government official of the local government which will consider the application, it shall be the duty of the opponent to file a disclosure with the governing authority of the respective local government showing:
- i. The name and official position of the local government official to whom the campaign contribution was made; and
 - ii. The dollar amount and description of each campaign contribution made by the opponent to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.
- (d) The disclosure required by subsection (c) of this Code section shall be filed at least five calendar days prior to the first hearing by the local government or any of its agencies on the rezoning application.

OWNER'S CERTIFICATION

I hereby certify that that I have read the above campaign disclosure information and declare that (select one):

 12/29/20
 Property Owner Signature

☐	I have within the two years immediately preceding this date (see *NOTE below)
☒	I have not within the two years immediately preceding this date

made any campaign contribution(s) aggregating \$250.00 or more to any local government official involved in the review or consideration of this application.

(1) _____
 Name and official position of the City Council Member and/or Planning and Zoning Commission of the City of Baldwin, Georgia to whom campaign contribution was made.

(2) Amount: \$ _____ Date: _____

LEGAL DESCRIPTION – TRACT 1

Project: Duncan Bridge – Tract 1

Location: Land Lot 2, 10th District, Habersham County, Georgia

Parcels: 050 047B, 048 022, 048 024

Date: 12/23/2025

All that tract or parcel of land lying and being in Land Lot 2 of the 10th District of Habersham County, Georgia, said property including a portion 050 047B, 048 022, and 048 024, and being more particularly described as follows:

Beginning at a point at the northernmost most corner of Parcel 048 024, and being the
Thence, S 05° 02' 10" W for a distance of 30.32 feet to a point.

Thence, S 28° 32' 00" W for a distance of 47.08 feet to a point.

Thence, S 43° 04' 55" E for a distance of 66.18 feet to a point.

Thence, S 08° 04' 55" W for a distance of 166.13 feet to a point.

Thence, S 00° 03' 55" W for a distance of 108.86 feet to a point.

Thence, S 83° 33' 00" W for a distance of 37.97 feet to a point.

Thence, S 12° 13' 00" W for a distance of 37.66 feet to a point.

Thence, S 59° 48' 40" E for a distance of 69.47 feet to a point.

Thence, S 17° 00' 25" W for a distance of 52.50 feet to a point.

Thence, S 13° 18' 20" W for a distance of 243.21 feet to a point.

Thence, S 16° 46' 50" E for a distance of 38.81 feet to a point.

Thence, S 71° 55' 30" E for a distance of 26.34 feet to a point.

Thence, S 10° 16' 35" E for a distance of 50.31 feet to a point.

Thence, S 16° 29' 40" E for a distance of 43.73 feet to a point.

Thence, S 61° 19' 00" E for a distance of 33.19 feet to a point.

Thence, S 23° 06' 00" W for a distance of 192.00 feet to a point.

Thence, S 23° 21' 00" W for a distance of 336.00 feet to a point.

Thence, S 33° 06' 00" W for a distance of 359.00 feet to a point.

Thence, S 51° 18' 56" W for a distance of 144.53 feet to a point.

Thence, S 56° 57' 55" E for a distance of 21.09 feet to a point.

Thence, S 23° 25' 19" E for a distance of 14.77 feet to a point.

Thence, S 13° 35' 21" E for a distance of 9.11 feet to a point.

Thence, S 81° 47' 25" E for a distance of 33.48 feet to a point.

Thence, S 24° 08' 56" E for a distance of 22.35 feet to a point.

Thence, S 64° 49' 43" E for a distance of 7.21 feet to a point.

Thence, S 61° 48' 00" E for a distance of 17.89 feet to a point.

Thence, S 66° 54' 26" E for a distance of 18.90 feet to a point.

Thence, S 42° 28' 58" E for a distance of 18.41 feet to a point.

Thence, S 57° 39' 15" E for a distance of 22.88 feet to a point.

Thence, S 51° 59' 49" E for a distance of 41.31 feet to a point.

Thence, S 39° 16' 56" E for a distance of 31.07 feet to a point.

Thence, S 29° 22' 09" E for a distance of 19.43 feet to a point.

Thence, S 39° 04' 48" E for a distance of 34.62 feet to a point.

Thence, S 19° 31' 50" E for a distance of 11.23 feet to a point.

Thence, S 31° 58' 37" E for a distance of 33.21 feet to a point.

Thence, S 51° 19' 35" E for a distance of 9.46 feet to a point.

Thence, S 24° 14' 01" E for a distance of 50.73 feet to a point.

Thence, S 37° 20' 45" E for a distance of 11.36 feet to a point.

Thence, S 64° 01' 16" E for a distance of 14.69 feet to a point.

Thence, S 43° 36' 07" E for a distance of 15.63 feet to a point.

Thence, S 62° 46' 33" E for a distance of 9.69 feet to a point.

Thence, S 22° 15' 57" W for a distance of 7.66 feet to a point.

Thence, S 40° 04' 01" W for a distance of 7.93 feet to a point.

Thence, S 15° 06' 48" E for a distance of 8.85 feet to a point.

Thence, S 69° 02' 45" E for a distance of 15.15 feet to a point.

Thence, S 42° 47' 23" E for a distance of 14.78 feet to a point.

Thence, S 09° 41' 24" W for a distance of 9.70 feet to a point.

Thence, S 22° 33' 54" W for a distance of 11.28 feet to a point.

Thence, S 04° 19' 47" E for a distance of 13.13 feet to a point.

Thence, S 65° 15' 54" W for a distance of 9.47 feet to a point.

Thence, S 80° 56' 05" W for a distance of 10.31 feet to a point.

Thence, S 01° 59' 35" W for a distance of 6.22 feet to a point.

Thence, S 14° 19' 25" E for a distance of 17.83 feet to a point.

Thence, S 17° 55' 53" E for a distance of 9.09 feet to a point.

Thence, S 39° 16' 26" E for a distance of 16.38 feet to a point.

Thence, S 02° 57' 15" E for a distance of 14.40 feet to a point.

Thence, S 25° 33' 10" E for a distance of 22.17 feet to a point.

Thence, S 40° 39' 51" W for a distance of 15.86 feet to a point.

Thence, S 07° 49' 00" E for a distance of 6.35 feet to a point.

Thence, S 81° 46' 05" E for a distance of 35.41 feet to a point.

Thence, N 73° 23' 18" E for a distance of 29.88 feet to a point.

Thence, S 76° 30' 09" E for a distance of 30.89 feet to a point.

Thence, S 37° 15' 36" E for a distance of 14.56 feet to a point.

Thence, S 55° 43' 30" E for a distance of 7.54 feet to a point.

Thence, S 14° 24' 13" W for a distance of 25.96 feet to a point.

Thence, S 24° 26' 05" E for a distance of 7.06 feet to a point.

Thence, S 83° 28' 51" E for a distance of 18.18 feet to a point.

Thence, S 40° 06' 33" E for a distance of 12.93 feet to a point.

Thence, S 54° 59' 20" E for a distance of 12.87 feet to a point.

Thence, N 86° 20' 37" E for a distance of 16.92 feet to a point.

Thence, S 41° 02' 38" E for a distance of 40.65 feet to a point.

Thence, S 61° 23' 40" E for a distance of 23.55 feet to a point.

Thence, N 85° 02' 55" E for a distance of 12.76 feet to a point.

Thence, S 27° 09' 39" E for a distance of 17.62 feet to a point.

Thence, S 70° 50' 27" E for a distance of 38.66 feet to a point.

Thence, N 85° 36' 55" E for a distance of 32.40 feet to a point.

Thence, S 40° 45' 04" E for a distance of 16.81 feet to a point.

Thence, S 20° 49' 06" W for a distance of 60.77 feet to a point.

Thence, S 08° 33' 41" W for a distance of 12.23 feet to a point.

Thence, S 10° 15' 33" E for a distance of 21.20 feet to a point.

Thence, S 21° 34' 12" W for a distance of 17.55 feet to a point.

Thence, S 58° 23' 42" E for a distance of 20.30 feet to a point.

Thence, S 25° 22' 37" E for a distance of 61.23 feet to a point.

Thence, S 08° 27' 34" E for a distance of 13.55 feet to a point.

Thence, S 34° 01' 52" E for a distance of 15.04 feet to a point.

Thence, S 86° 54' 07" E for a distance of 56.83 feet to a point.

Thence, S 19° 16' 24" E for a distance of 22.37 feet to a point.

Thence, S 71° 18' 48" E for a distance of 44.10 feet to a point.

Thence, N 88° 19' 04" E for a distance of 31.04 feet to a point.

Thence, S 64° 44' 37" E for a distance of 18.03 feet to a point.

Thence, S 28° 24' 25" E for a distance of 12.68 feet to a point.

Thence, S 86° 59' 41" E for a distance of 9.26 feet to a point.

Thence, S 88° 52' 56" E for a distance of 38.15 feet to a point.

Thence, S 59° 39' 14" E for a distance of 11.98 feet to a point.

Thence, S 17° 21' 17" E for a distance of 12.08 feet to a point.

Thence, S 43° 10' 17" E for a distance of 14.14 feet to a point.

Thence, N 80° 40' 38" E for a distance of 18.79 feet to a point.

Thence, S 74° 09' 25" E for a distance of 33.00 feet to a point.

Thence, N 67° 29' 55" E for a distance of 16.20 feet to a point.

Thence, N 17° 03' 09" E for a distance of 9.99 feet to a point.

Thence, S 86° 18' 54" E for a distance of 50.66 feet to a point.

Thence, S 24° 28' 26" E for a distance of 14.51 feet to a point.

Thence, S 71° 08' 44" E for a distance of 29.60 feet to a point.

Thence, S 16° 46' 54" E for a distance of 90.90 feet to a point.

Thence, S 27° 08' 11" E for a distance of 73.50 feet to a point.

Thence, S 53° 44' 40" E for a distance of 19.50 feet to a point.

Thence, S 53° 44' 44" E for a distance of 29.19 feet to a point.

Thence, S 22° 51' 53" E for a distance of 20.80 feet to a point.

Thence, S 25° 30' 31" E for a distance of 19.15 feet to a point.

Thence, S 52° 59' 21" E for a distance of 18.41 feet to a point.

Thence, S 18° 24' 51" E for a distance of 29.87 feet to a point.

Thence, S 28° 19' 45" E for a distance of 18.82 feet to a point.

Thence, S 02° 41' 33" W for a distance of 13.47 feet to a point.

Thence, S 20° 26' 36" E for a distance of 18.80 feet to a point.

Thence, S 39° 23' 28" W for a distance of 407.25 feet to a point.

Thence, S 35° 31' 22" W for a distance of 375.88 feet to a point.

Thence, S 59° 35' 27" W for a distance of 381.43 feet to a point.

Thence, N 29° 15' 47" W for a distance of 797.19 feet to a point.

Thence, N 29° 59' 00" W for a distance of 4.99 feet to a point.

Thence, N 77° 39' 48" E for a distance of 6.66 feet to a point.

Thence, S 76° 40' 10" E for a distance of 18.52 feet to a point.

Thence, S 72° 18' 14" E for a distance of 45.26 feet to a point.

Thence, S 79° 24' 14" E for a distance of 41.75 feet to a point.

Thence, S 86° 40' 13" E for a distance of 40.64 feet to a point.

Thence, S 88° 21' 44" E for a distance of 14.12 feet to a point.

Thence, N 09° 35' 15" W for a distance of 198.64 feet to a point.

Thence, N 63° 23' 16" W for a distance of 134.62 feet to a point.

Thence, S 82° 41' 43" W for a distance of 76.73 feet to a point.

Thence, N 29° 15' 33" W for a distance of 849.89 feet to a point.

Thence, N 29° 15' 33" W for a distance of 14.39 feet to a point.

Thence, N 33° 30' 03" W for a distance of 813.31 feet to a point.

Thence, N 30° 34' 24" W for a distance of 575.52 feet to a point.

Thence, N 59° 54' 29" E for a distance of 357.27 feet to a point.

Thence, N 59° 49' 56" E for a distance of 614.45 feet to a point.

Thence, N 59° 57' 56" E for a distance of 381.47 feet to a point.

Thence N 59° 54' 42" E a distance of 637.36 feet to a point; said point being the **POINT OF BEGINNING**.

Said tract contains 3,566,057 square feet (81.87 acres), more or less, and includes a portion of Parcel 050 047B, 048 022, and 048 024.

LEGAL DESCRIPTION – TRACT 2

Project: Duncan Bridge – Tract 2

Location: Land Lot 2, 10th District, Habersham County, Georgia

Parcels: 050 002C, 048 023

Date: 12/23/2025

All that tract or parcel of land lying and being in Land Lot 2 of the 10th District of Habersham County, Georgia, said property including all of 050 002C and 048 023 and being more particularly described as follows:

Beginning at a point at the southernmost corner of Parcel 050 002C at the northerly right of way of Hubert Harris road, and being the POINT OF BEGINNING;

Thence, N 46° 10' 18" W for a distance of 752.80 feet to a point.

Thence, N 43° 49' 16" E for a distance of 50.00 feet to a point.

Thence, N 46° 10' 43" W for a distance of 102.05 feet to a point.

Thence, N 12° 02' 16" E for a distance of 149.12 feet to a point.

Thence, N 09° 33' 00" E for a distance of 85.72 feet to a point.

Thence, N 25° 12' 57" E for a distance of 70.30 feet to a point.

Thence, N 25° 12' 56" E for a distance of 47.75 feet to a point.

Thence, S 81° 45' 42" E for a distance of 280.10 feet to a point.

Thence, S 19° 20' 20" W for a distance of 17.12 feet to a point.

Thence, S 00° 53' 18" W for a distance of 36.31 feet to a point.

Thence, S 12° 00' 51" E for a distance of 36.23 feet to a point.

Thence, S 46° 14' 35" E for a distance of 50.49 feet to a point.

Thence, S 49° 43' 41" E for a distance of 169.14 feet to a point.

Thence, S 46° 49' 21" E for a distance of 74.67 feet to a point.

Thence, S 52° 17' 52" E for a distance of 41.37 feet to a point.

Thence, S 41° 02' 19" E for a distance of 131.39 feet to a point.

Thence, S 56° 43' 01" E for a distance of 82.52 feet to a point.

Thence, S 77° 04' 28" E for a distance of 85.77 feet to a point.

Thence, S 85° 20' 56" E for a distance of 84.70 feet to a point.

Thence, S 11° 17' 31" E for a distance of 0.08 feet to a point.

Thence, S 29° 32' 18" E for a distance of 95.60 feet to a point.

Thence, S 75° 56' 12" W for a distance of 13.64 feet to a point.

Thence, S 35° 11' 15" W for a distance of 45.87 feet to a point.

Thence, S 04° 45' 18" W for a distance of 42.88 feet to a point.

Thence, S 00° 23' 45" E for a distance of 42.50 feet to a point.

Thence, S 00° 50' 17" W for a distance of 42.03 feet to a point.

Thence, S 03° 25' 17" W for a distance of 39.16 feet to a point.

Thence, S 06° 27' 11" W for a distance of 35.96 feet to a point.

Thence, S 19° 16' 18" W for a distance of 36.00 feet to a point.

Thence, S 36° 41' 15" W for a distance of 37.10 feet to a point.

Thence, S 44° 27' 19" W for a distance of 38.32 feet to a point.

Thence, S 60° 09' 14" W for a distance of 34.55 feet to a point.

Thence, S 82° 39' 16" W for a distance of 34.50 feet to a point.

Thence, N 86° 50' 42" W for a distance of 35.94 feet to a point.

Thence, N 83° 06' 44" W for a distance of 39.65 feet to a point.

Thence, N 87° 23' 45" W for a distance of 39.38 feet to a point.

Thence, S 85° 50' 14" W for a distance of 38.72 feet to a point.

Thence, S 84° 16' 16" W for a distance of 63.61 feet to a point.

Thence S 74° 19' 20" W a distance of 24.59 feet to a point; said point being the **POINT OF BEGINNING**.

Said tract contains 514,188 square feet (11.80 acres), more or less, and includes a portion of Parcel 050 002C, 048 023.

LEGAL DESCRIPTION – TRACT 3

Project: Duncan Bridge – Tract 3

Location: Land Lot 2, 10th District, Habersham County, Georgia

Parcels: 050 002C

Date: 12/23/2025

All that tract or parcel of land lying and being in Land Lot 2 of the 10th District of Habersham County, Georgia, said property including a portion of 050 002C and being more particularly described as follows:

Beginning at a point on the southerly right-of-way of Hubert Harris Road, said point being the northwest corner of the southern half of said Parcel 050-002C,

Thence, N 74° 30' 28" E for a distance of 4.30 feet to a point

Thence, N 84° 27' 17" E for a distance of 60.59 feet to a point

Thence, N 86° 01' 14" E for a distance of 36.53 feet to a point

Thence, S 87° 12' 41" E for a distance of 36.40 feet to a point

Thence, S 82° 35' 42" E for a distance of 39.51 feet to a point

Thence, S 86° 39' 48" E for a distance of 39.76 feet to a point

Thence, N 82° 50' 21" E for a distance of 43.22 feet to a point

Thence, N 60° 20' 15" E for a distance of 44.66 feet to a point

Thence, N 44° 38' 19" E for a distance of 44.49 feet to a point

Thence, N 36° 52' 18" E for a distance of 43.73 feet to a point

Thence, N 19° 27' 16" E for a distance of 43.96 feet to a point

Thence, N 06° 38' 15" E for a distance of 40.12 feet to a point

Thence, N 03° 36' 16" E for a distance of 40.63 feet to a point

Thence, N 01° 01' 19" E for a distance of 43.03 feet to a point

Thence, N 00° 12' 44" W for a distance of 41.47 feet to a point

Thence, N 04° 56' 19" E for a distance of 33.37 feet to a point

Thence, N 35° 22' 11" E for a distance of 26.57 feet to a point

Thence, N 76° 07' 14" E for a distance of 10.78 feet to a point

Thence, S 29° 15' 47" E for a distance of 797.19 feet to a point

Thence, N 59° 35' 27" E for a distance of 381.43 feet to a point

Thence, S 04° 17' 19" W for a distance of 144.86 feet to a point

Thence, S 35° 35' 17" W for a distance of 400.47 feet to a point

Thence, S 71° 30' 17" W for a distance of 109.50 feet to a point

Thence, N 52° 26' 42" W for a distance of 96.95 feet to a point

Thence, S 38° 48' 17" W for a distance of 50.67 feet to a point

Thence, N 50° 50' 44" W for a distance of 45.12 feet to a point

Thence, N 48° 36' 43" W for a distance of 145.61 feet to a point

Thence, N 46° 56' 44" W for a distance of 68.82 feet to a point

Thence, N 46° 08' 42" W for a distance of 119.93 feet to a point

Thence N 45° 59' 57" W a distance of 539.07 feet to a point; said point being the **POINT OF BEGINNING**.

Said tract contains 398,040 square feet (9.14 acres), more or less, and includes a portion of Parcel 050 002C.

LEGAL DESCRIPTION – TRACT 4

Project: Duncan Bridge – Tract 4

Location: Land Lot 2, 10th District, Habersham County, Georgia

Parcels: 050 002C, 048 023

Date: 12/23/2025

All that tract or parcel of land lying and being in Land Lot 2 of the 10th District of Habersham County, Georgia, said property including all of 050 002C and 048 023 and being more particularly described as follows:

Beginning at a point at the northernmost corner of Parcel 050 002C, and being the POINT OF BEGINNING;

Thence, S 29° 12' 29" E for a distance of 486.62 feet to a point.

Thence, S 29° 19' 54" E for a distance of 342.48 feet to a point.

Thence, S 29° 09' 08" E for a distance of 137.11 feet to a point.

Thence, N 85° 20' 56" W for a distance of 84.70 feet to a point.

Thence, N 77° 04' 28" W for a distance of 85.77 feet to a point.

Thence, N 56° 43' 01" W for a distance of 82.52 feet to a point.

Thence, N 41° 02' 19" W for a distance of 131.39 feet to a point.

Thence, N 52° 17' 52" W for a distance of 41.37 feet to a point.

Thence, N 46° 49' 21" W for a distance of 74.67 feet to a point.

Thence, N 49° 43' 41" W for a distance of 169.14 feet to a point.

Thence, N 46° 14' 35" W for a distance of 50.49 feet to a point.

Thence, N 12° 00' 51" W for a distance of 36.23 feet to a point.

Thence, N 00° 53' 18" E for a distance of 36.31 feet to a point.

Thence, N 19° 20' 20" E for a distance of 17.12 feet to a point.

Thence, N 81° 45' 42" W for a distance of 280.10 feet to a point.

Thence, S 25° 12' 56" W for a distance of 47.75 feet to a point.

Thence, S 25° 12' 57" W for a distance of 70.30 feet to a point.

Thence, N 17° 55' 09" E for a distance of 72.78 feet to a point.

Thence, N 17° 24' 48" E for a distance of 20.56 feet to a point.

Thence, N 23° 31' 50" W for a distance of 19.01 feet to a point.

Thence, N 35° 44' 18" W for a distance of 103.95 feet to a point.

Thence, N 23° 45' 56" W for a distance of 21.76 feet to a point.

Thence, N 16° 42' 15" E for a distance of 34.23 feet to a point.

Thence, N 32° 40' 48" E for a distance of 35.23 feet to a point.

Thence, N 50° 40' 35" E for a distance of 76.55 feet to a point.

Thence, N 81° 29' 04" E for a distance of 261.01 feet to a point.

Thence, N 54° 54' 16" E for a distance of 110.88 feet to a point.

thence N 81° 16' 38" E a distance of 44.88 feet to a point; said point being the **POINT OF BEGINNING**.

Said tract contains 286,384 square feet (6.57 acres), more or less, and includes a portion of Parcel 050 002C, 048 023.

FILED & RECORDED

DATE: 12/29/2015

TIME: 3:01pm

BOOK: 67

PAGE: 118

HABERSHAM COUNTY, GEORGIA

DAVID WALL, SUPERIOR COURT CLERK

NUMBERED CALLS

COURSE	BEARING	DISTANCE
110	S 88°42'17"W	32.03'
111	N 65°24'44"W	33.00'
112	N 22°03'10"W	32.63'
113	N 81°03'17"W	26.09'
114	N 88°21'23"W	36.81'
115	S 09°22'48"E	103.00'
116	S 64°54'17"E	173.27'
117	N 65°54'17"W	173.27'
118	N 09°22'48"E	103.00'
119	N 65°46'15"W	103.00'
120	N 72°03'17"W	41.75'
121	N 70°18'22"W	45.26'
122	N 76°40'27"E	18.34'
123	S 77°49'00"W	6.60'

SEE NOTE #1

NOTES

- 1) BEARING BASE - PLAT PREPARED FOR HEMER E. ESSI ESTATE BY LOVELL, STROUD & ASSOCIATES, P.C. DATED JUNE 13, 2015.
- 2) PROPERTY IS SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD, WRITTEN AND UNWRITTEN.
- 3) FIELDWORK COMPLETED MARCH 11, 2015. POINTE TO CORNER WITH ABANDONED RIGHT OF WAY, DITCH, POINTE ABANDONED AND CHAIN NAME. FIELDWORK FOR REVISION COMPLETED NOVEMBER 24, 2015.
- 4) SCALE FENCES ON PROPERTY NOT SHOWN.
- 5) PROPERTY INCLUDES A SECTION OF HUBERT HARRIS ROAD THAT HAS BEEN ABANDONED. SEE HABERSHAM COUNTY BOARD OF COMMISSIONERS MEETING MINUTES FROM NOVEMBER 16, 2015.

PLAT APPROVED
JANUARY 12-15
HABERSHAM COUNTY
PLANNING

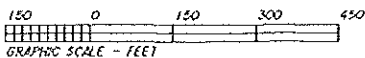
NUMBERED CALLS

COURSE	BEARING	DISTANCE
1	N 20°22'00"W	18.83'
2	N 02°41'19"E	13.47'
3	N 28°19'28"W	18.82'
4	N 18°25'08"W	23.87'
5	N 52°52'28"W	18.41'
6	N 25°30'41"E	18.15'
7	N 65°52'07"E	23.87'
8	N 53°44'25"W	15.20'
9	N 03°44'25"W	15.20'
10	N 27°04'22"E	15.20'
11	N 05°41'03"W	23.87'
12	N 71°58'52"W	14.51'
13	N 61°28'33"E	14.51'
14	N 05°10'03"W	23.87'
15	S 17°03'07"E	18.79'
16	S 67°29'38"E	18.79'
17	N 74°59'25"E	33.00'
18	S 60°40'22"E	18.79'
19	N 43°10'25"E	14.14'
20	N 17°21'27"E	12.04'
21	N 09°39'11"E	11.81'
22	N 28°53'08"E	34.15'
23	N 65°59'29"E	8.26'
24	N 28°54'37"E	12.65'
25	N 64°44'32"E	18.03'
26	S 83°18'27"W	31.04'
27	N 71°19'03"W	44.10'
28	N 13°16'32"E	26.37'
29	N 65°54'20"E	26.83'
30	N 34°32'01"W	15.04'
31	N 08°27'24"E	13.55'
32	N 23°22'18"E	61.23'
33	N 53°23'31"E	23.52'
34	N 21°54'10"E	17.55'
35	N 10°15'34"E	41.10'
36	N 08°03'26"E	12.23'
37	N 50°48'23"E	65.77'
38	N 60°45'45"E	12.65'
39	S 65°06'45"E	32.40'
40	N 70°20'41"E	33.65'
41	N 27°29'51"E	16.81'
42	S 53°02'35"E	12.76'
43	N 61°23'48"E	72.55'
44	N 41°02'50"E	63.85'
45	S 66°20'27"E	18.92'
46	N 54°29'41"E	12.93'
47	N 40°56'27"E	12.93'
48	N 03°29'08"E	18.18'
49	N 24°26'03"E	7.00'
50	N 14°23'25"E	15.96'
51	N 55°43'31"E	7.54'
52	N 37°15'45"E	14.56'
53	N 76°00'20"E	30.69'
54	S 23°23'06"E	29.82'
55	N 61°45'11"E	32.41'
56	N 07°49'23"E	6.35'
57	N 40°19'57"E	12.88'
58	N 23°33'16"E	22.17'
59	N 02°57'31"E	14.40'
60	N 39°16'37"E	15.39'
61	N 17°06'30"E	8.00'
62	N 14°19'33"E	12.83'
63	N 01°59'17"E	6.42'
64	N 60°55'58"E	10.31'
65	N 65°15'39"E	9.47'
66	N 04°20'03"E	13.13'
67	N 22°53'48"E	11.28'

NUMBERED CALLS

COURSE	BEARING	DISTANCE
68	N 09°41'12"E	9.20'
69	N 42°41'33"E	14.73'
70	N 69°03'01"E	15.15'
71	N 15°26'37"E	8.65'
72	N 40°03'58"E	7.95'
73	N 22°15'20"E	7.66'
74	N 62°43'29"E	8.69'
75	S 41°56'16"E	12.63'
76	N 64°01'28"E	14.69'
77	N 37°21'07"E	11.35'
78	N 24°14'12"E	50.13'
79	N 31°19'21"E	9.46'
80	N 31°58'20"E	33.21'
81	N 19°51'53"E	11.25'
82	N 31°03'02"E	34.62'
83	N 29°23'25"E	12.43'
84	N 39°17'07"E	31.07'
85	N 54°10'27"E	41.31'
86	N 57°39'31"E	22.43'
87	N 42°39'11"E	18.41'
88	N 69°54'28"E	18.50'
89	N 61°48'11"E	12.69'
90	N 64°49'43"E	7.31'
91	N 24°08'13"E	22.35'
92	N 61°49'54"E	33.48'
93	N 13°05'48"E	9.11'
94	N 23°25'25"E	14.77'
95	N 16°59'07"E	21.00'
96	S 24°55'20"E	37.28'
97	S 21°47'44"E	25.83'
98	S 64°17'53"E	13.89'
99	N 09°20'13"E	34.74'
100	N 83°17'50"E	32.67'
101	S 77°24'27"E	72.58'
102	S 59°07'13"E	71.61'
103	S 28°50'11"E	31.50'
104	S 17°53'01"E	60.31'
105	S 25°54'47"E	63.12'
106	S 09°43'21"E	24.26'
107	S 39°46'49"E	65.81'
108	S 61°59'02"E	43.50'
109	S 76°58'03"E	51.43'

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 33,453 FEET AND AN ANGULAR ERROR OF 0'00"05" PER ANGLE AND WAS ADJUSTED USING THE COMPOUND RULE.



TRACT 1
26.43 ACRES

TRACT 2
10.00 ACRES

RETRACEMENT-DIVISION SURVEY

TO 100A PG. 313
FB 33, PG. 31 (PART OF TRACT 1 AND 3)

SURVEYORS:
LOVELL, STROUD AND
ASSOCIATES, LLC
P.O. BOX 806
CLARKSVILLE, GA. 30523

MAP PREPARED FOR
JOSH ANTHONY ALLEN
AND
AMY NESTER ALLEN

R.L.S. #1553, R3094
CERTIFICATE OF
AUTHORIZATION
NUMBER - LSF 000298
TELEPHONE - (706)754-9422
FAX - (706)754-7168
EMAIL ADDRESS - 1d@1a1b@1a1b.com

HABERSHAM COUNTY
GEORGIA

DATE: MARCH 13, 2015
REVISED: NOVEMBER 24, 2015
LAND LOT: 134
DISTRICT: 10TH
COUNTY OF HABERSHAM
FILE # 12303A
FIELD BOOK # PSHCH
INSTRUMENTS USED:
TOPCON GTS-2110
SCALE - 1"=100'
SYMBOLS:
O.T.P. - OPEN TOP PIPE
I.P.F. - IRON PIN FOUND
I.P.S. - IRON PIN SET
(3/8" RE-BAR)
C.M. - CONCRETE MONUMENT

NOTES:

- 1) BEARING BASIS TAKEN FROM MAP PREPARED FOR SOUTH STATE BANK, BY J. SCOTT STROUD, GA. R.L.S. # 3094, UNDER DATE OF MARCH 13, 2015. (WEST BOUNDARY ALONG LAND LOT LINE, BEARING $82^{\circ}17'15''E$)
- 2) THIS PROPERTY DESCRIBED IN DEED BOOK 110, PAGE 305, HABERSHAM COUNTY, GA. DEED RECORDS. CURRENT OWNER: JOHN PHILLIP SIMS ESTATE
- 3) A PORTION OF THIS PROPERTY LIES WITHIN A DESIGNATED FLOOD HAZARD AREA PER THE FIRM MAP OF HABERSHAM COUNTY, GA. REFER TO MAP # 13137C0214C, EFFECTIVE DATE: JUNE 2, 2009.
- 4) PROPERTY IS SUBJECT TO ALL EASEMENTS, RIGHT OF WAYS AND RESTRICTIONS OF RECORD, WRITTEN AND UNWRITTEN.
- 5) DATES OF FIELD SURVEY: OCT. 26 & 28, NOV. 1, 2016.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 14,360 FEET AND AN ANGULAR ERROR OF 0.0004 PER ANGLE AND WAS ADJUSTED BY LEAST SQUARES.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 377,116 FEET. (AVG. IN TRACTS)

NUMBERED CALLS

COURSE	BEARING	DISTANCE	COURSE	BEARING	DISTANCE
L-1	N $83^{\circ}19'09''W$	84.71'	L-13	S $25^{\circ}15'35''W$	70.30'
L-2	N $77^{\circ}01'45''W$	85.77'	L-14	N $17^{\circ}27'35''E$	72.78'
L-3	N $56^{\circ}40'20''W$	82.32'	L-15	N $17^{\circ}27'35''E$	20.56'
L-4	N $50^{\circ}59'40''W$	131.59'	L-16	N $23^{\circ}29'17''W$	19.01'
L-5	N $52^{\circ}15'12''W$	41.37'	L-17	N $23^{\circ}41'39''W$	103.95'
L-6	N $48^{\circ}46'40''W$	74.67'	L-18	N $23^{\circ}43'13''W$	21.76'
L-7	N $45^{\circ}46'13''W$	180.15'	L-19	N $16^{\circ}44'51''E$	34.23'
L-8	N $45^{\circ}12'00''W$	36.33'	L-20	N $30^{\circ}52'32''E$	76.23'
L-9	N $1^{\circ}58'08''E$	36.31'	L-21	N $30^{\circ}52'32''E$	261.80'
L-10	N $00^{\circ}53'55''E$	17.12'	L-22	N $84^{\circ}46'56''E$	143.89'
L-11	N $19^{\circ}23'02''E$	47.75'	L-23	N $81^{\circ}46'30''E$	
L-12	S $25^{\circ}15'35''W$		L-24	N $81^{\circ}46'30''E$	

BOUNDARY RETRACEMENT SURVEY &
DIVISION OF PARENT TRACT PREPARED FOR
JOHN MARK SIMS
(TRACT ONE)
AND
SHEILA SIMS HOVATER
(TRACT TWO)
LOCATED IN
LAND LOT 133 10TH DISTRICT
HABERSHAM COUNTY, GEORGIA
DATE: NOV. 7, 2016 SCALE: 1" = 125'
JOB NO. 397-15 F.B. - 19/59

NOTE: THIS PLAT OF SURVEY REPRESENTS
A DIVISION OF THE JOHN PHILLIP SIMS
ESTATE. THIS DIVISION OF PROPERTY IS
CONSIDERED A FAMILY DIVISION OF THAT
ESTATE.

NOTE: WELL LOCATED ON TRACT ONE IS TO
BE A SHARED WELL WITH TRACT TWO.

FILED & RECORDED

DATE: 11/23/2016

TIME: 9:23AM

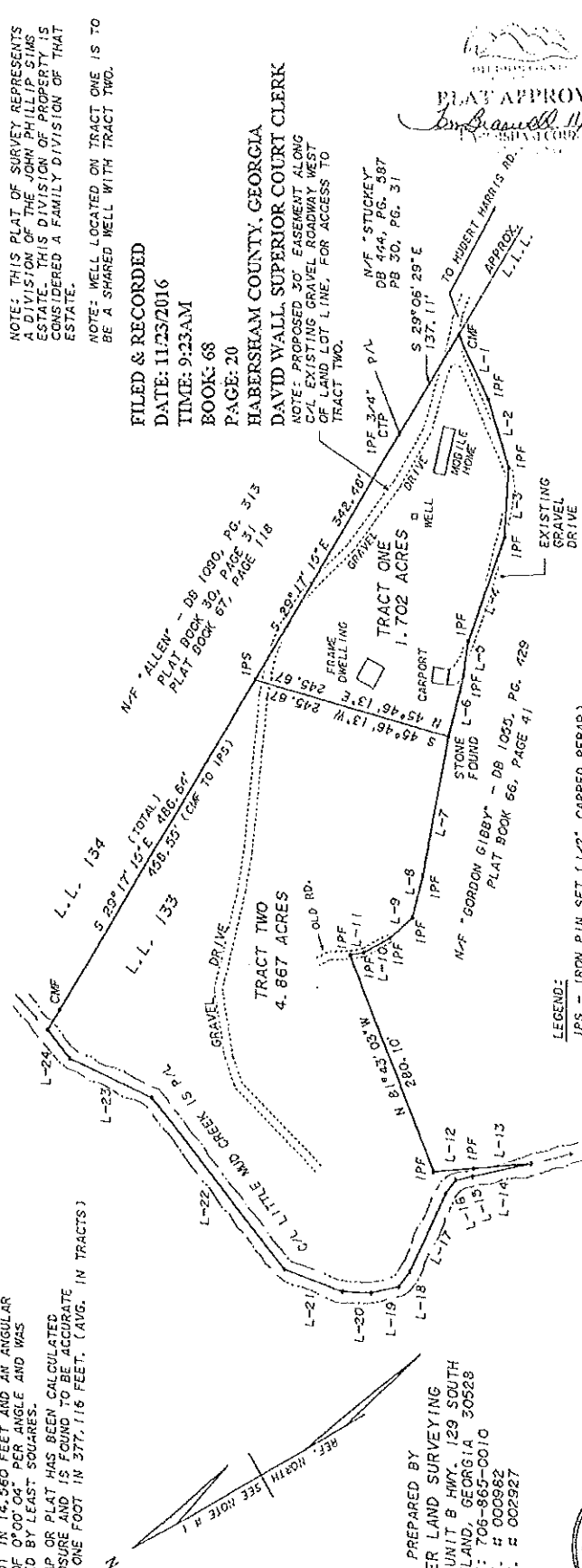
BOOK: 68

PAGE: 20

HABERSHAM COUNTY, GEORGIA

DAVID WALL, SUPERIOR COURT CLERK

NOTE: PROPOSED 30' EASEMENT ALONG
C/L EXISTING GRAVEL ROADWAY WEST
OF LAND LOT LINE, FOR ACCESS TO
TRACT TWO.



LEGEND:

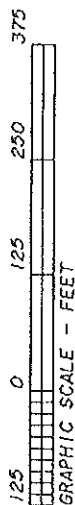
- IPS - IRON PIN SET (1/2" CAPPED REBAR)
- IPF - IRON PIN FOUND (5/8" REBAR UNLESS OTHERWISE SHOWN)
- CMF - CONCRETE MONUMENT FOUND
- L.L. - LAND LOT
- L.L.L. - LAND LOT
- C/L - CENTERLINE
- P/L - PROPERTY LINE
- DB - DEED BOOK
- PB - PLAT BOOK
- PS - PLAT SLIDE
- CTP - CRIMP TOP PIPE

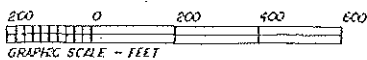
THIS SURVEY WAS PREPARED IN CONFORMITY
WITH THE TECHNICAL STANDARDS FOR PROPERTY
SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER
180-7 OF THE RULES OF THE GEORGIA BOARD OF
REGISTRATION FOR PROFESSIONAL ENGINEERS &
LAND SURVEYORS AND AS SET FORTH IN THE GA.
PLAT ACT O.C.G.A. 15-6-67.

PREPARED BY
TURNER LAND SURVEYING
1641 UNIT 8 HWY. 129 SOUTH
CLEVELAND, GEORGIA 30528
PHONE: 706-865-0010
L.S.F. # 000982
R.L.S. # 002927



PLAT APPROVED
11/23/16
DAVID WALL
SUPERIOR COURT CLERK

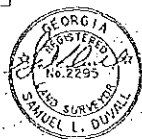




THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSE PRECISION OF ONE FOOT IN 10,000 FEET AND AN ANGLE ERROR OF 0.000025 PER ANGLE AND WAS ASSURED USING THE COMPASS RULE.

PLAT CLOSURES:
TRACT H 1 - 1' - 38.88"
TRACT H 2 - 1' - 31.61"
TRACT H 3 - 1' - 64.33"
TRACT H 4 - 1' - 65.51"
TRACT H 5 - 1' - 29.125"

POWER LINE - P-P-P

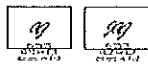


SURVEYORS:
LOVELL, DUVALL, MILLER & ASSOCIATES, INC.
H 1553, N. 2800, R. 2095
P.O. BOX 306
CLARKESVILLE, GA. 30523
TELEPHONE - (706) 754-9422

MAP PREPARED FOR
HOMER T. GIBBY ESTATE
HABERSHAM COUNTY
GEORGIA

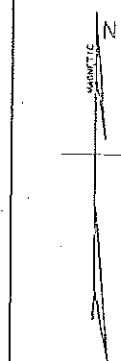
DATE: JUNE 13, 2002
REVISED:
LAND LOT: 133, 154, 155
DISTRICT: 10, 11
COUNTY OF HABERSHAM
FILE # 12556
FIELD BOOK #
INSTRUMENTS USED:
TOPCON GTS-2110
SCALE - 1" = 200'
STAPLES:
I.P.F. - IRON PIN FOUND
I.P.S. - IRON PIN SET
(5/8" x 8")
C. V. - CONCRETE ANCHOR

CERTIFICATION:
IN MY OPINION, THIS PLAT IS A TRUE REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN ACCORDANCE WITH MINIMUM STANDARDS AND REQUIREMENTS OF LAW.



NUMBERED 'CALLS'			NUMBERED 'CALLS'			NUMBERED 'CALLS'		
TRACT H 1			TRACT H 2			TRACT H 3		
COURSE	BEARING	DISTANCE	COURSE	BEARING	DISTANCE	COURSE	BEARING	DISTANCE
1	N 45°14'W	31.71'	1	N 09°40'E	62.94'	1	N 14°50'E	4.30'
2	N 05°44'W	28.25'	2	N 61°40'E	70.35'	2	N 61°27'E	60.53'
3	N 15°16'W	28.27'	3	N 61°40'E	48.06'	3	N 65°01'E	36.33'
4	N 23°56'W	10.04'	4	S 15°15'W	17.23'	4	S 87°13'E	26.40'
5	N 07°09'W	58.43'	5	S 00°58'W	26.35'	5	S 62°56'E	38.51'
6	N 10°56'W	101.17'	6	S 10°10'W	35.16'	6	S 68°50'E	30.76'
7	N 02°23'W	35.00'	7	S 45°50'E	20.51'	7	N 62°50'E	43.22'
8	N 10°10'W	70.94'	8	S 45°43'E	74.84'	8	N 62°50'E	44.65'
9	S 45°50'E	26.94'	9	S 62°47'E	41.44'	9	N 61°50'E	44.69'
10	N 44°50'E	100.00'	10	S 25°40'E	81.89'	10	N 34°52'E	63.73'
11	S 45°50'E	100.81'	11	S 76°43'E	65.13'	11	N 19°27'E	43.95'
12	S 68°57'E	70.81'	12	N 65°02'E	62.72'	12	N 06°50'E	10.18'
13	S 51°53'E	47.00'	13	S 37°03'E	7.52'	13	N 03°52'E	60.63'
14	S 37°03'E	49.23'	14	S 29°50'E	95.70'	14	N 01°01'E	43.03'
15	S 62°50'E	103.40'	15	S 76°07'E	13.64'	15	N 02°13'W	41.41'
16	S 31°20'W	38.40'	16	S 30°47'W	15.87'	16	N 04°56'E	35.77'
			17	S 01°55'W	42.53'	17	N 35°22'E	26.52'
			18	S 00°13'E	42.20'	18	N 76°57'E	10.76'
			19	S 01°01'W	42.03'	19	S 13°02'E	13.79'
			20	S 03°12'W	33.16'	20	S 71°30'W	102.50'
			21	S 08°43'W	34.26'	21	N 52°07'W	22.93'
			22	S 19°27'E	35.00'	22	S 35°43'W	23.51'
			23	S 45°50'E	37.10'	23	N 20°51'W	25.51'
			24	S 44°53'W	33.32'	24	N 49°17'W	143.61'
			25	S 60°00'W	34.55'	25	N 45°57'W	18.67'
			26	S 65°00'W	34.50'	26	N 45°00'W	112.53'
			27	N 65°40'W	35.91'			
			28	N 67°15'W	28.65'			
			29	S 87°13'E	32.38'			
			30	S 65°01'E	12.72'			
			31	S 61°27'W	63.61'			
			32	S 74°50'W	24.29'			
			33	N 45°00'W	20.07'			
			34	N 45°00'W	102.62'			

PLAT APPROVED
HABERSHAM COUNTY PLANNING



TRACT H 1
48.94 ACRES

TRACT H 2
11.78 ACRES

TRACT H 3
9.14 ACRES

TRACT H 4
7.13 ACRES

TRACT H 5
10.14 ACRES

FILED & RECORDED
DATE: 04/20/2014
TIME: 10:23am
BOOK: 66
PAGE: 41
HABERSHAM COUNTY, GEORGIA
DAVID WALL, SUPERIOR COURT CLERK

NOTES:
FOR REFERENCE SEE THE FOLLOWING PLATS:
PLAT MADE FOR THE THOMAS R. W. HANE PLACE AS WAPPED BY L. HARTLEY
DATED FEB. 15, 1904;
PLAT MADE FOR ROBERT J. BARTLETT ET AL AS WAPPED BY ROBERT LOVELL P.L.S.
DATED JUNE 24, 1901;
PLAT MADE FOR RAY S. SPANSON AS WAPPED BY LOVELL, DUVALL, MILLER AND
ASSOCIATES P.C. P.L.S. DATED SEPT. 21, 1921 WITH A REVISED DATE OF
SEPT. 23, 1929;
PLAT MADE FOR ROBERT J. HARRIS AS WAPPED BY ROBERT L. BARTLETT P.L.S.
DATED FEB. 19, 1923 WITH A REVISED DATE OF DEC. 26, 1926;
PLAT MADE FOR ROBERT DALE HARRIS AS WAPPED BY BARTLETT & CASH AND
SURVEYORS INC. P.L.S. DATED JULY 14, 1925;
PLAT MADE FOR JAMES SKINNER AS WAPPED BY WILCOX SURVEYING CO. P.L.S.
DATED NOV. 19, 1928.

NOTE:
PROPERTY IS SUBJECT TO ALL EASEMENTS, RIGHT OF WAY AND RESTRICTIONS OF
RECORD BOTH WRITTEN AND UNWRITTEN.

NUMBERED 'CALLS'			NUMBERED 'CALLS'		
TRACT H 4			TRACT H 5		
COURSE	BEARING	DISTANCE	COURSE	BEARING	DISTANCE
1	S 61°47'E	28.55'	1	S 63°02'E	65.78'
2	S 60°41'E	23.54'	2	S 65°14'E	53.76'
3	S 25°19'W	12.00'	3	S 67°53'E	26.66'
4	S 60°11'E	15.23'	4	S 67°54'E	16.00'
5	S 24°55'E	50.63'	5	S 37°18'W	151.74'
6	S 55°37'E	56.15'	6	S 37°18'W	10.18'
7	S 53°51'E	56.09'	7	S 65°14'E	22.35'
8	S 50°56'W	35.39'	8	S 55°22'E	16.37'
9	S 50°27'E	26.22'	9	S 14°10'W	35.69'
10	S 52°41'E	23.89'	10	N 47°43'E	74.00'
11	S 55°16'E	61.89'	11	N 61°50'W	43.00'
12	S 44°23'W	7.13'	12	N 21°27'E	103.05'
13	S 44°23'W	6.50'			
14	S 70°00'W	63.41'			
15	N 67°44'W	58.41'			
16	N 67°45'W	53.63'			
17	N 67°14'W	51.52'			
18	N 61°50'W	63.91'			

Filed Nov 09, 2020 at 03:49:50 PM
Book 1238 pg(s) 269
David C. Wall, Clerk of Court
Habersham County, GA

Habersham County, Georgia
Real Estate Transfer Tax

PAID 175.00
DATE 11/09/2020
David C. Wall
Clerk of Superior Court
068-202002216

Return Recorded Document to:
Allen L. Lacey, Jr.
P.O. Box 356
Commerce, GA 30529

JOINT TENANCY WITH SURVIVORSHIP LIMITED WARRANTY DEED

STATE OF GEORGIA,

COUNTY OF HABERSHAM

File #: 20-17697

This Indenture made this 29th day of October, 2020 between Josh Anthony Allen and Amy Ivester Allen, of the State of Georgia, as party or parties of the first part, hereinafter called Grantor, and Joshua Alan Griffin and Heather Leigh Griffin, as joint tenants with survivorship and not as tenants in common as parties of the second part, hereinafter called Grantees (the words "Grantor" and "Grantees" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipts whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor, the following described property:

All that tract or parcel of land lying and being in Land Lot 134 of the 10th District, Habersham County, Georgia, and being Tract 1 consisting of 26.43 acres, more or less, as more particularly shown on a plat of survey prepared for Josh Anthony Allen and Amy Ivester Allen by Lovell, Stroud and Associates, LLC, Registered Surveyor, dated March 13, 2015, revised November 30, 2015, and recorded in Plat Book 67, Page 118, in the Office of the Clerk of the Superior Court of Habersham County, Georgia and incorporated herein and made a part hereof by reference for a more detailed description.

THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said bargained premises.

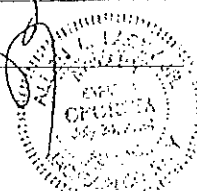
TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoove of the said Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them in FEE SIMPLE, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor.

THIS CONVEYANCE is made pursuant to Official Code of Georgia Section 44-6-190, and it is the intention of the parties hereto to hereby create in Grantees a joint tenancy estate with right of survivorship and not as tenants in common.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons by, through and under the above named grantor.

IN WITNESS WHEREOF, the Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

Witness
Notary Public


Josh Anthony Allen (Seal)
Amy Ivester Allen (Seal)

PLEASE RETURN TO:
K Law, LLC
J. Box 38
Spartanburg, GA 30531
File # 20-220

Filed Nov 17, 2020 04:13:21 PM
Book 1239 pg(s) 351
David C. Wall, Clerk of Court
Habersham County, GA

Habersham County, Georgia
Real Estate Transfer Tax
PAID 145.00
DATE 11/17/2020
David C. Wall
Clerk of Superior Court
068 202000 2327

LIMITED WARRANTY DEED

(JOINT TENANCY WITH SURVIVORSHIP)

STATE OF GEORGIA
COUNTY OF HABERSHAM

THIS INDENTURE, Made this 9th day of November in the Year of Our Lord Two Thousand Twenty between VIRGINIA L. ALLISON of the first part, and JONI SHOUP and VICKI LYNN WHITMIRE of the second part,

WITNESSETH:

THAT the said party of the first part, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said parties of the second part, as joint tenants with right of survivorship as defined and created by O.C.G.A. § 44-6-190, the heirs, executors, and assigns of said survivor, the following described property:

ALL THAT TRACT OR PARCEL of land lying and being in Land Lot 134 of the 10th Land District of Habersham County, Georgia, designated as 1.00 acre, more or less, as shown on a plat of survey dated June 23, 2008, by J. A. Page and Associates, prepared by J. A. Page, Jr., G.R.L.S. No. 1894, for Josh Harris and recorded in Plat Book 61, page 193, in the Office of the Clerk of Superior Court of Habersham County, Georgia, reference being made to said plat for a more complete description of the tract herein described and conveyed and being incorporated herein.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said parties of the second part, their heirs and assigns, forever, in Fee Simple.

AND THE SAID party of the first part, for her successors and assigns, will warrant and forever defend the right and title to the above described property, unto the said parties of the second part, their heirs and assigns, against the claims of all persons owning, holding or claiming by, through or under the said party of the first part.

IN WITNESS WHEREOF, the said parties of the first part has hereunto set her hand(s) and seal(s), the day and year above written.

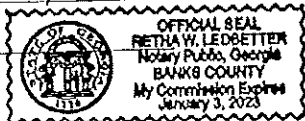
Signed, sealed, and delivered in presence of:

[Signature]
Unofficial Witness

[Signature] (SEAL)
Virginia L. Allison

[Signature]
Betha W. Ledbetter

Notary Public
Commission Expires:
[SEAL:]



Filed Aug 12, 2020 at 01:19:22 PM
Book 1229 pg(s) 322-323
David C. Wall, Clerk of Court
Habersham County, GA

Habersham County, Georgia
Real Estate Transfer Tax

PAID 0
DATE 8/12/2020
David C. Wall
Clerk of Superior Court
068-2000 1550

Mail To: Mark Loggins
PO Box 442
Gainesville GA 30503

QUIT CLAIM DEED

STATE OF GEORGIA,
HABERSHAM COUNTY

THIS INDENTURE made and entered into this 20 day of July, 2020 between
JOHN MARK SIMS, of said county, party of the first part, and SHELIA SIMS HOVATER, of
Habersham County, Georgia, party of the second part:

WITNESSETH: That by and for the consideration of DEED OF GIFT in hand paid, the receipt
whereof is acknowledged.

NOW, party of the first part does hereby grant, bargain, sell and convey unto parties of the second
part, their heirs and assigns, the following described property, to-wit:

All that tract or parcel of land lying or being in Land Lot 133, 10th District of Habersham
County, Georgia containing 1.702 acres, more or less, and any improvements thereon, as
shown and delineated as Tract I by a Plat of Survey prepared by Mark B. Turner, Georgia
Registered Surveyor No. 2927, said Plat recorded in Plat Book 68, Page 20 of the Habersham
County Georgia Deed Records and is incorporated herein by reference.

This parcel is part of the property owned by John Phillip Sims, late, of Habersham County
and shown on a Warranty Deed from D. Aubrey Higgins to John Phillip Sims dated April 4,
1969 and recorded in Deed Book 110 Folio 395 of the Habersham County Deed Records.

This Tract is subject to an easement along the current gravel roadway for the benefit of Tract
II as shown on the previously referenced Plat.

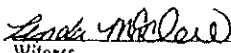
This Tract has a well located within its boundaries. Said well is for the use of both this Tract and Tract II.

TO HAVE AND TO HOLD the same, together with all the rights, members and appurtenances there unto belonging or in any way pertaining, to the said party of the second part, to his own proper use, benefit and behalf, and to her heirs and assigns, in fee simple.

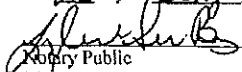
Wherever there is a reference herein to the Grantor, the singular includes the plural and the masculine includes the feminine and the neuter, and the said terms include and bind the heirs, executors, administrators, successors and assigns of the parties hereto.

 (SEAL)
John Mark Smith

Signed, sealed and delivered
in the presence of:


Witness

Sworn to and subscribed before me
this 20 day of July, 2020.


Notary Public
My commission expires: Nov. 19, 2024



PLEASE RETURN TO:
York Law, LLC
P.O. Box 38
Cordele, Ga 30531

Habersham County, Georgia
Real Estate Transfer Tax
PAID 0
DATE 6/27/19
David C. Wall
Clerk of Superior Court
068-201900-1105

Filed Jun 27, 2019 at 12:36:33 PM
Book 1195 pg(s) 160
David C. Wall, Clerk of Court
Habersham County, GA

WARRANTY DEED

NO TITLE WORK PERFORMED

STATE OF GEORGIA
COUNTY OF HABERSHAM

THIS INDENTURE, made this 20th day of June, in the Year of Our Lord Two Thousand Nineteen, between JAMES EZRA WATKINS of the first part, and JWV ENTERPRISE GEORGIA, LLC, of the second part

WITNESSETH:

That the said party of the first part, for and in consideration of sum of TEN DOLLARS AND 00/100 (AND OTHER GOOD AND VALUABLE CONSIDERATIONS), in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does hereby grant, bargain, sell and convey unto the said party of the second part, its successors and assigns, the following described property to-wit:

ALL THAT TRACT OR PARCEL of land lying and being in Land Lots Nos. 133 and 134 of the 10th Land District of Habersham County, Georgia, being known as the J. O. Hardy homeplace containing 40 acres, more or less, and being more fully described in Warranty Deed from Fannie L. Pittman to James Vernon Watkins and Ada Mae Glaze Watkins, dated February 2, 1959, and being of record among the deed records of Habersham County, Georgia, in Deed Book A-71, Page 467. The legal description in said deed is incorporated herein by reference for a more complete description of the land herein conveyed

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of the said party of the second part, its successors and assigns, forever, in Fee Simple.

AND THE SAID party of the first part, for himself, his heirs, successors and assigns will warrant and forever defend the right and title to the above described property, unto the said party of the second part, its successors and assigns, against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the party of the first part has hereunto set his hand and seal, the day and year above written.

Signed, sealed, and delivered in the presence of:

Unofficial Witness

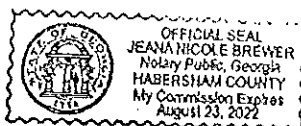
(SEAL)

JAMES EZRA WATKINS

Notary Public

Commission Expires: _____

(Seal):



Allen Pahl Attorneys I.L.C.
945 E Paces Ferry Rd NE, Suite 2250
Atlanta, GA 30326-2900
2020-2254

STATE OF FLORIDA
COUNTY OF ALACHUA

Filed & eRecorded
DATE: 3/13/2020
TIME: 2:17 PM
DEED BOOK: 01215
PAGE: 00402 - 00404
RECORDING FEES: \$25.00
TRANSFER TAX: \$212.10
PARTICIPANT ID: 2825897880,7067927936
CLERK: David C. Wahl
HABERSHAM County, GA
Parcel: 048-300000591
Tax Parcel ID 050 002
Tax Parcel ID 050 002B
Tax Parcel ID 050 002A

WARRANTY DEED

THIS INDENTURE is made as of this 12th day of March, 2020, between

Gordon L. Gibby and John A. Gibby

(hereinafter referred to as "Grantor") and

John A. Gibby and Adriana Gibby
as Joint Tenants with Rights of Survivorship

(hereinafter referred to as "Grantee") ("Grantor" and "Grantee" to include their respective heirs, successors, executors, administrators, legal representatives and assigns where the context requires or permits).

WITNESSETH: GRANTOR, in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and does hereby grant, bargain, sell, alien, convey and confirm unto Grantee:

All that tract or parcel of land lying and being in Habersham County, Georgia, as more particularly described on Exhibit "A", attached hereto.

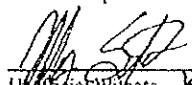
This conveyance is made subject to the following: ad valorem real property taxes and assessments for the year 2020 and subsequent years; and all easements and restrictions of record.

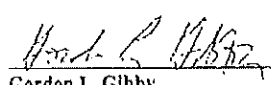
TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of Grantee forever in FREE SIMPLE.

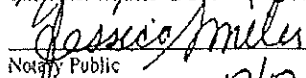
AND GRANTOR will warrant and forever defend the right and title to the above-described property unto Grantee against the claims of all persons whomsoever.

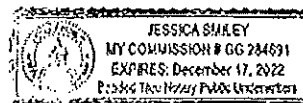
IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed the day above written.

Signed, sealed and delivered as of the date
above in the presence of:


Official Witness Jeffrey Staples

 (Seal)
Gordon L. Gibby


Notary Public
My Commission Expires: 12/17/2022
[Notarial Seal]

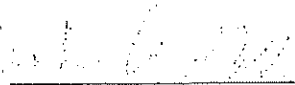


[Signature Block Continued on Following Page]

Signed, sealed and delivered as of the date
above in the presence of:



Unofficial Witness



John A. Gibby (Seal)

Notary Public:
My Commission Expires:
[Notarial Seal]

Exhibit "A" – Legal Description

All that tract or parcel of land lying and being in Land Lots 133 and 154, 10th District, Habersham County, Georgia, containing 48.94 acres, more or less, and being all of Tract #1, as shown on a plat of survey prepared for The Homer T. Gibby Estate by Samuel L. Duvall, GRLS No. 2295, dated June 13, 2002, and recorded in Plat Book 66, page 41, Habersham County, Georgia records, which plat is incorporated herein by reference for a more complete description thereof.

Together with:

All that tract or parcel of land lying and being in Land Lot 153, 10th District, Habersham County, Georgia, containing 7.13 acres, more or less, and being all of Tract #4, as shown on a plat of survey prepared for The Homer T. Gibby Estate by Samuel L. Duvall, GRLS No. 2295, dated June 13, 2002, and recorded in Plat Book 66, page 41, Habersham County, Georgia records, which plat is incorporated herein by reference for a more complete description thereof.

