Application to Amend the Zoning Map Of Haralson County, Georgia

Applicants Name: TINDALL CORPORATION D/B/A ATLANTA STRUCTURAL CONCRETE Phone: (470) 481 7114

Mailing Address: c/o Chris Vines, Controller PO Box 1009, 80 Dehunt Dr Buchanan, GA 30113

Owner of Property: TINDALL CORPORATION D/B/A ATLANTA STRUCTURAL CONCRETE

Agent Name c/o Ellen W. Smith Phone (678) 690-5710

Mailing Address: Parker Poe, 1075 Peachtree St. NE, Ste 1500, Atlanta, 30309

Owner Name (if different from applicant) N/A Phone N/A

Mailing Address N/A

(Note: A notarized statement signed by the property owner(s) authorizing the applicant to make this request shall be attached to the application)

Project Name Atlanta Structural Concrete Zoning Map Correction

Acreage or Footage to be rezoned: 99.07 acres 13.10 acres Map 0060 Parcel 0077 0080 Land Lot 15, 41, 42 Land District 7th, 2nd Section

Is this acreage being subdivided from a large tract __yes X no (if yes, section 50-64 of the zoning ordinance states that you must have at least 50 feet frontage to a public road)

Present Zoning A1 & R2 Present Use of Property Unimproved; existing concrete batch facility

Use of Adjoining Property: North R2 & A1 South A1 East CGB & R2 West A1

Proposed Use: Concrete Batch Facility

Proposed Zoning District: H1 Proposed Rezoning Request: Ensure consistent zoning for ASC property

Has there been any previous zoning map amendments request for this property? No if yes:

Requested N/A Approved or Denied N/A Date of Decision N/A

Are there non-conforming uses of the property presently existing? Identify all that apply.

Please see attached letter of intent. The existing ACS facility does have improvements and operations on both I-1 and R-2 zoned properties. .

Total Acres: 200.65 acres

Use of the property Concrete Batch Facility / Industrial Lot Size Rezoned acres : 112.17

Building Structure See attached letter of intent

Supporting Information — Attach the Following Items to the Application:

Recorded plat showing property lines with lengths and bearings, adjoining streets, locations of existing buildings, north arrow and scale and site plan of proposal for rezoning request

All existing development constraints of the Haralson County Zoning Ordinance as enumerated by Section 50-148 & 149. The Haralson County Zoning Ordinance can be found online @ municode.com

Copy of deed to said property////Environmental Study from Haralson County Environmental Health

Letter of Public Water Availability from Haralson County Water Authority

Letter of Intent

Filing fee of $400.00 for first 5 acres plus S10.00 for each additional acre payable to Haralson County Zoning

By filing this application there is no guarantee the request will be granted

Filing Date 3-20-26 CK# 527427

PROPERTY OWNER'S CERTIFICATION OF

OWNERSHIP and ZONING COMPLIANCE

I do hereby certify that I own at least a fifty-one (51) percent interest in the property described in the foregoing application.

Except as set forth in the Letter of Intent with respect to the R-2 oned property, I do hereby further certify that the subject property is presently in compliance with the current zoning ordinances for Haralson County. I am aware that an application for a zoning, variance, or special exception will not be received unless the subject property is in compliance with the zoning ordinance.except as set forth in the LOI.

I do hereby further certify that the agent listed below is authorized to file this application and represent me in these proceedings.

TINDALL CORPORATION d/b/a Atlanta Structural Concrete

By: _____

Ellen W. Smith, Attorney for Applicant and Owner

Sworn to and subscribed

Before me this 19th day of March.

2026

_____

Notary Public,

_____

_____County, GA

COBB COUNTY, GEORGIA NOTARY PUBLIC CHAR C SCOTT MY COMMISSION EXPIRES AUGUST 24, 2028

Name of Agent: Ellen W. Smith

Address: Parker Poe Adams & Bernstein, LLP
1075 Peachtree St. NE, Suite 1500, Atlanta, GA 30309

Telephone Number: (678) 690-5720

APPLICANT REZONING DISCLOSURE STATEMENT

(O.C.G.A. 36-67A-1 et seq.)

Property Financial Disclosure

Does any member of the Board of Commissioners or Planning Commission; or family member of the Board of Commissioners or Planning Commission have a financial or property interest in the subject property for which a zoning change has been requested or in a corporation, partnership, firm, trust, or association which has a property interest in the subject property? NO

If so, describe the nature of such interest: N/A

Campaign Contribution Disclosure

Has the applicant or the attorney representing him/her in the rezoning action made within two (2) years immediately preceding the filing of this application for rezoning campaign contributions aggregating $250.00nor made, or made gifts having a combined value of $250.00 or more to a member or members of the Board of Commissioners or Planning Commission? N/A

If so give the name and official position of the member(s) to whom the campaign contribution or gift was made. The dollar amount of each campaign contribution or gift, an enumeration and description of each contribution or gift and the date of each such contribution or gift, N/A

I certify that the foregoing information is true and correct, this 19th day of March 20 26.

TINDALL CORPORATION

By: Ellen W. Smith, Attorney for Owner &

Applicant's Signature

By:

Ellen W. Smith, Parker Poe, 1075 Peachtree St. NE, Suite 1500, ATL, GA 30309

Applicant's Attorney Representing the Applicant in the Rezoning Action

HARALSON COUNTY

DATE FILED WITH PLANNING COMMISSION:

E-Filed By:
Haralson County Clerks Office
Clerk of Courts Amy R. Muse
03/06/2026 02:30 PM
Deed Book: 01483
Page: 0584-0588
$25.00 RECORDING FEE
$3,762.00 TRANSFER TAX
PT61:071-2026-000286

(ABOVE SPACE RESERVED FOR RECORDING DATA)

AFTER RECORDING, RETURN TO:

Emily Hart Breece, Esq.
Parker Poe Adams and Bernstein LLP
1075 Peachtree Street NE, Suite 1500
Atlanta, Georgia 30309

Haralson County Tax Parcel IDs: 0060 0076; 0060 0077; and 0060 0080

LIMITED WARRANTY DEED

THIS DEED, made this 5th day of March 2026, between **ASC HOLDINGS, LLC**, a Colorado limited liability company ("***Grantor***"), having an address of 2140 S. Ivanhoe Street, Denver, Colorado 80222, and **TINDALL CORPORATION**, a South Carolina corporation ("***Grantee***"), having an address of 2273 Hayne Street, Spartanburg, South Carolina 29301 (the terms Grantor and Grantee to include their respective heirs, successors and assigns where the context hereof requires or permits).

WITNESSETH THAT: Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt, adequacy, and sufficiency of which being hereby acknowledged by Grantor, has granted, bargained, sold, and conveyed, and by these presents does hereby grant, bargain, sell, and convey unto Grantee, the real property lying and being in Haralson County, Georgia, as more particularly described on **Exhibit "A"** attached hereto and made a part hereof (the "***Property***").

TO HAVE AND TO HOLD the Property, together with all and singular the rights, members, and appurtenances thereof (including but not limited to mineral rights), and improvements thereon to the same being, belonging, or in anywise appertaining, to the only proper use, benefit, and behoof of Grantee, forever in FEE SIMPLE.

AND GRANTOR WILL warrant and forever defend the right and title to the Property unto the Grantee against the claims of all persons claiming, owning, or holding by, through or under Grantor (but not otherwise) subject to the permitted exceptions set forth on **Exhibit "B"** attached hereto and made a part hereof.

E-Filed By: 03/06/2026 02:30 PM
Haralson County Clerks Office Deed Book: 01483
Clerk of Courts Amy R. Muse Page: 0585

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

GRANTOR:

Signed, sealed, and delivered in the presence of:

Unofficial Witness

ASC HOLDINGS, LLC, a Colorado limited liability company

By: James E S
Name: James E. Sorensen
Title: PRESIDENT

Antoinette Medina
Notary Public

My commission expires: July 22, 2027

[AFFIX NOTARY STAMP OR SEAL]

ANTOINETTE MARIE MEDINA
Notary Public
State of Colorado
Notary ID # 20034024269
My Commission Expires 07-22-2027

[NOTE TO GRANTOR: DO NOT USE COLORADO "NOTARY ACKNOWLEDGMENT" FORM. ONLY THE FORM OF WITNESS AND NOTARY BLOCK SET FORTH ABOVE WILL ALLOW THIS DEED TO BE ACCEPTED FOR RECORDING IN GEORGIA.]

SIGNATURE PAGE TO LIMITED WARRANTY DEED

E-Filed By: 03/06/2026 02:30 PM
Haralson County Clerks Office Deed Book: 01483
Clerk of Courts Amy R. Muse Page: 0586

EXHIBIT "A"

Legal Description

Tract 1:

All that tract or parcel of land lying and being in Land Lots 15, 16, 41 and 42 of the 7th District, Haralson County, Georgia and being more fully shown as 101.50 acres on a plat entitled "Survey for Clyde E. Poore, Jr.", dated December 13, 1995, by Larry H. Rogers, Registered Land Surveyor, the same being of record at Plat Book 23, Page 113, Clerk's Office, Haralson Superior Court, reference to the same being hereby made for a full and complete description.

TOGETHER WITH

Tract 2:

All that tract or parcel of land situated, lying and being in Land Lots 15 & 42 in the 7th District and 5th Section of Haralson County, Georgia and being that certain 98.066 acre tract as shown on plat recorded in Plat Book 53, Page 229 in the Office of the Clerk of the Superior Court of Haralson County, Georgia. Said plat is incorporated herein and made a part hereof by reference.

EXHIBIT "B"

Permitted Exceptions

1. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the fiscal year 2026.

2. Unrecorded Lease-Back Agreement by and between Tindall Corporation, a South Carolina corporation, and Atlanta Structural Concrete Company, Inc., a Colorado corporation, dated as of March [5], 2026.

As to Tract 1:

3. Rights of any railroad(s), its successors and/or assigns, in and to any railroad track or spurs, abandoned, dormant, in use or otherwise, including appurtenances thereto and easements thereof, traversing, located within or abutting the boundaries of the subject property.

4. Easement from Forrest Kiser to Georgia Power Company, dated May 15, 1967, filed August 11, 1967 and recorded in Deed Book 117, Page 313, records of the Superior Court of Haralson County, Georgia.

5. Easement from Forrest Kiser to Georgia Power Company, dated April 1, 1970, filed October 15, 1970 and recorded in Deed Book 137, Page 282, aforesaid records.

6. Easement for Right-Of-Way from Rose Ellen Kiser to Georgia Power Company, a corporation, dated September 22, 1976, filed October 8, 1976 and recorded in Deed Book 188, Page 56, aforesaid records.

7. Grant of Easement from Clyde E. Poovey, Jr. to Atlanta Gas Light Company, dated August 29, 1996, filed September 16, 1996 and recorded in Deed Book 370, Page 328, aforesaid records.

8. All matters affecting subject property as shown on the following plats, all aforesaid records:

   (A) Plat Book 1B, Page 88;
   (B) Plat Book 1B, Page 97; and
   (C) Plat Book 23, Page 113

As to Tract 2:

9. Easement for Right-of-Way from Paul H. Robinson, et al, to Georgia Power Company, a corporation, dated October 1, 1974, filed October 22, 1974 and recorded in Deed Book 188, Page 172, aforesaid records.

10. Right of Way Deed from Billy R. Boyd, et al, to Haralson County, a political subdivision of the State of Georgia, dated June 29, 1983, filed June 29, 1983 and recorded in Deed Book 247, Page 131, aforesaid records.

11. All matters affecting subject property as shown on the following plats, all aforesaid records:

(A) Plat Book 1B, Page 88; and
(B) Plat Book 53, Page 229.

HARALSON COUNTY
Water Authority

Post Office Box 429-Buchanan, GA 30113
(Office) 770-646-6633 (Fax) 770-646-6637
Office Hours: 8:00 am-4:45 pm Monday-Friday

RECEIVED
MAR 0 2 2026
BY:.....

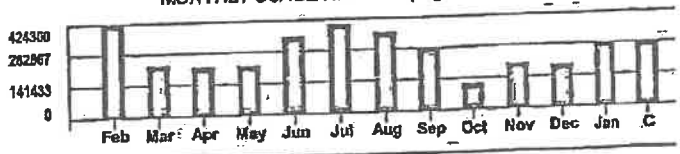
BILLING DATE	ACCOUNT NUMBER	SERVICE PERIOD		DAYS
02/26/2026	100941	1/20/2026 TO 2/20/2026		31
SERVICE	PREVIOUS READING	PRESENT READING	USAGE	AMOUNT DUE
Balance Forward: Payment Check WATER	25790000	26078900	288900	1,468.63 -1,468.63 2,202.44

ALL BALANCES MUST BE PAID IN FULL BY DUE DATE TO AVOID DISCONNECTION WITH NO FURTHER NOTICE.

FOR TELEPHONE PAYMENTS, CALL 1-800-689-5962.
FOR ONLINE PAYMENTS, GO TO HTTP://HARALSONCOUNTYWATERAUTHORITY.COM
A SERVICE FEE TO COVER HANDLING AND PROCESSING CHARGES WILL BE ADDED.

TOTAL DUE NOW	2,202.44
DUE DATE 3/16/2026	BILL IS DELINQUENT AFTER DUE DATE
AFTER DUE DATE PAY	2,202.44

MONTHLY USAGE HISTORY (In gallons)



RECONNECT CHARGES
First Time: $30.00, Second or More $50.00
$250.00 Cut Lock fee (first offense)
$35.00 Service Charge on all returned checks

Monthly Charges
1/20 - 2/20 (3)

20-04-7400

TO REPORT WATER OUTAGE CALL:
770-646-6633
After Hours
770-574-5491

Failure to receive bill does not relieve obligation.

By paying with a check, you authorize us to electronically debit the amount of the check from your financial institution account.

Please bring entire bill when paying at our office to receive a receipt

GA2390

Please Detach And Return Bottom Portion With Payment.

SERVICE ADDRESS	80 DEHUNT DR 2 METER	
BILLING DATE	DUE DATE	PREVIOUS BALANCE
02/26/2026	3/16/2026	1,468.63
ACCOUNT NUMBER	TOTAL DUE IF PAID LATE	NET AMOUNT DUE
100941	2,202.44	2,202.44

HARALSON COUNTY WATER AUTHORITY
PO BOX 429
BUCHANAN GA 30113-0429

**********AUTO**5-DIGIT 30113

ATLANTA STRUCTURA CONCRET 9
PO BOX 1009 2287
BUCHANAN GA 30113-1009

HARALSON COUNTY WATER AUTHORITY
PO BOX 429
BUCHANAN GA 30113-0429

APPEAL/VARIANCE/REZONING/ SUB-DIVIDING PROCEDURES

FEES MUST ACCOMPANY ALL APPLICATIONS

1. Applications must be completed with inserts when submitted (No exceptions)

2. The applicant should give actual notice of the hearing to all adjoining property owners within 1,000 ft. of all property lines. If for any reason this parcel of land has at one time been divided with no road frontage and left sitting inside of a large track, letters will be sent from where you enter off the public road.

Addresses pick up 3-31-26

   a) It can be given in person or by certified mail, return receipt. If certified mail is used, the adjoining property owners must receive the letter at least 3 business days after the postmark of the letter. If actual notice is given in person, the applicant should furnish to the Zoning Administration acknowledgement of the notice signed and dated by the person receiving it witnessed by a person other than the applicant.

   b) Roads, streets, or railroad rights-of-way shall be disregarded.

   c) The notice should contain the following information:
   Name and address of the applicant.
   Address and location of the property requesting the change.
   Current zoning.
   Date, time, and place of public hearing.

3. Certified receipts must be returned to Zoning Office by 4-10-26 (you must meet this deadline to qualify for the scheduled hearing date or the hearing must be postponed until next month.)
   You will then be given a sign to post on the property, the zoning office will publish a notice in the newspaper for two ~~(2)~~ consecutive weeks prior to the public hearing.

Signature of applicant

3-20-26
Date

ASC
ATLANTA STRUCTURAL CONCRETE
An EnCore Company

March 19, 2026

By FedEx
Haralson County
Attn: Michael Nagy
Director- Zoning and Permits
4266 Georgia Highway 120
Buchanan, GA 30113

Re: Zoning Map Amendment Application ("***Application***") by Tindall Corporation doing business as Atlanta Structural Concrete ("***Applicant***") to Rezone Property Located at Dehunt Drive and Monroe Road, Buchanan, GA 30113, Tax Parcel Numbers 0060 0077 (the "***A-1 Property***") and 0060 0080 (the "***R-2 Property***"; collectively, the "***Property***")

Ladies and Gentlemen,

Please accept this Application for your consideration, the approval of which will result in rezoning of the Property from R-2 (Single-Family Residential) and A-1 (Agriculture) to I-1 (Light Industrial), under the Haralson County, Georgia Zoning Ordinance (the "***Ordinance***"). Approval of this Application will ensure a uniform zoning of the Property with the already existing I-1 zoned and used property owned by Applicant and used as a precast concrete plant (concrete batch facility).

Ownership and Existing Conditions

ASC Holdings, LLC ("***Operator***") has owned and operated approximately 89.56 acres being Haralson County Parcel 0060 0076 (the "***I-1 Property***"; together with the Property, the "***ASC Property***") together with the approximately 13.10 acre R-2 Property, for decades, as a precast concrete plant (or concrete batch facility) (the "***Facility***"). The Facility is a permitted industrial use in the I-1 district; and the portions of the Facility located on the R-2 Property are technically legally nonconforming. Operator is recognized as one of the leading precast companies in the southeast, the oldest in the Atlanta area, and one of the top employers within Haralson County (the "***County***"). When the opportunity arose last year, Operator acquired the A-1 Property, being approximately 99.07 acres with an idea towards expansion in the future and also to continue to control a buffer between the Facility and residentially-zoned properties nearby.

Applicant is one of the largest precast concrete manufacturer in North America and operates in Georgia, among other states, including an existing nearby facility in Clayton County. A few weeks ago, Applicant acquired the ASC Property and Applicant is under contract to acquire the Facility from Operator. Applicant intends to continue operating the Facility and, ultimately, may expand operations, although it has no immediate plans to do so.[1]

[1] Any expansion plans of the Facility will have to be separately applied for and approved by the County through the land disturbance and building permitting processes.

The A-1 Parcel is approximately 99.07 acres and is undeveloped. The R-2 Parcel is approximately 13.10 acres, and is part of the existing Facility, including an access drive to the existing Facility main building. To the best of Applicant's knowledge, other than a portion of the Facility operating on the R-2 Parcel as a legal nonconforming use, all existing Facility operations on the ASC Property comply with the development constraints of the Ordinance.

Zoning Map Amendment Request[2]

Approval of the Application would ensure that the ASC Property has a uniform zoning and correct the current legal nonconforming use of the R-2 Property. In connection with the Application, Applicant is filing:

(1) Haralson County Zoning Map Amendment Application (including the Property Owner's Certification and Applicant Rezoning Disclosure Statement forms);

(2) ALTA Survey by Civil Solutions reflecting the ASC Property;

(3) Copy of the Limited Warranty Deed into Applicant[3];

(4) Copy of the Haralson County Water Service Receipt / Bill (in lieu of a letter from the Haralson County Water Authority since the ASC Property is already served and no additional utilities are anticipated at this time);

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[2] Applicant hereby notifies the County of its constitutional concerns with respect to the Application. First, Applicant has vested rights in all existing development approvals and land use entitlements including its existing zoning and legally nonconforming use of the R-2 Property. If the County denies the Application in whole or in part, then the Property does not have a reasonable economic use under the Ordinance. The Application meets the test set out by the Georgia Supreme Court to be used in establishing the constitutional balance between private property rights and zoning and planning as an expression of the government's police power. See Guhl vs. Holcomb Bridge Road, 238 Ga. 322 (1977). If the County denies the Application in whole or in part, then such an action will deprive Applicant of the ability to use the ASC Property in accordance with its highest and best use. Similarly, if the County limits its approval of the Application by attaching conditions thereto affecting any portion of the Property or the use thereof, either of such actions being taken without Applicant's consent, then such action would deprive Applicant of any reasonable use and development of the Property. Any such action is unconstitutional and will result in a taking of property rights in violation of the just compensation clause of the Constitution of the State of Georgia (*see Ga. Const. 1983, Art. I, § 3, para. 1(a)*), and the just compensation clause of the Fifth Amendment to the United States Constitution (*see U.S. Const. Amend. 5*). To the extent that the Ordinance allows any such actions, the Ordinance is unconstitutional. Any such denial or conditional approval would discriminate between Applicant and owners of similarly situated property in an arbitrary, capricious, unreasonable and unconstitutional manner in violation of the Georgia and United States Consitutions. Finally, a denial or a conditional approval of the Application (with conditions not expressly approved by Applicant) would constitute a gross abuse of discretion and an unconstitutional violation Applicant's rights to substantive and procedural due process as guaranteed by the Georgia and United States Constitutions. Nevertheless, Applicant is confident that the County will consider the Application in a constitutional manner.

[3] Because Applicant is filing the Application to correct the nonconforming R-2 Property zoning and to ensure uniform zoning of the A-1 Property, but does not anticipate any development or expansion of the Property at this time, Applicant is not filing an environmental study from the Haralson County Environmental Health department.

(5) This Letter of Intent;

(6) Check payable to Haralson County in the amount of $1,471.00 for the filing fee.[4]

Applicant notes that analysis of the twelve (12) standards governing the County Board of Commissioners' exercise of their zoning powers as set forth in Section 50-297 of the Ordinance reflects that this Application should be approved. Given that the Facility has operated for decades with no complaint or issue and there is ample acreage for expansion into the A-1 Property in a manner that will not result in any adverse or material impact on any neighboring property owner and with significant buffering remaining, the Application meets the requirements for approval.

Approval of this Application for is critical to ensuring the continuity and thoughtful growth of the Facility. Accordingly, Applicant respectfully requests that the Board approve the Application and grant the zoning map amendment.

We are happy to answer any questions or provide any information that the County may have with regard to the Application.

Sincerely,

Ellen W. Smith, Attorney for Tindall Corporation d/b/a Atlanta Structural Concrete

cc: Chris Vines (by email only)

[4] The application fee is based upon the acreage of the Property (since the I-1 Property is not being rezoned at this time).

ATTENTION LANDOWNER:

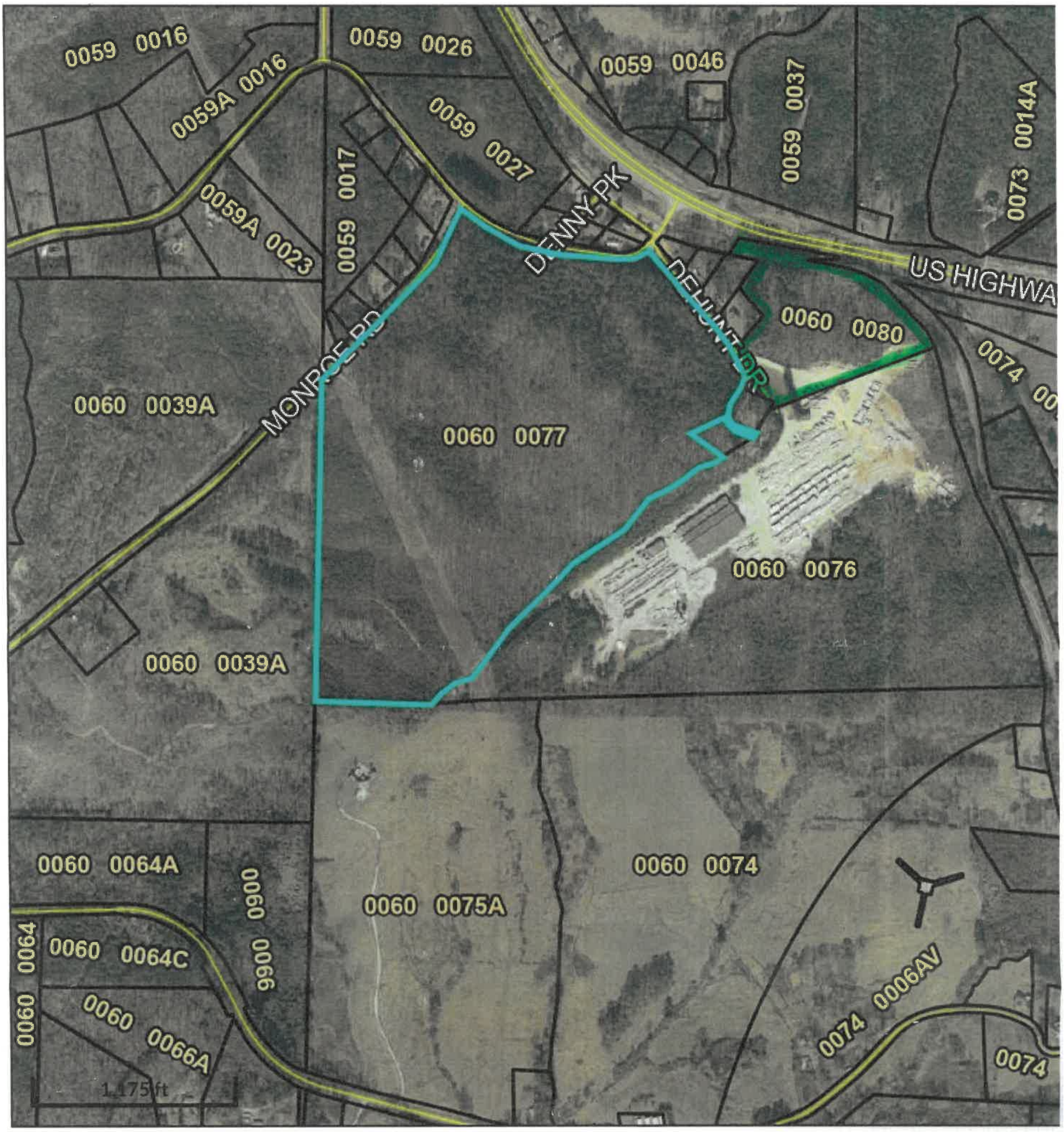
Atlanta Structural Concrete has submitted to the Haralson County Planning Commission an application to rezone from A-1/R-2) to I-1 (light industrial). The property is 112.17 acres located Dehunt Dr. & Monroe Rd. The property is known as Haralson County tax map 0060-0077 & 0080. PUBLIC NOTIFICATION IS A REQUIREMENT OF THE HARALSON COUNTY ZONING ORDINANCE (SEC. 50-294) AND IS INTENDED TO NOTIFY LANDOWNERS WITHIN 1000 FT. OF SAID PROPERTY.

The Haralson County Planning Commission is scheduled to hear this application on 12th, May 2026 beginning at 4:00 PM. The location of the public hearing is 155 Van Wert St. Buchanan, Ga.

- 73-14- HEIRS OF J.D. AYERS, PO BOX 422 BUCHANAN, GA 30113
- 73-14A- BRADLEY DELORIS M & FERRELL APRIL D, PO BOX 378 BUCHANAN, GA 30113
- 73-16- SHEILA WILKIE, 3253 BELLS FERRY ROAD MARIETTA, GA 30066
- 73-15- HOLLY RIFFE, PO BOX 402 BUCHANAN, GA 30113
- 74-12- HARALSON CO FARM BUREUA, 4010 BUS 27 BUCHANAN, GA 30113
- 74-12A- WILLIAM HATHCOCK, 584 FULLER LOOP RD DALLAS, GA 30157
- 74-14- MELODY PARKS, 55 PAYTON PLACE BUCHANAN, GA 30113
- 59-17- DAVID FARMER, 46 TULIP WAY CARROLLTON, GA 30116
- 59-17A- HAMMOCK ARATHER FLORENCE & PEARLINE, 484 WESTLEY CAMP ROAD LOT #2 TALLAPOOSA, GA 30176
- 59-17B- RONNIE PACE, 180 POSEY ROAD BREMEN, GA 30110
- 59-18- MORRIS COLTON JAMES & SHAI NICOLE, 61 MONROE RD BUCHANAN, GA 30113
- 59-19- FRANCES COON, 49 MONROE RD BUCHANAN, GA 30113
- 59-20- CITYWIDE PROPERTIES LLC, 402 ADAMSON SQUARE CARROLLTON, GA 30117
- 59-21- WOOD ANDREW L & MAXINE C, 11 MONROE RD BUCHANAN, GA 30113
- 59-22- SUMMERFIELD SAMANTHA JEAN & ANDREWS WILLIAM HAYS, 166 OLD JACKSONVILLE RD BUCHANAN, GA 30113
- 59-23- JACKIE MERRILL, PO BOX 803 BUCHANAN, GA 30113
- 59-24- SMITH ROBERT JERRY & RENEE FRANCES, 202 OLD JACKSONVILLE RD BUCHANAN, GA 30113
- 59-26- CALLAWAY FOREST, PO BOX 644 BUCHANAN, GA 30113
- 59-28- HEIRS OF AMOS WOOD, 83 OLD JACKSONVILLE RD BUCHANAN, GA 30113
- 59-29-PRICE ROGER, KAREY N, TREMAYNE C PRICE & SMITH ROTICIA K., 30 VILLA ROSA LANE TEMPLE, GA 30179
- 59-30- SANDRA JONES, P O BOX 884 BUCHANAN, GA 30113
- 59-31- WYLLE MERRILL, PO BOX 244 BUCHANAN, GA 30113
- 59-32- LEROY ROSS, 3237 BLACKLEY OLD RD DOUGLASVILLE, GA 30135
- 59-33- LOVELACE RITA & ADRIAN, 373 BROAD STREET TALLAPOOSA, GA 30176
- 59-34- LINDA ROSS, 11 OLD JACKSONVILLE RD BUCHANAN, GA 30113
- 59-35-TATERIAN SIMS, 1222 EUNICE DARDEN CEDARTOWN, GA 30125
- 59-39- WORTHY STEVE L & CINDY B, PO BOX 576 BUCHANAN, GA 30113
- 59-43- ERIC WATKINS, PO BOX 571 BUCHANAN, GA 30113
- 60-39- MUNROE MAURICE M & MYRTLE, 367 MONROE RD BUCHANAN, GA 30113

- 60-39A- LINDA SMITH, 367 MONROE RD BUCHANAN, GA 30113
- 60-74- GRIFFITH J MAC HEIRS OF & SARA ANN, 301 W HEAD AVE BUCHANAN, GA 30113
- 60-75A- JOSEPH GRIFFITH, 6280 JACKSONVILLE RD BUCHANAN, GA 30113
- 60-79- CLOPP RYAN & APRIL, PO BOX 715 BUCHANAN, GA 30113
- 60-81- ASC HOLDINGS LLC, 2140 IVANHOE ST, SUITE 100 DENVER, CO 80222
- 59A-16- HAGOOD FRANCES T ALL HEIRS KNOWN & UNK C/O SARAH HAGOOD, 205 HUNTINGTON RD ATLANTA, GA 30309
- 59A-23- PRINCE JOSEPH B & DONNA W, 359 OLD JACKSONVILLE ROAD BUCHANAN, GA 30113
- 59A-27- ADAM MOHON, 372 OLD JACKSONVILLE ROAD BUCHANAN, GA 30113

qPublic.net™ Haralson County, GA



Parcel ID	0060 0077	**Owner**	ASC HOLDINGS LLC
Taxing District	COUNTY UNINC		4000 E 19TH AVE
Acres	102.02		DENVER, CO 80220
		Physical Address	MONROE RD
		Assessed Value	$611,853

If you find inaccuracies, please contact our office. A property transfer may have occurred that we are not aware of. A ne

The information in this web site represents current data from a working file which is updated continuously. Informatior
No warranty, expressed or implied, is provided for the data herein, or its use.

RESERVED FOR CLERK OF COURT

NORTH ARROW

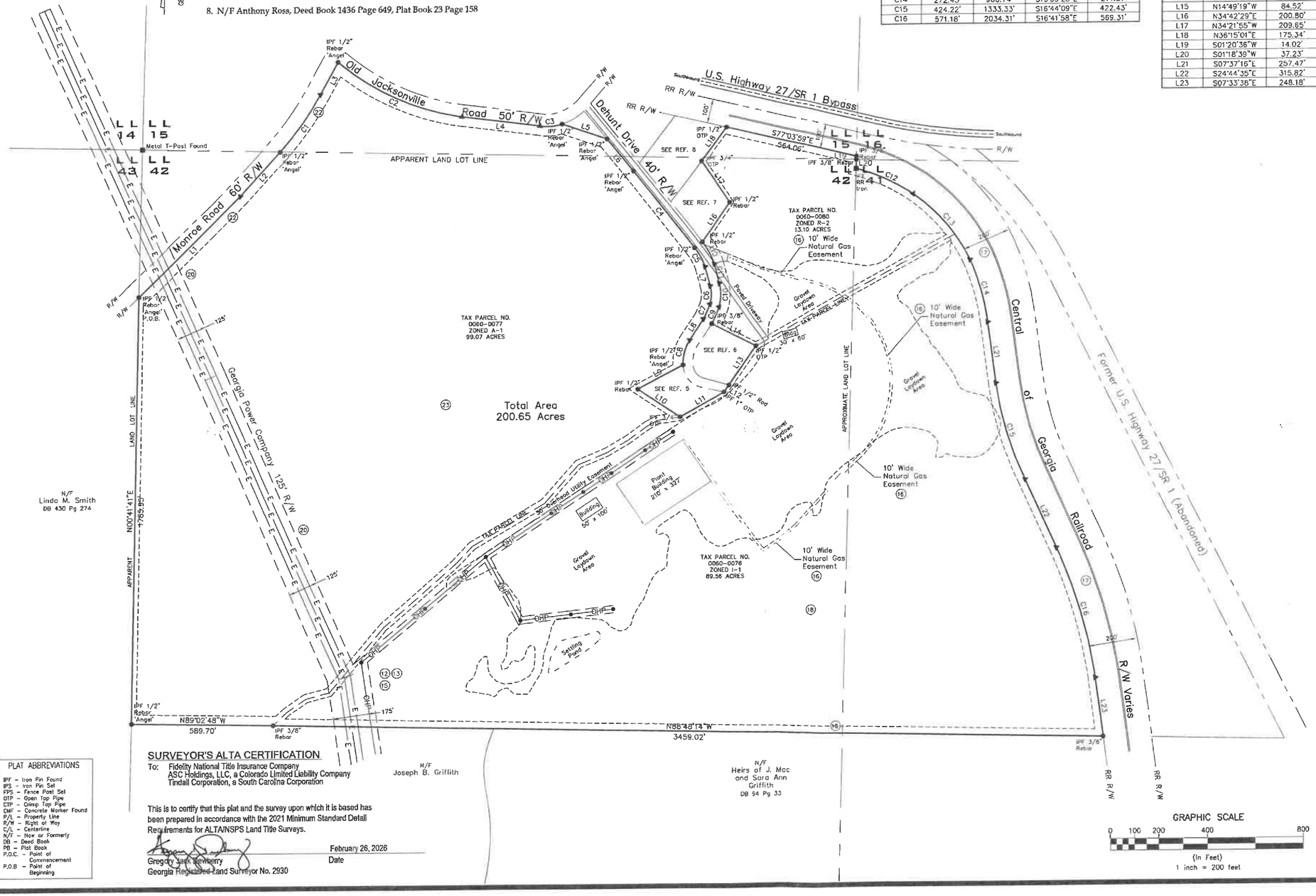
GEORGIA STATE PLANE - WEST ZONE - NAD83(94)

REFERENCES

1. Limited Warranty Deed from Atlanta Structural Concrete Company to ASC Holdings, LLC, dated June 28, 2013, recorded in Deed Book 1086, Page 456
2. Warranty Deed from Gavin Ventures, LLC to ASC Holdings, LLC, dated April 17, 2024, recorded in Deed Book 1412, Page 330.
3. Plat of Survey for Clyde E. Poovey, Jr., dated December 13, 1995, by Larry H. Rogers, GA RLS No. 2342, recorded in Plat Book 23, Page 113
4. Retracement Survey for Gavin Ventures, LLC, dated February 5, 2024, by Elbert H. Angel, GA RLS No. 1742, recorded in Plat Book 53, Page 229
5. N/F Mrs. India Camp Estate, Plat Book 53 Page 229
6. N/F Johnny Boyd, Deed Book 334 Page 130
7. N/F Ryan and April Clopp, Deed Book 1014, Page 370, Plat Book 27 Page 158
8. N/F Anthony Ross, Deed Book 1436 Page 649, Plat Book 23 Page 158

CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	293.01'	1186.56'	N35°05'03"E	292.27'
C2	571.74'	983.62'	S65°41'32"E	563.72'
C3	94.55'	192.23'	N85°24'09"E	93.60'
C4	408.74'	10094.57'	S37°52'29"E	408.71'
C5	90.83'	283.96'	S28°50'42"E	90.45'
C6	77.88'	148.92'	S00°09'36"W	76.99'
C7	67.50'	451.91'	S23°16'54"W	67.44'
C8	108.12'	187.32'	S14°15'20"W	106.62'
C9	76.67'	485.30'	N23°20'49"E	76.59'
C10	100.23'	188.97'	N00°22'21"E	99.06'
C11	104.63'	337.44'	N28°26'21"W	104.21'
C12	261.99'	802.06'	S65°40'05"E	260.83'
C13	369.39'	730.57'	S40°16'04"E	365.47'
C14	272.43'	960.74'	S15°39'25"E	271.51'
C15	424.22'	1333.33'	S16°44'09"E	422.43'
C16	571.18'	2034.31'	S16°41'58"E	569.31'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N45°04'19"E	594.11'
L2	N42°35'07"E	250.04'
L3	N27°58'51"E	153.96'
L4	S82°53'05"E	329.43'
L5	S71°18'53"E	198.97'
L6	S39°24'43"E	175.02'
L7	S14°49'19"E	82.88'
L8	S32°51'38"W	105.90'
L9	S61°37'38"W	210.00'
L10	S56°04'02"E	209.79'
L11	N60°26'19"E	208.67'
L12	N34°59'56"E	35.36'
L13	N34°48'02"E	198.65'
L14	N63°12'45"W	208.51'
L15	N14°49'19"W	84.52'
L16	N34°42'29"E	200.80'
L17	N34°21'55"W	209.65'
L18	N36°15'01"E	175.34'
L19	S01°20'36"W	14.02'
L20	S01°18'39"W	37.23'
L21	S07°37'16"E	257.47'
L22	S24°44'35"E	315.82'
L23	S07°33'38"E	248.18'



GRAPHIC SCALE
0 100 200 400 800
(In Feet)
1 inch = 200 feet

SURVEYOR'S ALTA CERTIFICATION

To: Fidelity National Title Insurance Company
ASC Holdings, LLC, a Colorado Limited Liability Company
Tindall Corporation, a South Carolina Corporation

This is to certify that this plat and the survey upon which it is based has been prepared in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys.

February 26, 2026
Date

Gregory Jack Dewberry
Georgia Registered Land Surveyor No. 2930

PLAT ABBREVIATIONS

IPF – Iron Pin Found
IPS – Iron Pin Set
FPS – Fence Post Set
OTP – Open Top Pipe
CTP – Crimp Top Pipe
CMF – Concrete Marker Found
P/L – Property Line
R/W – Right of Way
C/L – Centerline
N/F – Now or Formerly
DB – Deed Book
PB – Plat Book
P.O.C. – Point of Commencement
P.O.B – Point of Beginning

SURVEY CLOSURE STATEMENT

The Field Data upon which this plat is based has a horizontal positional accuracy of 0.05 feet at the 95% confidence interval utilizing a RBX-Z with GNSS adjustment.

This plat has been calculated for closure and is found to be accurate within one foot in 313,877 feet.

Linear Measurement obtained using Leica TCR 403
Angular Measurement obtained using Leica TCR 403
Field Work completed 02/12/2026

ALTA/ACSM/NSPS
Table A
Survey Responsibilities and Specifications

1. Monuments cited or placed - As shown
2. Address of subject property - As shown
3. Flood classification - Per FIRM No. 13143C0155B, effective September 26, 2008, subject tract does not lie in a FEMA designated special flood hazard area.
4. Gross area - As shown
6. Zoning classifications - As shown
7. External dimensions of existing structures - As shown
8. Substantial features - As shown
9. Surface parking stalls - As shown
13. Name of adjoining property owners - As shown
14. Distance to nearest intersecting street - As shown
16. Evidence of recent construction - None detected
17. Changes in road rights-of-way - None detected
18. Easements and rights-of-way - As shown

Fidelity National Title Insurance Company
ALTA Commitment No. 260137GA
Schedule B2 Exceptions

12. DB 117 Pg 313 - Does affect subject tract as shown.
13. DB 137 Pg 282 - Does affect subject tract as shown.
14. DB 142 Pg 206 - Does not affect subject tract. Lies north of subject tract.
15. DB 188 Pg 056 - Does affect subject tract as shown.
16. DB 370 Pg 328 - Does affect subject tract as shown.
17. DB 792 Pg 001 - Does not affect subject tract. Telecom easement inside railroad right-of-way.
    DB 817 Pg 201 - Does not affect subject tract. Telecom easement inside railroad right-of-way.
18. PB 1B Pg 088 - Considered as part of current survey.
    PB 1B Pg 097 - Considered as part of current survey.
    PB 23 Pg 113 - Considered as part of current survey.
19. DB 069 Pg 313 - Does not affect subject tract. Lies north of subject tract.
20. DB 188 Pg 172 - Does not affect subject tract as shown.
21. DB 202 Pg 253 - Does not affect subject tract. Lies north of subject tract.
22. DB 247 Pg 131 - Does affect subject tract. Right-of-way for Monroe Road.
23. PB 1B Pg 088 - Considered as part of current survey.
    PB 53 Pg 229 - Considered as part of current survey.

Zoning Classifications
Per Zoning Verification Letter from Harralson County, Georgia Planning, Permits, and Zoning Office, dated January 21, 2026 (attached)

A-1 Agricultural (Tax Parcel 0060-0077)
Setbacks: Front - 40'
Side - 20'
Rear - 40'

I-1 Light Industrial (Tax Parcel 0060-0076)
Setbacks: Front - 40'
Side - 15'
Rear - 30'

R-2 Single Family Residential (Tax Parcel 0060-0080)
Setbacks: Front - 40'
Side - 15'
Rear - 30'

Current Addresses

Tax Parcel 0060-0076	80 Dehunt Drive, Buchanan, Georgia 30113
Tax Parcel 0060-0080	0 Dehunt Drive, Buchanan, Georgia 30113
Tax Parcel 0060-0077	9 Monroe Road, Buchanan, Georgia 30113

The property as shown on this survey is the same as the property described in the title commitment.

There are no observed encroachments onto the subject property as of the date of this survey.

Subject property forms a contiguous tract without gaps, gores, or overlaps.

There exists no visible evidence that the subject tract is utilized as a public landfill.

There exists no visible evidence that the subject tract is utilized as a cemetery.

LSF001216 EXP 06/26

Gregory Jack Dewberry
R.L.S. #2930
P.O. Box 156
Bremen, GA 30110
(770) 537-4087

GEORGIA REGISTERED 2930 PROFESSIONAL GREGORY JACK DEWBERRY

This plat is not valid for recording purposes unless the surveyor's signature appears over the stamp.

This survey is a retracement of an existing parcel of land and does not subdivide or create a new parcel. The recording information of the documents, maps, plats, and other instruments which created this parcel are stated hereon. RECORDATION OF THIS SURVEY DOES NOT IMPLY APPROVAL OF THE LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, NOR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Further the undersigned land surveyor certifies that this plat is a correct representation of the land platted and complies with the Minimum 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 and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67.

SHEET 1 of 2

REVISIONS		
NO	DATE	DESCRIPTION

ALTA/NSPS LAND TITLE SURVEY FOR

FIDELITY NATIONAL TITLE INSURANCE COMPANY
ASC HOLDINGS, LLC
TINDALL CORPORATION

LAND LOTS 15, 41 AND 42
7TH LAND DISTRICT, 5TH SECTION

HARALSON COUNTY
GEORGIA

PROJECT NO. 2025255

SCALE: 1" = 200'

DATE: FEBRUARY 26, 2026

CIVIL SOLUTIONS
ENGINEERING & LAND SURVEYING

Gregory J. Dewberry, PE, LS
P.O. Box 156
Bremen, Georgia 30110
(770) 537-4087

SHEET 1 of 2

RESERVED FOR CLERK OF COURT

LEGAL DESCRIPTION

All that tract or certain parcel of land lying and being in Land Lots 15, 41 and 42 of the 7th Land District, 5th Section of Haralson County, Georgia and being described as follows:

Beginning at an Iron Pin Found 1/2-inch rebar capped 'Angel' at the intersection of the western line of Land Lot 42 with the southeastern right-of-way of Monroe Road, said road having a right-of-way that measures 60 feet in width, which is the TRUE POINT OF BEGINNING; thence, leaving the western line of Land Lot 42 along the southeastern right-of-way of Monroe Road North 45°04'19" East for a distance of 594.11 feet to a point; thence, continuing along the southeastern right-of-way of Monroe Road North 42°35'07" East for a distance of 250.04 feet to an Iron Pin Found 1/2-inch rebar capped 'Angel' at the intersection of the northern line of Land Lot 42 which is the southern line of Land Lot 15 of the 7th Land District, 5th Section, Haralson County, Georgia with the southeastern right-of-way of Monroe Road; thence, continuing along the southeastern right-of-way of Monroe Road and entering Land Lot 15 along a curve turning to the left with an arc length of 293.01 feet and a radius of 1,186.56 feet that is subtended by a chord whose bearing is North 35°05'03" East with a chord length of 292.27 feet to a point; thence, continuing along the southeastern right-of-way of Monroe Road North 27°58'51" East for a distance of 153.56 feet to an Iron Pin Found 1/2-inch rebar capped 'Angel' at the intersection of the southeastern right-of-way of Monroe Road with the southwestern right-of-way of Old Jacksonville Road, said road having a right-of-way that measures 50 feet in width; thence, leaving the southeastern right-of-way of Monroe Road along the southwestern right-of-way of Old Jacksonville Road along a curve turning to the left with an arc length of 571.74 feet and a radius of 983.62 feet that is subtended by a chord whose bearing is South 65°41'32" East with a chord length of 563.72 feet to a point; thence, continuing along the southwestern right-of-way of Old Jacksonville Road South 82°53'05" East for a distance of 329.43 feet to a point; thence, continuing along the southwestern right-of-way of Old Jacksonville Road along a curve turning to the left with an arc length of 94.55 feet and a radius of 192.23 feet that is subtended by a chord whose bearing is North 85°24'09" East with a chord length of 93.60 feet to an Iron Pin Found 1/2-inch rebar capped 'Angel'; thence, leaving the southwestern right-of-way of Old Jacksonville Road South 71°18'53" East for a distance of 198.97 feet to an Iron Pin Found 1/2-inch rebar capped 'Angel' on the western right-of-way of Dehumt Drive, said road having a right-of-way that measures 40 feet in width; thence, leaving Land Lot 15 and re-entering Land Lot 42 along the western right-of-way of Dehumt Drive South 39°24'43" East for a distance of 175.02 feet to an Iron Pin Found 1/2-inch rebar capped 'Angel'; thence, continuing along the western right-of-way of Dehumt Drive along a curve turning to the right with an arc length of 408.74 feet and a radius of 1,0094.57 feet that is subtended by a chord whose bearing is South 37°52'29" East with a chord length of 408.71 feet to an Iron Pin Found 1/2-inch rebar capped 'Angel'; thence, continuing along the western right-of-way of Dehumt Drive along a curve turning to the right with an arc length of 90.83 feet and a radius of 283.96 feet that is subtended by a chord whose bearing is South 28°50'42"East with a chord length of 90.45 feet to a point; thence, continuing along the western right-of-way of Dehumt Drive South 14°49'19" East for a distance of 82.88 feet to a point; thence, continuing along the western right-of-way of Dehumt Drive along a curve turning to the right with an arc length of 77.88 feet and a radius of 148.92 feet that is subtended by a chord whose bearing is South 00°09'36" West with a chord length of 76.99 feet to a point; thence, continuing along the western right-of-way of Dehumt Drive along a curve turning to the right with an arc length of 67.50 feet and a radius of 451.91 feet that is subtended by a chord whose bearing is South 23°16'54" West with a chord length of 67.44 feet to a point; thence, continuing along the northern right-of-way of Dehumt Drive South 32°51'38" West for a distance of 105.90 feet; thence, continuing along the formerly northern now western right-of-way of Dehumt Drive along a curve turning to the left with an arc length of 108.12 feet and a radius of 187.32 feet that is subtended by a chord whose bearing is South 14°15'20" West with a chord length of 106.62 feet to an Iron Pin Found 1/2-inch rebar capped 'Angel'; thence, leaving the western right-of-way of Dehumt Drive South 61°37'38" West for a distance of 210.00 feet to an Iron Pin Found 1/2-inch rebar; thence, South 56°04'02" East for a distance of 209.79 feet to an Iron Pin Found 3/4-inch open top pipe; thence, North 60°26'19" East for a distance of 208.67 feet to an Iron Pin Found 1-inch open top pipe on the western right-of-way of Dehumt Drive; thence, North 34°59'56" East for a distance of 35.36 feet to an Iron Pin Found 1/2-inch Rod on the eastern right-of-way of Dehumt Drive; thence, North 34°48'02" East for a distance of 198.65 feet to an Iron Pin Found 1/2-inch open top pipe; thence, North 63°12'45" West for a distance of 208.51 feet to an Iron Pin Found 3/8-inch rebar on the southern right-of-way of Dehumt Drive; thence, along the southern right-of-way of Dehumt Drive along a curve turning to the left with an arc length of 76.67 feet and a radius of 485.30 feet that is subtended by a chord whose bearing is North 23°20'49" East with a chord length of 76.59 feet to a point; thence, continuing along the former southern now eastern right-of-way of Dehumt Drive along a curve turning to the left with an arc length of 100.23 feet and a radius of 188.97 feet that is subtended by a chord whose bearing is North 00°22'21" East with a chord length of 99.06 feet to a point; thence, continuing along the eastern right-of-way of Dehumt Drive North 14°49'19" West for a distance of 84.52 feet to a point; thence, continuing along the eastern right-of-way of Dehumt Drive along a curve turning to the left with an arc length of 104.63 feet and a radius of 337.44 feet that is subtended by a chord whose bearing is North 28°26'21" West with a chord length of 104.21 feet to an Iron Pin Found 1/2-inch rebar; thence, leaving the eastern right-of-way of Dehumt Drive North 34°42'29" East for a distance of 200.80 feet to an Iron Pin Found 1/2-inch reber; thence, North 34°21'55" West for a distance of 209.65 feet to an Iron Pin Found 3/4-inch open top pipe; thence, leaving Land Lot 42 and re-entering Land Lot 15 North 36°15'01" East for a distance of 175.34 feet to an Iron Pin Found 1/2-inch open top pipe on the southern right-of-way of the Central of Georgia Railroad, said right-of-way measuring 100 feet in width; thence, along the southern right-of-way of the Central of Georgia Railroad South 77°03'59" East for a distance of 564.06 feet to an Iron Pin Found 3/8-inch Rebar at the intersection of the southern right-of-way of the Central of Georgia Railroad with the eastern line of Land Lot 15; thence, along the eastern line of Land Lot 15 along a right-of-way increase for the Central of Georgia ...ilroad South 01°20'36" West for a distance of 14.02 feet to Iron Pin Found 3/8-inch rebar which the common corner of Land Lots 15, 16, 41 and 42 of the 7th Land District, 5th Section, Haralson County, Georgia; thence, leaving the common corner of Land Lots 15, 16, 41 and 42 along the common line of Land Lots 41 and 42 and the right-of-way increase of the Central of Georgia Railroad South 01°18'39" West for a distance of 37.23 feet to an Iron Pin Found Railroad Iron; thence, leaving the eastern line of Land Lot 42 and entering Land Lot 41 along the southern right-of-way of the Central of Georgia Railroad, said right-of-way now measuring 200 feet in width along a curve turning to the right with an arc length of 261.99 feet and a radius of 802.06 feet that is subtended by a chord whose bearing is South 65°40'05" East with a chord length of 260.83 feet to a point; thence, continuing along the formerly southern now southwestern right-of-way of the Central of Georgia Railroad along a curve turning to the right with an arc length of 369.39 feet and a radius of 730.57 feet that is subtended by a chord whose bearing is South 40°16'04" East with a chord length of365.47 feet to a point; thence, continuing along the former southwestern now western right-of-way of the Central of Georgia Railroad along a curve turning to the right with an arc length of 272.43 feet and a radius of 960.74 feet that is subtended by a chord whose bearing is South 15°39'25" East with a chord length of 271.51 feet to a point; thence, continuing along the western right-of-way of the Central of Georgia Railroad South 07°37'16" East for a distance of 257.47 feet to a point; thence, continuing along the western right-of-way of the Central of Georgia Railroad along a curve turning to the left with an arc length of 424.22 feet and a radius of 1,333.33 feet that is subtended by a chord whose bearing is South 16°44'09" East with a chord length of 422.43 feet to a point; thence, continuing along the western right-of-way of the Central of Georgia Railroad South 24°44'35" East for a distance of 315.82 feet to a point; thence, continuing along the western right-of-way of the Central of Georgia Railroad along a curve turning to the right with an arc length of 571.18 feet and a radius of 2,034.31 feet that is subtended by a chord whose bearing is South16°41'58" East with a chord length of 569.31 feet to a point; thence, continuing along the western right-of-way of the Central of Georgia Railroad South 07°33'38" East for a distance of 248.18 feet to an Iron Pin Found 3/8-inch rebar; thence, leaving the western right-of-way of the Central of Georgia Railroad and re-entering Land Lot 42 North 88°48'12" West for a distance of 3,459.06 feet to an Iron Pin Found 3/8-inch rebar; thence, North 89°02'48" West for a distance of 589.70 feet to an Iron Pin Found 1/2-inch rebar capped 'Angel' on the western line of Land Lot 42; thence, North 00°41'41" East along the western line of Land Lot 42 for a distance of 1,785.95 feet to an Iron Pin Found 1/2-inch rebar capped 'Angel' at the intersection of the western line of Land Lot 42 with the southeastern right-of-way of Monroe Road which is the TRUE POINT OF BEGINNING.

Said tract or parcel of land measuring 200.65 acres and being more particularly described on that survey plat entitled "ALTA/NSPS Land Title Survey for Fidelity National Title Insurance Company, ASC Holdings, LLC and Tindall Corporation", dated February 26, 2026, by Gregory Jack Dewberry, GA RLS No. 2930, said plat being fully incorporated as part of the legal description herein.

HARALSON COUNTY PLANNING, PERMITS & ZONING

Zoning Administrator
Building Official
Terry Floyd

Permits Clerk
Vicki Sharpton
Glenda Wade

E-MAIL hcpermits@haralsoncountyga.gov

Phone 770-646-2033
Fax 770-646-2050

P O BOX 381
Buchanan, Ga. 30113

January 21, 2026

To Whom it May Concern

This is in reference to the property located in Haralson County. Tax map 0060 parcel 0077 the current zoning is A-1(agriculture), tax map 0060 parcel 76 current zoning is I-1(light industrial), and tax map 0060 parcel 0080 is currently zoned R-2 (single-family). Attached you will find property record cards and zoning regulations.

Kind Regards,

Glenda Wade
HC Building, Permits, & Zoning

SURVEYOR'S ALTA CERTIFICATION

To: Fidelity National Title Insurance Company
ASC Holdings, LLC, a Colorado Limited Liability Company
Tindall Corporation, a South Carolina Corporation

This is to certify that this plat and the survey upon which it is based has been prepared in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys.

Gregory Jack Dewberry
Georgia Registered Land Surveyor No. 2930

February 26, 2026
Date

LSF001218 EXP 06/26

Gregory Jack Dewberry
RLS # 2930
P.O. Box 156
Bremen, GA 30110
(770) 537-4087

GEORGIA REGISTERED 2930 PROFESSIONAL GREGORY JACK DEWBERRY

This plat is not valid for recording purposes unless the surveyor's signature appears over the seal.

This survey is a retracement of an existing parcel of land and does not subdivide or create a new parcel. The recording information of the documents, maps, plats, and other instruments which created this parcel are stated hereon. RECORDATION OF THIS SURVEY DOES NOT IMPLY APPROVAL OF THE LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, NOR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Further the undersigned land surveyor certifies that this plat is a correct representation of the land platted and complies with the Minimum 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 and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67.

SHEET 2 of 2

REVISIONS

NO	DATE	DESCRIPTION

ALTA/NSPS LAND TITLE SURVEY FOR

FIDELITY NATIONAL TITLE INSURANCE COMPANY
ASC HOLDINGS, LLC
TINDALL CORPORATION

LAND LOTS 15, 41 AND 42
7TH LAND DISTRICT, 5TH SECTION

HARALSON COUNTY
GEORGIA

SCALE: 1" = 200' | PROJECT NO. 2025255
DATE: FEBRUARY 26, 2026

CIVILSOLUTIONS
ENGINEERING & LAND SURVEYING
Gregory J. Dewberry, PE, LS
P.O. Box 156
Bremen, Georgia 30110
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SHEET 2 of 2