

43/21

**SURVEY CLOSURE STATEMENT**  
 The field data upon which this plat is based has a closure error of one foot in 17,921 feet, and the angular error of one second in 17,921 feet. This plat has been calculated for closure and is found to be accurate within one foot in 17,921 feet.  
 Linear measurement obtained using LEICA 402  
 Angular measurement obtained using LEICA 402  
 Field work completed 02/01/2010

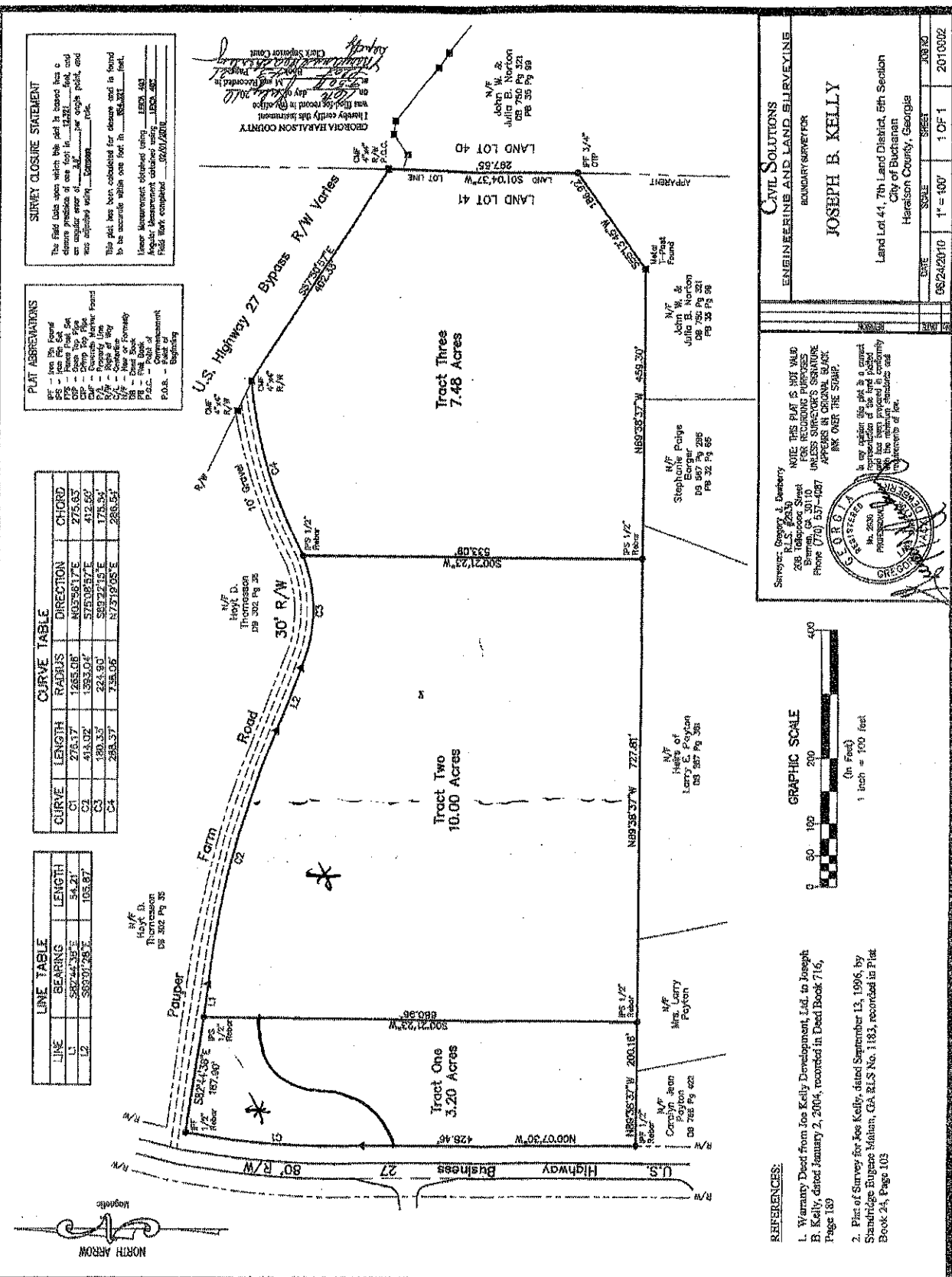
**PLAT ABBREVIATIONS**  
 B/F - Back Sight  
 F/S - Fore Sight  
 P.F. - Point of Beginning  
 C.P. - Curve Point  
 P.C. - Point of Curvature  
 P.T. - Point of Tangency  
 P.S. - Point of Stationing  
 P.O.B. - Point of Beginning  
 P.O.C. - Point of Curvature  
 P.O.T. - Point of Tangency

**CURVE TABLE**

CURVE	LENGTH	RADIUS	DIRECTION	CHORD
C1	278.17	1285.08	405°58'17"E	275.63
C2	414.02	1383.04	575°08'57"E	412.62
C3	190.35	224.90	589°22'15"E	175.55
C4	288.37	735.06	87°31'05"E	286.57

**LINE TABLE**

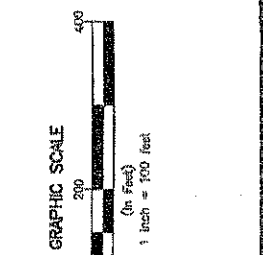
LINE	BEARING	LENGTH
L1	S82°44'29"E	54.21
L2	S89°07'28"E	105.67



Georgia Haralson County Clerk Superior Court  
 I hereby certify this instrument was filed for record in my office on 02/01/2010 at 11:17 AM. The fee thereon is \$15.00.  
 Clerk Superior Court

**CIVIL SOLUTIONS**  
 ENGINEERING AND LAND SURVEYING  
 BOUNDARY SURVEYOR  
**JOSEPH B. KELLY**  
 Land Lot 41, 7th Land District, 8th Section  
 City of Buchanan  
 Haralson County, Georgia

**NOTE: THIS PLAT IS NOT VALID FOR RECORDING PURPOSES UNLESS SURVEYOR'S SIGNATURE APPEARS IN ORIGINAL BLACK INK OVER THE STAMP.**  
 Surveyor: Gregory J. Deberry  
 R.L.S. #2613  
 208 Oldham Street  
 Stone (770) 537-4087



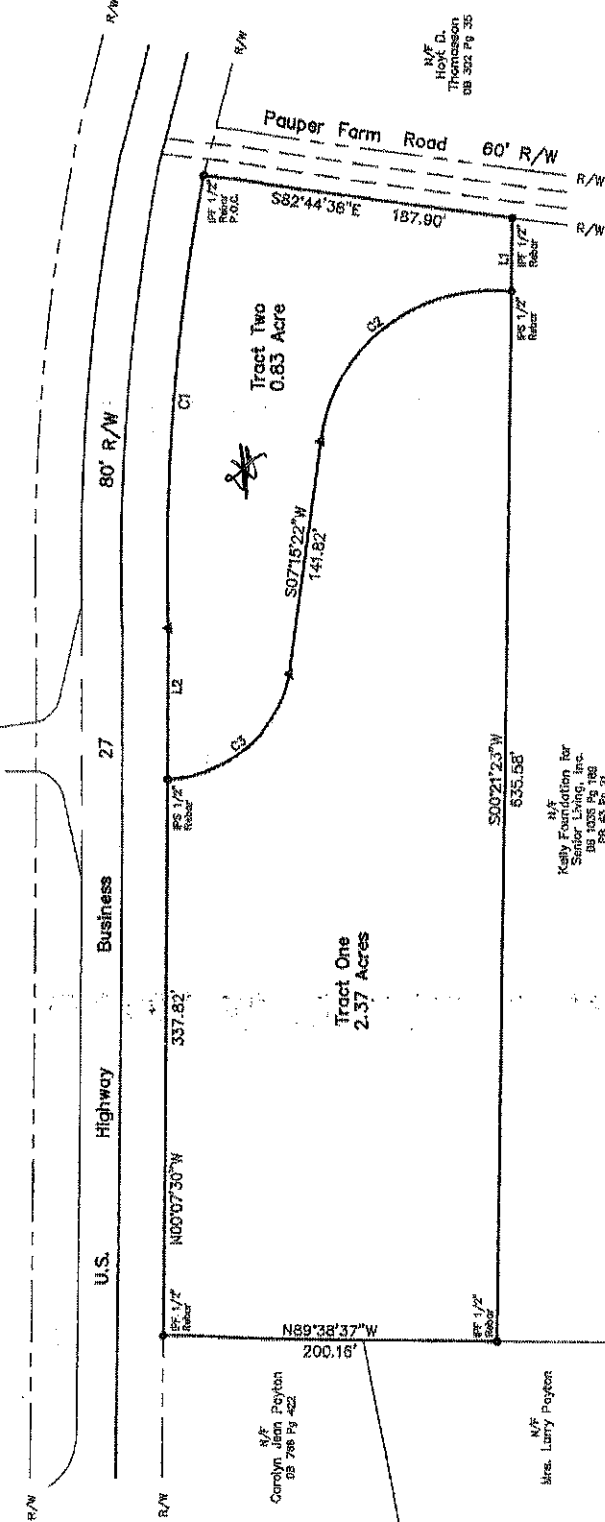
**REFERENCES:**  
 1. Warranty Deed from Joe Kelly Development, Ltd. to Joseph B. Kelly, dated January 2, 2004, recorded in Deed Book 716, Page 189  
 2. Plat of Survey for Joe Kelly, dated September 13, 1996, by Sandridge Eugene Shuman, GA RLS No. 1183, recorded in Plat Book 24, Page 103

**SURVEY CLOSURE STATEMENT**  
 The field data upon which this plat is based has a closure fraction of one foot in \_\_\_\_\_ feet, and angular measurements were repeated every \_\_\_\_\_ minutes. This plat has been calculated for closure and is found to be accurate within one foot in \_\_\_\_\_ feet.  
 Linear Measurement obtained using \_\_\_\_\_ feet  
 Angular Measurement obtained using \_\_\_\_\_ minutes  
 Field Book compiled \_\_\_\_\_

**PLAY ABBREVIATIONS**  
 R/W - Right of Way  
 F - Fence  
 E - Existing  
 P - Pole  
 S - Set  
 C - Corner  
 B - Block  
 M - Monument  
 P.C. - Point of Curvature  
 P.T. - Point of Tangency  
 P.I. - Point of Intersection  
 P.S. - Point of Stationing  
 P.M. - Point of Measurement  
 P.O.B. - Point of Beginning  
 P.O.C. - Point of Curvature

LINE	BEARING	LENGTH	RADIUS	BEARING	CHORD
L1	S00°21'23"W	45.35'	1265.08'	N03°56'17"E	275.63'
L2	N00°07'38"W	90.64'	105.01'	S81°05'35"W	145.86'
C1			77.04'	S48°48'53"W	88.75'
C2					
C3					

GEORGIA BARALSON COUNTY  
 I hereby certify this instrument  
 is a true and correct copy of the  
 original as recorded in my office  
 on \_\_\_\_\_ at \_\_\_\_\_ o'clock  
 of the month of \_\_\_\_\_ A.D. 2011  
 \_\_\_\_\_  
 Clerk Superior Court



**CIVIL SOLUTIONS**  
 ENGINEERING AND LAND SURVEYING  
 BOUNDARY SURVEY FOR  
**JOSEPH B. KELLY**  
 Land Lot 41, 7th Land District, 6th Section  
 City of Buchanan  
 Haralson County, Georgia

**NOTE: THIS PLAT IS NOT VALID UNLESS SIGNED BY REGISTERED PROFESSIONAL SURVEYOR WHOSE NAME APPEARS IN ORIGINAL BLACK INK OVER THE STAMP.**  
 In my opinion this plat is a correct representation of the land parcel depicted hereon. It has been prepared in conformity with the laws, rules, regulations and provisions of law.  
 Signature: Joseph B. Kelly, Boundary Surveyor  
 208 Telegraph Street  
 Bremen, GA 30110  
 Phone (770) 837-4897



**REFERENCES:**  
 1. Warranty Deed from Joe Kelly Development, Ltd. to Joseph B. Kelly, dated January 2, 2004, recorded in Deed Book 716, Page 189  
 2. Plat of Survey for Joe Kelly, dated September 13, 1996, by Standridge Eugene Mather, GA RLS No. 1183, recorded in Plat Book 24, Page 103

DATE: 10/24/2011  
 SCALE: 1" = 60'  
 SHEET: 1 OF 1  
 JOB NO: 2011105

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*Return to: Robert T. Weaver • Attorney at Law • PO Box 580 • Buchanan • Georgia • 30113-0580*

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## Easement

State of Georgia, Haralson County

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of One (\$1.00) Dollar in hand paid and other good and valuable considerations, the undersigned hereby grants unto **Joseph B. Kelly**, hereinafter referred to as grantee, a non-exclusive permanent easement for the purpose and uses hereinafter set forth, over, through, and across the following lands, to wit:

All that tract or parcel of land lying and being in Land Lot 41 in the 7<sup>th</sup> District and 5<sup>th</sup> Section of Haralson County, City of Buchanan, Georgia, and being more particularly described as follows, to wit: To find the point of beginning, commence at the intersection of the East right of way of U. S. Highway Business 27 and the South right of way of Pauper Farm Road; thence, along said South right of way, go S82°44'38"E a distance of 157.75 feet to the point of beginning.

From said point of beginning, continue along said South right of way S82°44'38"E a distance of 84.36 feet; thence a chord bearing of S75°08'57"E a chord distance of 412.50 feet; thence S69°01'28"E a distance of 105.87 feet; thence a chord bearing of S89°22'15"E a chord distance of 175.54 feet; thence leaving said South right of way, go S00°21'23"W a distance of 53.36 feet; thence a chord bearing of N87°20'54"W a chord distance of 194.32 feet; thence N69°01'28"W a distance of 105.83 feet; thence a chord bearing of N75°08'08"W a chord distance of 399.11 feet; thence N82°44'38"W a distance of 48.56 feet; thence N00°21'22"E a distance of 4.98 feet; thence a chord bearing of S51°05'35"W a chord distance of 146.65 feet; thence S07°15'22"W a distance of 141.82 feet; thence a chord bearing of S48°48'53"W a chord distance of 96.75 feet to the East right of way of U. S. Highway Business 27; thence, along said East right of way, N00°07'30"W a distance of 50.10 feet; thence leaving said East right of way, a chord bearing of N46°48'33"E a chord distance of 32.46 feet; thence N07°15'22"E a distance of 141.82 feet; thence a chord bearing of N44°44'15"E a chord distance of 190.58 feet to the

point of beginning. Said tract containing 1.333 acres, more or less, and is designated as an ingress-egress easement being fifty (50) feet wide and approximately 400 feet long.

The above description is made in accordance with a plat entitled Easement Plat for Kelly Foundation by William B. Sims, RLS #2996, dated October 11, 2022, which said plat is incorporated herein by reference. A copy of said plat is attached hereto as Exhibit "A".

Said property is adjacent to the West side of other property owned by Grantee, and this easement is granted as appurtenant thereto, for the purposes of ingress and egress and utilities to said property.

By acceptance of this non-exclusive permanent easement, grantee agrees to be equally responsible, with the owner of the property and with all other parties who have the legal right to use said easement, to maintain that portion of said easement, which the grantee actually uses.

TO HAVE AND TO HOLD the said right of way unto grantee, their heirs and assigns, forever.

The easement herein granted shall bind the heirs and assigns of the undersigned party, and shall inure to the benefit of the successors in title of the grantee.

WITNESS, the hand and seal of the undersigned, this 20th day of December, 2022.

Signed, sealed and delivered in the presence of:

Kelly Foundation For Senior Living, Inc.

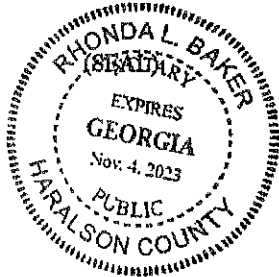
[Signature]  
(Witness)

By: [Signature] (Seal)  
Joseph B. Kelly, CEO

[Signature]  
(Notary Public)

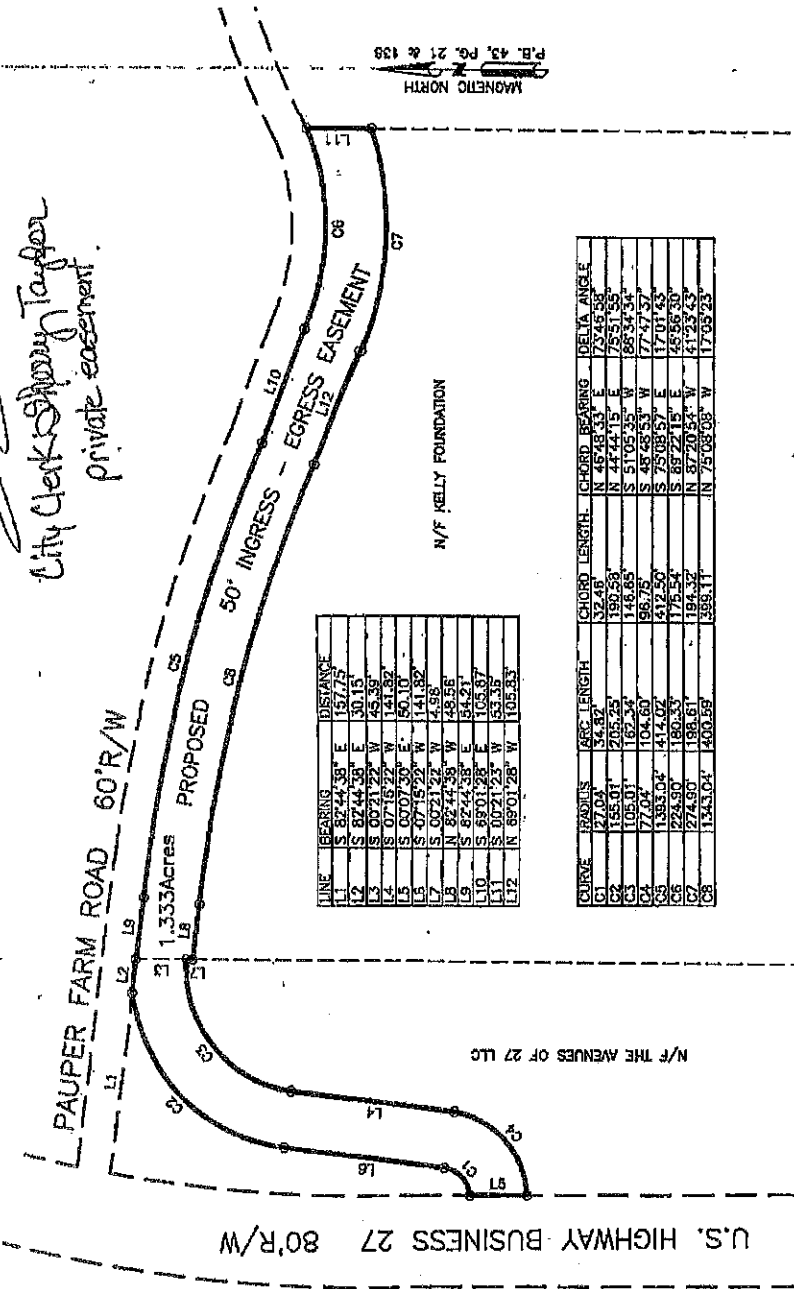
By: [Signature] (Seal)  
Joseph L. Kelly, CFO

My Commission Expires:



RECORD NO. 21  
 P.L. 43 P.C. 138

This plat was calculated from previous surveys prepared by Gregory Jack Deberry, recorded in plat book 43, pages 21 & 138. The purpose of this plat is to create an ingress-egress easement for the subject owner. No field work was performed for the creation of this plat.



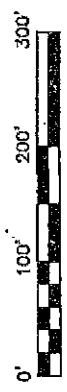
LINE	BEARING	DISTANCE
L1	S 87°24'43" E	157.75'
L2	S 87°44'38" E	30.11'
L3	S 87°44'38" W	29.10'
L4	S 07°15'52" W	73.38'
L5	S 07°15'52" E	60.10'
L6	S 07°15'52" W	141.80'
L7	S 00°21'27" W	4.38'
L8	S 87°44'38" W	49.58'
L9	S 87°44'38" E	84.21'
L10	S 85°01'28" E	105.97'
L11	S 00°21'27" W	53.35'
L12	N 85°01'28" W	105.83'

CURVE	POINTS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
G1	27.00'	26.52'	176.58'	N 42°24'35" E	75°23'58"
G2	135.01'	265.54'	176.25'	S 51°05'15" W	66°31'34"
G3	37.00'	104.60'	66.78'	S 48°05'55" W	77°47'57"
G4	1183.04'	114.00'	142.50'	S 78°05'55" E	17°01'43"
G5	224.80'	180.33'	1175.54'	S 82°22'15" E	45°58'30"
G6	274.80'	198.61'	184.32'	N 82°20'45" W	41°23'43"
G7	1343.04'	400.59'	388.11'	N 75°08'08" W	17°05'23"

Prepared By  
**S&S LAND SURVEYING**  
 (678) 873-3119  
 971 Center Point Road  
 Carrollton, Georgia 30117



**EASEMENT PLAT FOR**  
**KELLY FOUNDATION**  
 LAND LOT 41, 7th DISTRICT, 5th SECTION  
 HARALSON COUNTY, GEORGIA  
 DATE: 11 OCTOBER 2022 SCALE: 1"=100'



This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which create the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

*William B. Sims*  
 Registered Georgia Land Surveyor No. 2898  
 Address: 871 Center Point Rd, Carrollton, Ga 30117  
 Telephone Number: 678-873-3119  
 Date: AUGUST 1, 2018

Field work performed: July 27, 2018  
 Equipment used to obtain linear and angular measurements used in the preparation of this plat: Spectra Precision Focus 35  
 This plat has been calculated for closure and is found to be accurate within one foot in 323,519 feet.  
 By: William B. Sims

- LEGEND:  
 I.P.F. --- IRON PIN FOUND  
 I.P.F. --- IRON PIN FLAGGED  
 O.I. --- OPEN TOP PIPE  
 C.T. --- CRIMPED TOP PIPE  
 R.B. --- IRON REBAR  
 E --- EASEMENT  
 ---X--- FENCE