Action Requested/Required:

- ☐ Vote/Action Requested
- ☑ Discussion or Presentation Only
- ☐ Public Hearing

Report Date: 7/2/26
Hearing Date: 8/6/26
Voting Date: 9/3/26

Department: Community Development **Presenter(s) & Title:** Thomas Trawick, Planning & Zoning Manager

Agenda Item Title:

Information Only - Case RZON2605-016 & ANNX2605-015 - Request to Annex and Rezone +/- 176 Acres (15 parcels) located at Parcels 14N16B 040, 14N16 016, 14N16 023, 14N16 019 B, 14N16 019 A, 14N16B 037, 14N16 013, 14N16 015, 14N16 017, 14N16 019, 14N16 020, 14N16C 008, 14N16 012, 14N16 011, 14N16 012 A from R-40, AG & GC (Cherokee County) to R-10 & R-40 (City of Canton) for a proposed single-family subdivision of 199 lots.

Summary:

Parks F. Huff for Lennar Georgia, LLC has filed an annexation and rezoning request for +/- 176 Acres (15 parcels) located at Parcels 14N16B 040, 14N16 016, 14N16 023, 14N16 019 B, 14N16 019 A, 14N16B 037, 14N16 013, 14N16 015, 14N16 017, 14N16 019, 14N16 020, 14N16C 008, 14N16 012, 14N16 011, 14N16 012 A from R-40, AG & GC (Cherokee County) to R-10 & R-40 (City of Canton) for a proposed single-family subdivision of 199 lots.

Budget Implications:

Budgeted? ☐ Yes ☐ No ☑ **N/A**

Total Cost of Project: _____ Check if Estimated ☐

Fund Source: General Fund ☐ Water & Sewer ☐ Sales Tax ☐ Other: _____

Staff Recommendations:

A Staff Report will be presented to the Mayor and City Council at the Public Hearing on August 6, 2026. There is no recommendation at this time.

Reviews:

Has this been reviewed by Management and Legal Counsel, if required? ☑ Yes ☐ No

Attachments:

Application
LOI
Site plan

CANTON

Community Development Department
110 Academy Street, Canton, GA 30114
(770) 704-1500

AUTHORIZATION OF OWNER AND APPLICANT

Project #(s):

_____

This form is to be executed under oath. I, Brittany Brooker (Property Owner), **do solemnly swear and attest, subject to criminal penalites for false swearing, that I am the owner of the property, which is the subject matter of the attached application, as is shown in the records of Cherokee County, Georgia. I hereby authorize the City of Canton and its representatives to inspect the property, which is the subject of this application, and post any notices required theron.**

This 22nd **day of** April, **20** 2026.

Owner Signature: _____ **Print Name:** Brittany Brooker, Member

I, the above signed legal owner of the subject property, do hereby authorize the following application to be submitted to the City of Canton and do hereby authorize the following person named below to act as Applicant in the pursuit of a request for:

This Application is for:

- ☒ **A** Annexation
- ☒ **B** Rezoning
- ☐ **C** Master Plans
- ☐ **D** Master Plan Amendment
- ☐ **E** Conditional Use Permit
- ☐ **F** Land Use Modification
- ☐ **G** Zoning Condition Amendment
- ☐ **H** Density Transfer within Master Plan
- ☐ **I** Temporary Use Permit
- ☐ **J** Zoning Ordinance Text Amendment
- ☐ Appeal
- ☐ Adjustment
- ☐ Special Exception

Name of Authorized Applicant: Lennar Georgia, LLC c/o Gaskins + LeCraw

Signature: _____

Mailing Address: 1266 Powder Springs Street

City: Marietta

State: GA **Zip Code:** 30064

Telephone: 678.546.8100

E-mail: dblumenthal@gaskinslecraw.com

Applicant Status:

- ☐ **Owner**
- ☐ **Option to Purchase**
- ☐ **Leasee**
- ☐ **Area Resident**
- ☒ **Other (Explain):** _____

This Authorization of Owner and Applicant Form has been completed and the property owner's signature is
Sworn To and Subscribed Before Me This 27
Day Of April, **20** 26.

Notary Signature: Ashley Roby McClintock

ASHLEY ROBY MCCLINTOCK NOTARY PUBLIC FORSYTH COUNTY, GA MY COMMISSION EXPIRES JANUARY 16 2027

Parcel 14N16 019A

CANTON

Community Development Department
110 Academy Street, Canton, GA 30114
(770) 704-1500

AUTHORIZATION OF OWNER AND APPLICANT

Project #(s):

_____

This form is to be executed under oath. I, Douglas King, do solemnly swear and attest, subject to criminal penalites for false swearing, that I am the owner of the property, which is the subject matter of the attached application, as is shown in the records of Cherokee County, Georgia. I hereby authorize the City of Canton and its representatives to inspect the property, which is the subject of this application, and post any notices required theron.

This 27 **day of** April, **20** 26.

Owner Signature: Douglas King (dotloop verified 04/27/26 12:05 PM EDT E568-7RWI-ATKE-SODZ) **Name:** Douglas King

I, the above signed legal owner of the subject property, do hereby authorize the following application to be submitted to the City of Canton and do hereby authorize the following person named below to act as Applicant in the pursuit of a request for:

This Application is for:

- [x] **A** Annexation
- [x] **B** Rezoning
- [ ] **C** Master Plans
- [ ] **D** Master Plan Amendment
- [ ] **E** Conditional Use Permit
- [ ] **F** Land Use Modification
- [ ] **G** Zoning Condition Amendment
- [ ] **H** Density Transfer within Master Plan
- [ ] **I** Temporary Use Permit
- [ ] **J** Zoning Ordinance Text Amendment
- [ ] Appeal
- [ ] Adjustment
- [ ] Special Exception

Name of Authorized Applicant: Lennar Georgia, LLC c/o Gaskins + LeCraw

Signature: _____

Mailing Address: 1266 Powder Springs Street

City: Marietta

State: GA **Zip Code:** 30064

Telephone: 678.546.8100

E-mail: dblumenthal@gaskinslecraw.com

Applicant Status:

- [ ] **Owner**
- [x] **Option to Purchase**
- [ ] **Leasee**
- [ ] **Area Resident**
- [ ] **Other (Explain):** _____

This Authorization of Owner and Applicant Form has been completed and the property owner's signature is Sworn To and Subscribed Before Me This 27 **Day Of** April, **20** 26

Notary Signature: Ashley Roby McClintock

ASHLEY ROBY MCCLINTOCK NOTARY PUBLIC FORSYTH COUNTY, GA MY COMMISSION EXPIRES JANUARY 16 2027

dotloop signature verification: https://dotloop.com/JaMO-LUfS-QJ6

Parcel 14N16 016

CANTON

Community Development Department
110 Academy Street, Canton, GA 30114
(770) 704-1500

AUTHORIZATION OF OWNER AND APPLICANT

Project #(s):

This form is to be executed under oath. I, Glinda Garrett Dennis Garrett **do solemnly swear and attest, subject to criminal penalites for false swearing, that I am the owner of the property, which is the subject matter of the attached application, as is shown in the records of Cherokee County, Georgia. I hereby authorize the City of Canton and its representatives to inspect the property, which is the subject of this application, and post any notices required theron.**

This 23rd **day of** April **, 20** 26

Owner Signature: Glinda Garrett **Print Name:** Glinda Garrett

Dennis Garrett
dotloop verified 04/23/26 11:51 AM EDT DK5P-13P0-2BKV-QEL0

Dennis Garrett

I, the above signed legal owner of the subject property, do hereby authorize the following application to be submitted to the City of Canton and do hereby authorize the following person named below to act as Applicant in the pursuit of a request for:

This Application is for:

- [X] **A** Annexation
- [X] **B** Rezoning
- [ ] **C** Master Plans
- [ ] **D** Master Plan Amendment
- [ ] **E** Conditional Use Permit
- [ ] **F** Land Use Modification
- [ ] **G** Zoning Condition Amendment
- [ ] **H** Density Transfer within Master Plan
- [ ] **I** Temporary Use Permit
- [ ] **J** Zoning Ordinance Text Amendment
- [ ] Appeal
- [ ] Adjustment
- [ ] Special Exception

Name of Authorized Applicant: Lennar Georgia, LLC c/o Gaskins + LeCraw

Signature:

Mailing Address: 1266 Powder Springs Street

City: Marietta

State: GA **Zip Code:** 30064

Telephone: 678.546.8100

E-mail: dblumenthal@gaskinslecraw.com

Applicant Status:

- [ ] **Owner**
- [X] **Option to Purchase**
- [ ] **Leasee**
- [ ] **Area Resident**
- [ ] **Other (Explain):** _____

This Authorization of Owner and Applicant Form has been completed and the property owner's signature is Sworn To and Subscribed Before Me This 23 **Day Of** April **, 20** 26

Notary Signature:

ASHLEY ROBY MCCLINTOCK NOTARY PUBLIC FORSYTH COUNTY, GA MY COMMISSION EXPIRES JANUARY 16 2027

dotloop signature verification:

Parcel 14N16 023

Community Development Department
110 Academy Street, Canton, GA 30114
(770) 704-1500

AUTHORIZATION OF OWNER AND APPLICANT

Project #(s):

This form is to be executed under oath. I, Chunjie Huang **, do solemnly swear and attest, subject to criminal penalites for false swearing, that I am the owner of the property, which is the subject matter of the attached application, as is shown in the records of Cherokee County, Georgia. I hereby authorize the City of Canton and its representatives to inspect the property, which is the subject of this application, and post any notices required theron.**

This Fourth **day of** April **, 20** 26 .

Owner Signature: Chunjie Huang dotloop verified 04/21/26 5:10 PM EDT OKLM-ITMH-BHNC-8BS0 **Print Name:** Chunjie Huang

I, the above signed legal owner of the subject property, do hereby authorize the following application to be submitted to the City of Canton and do hereby authorize the following person named below to act as Applicant in the pursuit of a request for:

This Application is for:

- ☒ **A** Annexation
- ☒ **B** Rezoning
- ☐ **C** Master Plans
- ☐ **D** Master Plan Amendment
- ☐ **E** Conditional Use Permit
- ☐ **F** Land Use Modification
- ☐ **G** Zoning Condition Amendment
- ☐ **H** Density Transfer within Master Plan
- ☐ **I** Temporary Use Permit
- ☐ **J** Zoning Ordinance Text Amendment
- ☐ Appeal
- ☐ Adjustment
- ☐ Special Exception

Name of Authorized Applicant: Lennar Georgia, LLC c/o Gaskins + LeCraw

Signature:

Mailing Address: 1266 Powder Springs Street

City: Marietta

State: GA **Zip Code:** 30064

Telephone: 678.546.8100

E-mail: dblumenthal@gaskinslecraw.com

Applicant Status:

- ☐ **Owner**
- ☒ **Option to Purchase**
- ☐ **Leasee**
- ☐ **Area Resident**
- ☐ **Other (Explain):** _____

This Authorization of Owner and Applicant Form has been completed and the property owner's signature is Sworn To and Subscribed Before Me This 27 **Day Of** April **, 20** 26 .

Notary Signature: Ashley Roby McClintock

ASHLEY ROBY MCCLINTOCK NOTARY PUBLIC FORSYTH COUNTY, GA MY COMMISSION EXPIRES JANUARY 16 2027

Docusign Envelope ID: 23F3D760-FB27-8F55-8092-745AFADC7E5E

CANTON
Community Development Department
110 Academy Street, Canton, GA 30114
(770) 704-1500

AUTHORIZATION OF OWNER AND APPLICANT

Project #(s):

_____

This form is to be executed under oath. I, James Kimbrel (Property Owner), **do solemnly swear and attest, subject to criminal penalites for false swearing, that I am the owner of the property, which is the subject matter of the attached application, as is shown in the records of Cherokee County, Georgia. I hereby authorize the City of Canton and its representatives to inspect the property, which is the subject of this application, and post any notices required theron.**

This _____ **day of** 4/27/2026, **20**_____.

Owner Signature: DocuSigned by: FDF90391D444485... **Print Name:** James Kimbrel

I, the above signed legal owner of the subject property, do hereby authorize the following application to be submitted to the City of Canton and do hereby authorize the following person named below to act as Applicant in the pursuit of a request for:

This Application is for:

- [X] **A** Annexation
- [X] **B** Rezoning
- [ ] **C** Master Plans
- [ ] **D** Master Plan Amendment
- [ ] **E** Conditional Use Permit
- [ ] **F** Land Use Modification
- [ ] **G** Zoning Condition Amendment
- [ ] **H** Density Transfer within Master Plan
- [ ] **I** Temporary Use Permit
- [ ] **J** Zoning Ordinance Text Amendment
- [ ] Appeal
- [ ] Adjustment
- [ ] Special Exception

Name of Authorized Applicant: Lennar Georgia, LLC c/o Gaskins + LeCraw

Signature: _____

Mailing Address: 1266 Powder Springs Street

City: Marietta

State: GA **Zip Code:** 30064

Telephone: 678.546.8100

E-mail: dblumenthal@gaskinslecraw.com

Applicant Status:

- [ ] **Owner**
- [X] **Option to Purchase**
- [ ] **Leasee**
- [ ] **Area Resident**
- [ ] **Other (Explain):** _____

This Authorization of Owner and Applicant Form has been completed and the property owner's signature is Sworn To and Subscribed Before Me This 27 **Day Of** April, **20**26

Notary Signature: _____

ASHLEY ROBY MCCLINTOCK NOTARY PUBLIC FORSYTH COUNTY, GA MY COMMISSION EXPIRES JANUARY 16 2027

Community Development Department
110 Academy Street, Canton, GA 30114
(770) 704-1500

AUTHORIZATION OF OWNER AND APPLICANT

Project #(s):

This form is to be executed under oath. I, Jason Stone, do solemnly swear and attest, subject to criminal penalites for false swearing, that I am the owner of the property, which is the subject matter of the attached application, as is shown in the records of Cherokee County, Georgia. I hereby authorize the City of Canton and its representatives to inspect the property, which is the subject of this application, and post any notices required theron.

This 20 **day of** April, **20** 26.

Owner Signature: _____ **Print Name:** Jason Stone

I, the above signed legal owner of the subject property, do hereby authorize the following application to be submitted to the City of Canton and do hereby authorize the following person named below to act as Applicant in the pursuit of a request for:

This Application is for:

- [X] **A** Annexation
- [X] **B** Rezoning
- [ ] **C** Master Plans
- [ ] **D** Master Plan Amendment
- [ ] **E** Conditional Use Permit
- [ ] **F** Land Use Modification
- [ ] **G** Zoning Condition Amendment
- [ ] **H** Density Transfer within Master Plan
- [ ] **I** Temporary Use Permit
- [ ] **J** Zoning Ordinance Text Amendment
- [ ] Appeal
- [ ] Adjustment
- [ ] Special Exception

Name of Authorized Applicant: Lennar Georgia, LLC c/o Gaskins + LeCraw

Signature: _____

Mailing Address: 1266 Powder Springs Street

City: Marietta

State: GA **Zip Code:** 30064

Telephone: 678.546.8100

E-mail: dblumenthal@gaskinslecraw.com

Applicant Status:

- [ ] **Owner**
- [X] **Option to Purchase**
- [ ] **Leasee**
- [ ] **Area Resident**
- [ ] **Other (Explain):** _____

This Authorization of Owner and Applicant Form has been completed and the property owner's signature is Sworn To and Subscribed Before Me This 27 **Day Of** April, **20** 26

Notary Signature: Ashley Roby McClintock

ASHLEY ROBY MCCLINTOCK NOTARY PUBLIC FORSYTH COUNTY GA MY COMMISSION EXPIRES JANUARY 16 2027

Parcel 14N16 015 & 14N16 017

CANTON

Community Development Department
110 Academy Street, Canton, GA 30114
(770) 704-1500

AUTHORIZATION OF OWNER AND APPLICANT

Project #(s):

This form is to be executed under oath. I, Kenneth Payne, do solemnly swear and attest, subject to criminal penalites for false swearing, that I am the owner of the property, which is the subject matter of the attached application, as is shown in the records of Cherokee County, Georgia. I hereby authorize the City of Canton and its representatives to inspect the property, which is the subject of this application, and post any notices required theron.

This 20 **day of** April, **20** 26

Owner Signature: Kenneth Payne **Print Name:** Kenneth Payne

I, the above signed legal owner of the subject property, do hereby authorize the following application to be submitted to the City of Canton and do hereby authorize the following person named below to act as Applicant in the pursuit of a request for:

This Application is for:

- ☒ **A** Annexation
- ☒ **B** Rezoning
- ☐ **C** Master Plans
- ☐ **D** Master Plan Amendment
- ☐ **E** Conditional Use Permit
- ☐ **F** Land Use Modification
- ☐ **G** Zoning Condition Amendment
- ☐ **H** Density Transfer within Master Plan
- ☐ **I** Temporary Use Permit
- ☐ **J** Zoning Ordinance Text Amendment
- ☐ Appeal
- ☐ Adjustment
- ☐ Special Exception

Name of Authorized Applicant: Lennar Georgia, LLC c/o Gaskins + LeCraw

Signature:

Mailing Address: 1266 Powder Springs Street

City: Marietta
State: GA **Zip Code:** 30064
Telephone: 678.546.8100
E-mail: dblumenthal@gaskinslecraw.com

Applicant Status:

- ☐ **Owner**
- ☒ **Option to Purchase**
- ☐ **Leasee**
- ☐ **Area Resident**
- ☐ **Other (Explain):** _____

This Authorization of Owner and Applicant Form has been completed and the property owner's signature is Sworn To and Subscribed Before Me This 27 **Day Of** April, **20** 26

Notary Signature: Ashley Roby McClintock

ASHLEY ROBY MCCLINTOCK NOTARY PUBLIC GEORGIA MY COMMISSION EXPIRES JANUARY 16 2027

Parcel 14N16 019

CANTON

Community Development Department
110 Academy Street, Canton, GA 30114
(770) 704-1500

AUTHORIZATION OF OWNER AND APPLICANT

Project #(s):

_____

This form is to be executed under oath. I, Mary Ruth Payne, do solemnly swear and attest, subject to criminal penalites for false swearing, that I am the owner of the property, which is the subject matter of the attached application, as is shown in the records of Cherokee County, Georgia. I hereby authorize the City of Canton and its representatives to inspect the property, which is the subject of this application, and post any notices required theron.

This 20 **day of** April, **20** 26.

Owner Signature: Mary Ruth Payne **Print Name:** Mary Ruth Payne

I, the above signed legal owner of the subject property, do hereby authorize the following application to be submitted to the City of Canton and do hereby authorize the following person named below to act as Applicant in the pursuit of a request for:

This Application is for:

- [X] **A** Annexation
- [X] **B** Rezoning
- [ ] **C** Master Plans
- [ ] **D** Master Plan Amendment
- [ ] **E** Conditional Use Permit
- [ ] **F** Land Use Modification
- [ ] **G** Zoning Condition Amendment
- [ ] **H** Density Transfer within Master Plan
- [ ] **I** Temporary Use Permit
- [ ] **J** Zoning Ordinance Text Amendment
- [ ] Appeal
- [ ] Adjustment
- [ ] Special Exception

Name of Authorized Applicant: Lennar Georgia, LLC c/o Gaskins + LeCraw

Signature: _____

Mailing Address: 1266 Powder Springs Street

City: Marietta

State: GA **Zip Code:** 30064

Telephone: 678.546.8100

E-mail: dblumenthal@gaskinslecraw.com

Applicant Status:

- [ ] **Owner**
- [X] **Option to Purchase**
- [ ] **Leasee**
- [ ] **Area Resident**
- [ ] **Other (Explain):** _____

This Authorization of Owner and Applicant Form has been completed and the property owner's signature is Sworn To and Subscribed Before Me This 27 **Day Of** April, **20** 26

Notary Signature: Ashley Roby McClintock

ASHLEY ROBY MCCLINTOCK NOTARY PUBLIC FORSYTH COUNTY, GA MY COMMISSION EXPIRES JANUARY 16 2027

CANTON
Community Development Department
110 Academy Street, Canton, GA 30114
(770) 704-1500

AUTHORIZATION OF OWNER AND APPLICANT

Project #(s):

_____

This form is to be executed under oath. I, Johnnie McPhail, **do solemnly swear and attest, subject to criminal penalites for false swearing, that I am the owner of the property, which is the subject matter of the attached application, as is shown in the records of Cherokee County, Georgia. I hereby authorize the City of Canton and its representatives to inspect the property, which is the subject of this application, and post any notices required theron.**

This 21 **day of** April, **20** 26.

Owner Signature: Johnnie McPhail **Print Name:** Johnnie McPhail

I, the above signed legal owner of the subject property, do hereby authorize the following application to be submitted to the City of Canton and do hereby authorize the following person named below to act as Applicant in the pursuit of a request for:

This Application is for:

- [x] **A** Annexation
- [x] **B** Rezoning
- [ ] **C** Master Plans
- [ ] **D** Master Plan Amendment
- [ ] **E** Conditional Use Permit
- [ ] **F** Land Use Modification
- [ ] **G** Zoning Condition Amendment
- [ ] **H** Density Transfer within Master Plan
- [ ] **I** Temporary Use Permit
- [ ] **J** Zoning Ordinance Text Amendment
- [ ] Appeal
- [ ] Adjustment
- [ ] Special Exception

Name of Authorized Applicant: Lennar Georgia, LLC c/o Gaskins + LeCraw

Signature: _____

Mailing Address: 1266 Powder Springs Street

City: Marietta

State: GA **Zip Code:** 30064

Telephone: 678.546.8100

E-mail: dblumenthal@gaskinslecraw.com

Applicant Status:

- [ ] **Owner**
- [x] **Option to Purchase**
- [ ] **Leasee**
- [ ] **Area Resident**
- [ ] **Other (Explain):** _____

This Authorization of Owner and Applicant Form has been completed and the property owner's signature is
Sworn To and Subscribed Before Me This 27
Day Of April, **20** 26.

Notary Signature: Ashley Roby McClintock

ASHLEY ROBY MCCLINTOCK NOTARY PUBLIC FORSYTH COUNTY, GA MY COMMISSION EXPIRES JANUARY 16 2027

Parcel 14N16 012
Parcel 14N16 011

Community Development Department
110 Academy Street, Canton, GA 30114
(770) 704-1500

AUTHORIZATION OF OWNER AND APPLICANT

Project #(s):

This form is to be executed under oath. I, Michael R. Young, **do solemnly swear and attest, subject to criminal penalites for false swearing, that I am the owner of the property, which is the subject matter of the attached application, as is shown in the records of Cherokee County, Georgia. I hereby authorize the City of Canton and its representatives to inspect the property, which is the subject of this application, and post any notices required theron.**

This 20 **day of** April, **20** 26.

Owner Signature: Michael R. Young **Print Name:** Michael R. Young

I, the above signed legal owner of the subject property, do hereby authorize the following application to be submitted to the City of Canton and do hereby authorize the following person named below to act as Applicant in the pursuit of a request for:

This Application is for:

- [x] **A** Annexation
- [x] **B** Rezoning
- [ ] **C** Master Plans
- [ ] **D** Master Plan Amendment
- [ ] **E** Conditional Use Permit
- [ ] **F** Land Use Modification
- [ ] **G** Zoning Condition Amendment
- [ ] **H** Density Transfer within Master Plan
- [ ] **I** Temporary Use Permit
- [ ] **J** Zoning Ordinance Text Amendment
- [ ] Appeal
- [ ] Adjustment
- [ ] Special Exception

Name of Authorized Applicant: Lennar Georgia, LLC c/o Gaskins + LeCraw

Signature:

Mailing Address: 1266 Powder Springs Street

City: Marietta

State: GA **Zip Code:** 30064

Telephone: 678.546.8100

E-mail: dblumenthal@gaskinslecraw.com

Applicant Status:

- [ ] **Owner**
- [x] **Option to Purchase**
- [ ] **Leasee**
- [ ] **Area Resident**
- [ ] **Other (Explain):** _____

This Authorization of Owner and Applicant Form has been completed and the property owner's signature is Sworn To and Subscribed Before Me This 27 **Day Of** April, **20** 26.

Notary Signature: Ashley Roby McClintock

ASHLEY ROBY MCCLINTOCK NOTARY PUBLIC FORSYTH COUNTY, GA MY COMMISSION EXPIRES JANUARY 16 2027

Parcel 14N16 013

Community Development Department
110 Academy Street, Canton, GA 30114
(770) 704-1500

AUTHORIZATION OF OWNER AND APPLICANT

Project #(s):

_____

This form is to be executed under oath. I, Pamela Payne Little **, do solemnly swear and attest, subject to criminal penalites for false swearing, that I am the owner of the property, which is the subject matter of the attached application, as is shown in the records of Cherokee County, Georgia. I hereby authorize the City of Canton and its representatives to inspect the property, which is the subject of this application, and post any notices required theron.**

This 23rd **day of** April **, 20**26**.**

Owner Signature: Pamela Payne Little dotloop verified 04/23/26 11:37 AM EDT FA89-VUHK-O2N1-Q4TH **Print Name:** Pamela Payne Little

I, the above signed legal owner of the subject property, do hereby authorize the following application to be submitted to the City of Canton and do hereby authorize the following person named below to act as Applicant in the pursuit of a request for:

This Application is for:

- [X] **A** Annexation
- [X] **B** Rezoning
- [ ] **C** Master Plans
- [ ] **D** Master Plan Amendment
- [ ] **E** Conditional Use Permit
- [ ] **F** Land Use Modification
- [ ] **G** Zoning Condition Amendment
- [ ] **H** Density Transfer within Master Plan
- [ ] **I** Temporary Use Permit
- [ ] **J** Zoning Ordinance Text Amendment
- [ ] Appeal
- [ ] Adjustment
- [ ] Special Exception

Name of Authorized Applicant: Lennar Georgia, LLC c/o Gaskins + LeCraw

Signature: _____

Mailing Address: 1266 Powder Springs Street

City: Marietta

State: GA **Zip Code:** 30064

Telephone: 678.546.8100

E-mail: dblumenthal@gaskinslecraw.com

Applicant Status:

- [ ] **Owner**
- [X] **Option to Purchase**
- [ ] **Leasee**
- [ ] **Area Resident**
- [ ] **Other (Explain):** _____

This Authorization of Owner and Applicant Form has been completed and the property owner's signature is
Sworn To and Subscribed Before Me This 27
Day Of April **, 20**26**.**

Notary Signature: Ashley Roby McClintock

ASHLEY ROBY MCCLINTOCK NOTARY PUBLIC FORSYTH COUNTY, GA MY COMMISSION EXPIRES JANUARY 16 2027

Parcel 14N16 012 A

CANTON

Community Development Department
110 Academy Street, Canton, GA 30114
(770) 704-1500

AUTHORIZATION OF OWNER AND APPLICANT

Project #(s):

_____

This form is to be executed under oath. I, Robert M Young, **do solemnly swear and attest, subject to criminal penalites for false swearing, that I am the owner of the property, which is the subject matter of the attached application, as is shown in the records of Cherokee County, Georgia. I hereby authorize the City of Canton and its representatives to inspect the property, which is the subject of this application, and post any notices required theron.**

This 20 **day of** April, **20** 26.

Owner Signature: Robert M Young **Print Name:** Robert M Young

I, the above signed legal owner of the subject property, do hereby authorize the following application to be submitted to the City of Canton and do hereby authorize the following person named below to act as Applicant in the pursuit of a request for:

This Application is for:

- [X] **A** Annexation
- [X] **B** Rezoning
- [ ] **C** Master Plans
- [ ] **D** Master Plan Amendment
- [ ] **E** Conditional Use Permit
- [ ] **F** Land Use Modification
- [ ] **G** Zoning Condition Amendment
- [ ] **H** Density Transfer within Master Plan
- [ ] **I** Temporary Use Permit
- [ ] **J** Zoning Ordinance Text Amendment
- [ ] Appeal
- [ ] Adjustment
- [ ] Special Exception

Name of Authorized Applicant: Lennar Georgia, LLC c/o Gaskins + LeCraw

Signature: _____

Mailing Address: 1266 Powder Springs Street

City: Marietta

State: GA **Zip Code:** 30064

Telephone: 678.546.8100

E-mail: dblumenthal@gaskinslecraw.com

Applicant Status:

- [ ] **Owner**
- [X] **Option to Purchase**
- [ ] **Leasee**
- [ ] **Area Resident**
- [ ] **Other (Explain):** _____

This Authorization of Owner and Applicant Form has been completed and the property owner's signature is Sworn To and Subscribed Before Me This 27 **Day Of** April, **20** 26.

Notary Signature: Ashley Roby McClintock

ASHLEY ROBY MCCLINTOCK NOTARY PUBLIC FORSYTH COUNTY, GA MY COMMISSION EXPIRES JANUARY 16 2027

Parcel 14N16 020

CANTON

Community Development Department
110 Academy Street, Canton, GA 30114
(770) 704-1500

AUTHORIZATION OF OWNER AND APPLICANT

Project #(s):

This form is to be executed under oath. I, Linda Roland, do solemnly swear and attest, subject to criminal penalites for false swearing, that I am the owner of the property, which is the subject matter of the attached application, as is shown in the records of Cherokee County, Georgia. I hereby authorize the City of Canton and its representatives to inspect the property, which is the subject of this application, and post any notices required theron.

This Friday **day of** April 17th, **20** 26.

Owner Signature: Linda Roland **Print Name:** Linda Roland

I, the above signed legal owner of the subject property, do hereby authorize the following application to be submitted to the City of Canton and do hereby authorize the following person named below to act as Applicant in the pursuit of a request for:

This Application is for:

- [x] **A** Annexation
- [x] **B** Rezoning
- [ ] **C** Master Plans
- [ ] **D** Master Plan Amendment
- [ ] **E** Conditional Use Permit
- [ ] **F** Land Use Modification
- [ ] **G** Zoning Condition Amendment
- [ ] **H** Density Transfer within Master Plan
- [ ] **I** Temporary Use Permit
- [ ] **J** Zoning Ordinance Text Amendment
- [ ] Appeal
- [ ] Adjustment
- [ ] Special Exception

Name of Authorized Applicant: Lennar Georgia, LLC c/o Gaskins + LeCraw

Signature:

Mailing Address: 1266 Powder Springs Street

City: Marietta

State: GA **Zip Code:** 30064

Telephone: 678.546.8100

E-mail: dblumenthal@gaskinslecraw.com

Applicant Status:

- [ ] **Owner**
- [x] **Option to Purchase**
- [ ] **Leasee**
- [ ] **Area Resident**
- [ ] **Other (Explain):** _____

This Authorization of Owner and Applicant Form has been completed and the property owner's signature is Sworn To and Subscribed Before Me This 27 **Day Of** April, **20** 26.

Notary Signature: Ashley Roby McClintock

SHLEY ROBY MCCLINTOCK NOTARY PUBLIC FORSYTH COUNTY, GA MY COMMISSION EXPIRES 16 2027

Community Development Department
110 Academy Street, Canton, GA 30114
(770) 704-1500

DISCLOSURE FORM

Project #(s):

O.C.G.A. § 36-67A-2 / O.C.G.A. § 36-67A-3 requires disclosure of campaign contributions to government officials by an Applicant or opponent of a Public Hearing petition. Applicants must file this form with the Department of Community Development. Please complete a separate form for each authorized Applicant.

Name of Applicant/Opponent: Lennar Georgia, LLC

Section 1

If the answer to any of the following questions is "Yes," complete Section 2.

A) Are you, or anyone else with a property interest in the subject property, a member of the City of Canton Mayor and City Council?
☐ YES ☑ NO

B) Does an official of such public bodies have any financial interest in any business entity which has a property interest in the subject property?
☐ YES ☑ NO

C) Does a member of the family of such officials have an interest in the subject property as described in (A) and (B)?
☐ YES ☑ NO

D) Within Two (2) years of immediately preceding this application have you made campaign contributions(s) or given gifts to such public officials aggregating $250 or more?
☐ YES ☑ NO

Section 2

1. Name and the official position of the Canton Official to whom the campaign contribution was made ***(Please use a separate form for each official to whom a contribution has been made in the past (2) years):***

2. List the dollar amount/value and description of each campaign contribution made over the past two (2) years by the Applicant/Opponent to the named Canton Official:

	Description
$	
$	
$	

Community Development Department
110 Academy Street, Canton, GA 30114
(770) 704-1500

PROPERTY INFORMATION

Project #(s):

RZON2605-016 & ANNEX2605-015 & VAR2605-004

Address:
multiple; subject property consists of 15parcels

Land Lot(s): 134, 154 & 155 District: 14th Section: 2nd Parcel ID(s) See attached spreadsheet

Existing Zoning Of Property: R-40, AG, GC ☐ City ☑ County Total Acreage Of Property: 172.88±

Proposed Zoning Of Property: R-10 and R-40 Existing Use(s) Of Property mostly undeveloped with some SFR and a wireless tower

ADJACENT PROPERTY/OWNER INFORMATION:

Please provide the following information for all adjacent properties, including property connected by public rights-of-way. Attach additional sheets as necessary.

SEE ATTACHED SPREADSHEET

	OWNER NAME AND ADDRESS/PARCEL ID	CURRENT ZONING	CURRENT LAND USE
NORTH			
SOUTH			
EAST			
WEST			
OTHER			
OTHER			
OTHER			

UTILITY INFORMATION:

How is sewage from this development to be managed? City

Proposed managing jurisdiction: City of Canton

How will water be provided to the site? City

Proposed managing jurisdiction: City of Canton Size Limit: TBD

Est 1834
CANTON
GEORGIA

PUBLIC HEARING PRE-APPLICATION REVIEW
ACKOWLEDGEMENT AND DISCLOSURE

Property Address: 0 Old Shoal Creek Road

Parcel ID(s): See attached concept map dated 04/01/2026

Requested Zoning/Permit: Annexation and Rezoning to R-10 (City)

By initialing below, the Applicant understands and acknowledges that City Staff have conducted a preliminary review of the above-referenced proposal for general consistency with the City of Canton Comprehensive Plan.

Based on this preliminary review, the proposed request:

- ☑ Is **consistent** with the City of Canton Comprehensive Plan.
- ☐ Is **inconsistent** with the City of Canton Comprehensive Plan. *(Staff will recommend Denial.)*

(This section is to be completed by City Staff.)

Applicant Initials: GT 4/01/2026 Staff Initials: 04/01/2026

By initialing below, the Applicant understands and acknowledges that, following formal submittal and full review of the application, City Staff will issue a written recommendation to the Mayor and City Council for consideration. Such recommendation may be:

- Approval,
- Approval with Conditions/Stipulations, or
- Denial

Applicant Initials: GT 4/01/2026

By initialing below, the Applicant understands and acknowledges that:

- The Mayor and City Council is the final decision-making authority on all annexation/rezoning/CUP/master plan requests.
- The Mayor and City Council may approve, approve with conditions/stipulations, deny, or table the request.
- The Mayor and City Council may agree with Staff's recommendation, disagree with Staff's recommendation, and/or impose additional conditions/stipulations as part of its decision.
- This preliminary review and acknowledgement does not constitute approval or denial, and does not guarantee any particular outcome.

Applicant Initials: GT 4/01/2026

Est 1834
CANTON
GEORGIA

PUBLIC HEARING PRE-APPLICATION REVIEW
ACKOWLEDGEMENT AND DISCLOSURE

By signing below, the Applicant acknowledges that:

- They have participated in a pre-application and/or preliminary staff review.
- They have been informed of the preliminary determination regarding Comprehensive Plan consistency.
- They understand the role of Staff recommendations.
- They understand the authority and discretion of the Mayor and City Council.
- They understand that this acknowledgement is advisory in nature and does not bind the City of Canton, its Staff, or its elected officials to any particular action or decision.

Applicant Name (Printed): Glen Tishuk

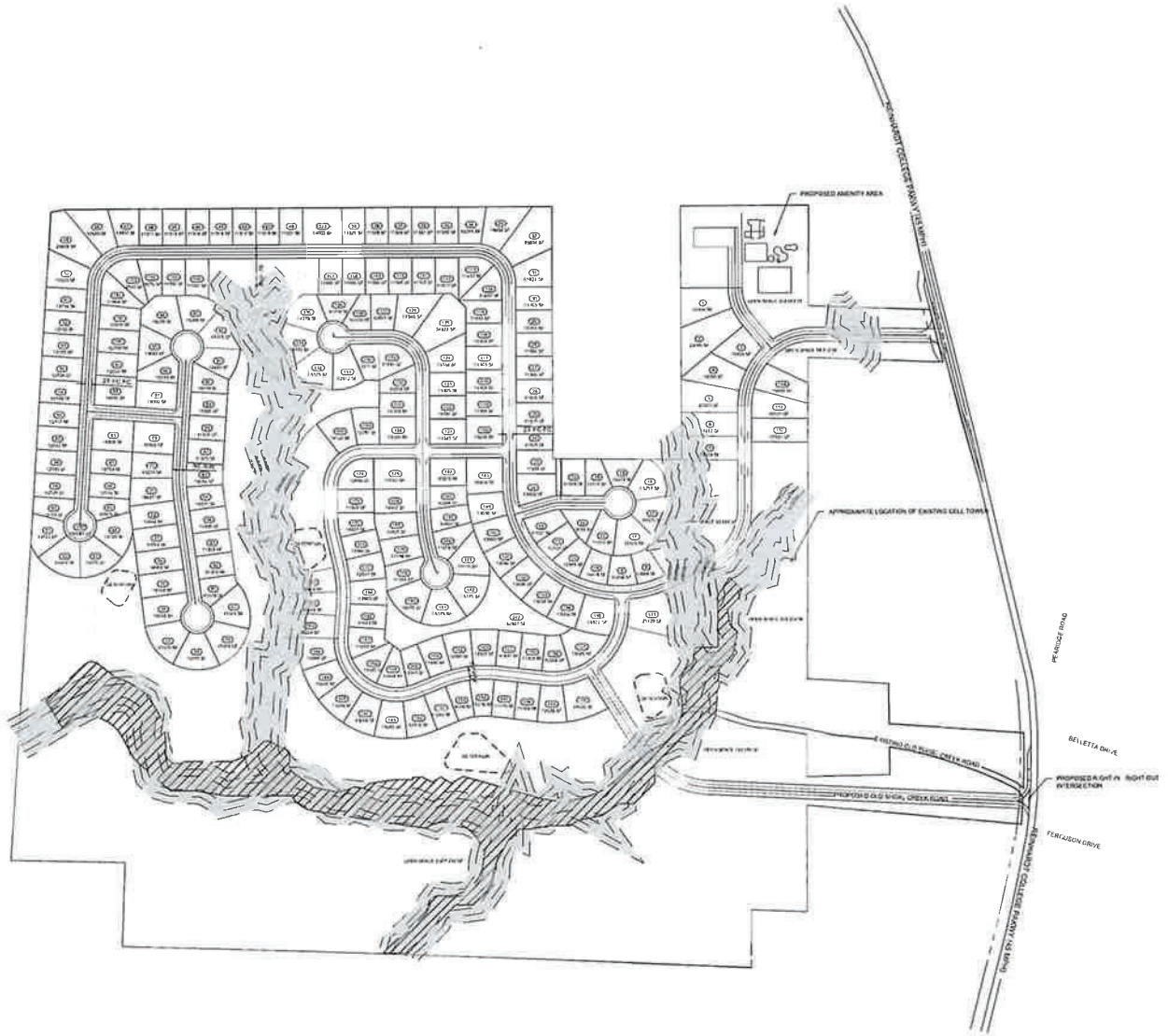
Applicant Signature: Glen Tishuk

Date: 4/01/2026

Staff Name (Printed): Tyler Peoples, City Planner

Staff Signature:

Date: 04/01/2026



SITE SUMMARY

SITE AREA	
SITE AREA	[illegible]
OPEN SPACE	[illegible]
ZONING CLASSIFICATION	
JURISDICTION	CHEROKEE COUNTY
ZONING	R-40, AG, PD
ADJACENT ZONING	R-40, AG, PD, RM-16
PROPOSED ZONING	CITY OF CANTON - R-18
MINIMUM LOT SIZE	[illegible]
MINIMUM LOT WIDTH	70'
MINIMUM FRONTAGE	50'
BUILDING SETBACKS	
FRONT	20'
SIDE	10'
REAR	30'
CORNER	20'
BUILDING SUMMARY	
MAX BUILDING HEIGHT	40'
TOTAL HOUSES	189
DENSITY	[illegible]

CONCEPT PLAN DISCLAIMER

1. THE CONCEPT REPRESENTED HEREIN IDENTIFIES A SCHEMATIC DESIGN RESULTING FROM LAYOUT PREFERENCES IDENTIFIED BY THE CLIENT COUPLED WITH A PRELIMINARY REVIEW OF ZONING AND LAND DEVELOPMENT REQUIREMENTS. THE FEASIBILITY OF THIS PLAN WITH RESPECT TO OBTAINING CITY, COUNTY, STATE AND OTHER APPLICABLE APPROVALS IS NOT WARRANTED AND CAN ONLY BE ASSESSED WITH FURTHER EXAMINATION OF THE SITE AND VERIFICATION OF THE ZONING ORDINANCES AND DEVELOPMENT REGULATIONS ALONG WITH PROCUREMENT OF APPROPRIATE JURISDICTIONAL APPROVALS.
2. THIS CONCEPT PLAN IS PREPARED FOR CONCEPTUAL PRESENTATION PURPOSES ONLY AND IS NOT INTENDED FOR UTILIZATION AS A ZONING AND/OR CONSTRUCTION DOCUMENT. THE EXISTING CONDITIONS SHOWN HEREON ARE BASED UPON AVAILABLE INFORMATION THAT WAS SUPPLIED AT THE TIME OF PLAN PREPARATION AND MAY BE SUBJECT TO CHANGE UPON THE AVAILABILITY OF ADDITIONAL INFORMATION.
3. THIS CONCEPT PLAN WAS PREPARED WITHOUT BENEFIT OF A CURRENT SURVEY, GEOTECHNICAL AND/OR ENVIRONMENTAL INVESTIGATION, JURISDICTIONAL DELINEATION OR ARBORIST REPORT. THE LOCATION OF ANY JURISDICTIONAL WATERS, WETLANDS, UNDERGROUND UTILITIES AND/OR SPECIMEN TREES HAS NOT BEEN TAKEN INTO ACCOUNT.

GASKINS + LECRAW
a RAPE-CHANDLER company
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1266 POWDER SPRINGS RD SW
MARIETTA, GA 30064
PHONE: 770.424.7168
www.gaskinslecraw.com

PREPARED

REVISIONS:

CLIENT
LENNAR OF GEORGIA
11560 GREAT OAKS WAY, SUITE 100, ALPHARETTA, GA 30022

PROJECT
LAUREL CANYON HOMES
1599 REINHARDT COLLEGE PKWY
LAND LOTS 134, 154 & 155, DISTRICT 14
CITY OF CANTON, CHEROKEE COUNTY, GEORGIA

SEAL:

PRELIMINARY

4/1/2026

CALL BEFORE YOU DIG

811
Know what's below.
Call before you dig.

SCALE & NORTH ARROW:

NORTH ARROW

0 100' 200' 400'

SCALE: 1" = 200'

DESIGN INFO:

DRAWN BY	-
CHECKED BY	-
REVIEWED BY	-
JOB #	[illegible]
DATE	-

CONCEPT PLAN

1

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Gaskins + LeCraw, Inc. shall be without liability to Gaskins + LeCraw, Inc. Copyright Gaskins + LeCraw, Inc., 2026

GARVIS L. SAMS, JR.
1952-2025
JOEL L. LARKIN
PARKS F. HUFF

SAMS, LARKIN & HUFF
A LIMITED LIABILITY PARTNERSHIP
SUITE 100
376 POWDER SPRINGS STREET
MARIETTA, GEORGIA 30064-3448

770•422•7016
TELEPHONE
770•426•6583
FACSIMILE

June 24, 2026

VIA ONLAMA ONLINE PORTAL

Mr. Thomas E. Trawick, AICP
Planning & Zoning Manager
City of Canton
110 Academy Street
Canton, GA 30114

RE: Application of Lennar Georgia, LLC for Annexation and Rezoning for an assemblage of 15 parcels to R-10 and R-40. Property is located in Land Lots 134, 154 and 155 of the 14th District, 2nd Section, Cherokee County, Georgia.

LETTER OF INTENT

Dear Thomas:

Lennar Georgia, LLC proposes to build a neighborhood with 199 single-family homes on approximately 176 acres and annexing the Subject Property into the City of Canton. The Subject Property is an assemblage of fifteen (15) parcels as depicted on the site plan and survey filed with this application. The subject property is mostly undeveloped with the exception of a few single family and mobile homes and a wireless tower on the subject property. The Subject Property is generally situated west of Reinhardt College Parkway (aka Highway 140), which is classified as minor arterial roadway. Currently, Old Shoal Creek Road runs east-west and Douglas Ridge Lane, which runs north-south within the Subject Property, will be abandoned as part of this project.

The totality of the Subject Property is situated in unincorporated Cherokee County and is currently zoned GC, R-40 and AG. Laurel Canyon is adjacent to the Subject Property to the South, West and North, zoned PUD-Mixed Use and R-15. Under Cherokee County's Comprehensive Plan, the Subject Property is classified as Suburban Living and Corridor and Nodes. Under the City of Canton's 2045 Comprehensive Plan, the Subject Property is classified as Suburban Living.

The Cherokee County Board of Commissioners approved the rezoning (with variances) of a 3.75 acre parcel situated in the middle of the Subject Property from R-40 to AG in 2021. This rezoning allowed the construction of a monopole communications tower (Resolution 2021-R-058; Case # 21-08-023).

All internal streets will be public. Access to the proposed development will be via two entrances from Highway 140 (aka Reinhardt College Parkway).

REVIEW CRITERIA

How will this proposal be compatible with the surrounding properties?

The Applicant's proposal of RM-10 will add to the types of housing available to Canton residents. The proposed detached housing will be a transition from the R-40 (County) zoning to the south to the multifamily to the north.

How will this proposal affect the use and value of the surrounding properties?

The annexation and zoning proposals will not adversely affect adjacent or nearby properties' existing use, usability, or value.

Can the property be developed for a reasonable economic use as currently zoned? Please explain why or why not.

There is no reasonable use of the Subject Property under any other zoning classification than as requested by the applicant. It has little to no reasonable economic use if it cannot be developed as proposed by the Applicant. The Subject Property is currently zoned GC, R-40 and AG in Cherokee County which is not the best use for the site and is inconsistent with the city's land use plan and development in the area.

What would be the increase to population and traffic if the proposal were approved?

The 199 proposed residential units would cause an increase in both population and trip generation. The increase in population and traffic is consistent with current growth trends throughout Cherokee County and the metro area and as outlined in the City's *Impact Fee Program Capital Improvements Element* (p.48). The Applicant is willing to work with the Department of Transportation with respect to improvements on Highway 140. The Applicant will also work with the City to ensure standards for right of ways are met in residential developments as outlined in the *Canton Roadmap for Success*. All internal streets will be public.

What would be the impact to schools and utilities if the proposal were approved?

The proposed development is keeping with growth trends throughout Cherokee County and new housing is likely to add new students to the school population. Public utility service capacity is adequate to serve the Applicant's proposal. The applicant will work with the school system on any capacity concerns.

How is the proposal consistent with the Comprehensive Land Use Plan, particularly the Future Land Use Map?

The Applicant is requesting a concurrent annexation into the City of Canton. The Subject Property lies within the Suburban Development Area of the City's Future Land Use Map. The proposed housing type will provide a transition from the heavily commercial and retail uses south of the Subject Property on 140. As outlined in the *Canton Roadmap for Success*, the Applicant's proposal will increase variety of housing through varied price-points, design and construction.

Are there existing or changing conditions which affect the development of the property and support the proposed request.

The City's 2022 Updated Housing Study has revealed the need for an increase in the number of housing units and specifically the need for additional housing options. The proposed mix of housing will contribute to the City's development goal of 3,861 new housing units by 2032. (p. 20) The internal street network within the proposed neighborhood using two entrances from 140 will keep traffic away from Highway 140. Canton has significant employment growth in the area with Northside Hospital continuing to expand and projects like Becker Robotics' new manufacturing plant off Bluffs Parkway. The Canton Housing study recognizes the need for new housing to support the local businesses. Canton offers a great market for homebuyers with recreational opportunities, low taxes, great schools and good employment opportunities.

I look forward to working with you and the Community Development Department regarding this application. Should you or your staff have any questions, please let me know.

Sincerely,

SAMS, LARKIN & HUFF, LLP

Parks F. Huff
phuff@samslarkinhuff.com

PFH/jcc

Lennar Georgia Estates at Puckett Creek Location Map

5/29/2026, 12:32:15 AM

1:5,376

Address

Cherokee County Parcels

0 0.05 0.1 0.2 mi

0 0.07 0.15 0.3 km

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Vantor

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	64.27'	46.80'	S89°17'43"W	45.77'
C2	34.27'	24.47'	S89°07'19"E	23.96'

CLERK OF THE SUPERIOR COURT RECORDING INFORMATION

LINE TABLE			LINE TABLE		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	74.37	N40°38'05"W	L23	166.47	N79°50'20"W
L2	99.66	N52°24'10"W	L24	36.91	N77°26'11"W
L3	69.62	N42°43'34"W	L25	52.81	N73°22'21"W
L4	203.55	N36°38'27"W	L26	113.95	N71°45'25"W
L5	128.80	N88°35'55"E	L27	29.47	N72°46'42"W
L6	218.77	S88°35'55"W	L28	15.02	S23°49'42"E
L7	356.68	S76°19'20"E	L29	41.72	S52°08'41"W
L8	49.29	S74°01'44"E	L30	67.46	S45°19'17"W
L9	47.85	S67°00'19"E	L31	50.13	S44°47'40"W
L10	54.11	S40°16'34"E	L32	172.18	S79°50'20"E
L11	64.91	S5°40'19"W	L33	38.60	S77°26'11"E
L12	47.59	S2°07'29"E	L34	54.32	S73°22'21"E
L13	70.09	S0°16'19"E	L35	104.80	S71°39'58"E
L14	73.09	S2°27'41"W	L36	39.32	S72°47'04"E
L15	7.94	S5°01'46"W	L37	15.03	S23°49'42"E
L16	32.93	N36°41'50"W	L38	298.51	S81°30'24"E
L17	56.82	N85°00'19"W	L39	268.19	S0°13'59"W
L18	51.83	N74°01'44"W	L40	111.51	S68°40'09"W
L19	23.21	N82°15'39"W	L41	144.77	S89°37'19"W
L20	122.41	N75°51'17"W	L42	356.71	N7°19'46"W
L21	162.65	N77°13'45"W			
L22	30.43	S0°33'22"W			

GENERAL NOTES:

A. TAX PARCEL ID & PROPERTY ADDRESS:
TRACT 1 (PARCEL: 14N16 019) - UNASSIGNED
TRACT 2 (PARCEL: 14N16 018A) - 451 DOUGLAS RIDGE LANE, CANTON, GA 30114
TRACT 3 (PARCEL: 14N16 018) - 469 DOUGLAS RIDGE LANE, CANTON, GA 30114
TRACT 4 (PARCEL: 14N16 016) - 326 OLD SHOAL CREEK ROAD, CANTON, GA 30114
TRACT 5 (PARCEL: 14N16 015) - UNASSIGNED
TRACT 6 (PARCEL: 14N16 017) - 322 OLD SHOAL CREEK ROAD, CANTON, GA 30114
TRACT 7 (PARCEL: 14N16 023) - 456 & 462 DOUGLAS RIDGE LANE, CANTON, GA 30114
TRACT 8 (PARCEL: 14N16 013) - UNASSIGNED
TRACT 9 (PARCEL: 14N16 020) - UNASSIGNED
TRACT 10 (PARCEL: 14N16 012) - 301 OLD SHOAL CREEK ROAD, CANTON, GA 30114
TRACT 11 (PARCEL: 14N16 012A) - 720 OLD SHOAL CREEK ROAD, CANTON, GA 30114
TRACT 12 (PARCEL: 14N16C 008) - 1599 REINHARDT COLLEGE PKWY., CANTON, GA 30114
TRACT 13 - OMITTED FROM TITLE COMMITMENT
TRACT 14 (PARCEL: 14N16B 040) - 1369 REINHARDT COLLEGE PKWY., CANTON, GA 30114
TRACT 15 (PARCEL: 14N16B 037) - UNASSIGNED

B. THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOODPLAIN AND IS IN ZONE X ACCORDING TO F.E.M.A. FLOOD INFORMATION RATE MAP, COMMUNITY NUMBER: 130424, MAP NUMBER: 13057C0144 E, DATED: JUNE 7, 2019.

C. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON SUE LEVEL B PAINT MARKINGS BY GROUNDHAWK SUBTERRANEAN INTELLIGENCE ON MARCH 21, 2026 AND WERE LOCATED AT TIME OF FIELD SURVEY. OTHER NON-METALLIC UTILITIES WITHOUT TRACER WIRE AND/OR OTHER BURIED STRUCTURES MAY EXIST ON THE PROPERTY.

D. CURRENT ZONING: AS SHOWN ON SURVEY
ZONING CLASSIFICATION IS BASED ON: CHEROKEE COUNTY GIS

E. AG ZONING SETBACKS:
FRONT - 75 FEET
BACK - 40 FEET
SIDE - 40 FEET
RESIDENTIAL SETBACKS:
FRONT - 75 FEET
BACK - 35 FEET
SIDE - 15 FEET
GC ZONING SETBACKS:
FRONT - 75 FEET
BACK - 15 FEET
SIDE - 10 FEET
SOURCE OF SETBACK INFORMATION: CHEROKEE COUNTY MINIMUM DEVELOPMENT STANDARDS

GEORGIA SURVEY NOTES:

A. THE FIELD WORK FOR THIS SURVEY WAS PERFORMED ON MARCH 27TH, 2026. ANY CHANGES IN SITE CONDITIONS AFTER THIS DATE ARE NOT REFLECTED ON THIS SURVEY.

B. THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS GATHERED BY USING RTK BASE AND ROVER OCCUPYING MULTIPLE BASE LOCATIONS AND DUPLICATE OBSERVATIONS ON CORNERS. THE PROCESSED DATA HAS A HORIZONTAL POSITIONAL ACCURACY OF LESS THAN 0.07 FEET. THE SCALE FACTOR USED TO CALCULATE GRID COORDINATES TO GROUND COORDINATES IS 0.99999171.

C. HORIZONTAL DATUM IS BASED ON NAD 83, GEORGIA STATE PLANE COORDINATE SYSTEM, GA WEST ZONE. AS ESTABLISHED BY PERFORMING REDUNDANT RTK GPS OBSERVATIONS ON PRIMARY SURVEY CONTROL POINTS UTILIZING STATIC OBSERVATIONS AND OPUS POST PROCESSING USING CARLSON BRX7 GPS BASE AND ROVER.

D. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1 FOOT IN 441,852.

E. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.

F. EQUIPMENT USED: CARLSON BRx7 GPS BASE AND ROVER

G. SOURCE OF TITLE:
TRACT 1 (PARCEL: 14N16 019) - MARY RUTH PAYNE, D.B. 1919, PG. 42
TRACT 2 (PARCEL: 14N16 018A) - DOUGLAS DAVID KING, D.B. 5305, PG. 189
TRACT 3 (PARCEL: 14N16 018) - KING DOUGLAS DAVID, D.B. 5305, PG. 185
TRACT 4 (PARCEL: 14N16 016) - DENNIS & GLINDA GARRETT, D.B. 5469, PG. 491
TRACT 5 (PARCEL: 14N16 015) - KENNETH JEROME & MELISSA KAY PAYNE, D.B. 14589, PG. 347
TRACT 6 (PARCEL: 14N16 017) - KENNETH JEROME & MELISSA KAY PAYNE, D.B. 14589, PG. 347
TRACT 7 (PARCEL: 14N16 023) - CHUALIE HUANG, D.B. 13028, PG. 216
TRACT 8 (PARCEL: 14N16 013) - HAROLD PAYNE, D.B. 265, PG. 134
TRACT 9 (PARCEL: 14N16 020) - LINDA ANN ROLAND, D.B. 14725, PG. 725
TRACT 10 (PARCEL: 14N16 012) - MICHAEL RAY YOUNG, D.B. 14158, PG. 2870
TRACT 11 (PARCEL: 14N16 012A) - MICHAEL RAY YOUNG, D.B. 14158, PG. 2870
TRACT 12 (PARCEL: 14N16C 008) - SARAH RICHARDS & JASON STONE, D.B. 14753, PG. 269
TRACT 13 - OMITTED FROM TITLE COMMITMENT
TRACT 14 (PARCEL: 14N16B 040) - CHEROKEE RENTALS GROUP, D.B. 14208, PG. 1920
TRACT 15 (PARCEL: 14N16B 037) - JOHNNIE M. MCPHAIL, D.B. 15837, PG. 492
H. PROPERTY CORNERS SET (#4858) ARE 1/2 INCH REBAR WITH PLASTIC CAP STAMPED "G+L LSF 1371", UNLESS OTHERWISE NOTED. CORNERS ARE SET 0.2' ABOVE GROUND.

SYMBOL LEGEND

ACU	AIR CONDITIONER UNIT
EB	ELECTRICAL BOX
EM	ELECTRIC METER
FH	FIRE HYDRANT
FOM	FIBER OPTIC MARKER
GW	GUY WIRE
GM	GAS METER
IPF	IRON PIN FOUND (TYPE NOTED)
IPS	IRON PIN SET
UGPT	UG POWER TRANSFORMER
PM	POWER METER
SMH	SANITARY SEWER MANHOLE
SIGN	STREET SIGN
TB	TELEPHONE BOX
TP	TELEPHONE PEDESTAL
UP	UTILITY POLE
WM	WATER METER
WV	VALVE
LB	LOT NUMBER

ABBREVIATION LEGEND

P.O.C.	POINT OF COMMENCEMENT
REBF	REBAR FOUND
CTPF	CRIMP TOP PIPE FOUND
SSE	SANITARY SEWER EASEMENT
CMP	CORRUGATED METAL PIPE
HDPE	HIGH DENSITY POLYETHYLENE PIPE
RCP	REINFORCED CONCRETE PIPE
N/F	NOW OR FORMERLY
TEP	TITLE EXCEPTION NUMBER
CLF	CHAIN LINK FENCE
P.O.B.	POINT OF BEGINNING
R/W	RIGHT-OF-WAY
OTPF	OPEN TOP PIPE FOUND
DIP	DUCTILE IRON PIPE
PVC	POLYVINYL CHLORIDE PIPE
AG	ABOVE GROUND
BG	BELOW GROUND

EXISTING SITE SPECIFIC NOTES:

1. THE STREAM BUFFERS SHOWN HEREON ARE BASED ON FIELD LOCATIONS AS MEASURED FROM WIRESTED VEGETATION OR TOP OF BANK. OTHER BUFFERS MAY EXIST AS REQUIRED BY STATE OR OTHER LOCAL ISSUING AUTHORITIES.
2. LOCATION OF WETLANDS SHOWN HEREON, IS BASED ON FIELD LOCATED FLAGGED WETLAND LIMITS MARKED BY CORBLU ECOLOGY GROUP AND REPORT BY CORBLU ECOLOGY GROUP DATED APRIL 21, 2026.
3. NO CEMETERIES OR INDIVIDUAL BURIAL PLOTS WERE OBSERVED ALONG THE BOUNDARY OF THE PROPERTY. NO DOCUMENTATION OF THE EXISTENCE OF CEMETERIES OR PLOTS HAS BEEN FOUND OR PROVIDED TO THE SURVEYOR.
4. NO SUBSURFACE INVESTIGATION WAS PERFORMED OR PROVIDED TO THE SURVEYOR WHICH WOULD INDICATE THE EXISTENCE OF BURIAL SITE OR BURIED STRUCTURES.

LINE LEGEND

STORM	STORM SEWER
OHP	OVERHEAD POWER
FENCE	FENCE
PROPERTY	PROPERTY LINE
CREEK	CREEK CENTERLINE
ADJOINING	ADJOINING LOT LINE
SANITARY	SANITARY SEWER
WATER	WATER MAIN
UGP	UNDERGROUND POWER
GAS	GAS
LOT	LAND LOT LINE
ROW	RIGHT OF WAY
EASEMENT	EASEMENT
TELECOMMUNICATIONS	TELECOMMUNICATIONS

ALTA/NSPS LAND TITLE SURVEY CERTIFICATION:

TO: LENNAR GEORGIA, LLC, a Georgia limited liability corporation & FIDELITY NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2026 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 7(A), 7(B)(1), 8, 9, 11(b), 13, 16, 17, & 19 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON MARCH 27, 2026.
DATE OF PLAT OR MAP: MARCH 30, 2026

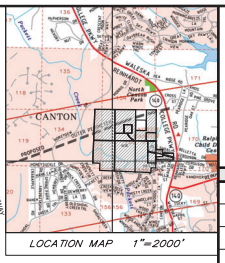
CLINTON R. COULTER GEORGIA LAND SURVEYOR No. 3471 DATE: MARCH 30, 2026

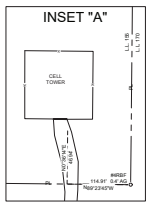
SURVEYOR'S CERTIFICATION

(k) 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 CREATED 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 BY THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67

AS SURVEYOR FOR GASKINS + LECRAW, INC.
A PAPE-DAWSON COMPANY

CLINTON R. COULTER GEORGIA PLS No. 3471 DATE: 03/30/2026





PREPARED IN THE OFFICE OF:
GASKINS + LECRAW
A PAPE-DAWSON COMPANY

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147 REINHARDT COLLEGE PKWY
SUITE 3
CANTON, GA 30114
PHONE - 770-479-9658
www.gaskinslecraw.com
LSF001371

REVISIONS:

NO.	DESCRIPTION	DATE

ALTA/NSPS LAND TITLE SURVEY FOR
LENNAR GEORGIA, LLC, a Georgia limited liability corporation & FIDELITY NATIONAL TITLE INSURANCE COMPANY

PROJECT LOCATION
OLD SHOAL CREEK ROAD

LAND LOTS 134, 135 & 170 | 19TH DISTRICT, 2nd SECTION
CHEROKEE COUNTY, GEORGIA

CALL BEFORE YOU DIG
811 Know what's below. Call before you dig.

SCALE & NORTH ARROW:
GRID NORTH, GEORGIA WEST ZONE
0 100 200 400
SCALE: 1" = 200'

SURVEY INFO:

DRAWN BY:	KRM
REVIEWED BY:	CRC
JOB #:	63110030
DATE:	03/30/2026

SHEET NUMBER
1 OF 4

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Drawing name: C:\Users\kaitlyn\perf\Desktop\+LeCraw Dropbox\Shared Folders\Engineering\63110030 - LAUREL CANYON\PRELIM\ZONING\LAUREL CANYON ALTA.dwg 8/4/2026 1:36:51 PM by kaitlyn

CLERK OF THE SUPERIOR COURT RECORDING INFORMATION

ALTA/NSPS LAND TITLE SURVEY - TABLE "A" NOTES:

1. MONUMENTS PLACED (OR A REFERENCE MONUMENT OR WITNESS TO THE CORNER) AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE SURVEYED PROPERTY, UNLESS ALREADY MARKED OR REFERENCED BY EXISTING MONUMENTS OR WITNESSES IN CLOSE PROXIMITY TO THE CORNER. (AS SHOWN ON SURVEY.)
2. ADDRESS(ES) OF THE SURVEYED PROPERTY IF DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR, OR OBSERVED WHILE CONDUCTING THE FIELDWORK. (GENERAL NOTES A. ADDRESSES FROM CHEROKEE COUNTY GIS)
3. FLOOD ZONE CLASSIFICATION (WITH PROPER ANNOTATION BASED ON FEDERAL FLOOD INSURANCE RATE MAPS OR THE STATE OR LOCAL EQUIVALENT) DEPICTED BY SCALED PLOTTING OR NOTATION AND GRAPHIC PLOTTING ONLY. (AS SHOWN ON SURVEY AND GENERAL NOTES E.)
4. GROSS LAND AREA (AND OTHER AREAS IF SPECIFIED BY THE CLIENT). (AS SHOWN ON SURVEY.)
5. (A) IF THE CURRENT ZONING CLASSIFICATION, SETBACK REQUIREMENTS, THE HEIGHT AND FLOOR SPACE AREA RESTRICTIONS, AND PARKING REQUIREMENTS SPECIFIC TO THE SURVEYED PROPERTY ARE SET FORTH IN A ZONING REPORT OR LETTER PROVIDED TO THE SURVEYOR BY THE CLIENT, THEN ANY OF SUCH ITEMS DISCLOSED THEREIN. BUT THE ABOVE ITEMS ON THE PLAT OR MAP AND IDENTIFY THE DATE AND SOURCE OF THE REPORT OR LETTER. (GENERAL NOTES D PER CHEROKEE COUNTY GIS)
6. (A) EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL. (AS SHOWN ON SURVEY.)
   (B) SQUARE FOOTAGE OF:
   (1) EXTERIOR FOOTPRINT OF ALL BUILDINGS AT GROUND LEVEL. (AS SHOWN ON SURVEY.)
7. SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK (IN ADDITION TO THE IMPROVEMENTS AND FEATURES REQUIRED PURSUANT TO SECTION 5 ABOVE) (E.G., PARKING LOTS, BILLBOARDS, SIGNS, SWIMMING POOLS, LANDSCAPED AREAS, SUBSTANTIAL AREAS OF REFUSE). (AS SHOWN ON SURVEY)
8. NUMBER AND TYPE (E.G., DISABLED, MOTORCYCLE, REGULAR AND OTHER MARKED SPECIALIZED TYPES) OF CLEARLY IDENTIFIABLE PARKING SPACES ON SURFACE PARKING AREAS, LOTS AND IN PARKING STRUCTURES. STRIPING OF CLEARLY IDENTIFIABLE PARKING SPACES ON SURFACE PARKING AREAS AND LOTS. (NO DESIGNATED PARKING SPACES)
9. EVIDENCE OF UNDERGROUND UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY (IN ADDITION TO THE OBSERVED EVIDENCE OF UTILITIES REQUIRED PURSUANT TO SECTION 5.E.IV.) AS DETERMINED BY:
   (B) MARKINGS COORDINATED BY THE SURVEYOR PURSUANT TO A PRIVATE UTILITY LOCATE REQUEST NOTE TO THE CLIENT, INSURER, AND LENDER. WITH REGARD TO TABLE A, ITEM 11, INFORMATION FROM THE SOURCES CHECKED ABOVE WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.IV. TO DEVELOP A VIEW OF THE MOST LIKELY POSITION OF SUCH UTILITIES; HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND UTILITIES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, IN WHICH CASE THE SURVEYOR SHALL NOTE ON THE PLAT OR MAP HOW THIS AFFECTED THE SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY. (AS SHOWN ON SURVEY PER UTILITY MARKINGS BY GROUNDHAWK INTELLIGENCE ON MARCH 21, 2026 AND UTILITY REPORT DATED MARCH 26, 2026)
13. NAMES OF ADJOINING OWNERS ACCORDING TO CURRENT TAX RECORDS. IF MORE THAN ONE OWNER, IDENTIFY THE FIRST OWNER'S NAME LISTED IN THE TAX RECORDS FOLLOWED BY "ET AL". (AS SHOWN IN CHEROKEE COUNTY TAX ASSESSOR RECORDS)
16. EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. (NONE OBSERVED)
17. PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, IF SUCH INFORMATION IS MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION. EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. (NO INFORMATION PROVIDED AND NO EVIDENCE OBSERVED)
19. PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED BY THE SURVEYOR IN THE MINIMUM AMOUNT OF TO BE IN EFFECT THROUGHOUT THE CONTRACT TERM. CERTIFICATE OF INSURANCE TO BE FURNISHED UPON REQUEST, BUT THIS ITEM SHALL NOT BE INTERPRETED AS REQUIRING ONE BE PUT IN PLACE. (NOTHING TO ADDRESS)

FIDELITY NATIONAL TITLE INSURANCE COMPANY.
COMMITMENT NUMBER: 189011--000496--GA
COMMITMENT DATE: JANUARY 20, 2026 AT 5:00 P.M.

SCHEDULE B--II EXCEPTIONS:

4. *Any right, easement, setback, interest, claim, encroachment, encumbrance, violation, variation, or other adverse circumstance affecting the Title disclosed by the following plat(s) recorded in Cherokee County, Georgia records:*
   a. *Plat of Survey for John Payne, dated May 9, 1979, filed for record September 2, 1979, recorded in Plat Book 14, page 170, aforesaid records.*
      ALL MATTERS SHOWN.
   b. *Composite Plat for Kenneth Payne, dated April 29, 1986, filed for record June 20, 1986, recorded in Plat Book 30, page 84, aforesaid records;*
      AFFECTS TRACT 1 AS SHOWN.
   c. *Plat for Jeff Payne, dated November 5, 1986, filed for record November 18, 1986, recorded in Plat Book 32, page 125, aforesaid records;*
      AFFECTS TRACT AS SHOWN.
   d. *Plat for Pauline Roy, dated May 6, 1987, filed for record January 12, 1988, recorded in Plat Book 34, page 117, aforesaid records;*
      PLAT BOOK 34, PAGE 117 IS NOT IN THE CORRECT LAND LOT NOR A PLAT FOR PAULINE RAY. THIS IS A TYPOGRAPHICAL ERROR. THE CORRECT PLAT BOOK AND PAGE IS PLAT BOOK 34, PAGE 171 AND AFFECTS SUBJECT PROPERTY AS SHOWN.
   e. *Exemption Plat for Pauline Roy, dated May 6, 1987, filed for record July 19, 1988, recorded in Plat Book 35, page 166, aforesaid records;*
      AFFECTS SUBJECT PROPERTY AS SHOWN.
   f. *Plat for Mary Ruth Payne, dated September 8, 2000, filed for record September 20, 2000, recorded in Plat Book 63, page 198, aforesaid records;*
      AFFECTS SUBJECT PROPERTY AS SHOWN.
   g. *Dedication Plat of Laural Canyon Parkway, dated February 8, 2006, filed for record March 9, 2006, recorded in Plat Book 90, page 211, aforesaid records;*
      DOES NOT AFFECT SUBJECT PROPERTY.
   h. *Plat of Boundary Survey for Douglas David Kirby, dated October 17, 2008, filed for record October 21, 2008, recorded in Plat Book 103, page 9, aforesaid records;*
      ALL MATTERS SHOWN.
   i. *Plat for VanderbiltMortgage & Finance Inc., dated May 22, 2013, filed for record December 30, 2013, recorded in Plat Book 110, page 139, aforesaid records.*
      ALL MATTERS SHOWN.

5. *Exception to the rights of Pauline Payne Roy, Harold Payne, Eve Payne Young, Leonard C. Payne, Donald Payne and Ann Payne Roland in any portion of Tract 1F lying in Land Lot 134 pursuant to that certain Quitclaim Deed from Jones Mercantile Company, dated March 21, 1986, filed for record March 21, 1986, recorded in Deed Book 517, page 143, Cherokee County, aforesaid records.*
   AFFECTS SUBJECT PROPERTY AS SHOWN.

6. *Right(s)-of-way/Easement(s) from Jones Mercantile Company to Georgia Power Company recorded in Deed Book 22, page 142(a), aforesaid records.*
   MAY OR MAY NOT AFFECT SUBJECT PROPERTY. BLANKET IN NATURE. UNABLE TO PLOT.

7. *Right(s)-of-way/Easement(s) from Jones Mercantile Co. to Georgia Power Company recorded in Deed Book 1, page 272(a), aforesaid records.*
   DOES NOT AFFECT SUBJECT PROPERTY.

8. *Right(s)-of-way/Easement(s) from John Payne to Georgia Power Company recorded in Deed Book 67, page 473(b), aforesaid records.*
   MAY OR MAY NOT AFFECT SUBJECT PROPERTY. BLANKET IN NATURE. UNABLE TO PLOT.

9. *Easement conveyed in that certain Warranty Deed from Donald J. Payne to Kenneth J. Payne, dated October 4, 1984, filed for record October 15, 1984, recorded in Deed Book 423, page 170, aforesaid records.*
   AFFECTS SUBJECT PROPERTY AS SHOWN.

10. *Easement conveyed in that certain Warranty Deed from Linda Ann Payne, et al. to Pauline Payne Roy, dated March 6, 1985, filed for record March 7, 1985, recorded in Deed Book 445, page 107, aforesaid records.*
    AFFECTS SUBJECT PROPERTY. EASEMENT INTENDED TO GRANT ACCESS TO WHAT IS HEREON SHOWN AS TRACTS 4 & 5. DEED IS VAGUE AS TO EXACT LOCATION OF SAID EASEMENT. UNABLE TO PLOT.

11. *Easement conveyed in that certain Deed from Mrs. Pauline Payne Roy, et al. to Linda Ann Payne Roland and Robert Earl Roland, dated March 6, 1985, filed for record March 6, 1985, recorded in Deed Book 444, page 435, aforesaid records.*
    AFFECTS SUBJECT PROPERTY. EASEMENT INTENDED TO GRANT ACCESS TO WHAT IS HEREON SHOWN AS TRACT 6. DEED IS VAGUE AS TO EXACT LOCATION OF SAID EASEMENT. UNABLE TO PLOT.

12. *Terms and conditions of that certain Boundary Line Agreement by and among Jones Mercantile Company, Earl Roland, Ann Roland, Leah Young, Eve Young and Michael Young, dated February 6, 1986, filed for record February 10, 1986, recorded in Deed Book 509, page 581, aforesaid records.*
    AFFECTS SUBJECT PROPERTY AS SHOWN.

13. *Right(s)-of-way/Easement(s) from Pauline E. Roy to Soames Electric Membership Corporation, dated April 16, 1986, filed for record June 2, 1986, recorded in Deed Book 535, page 259, aforesaid records.*
    DOES NOT AFFECT SUBJECT PROPERTY.

14. *Terms and conditions of that certain Boundary Line Agreement by and among Cecil Pettit, Sheri Pettit, W.E. Stevenson and Annie E. Stevenson, dated November 6, 1986, filed for record November 18, 1986, recorded in Deed Book 580, page 679, aforesaid records.*
    AFFECTS SUBJECT PROPERTY AS SHOWN.

15. *Terms and conditions of that certain Boundary Line Agreement by and among Cecil Pettit, Sheri Pettit, Ronal Brannon and Sharon Brannon, dated November 6, 1986, filed for record November 18, 1986, recorded in Deed Book 580, page 678, aforesaid records.*
    AFFECTS SUBJECT PROPERTY AS SHOWN.

16. *Terms and conditions of that certain Boundary Line Agreement by and among Cecil Pettit, Sheri Pettit and Glenda Talley, dated November 13, 1986, filed for record November 18, 1986, recorded in Deed Book 580, page 680, aforesaid records.*
    AFFECTS SUBJECT PROPERTY AS SHOWN.

17. *Terms and conditions of that certain Boundary Line Agreement by and among Cecil Pettit, Sheri Pettit and Cheryl Townsend, dated November 6, 1986, filed for record November 18, 1986, recorded in Deed Book 580, page 682, aforesaid records.*
    AFFECTS SUBJECT PROPERTY AS SHOWN.

18. *Terms and conditions of that certain Boundary Line Agreement by and among Cecil Pettit, Sheri Pettit and Peoples Financial Corp. of Canton, dated November 14, 1986, filed for record November 18, 1986, recorded in Deed Book 580, page 684, aforesaid records.*
    AFFECTS SUBJECT PROPERTY AS SHOWN.

19. *Easement for Private Way by and among Leonard Payne, Donald Payne and Pauline Roy, dated June 16, 1987, filed for record January 21, 1988, recorded in Deed Book 696, page 199, aforesaid records*
    AFFECTS SUBJECT PROPERTY AS SHOWN.

20. *Easement for Private Way by and Pauline Roy, Sandra Ann Hulsey and Vivian Mason, dated April 28, 1988, filed for record May 10, 1988, recorded in Deed Book 709, page 324, aforesaid records.*
    AFFECTS SUBJECT PROPERTY AS SHOWN.

FIDELITY NATIONAL TITLE INSURANCE COMPANY.
COMMITMENT NUMBER: 189011--000496--GA
COMMITMENT DATE: JANUARY 20, 2026 AT 5:00 P.M.

SCHEDULE B--II EXCEPTIONS (continued):

21. *Right(s)-of-way/Easement(s) from George W. Church, Jr. to Georgia Power Company, dated September 30, 1989, filed for record February 28, 1990, recorded in Deed Book 853, page 457, aforesaid records.*
    DOES NOT AFFECT SUBJECT PROPERTY.

22. *Access License by and between George W. Church, Jr. and Micheal Young, dated September 30, 1989, filed for record March 19, 1990, recorded in Deed Book 857, page 294, aforesaid records.*
    DOES NOT AFFECT SUBJECT PROPERTY. DEED DESCRIBES PROPERTY WHICH LIES SOUTHWEST OF SUBJECT PROPERTY.

23. *Easements and relinquishment of access rights contained in that certain Right of Way Deed from George E. Church, Jr. to Department of Transportation, dated March 20, 1991, filed for record March 25, 1991, recorded in Deed Book 969, page 274, aforesaid records.*
    DOES NOT AFFECT SUBJECT PROPERTY.

24. *Conveyance of Access Rights from George W. Church, Jr. to Department of Transportation, dated March 20, 1991, filed for record March 25, 1991, recorded in Deed Book 969, page 277, aforesaid records.*
    DOES NOT AFFECT SUBJECT PROPERTY.

25. *Sanitary Sewer Easement Agreement by and among Eagle Gilbert Investments, Inc., Jud and Eva Young, Harold Payne and Donald J. and Patricia Payne, dated March 13, 1995, filed for record June 21, 1995, recorded in Deed Book 2111, page 293, aforesaid records.*
    AFFECTS SUBJECT PROPERTY AS SHOWN.

26. *Memorandum of Tenancy in Common Agreement by and between Nacoochee Corporation, and Laurel Canyon Development, LLC, dated August 31, 2000, filed for record August 31, 2000, recorded in Deed Book 4283, page 440, aforesaid records.*
    DOES NOT AFFECT SUBJECT PROPERTY.

27. *Declaration of Restrictive Covenants made by Nacoochee Corporation, Laurel Canyon Development, LLC and Laural Canyong, LLC, dated February 23, 2005, filed for record February 24, 2005, recorded in Deed Book 7725, page 352, aforesaid records; as affected by that certain First Amendment to Declaration of Restrictive Covenants made by Nacoochee Corporation, dated February 3, 2020, filed for record February 3, 2020, recorded in Deed Book 14439, page 1645, aforesaid records.*
    DOES NOT AFFECT SUBJECT PROPERTY.

28. *Easement Agreement by and among Nacoochee Corporation, Laurel Canyon Development, LLC, Laurel Canyons, LLC and Laurel Canyon Investments, LLC, dated February 23, 2005, filed for record February 24, 2005, recorded in Deed Book 7725, page 378, aforesaid records; as affected by that certain First Amendment to Easement Agreement by and between said parties, dated July 24, 2006, filed for record July 31, 2006, recorded in Deed Book 8943, page 101, aforesaid records; as affected by that certain Second Amendment to Easement Agreement by and among Laural Canyon, LLC, Laural Canyong Investments, LLC, City of Canton, Nacoochee Corporation and Laurel Canyon Development, LLC, dated December 19, 2006, filed for record February 27, 2007, recorded in Deed Book 9424, page 420, aforesaid records.*
    DOES NOT AFFECT SUBJECT PROPERTY.

29. *Sanitary Sewer Easement Agreement by and among Laural Canyong, LLC, Jud Young, Eve Young, Harold Payne, Donald J. Payne and Patricia Payne, dated September 22, 2005, filed for record November 23, 2005, recorded in Deed Book 8378, page 17, aforesaid records.*
    AFFECTS SUBJECT PROPERTY AS SHOWN.

30. *Right(s)-of-way/Easement(s) from Dendo L. Garrett and Glinda I. Garrett to Georgia Power Company, dated May 18, 2006, filed for record July 10, 2006, recorded in Deed Book 8844, page 144, aforesaid records.*
    AFFECTS SUBJECT PROPERTY; NO WIDTH STATED. UNABLE TO PLOT.

31. *Sewer Easement Agreement by and among Jud Young, Eve Payne Young, Harold Payne, Glinda I. Garrett, Dennis L. Garrett, Donald Payne and City of Canton, dated September 25, 2006, filed for record October 17, 2006, recorded in Deed Book 9136, page 1, aforesaid records.*
    AFFECTS SUBJECT PROPERTY AS SHOWN.

32. *Boundary Line Adjustment Agreement by and among Nacoochee Corporation, Laurel Canyon Development, LLC, Laurel Canyon Investments, LLC and City of Canton, dated December 19, 2006, filed for record February 27, 2007, recorded in Deed Book 9424, page 388, aforesaid records.*
    DOES NOT AFFECT SUBJECT PROPERTY.

33. *Sign Easement Agreement by and among Nacoochee Corporation, Laurel Canyon Development, LLC and Laural Canyon Investments, LLC, dated December 19, 2006, filed for record February 27, 2007, recorded in Deed Book 9424, page 401, aforesaid records.*
    DOES NOT AFFECT SUBJECT PROPERTY.

34. *Easement Agreement by and among Laural Canyon Village, LLC, Nacoochee Corporation and Laural Canyon Development, LLC, dated March 13, 2008, filed for record March 14, 2008, recorded in Deed Book 10103, page 187, aforesaid records.*
    DOES NOT AFFECT SUBJECT PROPERTY.

35. *Temporary Construction Entry Easement Agreement by and among Nacoochee Corporation, Laural Canyon Development, LLC and LC Canton Venture, LLC, dated June 30, 2008, filed for record August 5, 2008, recorded in Deed Book 10318, page 450, aforesaid records.*
    DOES NOT AFFECT SUBJECT PROPERTY.

36. *Temporary Construction Entry Easement Agreement by and among Nacoochee Corporation, Laural Canyon Development, LLC and LC Canton Venture, LLC, dated June 30, 2008, filed for record July 1, 2010, recorded in Deed Book 11061, page 366, aforesaid records.*
    DOES NOT AFFECT SUBJECT PROPERTY.

37. *Easements contained in that certain Right of Way Deed from Nacoochee Corporation and Laurel Canyon Development, LLC to City of Canton, dated June 21, 2010, filed for record July 9, 2010, recorded in Deed Book 11099, page 253, aforesaid records.*
    DOES NOT AFFECT SUBJECT PROPERTY.

38. *Right(s)-of-way/Easement(s) from Kenneth Payne to Georgia Power Company, dated March 28, 2022, filed for record May 4, 2022, recorded in Deed Book 14788, page 458, aforesaid records.*
    AFFECTS SUBJECT PROPERTY AS SHOWN. THE UNDERGROUND POWER LINE AND UNDERGROUND POWER EASEMENT IS SHOWN BASED ON EXHIBIT "A" OF THIS DEED. UNDERGROUND UTILITIES WERE NOT FIELD LOCATED IN THIS AREA.

39. *Right(s)-of-way/Easement(s) from Kenneth Payne to Georgia Power Company, dated March 28, 2022, filed for record May 4, 2022, recorded in Deed Book 14788, page 462, aforesaid records.*
    AFFECTS SUBJECT PROPERTY AS SHOWN. THE UNDERGROUND POWER LINE AND UNDERGROUND POWER EASEMENT IS SHOWN BASED ON EXHIBIT "A" OF THIS DEED. UNDERGROUND UTILITIES WERE NOT FIELD LOCATED IN THIS AREA.

40. *Memorandum of Lease and Easement Agreement by and among Kenneth Payne, Melissa Kay Payne and Municipal Communications III, LLC, dated November 14, 2022, filed for record December 9, 2022, recorded in Deed Book 14940, page 2942, aforesaid records.*
    AFFECTS SUBJECT PROPERTY AS SHOWN.

41. *The creation or loss of Land by natural or artificial changes along water forming part of the boundary of the Land, and rights of others in and to the continuous and uninterrupted flow of the above bounding or crossing the Land and riparian and/or littoral rights incident to the Land.*
    NOTHING TO ADDRESS

42. *Any lis, and easements in, any portion of the Land lying within any highways, roads, streets, alleys or other ways.*
    NOTHING TO ADDRESS

UTILITY PROVIDERS PER REPORT BY GROUNDHAWK SUBTERRANEAN INTELLIGENCE DATED MARCH 24, 20276

CODE	NAME	FACILITY TYPE	PHONE
AGL107	ATLANTA GAS LIGHT	GAS	(470) 245-9462 [MAIN]
CAN50	CITY OF CANTON	WATER	(678) 333-1057 [MAIN]
CAN01	CITY OF CANTON	SEWER	(678) 333-1057 [MAIN]
CMACHE	COMCAST	TELECOMMUNICATION	(678) 709-7112 [MAIN]
CPE108	GEORGIA POWER	ELECTRIC	(404) 506-6539 [MAIN]
VAINCA	WINDSTREAM	TELECOMMUNICATION	(800) 289-1901 [MAIN]

ALTA/NSPS LAND TITLE SURVEY CERTIFICATION:

TO: LENNAR GEORGIA, LLC, a Georgia limited liability corporation & FIDELITY NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2026 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 7(A), 7(B)(1), 8, 9, 11(b), 13, 16, 17, & 19 OF TABLE A THEREOF.
THE FIELDWORK WAS COMPLETED ON MARCH 27, 2026.
DATE OF PLAT OR MAP: MARCH 30, 2026

GEORGIA PROFESSIONAL LAND SURVEYOR 3471 CLINTON R. COULTER

CLINTON R. COULTER GEORGIA LAND SURVEYOR No. 3471 DATE: MARCH 30, 2026

SURVEYOR'S CERTIFICATION

(c) 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, PLATS OR SURVEYS USED TO DETERMINE THOSE CREATED 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 BY THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

GEORGIA PROFESSIONAL LAND SURVEYOR 3471 CLINTON R. COULTER

AS SURVEYOR FOR GASKINS + LECRAW, INC.
A PAPE-DAWSON COMPANY

CLINTON R. COULTER GEORGIA PLS No. 3471 DATE: 03/30/2026

PREPARED IN THE OFFICE OF:

GASKINS + LECRAW
A PAPE-DAWSON COMPANY

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LSF001371

REVISIONS:

NO.	DESCRIPTION	DATE	DRAWN BY	CHECKED BY

CLERK OF THE SUPERIOR COURT RECORDING INFORMATION

FIDELITY NATIONAL TITLE INSURANCE COMPANY.
COMMITMENT NUMBER: 189011--000496--GA
COMMITMENT DATE: JANUARY 20, 2026 AT 5:00 P.M.

COMMITMENT DESCRIPTION:

TRACT 1 (14N16 019)

All that tract or parcel of land lying and being in the 14th District and 2nd Section of Cherokee County, Georgia and being part of original Land lot No. 155 and being more particular described as follows:

BEGINNING at a iron pin located on the original North line of said Land Lot No. 155 and which point is located North 89 degrees 55 minutes 48 seconds West 930.7 feet from an iron pin located at the original Northeast corner of said Land Lot No. 155; thence along the original North line of said Land Lot No. 155 North 89 degrees 55 minutes 48 seconds West 1,373.6 feet to an iron pin; thence South 00 degrees 11 minutes 00 seconds West 1373.6 feet to an iron pin; thence South 89 degrees 55 minutes 48 seconds East 1373.6 feet to an iron pin; thence North 00 degrees 11 minutes 00 seconds East 1373.6 feet to the iron pin and point of beginning. Said tract containing 43.30 acres, more or less. This being Parcel 2 of the Jones Property.

LESS AND EXCEPT THE FOLLOWING:

ALL THAT TRACT or parcel of land lying and being in the 14th district, 2nd Section of Cherokee County, Georgia, and being part of original Land Lot # 155, and being more particularly described as follows: Beginning at an iron pin located on the original North line of said Land Lot # 155, which point is located North 89 degrees 55 minutes 48 seconds West 930.7 feet from an iron pin located at the original Northeast corner of said Land Lot # 155; thence South 00 degrees 11 minutes 00 seconds West 1373.6 feet to an iron pin; thence South 89 degrees 55 minutes 48 seconds West 1373.6 feet to an iron pin; thence South 00 degrees 11 minutes 00 seconds West 1373.6 feet to an iron pin; thence South 89 degrees 55 minutes 48 seconds East 1373.6 feet to an iron pin; thence North 00 degrees 11 minutes 00 seconds East 1373.6 feet to the iron pin and point of beginning. Said tract containing 43.30 acres, more or less. (Map & Parcel 14N16 019) (Plat Book 113 Page 82)

AND

All that tract or parcel of land lying and being in Land Lot 155 of the 14th District, 2nd Section of Cherokee County, Georgia Records, containing 3.00 Acres as shown on a plat of survey prepared for Mary Ruth Payne, dated September 3, 2005, said plat being hereby incorporated herein by this reference and made part of this description.

FIDELITY NATIONAL TITLE INSURANCE COMPANY.
COMMITMENT NUMBER: 189011--000496--GA
COMMITMENT DATE: JANUARY 20, 2026 AT 5:00 P.M.

COMMITMENT DESCRIPTION:

TRACT 2 (14N16 019A)

ALL THAT TRACT or parcel of land lying and being in the 14th district, 2nd Section of Cherokee County, Georgia, and being part of original Land Lot # 155, and being more particularly described as follows: Beginning at an iron pin located on the Northerly line of said Land Lot # 155, which point is located North 89 degrees 55 minutes 48 seconds West 930.7 feet from an iron pin located at the original Northeast corner of said Land Lot # 155; thence South 00 degrees 11 minutes 00 seconds West 1373.6 feet to an iron pin; thence South 89 degrees 55 minutes 48 seconds West 1373.6 feet to an iron pin; thence South 00 degrees 11 minutes 00 seconds West 1373.6 feet to an iron pin; thence South 89 degrees 55 minutes 48 seconds East 1373.6 feet to an iron pin; thence North 00 degrees 11 minutes 00 seconds East 1373.6 feet to the iron pin and point of beginning. Said tract containing 43.30 acres, more or less. (Map & Parcel 14N16 019) (Plat Book 113 Page 82)

FIDELITY NATIONAL TITLE INSURANCE COMPANY.
COMMITMENT NUMBER: 189011--000496--GA
COMMITMENT DATE: JANUARY 20, 2026 AT 5:00 P.M.

COMMITMENT DESCRIPTION:

TRACT 3 (14N16 019B)

All that tract or parcel of land lying and being in Land Lot 155 of the 14th District, 2nd Section of Cherokee County, Georgia Records, containing 3.00 Acres as shown on a plat of survey prepared for Mary Ruth Payne, dated September 3, 2005, said plat being hereby incorporated herein by this reference and made part of this description.

FIDELITY NATIONAL TITLE INSURANCE COMPANY.
COMMITMENT NUMBER: 189011--000496--GA
COMMITMENT DATE: JANUARY 20, 2026 AT 5:00 P.M.

COMMITMENT DESCRIPTION:

TRACT 4 (14N16 016)

TRACT A

All that tract or parcel of land lying and being in Land Lot 155 of the 14th District, 2nd Section, Cherokee County, Georgia, and being more particularly described as follows:

To ascertain the true point of beginning, begin at the Southeast corner of Land Lot 155, said corner begin the common corner of Land Lots 155, 156, 169 and 170; thence, North 38° 24' 13" West 5,284.70 feet to a point on the South Right-of-Way of Old Shoal Creek Road (30 foot Right-of-Way); thence, South 52° 59' 43" East 161.99 feet along the South Right-of-Way of Old Shoal Creek Road to an iron pin set on the South Right-of-Way of Old Shoal Creek Road; thence, the following courses and distances along the South Right-of-Way of Old Shoal Creek Road: South 89° 00' 07" East 51.65 feet, North 83° 31' 31" East 53.22 feet, and North 64° 52' 08" East 59.42 feet to an iron pin set at the TRUE POINT OF BEGINNING; thence, from said true point of beginning, South 10° 19' 24" East 282.75 feet to an iron pin set; thence, South 69° 47' 28" West 208.00 feet to an iron pin set; thence North 01° 04' 06" East 230.00 feet to an iron pin set on the South Right-of-Way of Old Shoal Creek Road; thence, the following courses and distances along the South Right-of-Way of Old Shoal Creek Road: South 89° 00' 07" East 51.65 feet, North 83° 31' 31" East 53.22 feet, and North 64° 52' 08" East 59.42 feet to an iron pin set at the TRUE POINT OF BEGINNING.

Said Tract being labeled as Tract A and containing 1.00 acres pursuant to the herein above-referenced Plat of Survey, which Plat of Survey is hereby incorporated herein and by reference made a part hereof for a more complete description of the subject property.

TOGETHER WITH:

TRACT B

All that tract or parcel of land lying and being in Land Lot 155 of the 14th District, 2nd Section, Cherokee County, Georgia, as shown in a Plat of Survey prepared by Michael J. Savage, RLS #2737, dated April 4, 2006, and being more part cularly described in said Plat of Survey as follows:

To ascertain the true point of beginning, begin at the Southeast corner of Land Lot 155, said corner begin the co rnmon corner of Land Lots 155, 156, 169 and 170; thence, North 38° 24' 13" West 984.81 feet to an iron pin set on the South Right-of-Way of Old Shoal Creek Road (30 foot Right-of-Way) and the TRUE POINT OF BEGINNING; thence, from said true point of beginning, South 12° 56' 04" East 307.00 feet to an iron pin set; thence, South 69° 05' 04" West 162.00 feet to an iron pin set; thence, North 10° 10' 24" West 282.75 feet to an iron pin set on the South Right-of-Way of Old Shoal Creek Road; thence, North 52° 59' 43" East 161.99 feet along the South Right-of-Way of Old Shoal Creek Road to an iron pin set at the true point of beginning

Said Tract being labeled as Tract B and containing 1.00 acres pursuant to the herein above-referenced Plat of Survey, which Plat of Survey is hereby incorporated herein and by reference made a part hereof for a more complete description of the subject property.

TOGETHER WITH:

All that tract or parcel of land lying and being in the 14th District, 2nd Section of Cherokee County, Georgia, being part of Land Lot 155, and being more particularly described as follows: Beginning at an iron pin located on the Northerly line of said Land Lot # 155, which point is located North 89 degrees 55 minutes 48 seconds West 930.7 feet from an iron pin located at the original Northeast corner of said Land Lot # 155; thence South 00 degrees 11 minutes 00 seconds West 1373.6 feet to an iron pin; thence South 89 degrees 55 minutes 48 seconds West 1373.6 feet to an iron pin; thence South 00 degrees 11 minutes 00 seconds West 1373.6 feet to an iron pin; thence South 89 degrees 55 minutes 48 seconds East 1373.6 feet to an iron pin; thence North 00 degrees 11 minutes 00 seconds East 1373.6 feet to the iron pin and point of beginning. Said tract containing 43.30 acres, more or less. (Map & Parcel 14N16 019) (Plat Book 113 Page 82)

LESS AND EXCEPT THE FOLLOWING TRACTS:

1. That tract conveyed to Sandra Ann Kelley from Emil o Ray by Warranty Deed dated December 15, 1967 and recorded in Deed Book 97C, Page 356, Cherokee County Records, which tract is incorporate herein by reference for a more complete description of the tract.

2. That tract conveyed to Vivian Jones from Pauline Ray by Warranty Deed dated June 1, 1971 and recorded in Deed Book 107, Page 504, Cherokee Records, which tract is incorporated herein by reference for a more complete description of the tract.

3. That tract conveyed to Vivian Jones from Pauline Payne Ray by Warranty Deed dated November 30, 1971 and recorded in Deed Book 107, Page 505, Cherokee Records, which tract is incorporated herein by reference for a more complete description of the tract.

FURTHER LESS AND EXCEPT:

All that tract or parcel of land lying and being in Land Lot 155 of the 14th District, 2nd Section of Cherokee County, Georgia being all of Parcel 1 of the property conveyed by Warranty Deed from Mary Ruth Payne to Mary Ruth Payne, dated September 3, 2005, and recorded in Deed Book 13, Page 73, Cherokee County, Georgia Plat Records.

FURTHER LESS AND EXCEPT: see portion lying in Old Shoal Creek Road

FIDELITY NATIONAL TITLE INSURANCE COMPANY.
COMMITMENT NUMBER: 189011--000496--GA
COMMITMENT DATE: JANUARY 20, 2026 AT 5:00 P.M.

COMMITMENT DESCRIPTION:

TRACT 5 (14N16 015)

Tract 1

All that tract or parcel of land lying and being in Land Lot 155 of the 14th District, 2nd Section of Cherokee County, Georgia, being more particularly described as follows:

TO ASCERTAIN the beginning point of the property herein set eyed begin in the Southeast corner of Land Lot 155, said corner being the common corner of Land Lots 155, 156, 169 and 170; thence along the original land lot line as the East side of land lot No. 11 North 00 degrees 11 minutes 00 seconds West 1373.6 feet to an iron pin; thence South 89 degrees 55 minutes 48 seconds East 1373.6 feet to an iron pin; thence South 00 degrees 11 minutes 00 seconds East 1373.6 feet to an iron pin; thence North 89 degrees 55 minutes 48 seconds West 1373.6 feet to the point of beginning.

Said tract containing 9.05 acres and being more particularly shown on plat of survey prepared by Jacky Cravens & Associates, registered surveyors, dated April 19, 1995 and recorded in Plat Book 35,Page 94, plat records, Cherokee County, Georgia.

Tract 2

All that tract or parcel of land lying and being in Land Lot 155 of the 14th District, 2nd Section, Cherokee County, Georgia and containing 0.60 acres as shown on a plat of survey by Jacky C. Payne and prepared by Robert A. Dale, dated July 21, 1995, and being more particularly described as follows:

To ascertain the BEGINNING POINT of the property herein conveyed, begin at a point where the original land lot line as the East side of land lot No. 11 and the land lot line as the East side of land lot No. 155, said corner being the common corner of Land Lots 155, 156, 169 and 170; thence along the Southerly right-of-way of Old Shoal Creek Road 120 feet to a point; thence continuing along the Southerly right-of-way of Old Shoal Creek Road 120 feet to a point; thence continuing along the South line of said Land Lot 155, said corner being the BEGINNING POINT of the property herein conveyed; thence continue said right-of-way South 52 degrees 59 minutes 43 seconds West 161.99 feet to a point; thence South 89 degrees 00 minutes 07 seconds West a distance of 103.65 feet to a point; thence North 01 degrees 04 minutes 06 seconds East a distance of 300.00 feet to a point; thence North 89 degrees 00 minutes 07 seconds East a distance of 103.65 feet to a point; thence South 52 degrees 59 minutes 43 seconds East a distance of 161.99 feet to a point; said point being the BEGINNING POINT of the property herein conveyed.

FURTHER LESS AND EXCEPT: see portion lying in Old Shoal Creek Road

FIDELITY NATIONAL TITLE INSURANCE COMPANY.
COMMITMENT NUMBER: 189011--000496--GA
COMMITMENT DATE: JANUARY 20, 2026 AT 5:00 P.M.

COMMITMENT DESCRIPTION:

TRACT 6 (14N16 017)

Tract 1

All that tract or parcel of land lying and being in 14 th District and 2nd Section of Cherokee County, Georgia, being part of Land Lot No. 155, and being more particularly described as follows: Beginning at an iron pin located on the Northerly line of said Land Lot No. 155, which point is located North 89 degrees 55 minutes 48 seconds West 930.7 feet from an iron pin located at the original Northeast corner of said Land Lot No. 155; thence along the original North line of said Land Lot No. 155 North 89 degrees 55 minutes 48 seconds West 1373.6 feet to an iron pin; thence South 00 degrees 11 minutes 00 seconds West 1373.6 feet to an iron pin; thence South 89 degrees 55 minutes 48 seconds East 1373.6 feet to an iron pin; thence North 00 degrees 11 minutes 00 seconds East 1373.6 feet to the iron pin and point of beginning. Said tract containing 43.30 acres, more or less. This being Parcel 2 of the Jones Property.

LESS AND EXCEPT THE FOLLOWING TRACTS:

1. That tract conveyed to Sandra Ann Kelley from Emil o Ray by Warranty Deed dated June 15, 1967 and recorded in Deed Book 97c, Page 356, Cherokee County Records, which tract is incorporate herein by reference for a more complete description of the tract.

2. That tract conveyed to Vivian Jones from Pauline Ray by Warranty Deed dated November 30, 1971 and recorded in Deed Book 107, Page 504, Cherokee Records, which tract is incorporated herein by reference for a more complete description of the tract.

3. That tract conveyed to Vivian Jones from Pauline Payne Ray by Warranty Deed dated November 30, 1971 and recorded in Deed Book 107, Page 505, Cherokee Records, which tract is incorporated herein by reference for a more complete description of the tract.

FURTHER LESS AND EXCEPT:

All that tract or parcel of land lying and being in the 14th District, 2nd Section of Cherokee County, Georgia and being part of original Land Lot No. 155 and being more particularly described as follows: Beginning at an iron pin located on the Northerly line of said Land Lot # 155, which point is located North 89 degrees 55 minutes 48 seconds West 930.7 feet from an iron pin located at the original Northeast corner of said Land Lot # 155; thence South 00 degrees 11 minutes 00 seconds West 1373.6 feet to an iron pin; thence South 89 degrees 55 minutes 48 seconds West 1373.6 feet to an iron pin; thence South 00 degrees 11 minutes 00 seconds West 1373.6 feet to an iron pin; thence South 89 degrees 55 minutes 48 seconds East 1373.6 feet to an iron pin; thence North 00 degrees 11 minutes 00 seconds East 1373.6 feet to the iron pin and point of beginning. (Map & Parcel 14N16 017) (Plat Book 113 Page 82)

FIDELITY NATIONAL TITLE INSURANCE COMPANY.
COMMITMENT NUMBER: 189011--000496--GA
COMMITMENT DATE: JANUARY 20, 2026 AT 5:00 P.M.

COMMITMENT DESCRIPTION:

TRACT 7 (14N16 023)

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 14TH DISTRICT AND 2ND SECTION OF CHEROKEE COUNTY, GEORGIA, BEING PART OF ORIGINAL LAND LOT NO. 155 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN AXEL FOUND AT THE ORIGINAL NORTHEAST CORNER OF LAND LOT NO. 155 OF SAID 14TH DISTRICT AND SECTION AND RUNNING THENCE SOUTH 00 DEGREES 31 MINUTES 10 SECONDS WEST 1,330.81 FEET TO A ½-INCH REBAR FOUND ON THE ORIGINAL EAST LINE OF SAID LAND LOT NO. 155; THENCE NORTH 89 DEGREES 02 MINUTES 50 SECONDS WEST 1,320.00 FEET TO A ½-INCH REBAR SET; THENCE SOUTH 00 DEGREES 31 MINUTES 10 SECONDS WEST 660.00 FEET TO A ½-INCH REBAR FOUND; THENCE NORTH 89 DEGREES 08 MINUTES 00 SECONDS WEST 476.25 FEET TO A ½-INCH REBAR AT AN AXEL FOUND; THENCE NORTH 01 DEGREES 23 MINUTES 11 SECONDS EAST 470.33 FEET TO A ½-INCH REBAR SET AT A PROPERTY LINE STAKE FOUND; THENCE SOUTH 88 DEGREES 48 MINUTES 42 SECONDS EAST 1,320.00 FEET TO A ½-INCH REBAR FOUND; THENCE NORTH 00 DEGREES 31 MINUTES 10 SECONDS EAST 914.40 FEET TO A ½-INCH REBAR FOUND; THENCE SOUTH 89 DEGREES 02 MINUTES 50 SECONDS EAST 660.00 FEET TO THE POINT OF BEGINNING.

ALL AS SHOWN ON A PLAT OF SURVEY DATED DECEMBER 31, 2012 AND TITLED "SURVEY OF 15.02-ß ORIAL CREEK ROAD" PREPARED BY R.F.M. CONSULTING, LLC WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE.

FIDELITY NATIONAL TITLE INSURANCE COMPANY.
COMMITMENT NUMBER: 189011--000496--GA
COMMITMENT DATE: JANUARY 20, 2026 AT 5:00 P.M.

COMMITMENT DESCRIPTION:

TRACT 8 (14N16 013)

No. 155 of the 14th District and 2nd Section of Cherokee County, Georgia being designated as Parcel No. 3 on Plat of Survey of property conveyed by Warranty Deed from Mary Ruth Payne to Mary Ruth Payne, dated May 29, 2008, said property being more particularly described as follows:

BEGINNING at an iron pin located on the original South line of said Land Lot No. 155, said point being located North 89 degrees 55 minutes 48 seconds West 930.7 feet from an iron pin located at the original Southeast corner of said Land Lot No. 155; thence continuing along the South line of said Land Lot No. 155 North 89 degrees 55 minutes 48 seconds West 1373.6 feet to an iron pin; thence North 00 degrees 11 minutes 00 seconds East 1373.6 feet to an iron pin; thence South 89° 55' 48" East 1373.6 feet to an iron pin; thence South 00° 11' 00" West

CLERK OF THE SUPERIOR COURT RECORDING INFORMATION

SURVEYED PROPERTY LINE DESCRIPTION – TRACT 1 (1.14416 ±Ac)

All that tract or parcel of land lying and being in Land Lot 155 of the 14th District, 2nd Section, Cherokee County, Georgia and being more particularly described as follows:

To ascertain the Point of Beginning, commence at a #4 rebar found at the Land Lot corner common to Land Lots 154, 135, 154 & 155; Thence along the north line of Land Lot 155 South 89 degrees 28 minutes 43 seconds East a distance of 888.56 feet to a #4 rebar found, said point being the Point of Beginning.

Thence South 89 degrees 24 minutes 07 seconds East a distance of 911.56 feet to a #4 rebar found; Thence leaving the Land Lot line South 00 degrees 26 minutes 34 seconds West a distance of 457.06 feet to a #4 rebar found; Thence South 00 degrees 32 minutes 08 seconds West a distance of 458.38 feet to a #4 rebar found; Thence South 00 degrees 36 minutes 03 seconds West a distance of 458.33 feet to a #4 rebar set; Thence North 89 degrees 34 minutes 27 seconds West a distance of 78.04 feet to a #4 rebar found; Thence North 45 degrees 39 minutes 05 seconds West a distance of 74.37 feet to a point; Thence North 52 degrees 24 minutes 10 seconds West a distance of 89.60 feet to a point; Thence North 58 degrees 43 minutes 34 seconds West a distance of 89.66 feet to a point; Thence North 64 degrees 53 minutes 24 seconds West a distance of 353.53 feet to a #4 rebar found; Thence North 66 degrees 30 minutes 55 seconds East a distance of 218.77 feet to a #4 rebar found; Thence North 89 degrees 34 minutes 28 seconds West a distance of 372.82 feet to a 1" square pipe found; Thence North 89 degrees 34 minutes 38 seconds West a distance of 349.88 feet to a #4 rebar found; Thence South 00 degrees 00 minutes 28 seconds West a distance of 394.00 feet to a #4 rebar found; Thence South 89 degrees 53 minutes 19 seconds West a distance of 404.26 feet to a 1" square pipe found; Thence North 00 degrees 26 minutes 58 seconds East a distance of 1054.90 to an axle found on the north line of Land Lot 155, said point being the Point of Beginning.

Said tract contains 20.72 acres (902,495 square feet).

SURVEYED PROPERTY LINE DESCRIPTION – TRACT 2 (1.14416 ±Ac)

All that tract or parcel of land lying and being in Land Lot 155 of the 14th District, 2nd Section, Cherokee County, Georgia and being more particularly described as follows:

To ascertain the Point of Beginning, commence at a #4 rebar found at the Land Lot corner common to Land Lots 134, 135, 154 & 155; Thence along the north line of Land Lot 155 South 89 degrees 28 minutes 43 seconds East a distance of 888.56 feet to a#4 rebar found; Thence leaving the north line of Land Lot 155 South 00 degrees 26 minutes 58 seconds West a distance of 1054.90 feet to a #4 rebar found, said point being the Point of Beginning;

Thence North 89 degrees 53 minutes 19 seconds East a distance of 404.26 feet to a #4 rebar found; Thence North 89 degrees 34 minutes 38 seconds East a distance of 128.80 feet to a #4 rebar found; Thence South 36 degrees 36 minutes 27 seconds East a distance of 353.55 feet to a point; Thence South 42 degrees 43 minutes 34 seconds East a distance of 89.62 feet to a point; Thence South 52 degrees 24 minutes 10 seconds East a distance of 89.66 feet to a point; Thence South 45 degrees 39 minutes 05 seconds East a distance of 74.37 feet to a #4 rebar found; Thence North 89 degrees 32 minutes 58 seconds West a distance of 831.57 feet to a #4 rebar found; Thence North 00 degrees 25 minutes 55 seconds East a distance of 321.24 feet to a # 4 rebar found, said point being the Point of Beginning.

Said tract contains 5.01 acres (218,200 square feet).

SURVEYED PROPERTY LINE DESCRIPTION – TRACT 3 (1.14416 ±Ac)

All that tract or parcel of land lying and being in Land Lot 155 of the 14th District, 2nd Section, Cherokee County, Georgia and being more particularly described as follows:

To ascertain the Point of Beginning, commence at a #4 rebar found at the Land Lot corner common to Land Lots 134, 135, 154 & 155; Thence along the north line of Land Lot 155 South 89 degrees 28 minutes 43 seconds East a distance of 888.56 feet to a #4 rebar found; Thence leaving the north line of Land Lot 155 South 00 degrees 26 minutes 58 seconds West a distance of 1054.90 feet to a #4 rebar found; Thence North 89 degrees 53 minutes 19 seconds West a distance of 404.26 feet to a #4 rebar found, said point being the Point of Beginning;

Thence North 00 degrees 06 minutes 28 seconds East a distance of 394.00 feet to a #4 rebar found; Thence South 89 degrees 34 minutes 38 seconds East a distance of 349.88 feet to a #4 rebar found; Thence South 00 degrees 28 minutes 48 seconds West a distance of 372.93 feet to a #4 rebar found; Thence South 89 degrees 35 minutes 55 seconds West a distance of 218.77 feet to a #4 rebar found; Thence South 88 degrees 35 minutes 55 seconds West a distance of 128.80 feet to a #4 rebar found, said point being the Point of Beginning.

Said tract contains 3.03 acres (131,951 square feet).

SURVEYED PROPERTY LINE DESCRIPTION – TRACT 4 (1.14416 ±Ac)

All that tract or parcel of land lying and being in Land Lot 155 of the 14th District, 2nd Section, Cherokee County, Georgia and being more particularly described as follows:

To ascertain the Point of Beginning, commence at a 1" open top pipe found at the Land Lot corner common to Land Lots 155, 156, 169 & 170; Thence along the south line of Land Lot 155 North 87 degrees 34 minutes 10 seconds West a distance of 210.00 feet to a #4 rebar set, said point being the Point of Beginning.

Thence continuing along the south Land Lot line North 87 degrees 34 minutes 10 seconds West a distance of 700.05 feet to a #4 rebar set;
Thence leaving the Land Lot line North 00 degrees 34 minutes 34 seconds East a distance of 1370.75 feet to a #4 rebar set;
Thence South 89 degrees 24 minutes 55 seconds East a distance of 474.37 feet to a #4 rebar found;
Thence South 89 degrees 23 minutes 45 seconds East a distance of 75.61 feet to a #4 rebar set;
Thence South 00 degrees 35 minutes 00 seconds West a distance of 436.70 feet to a #4 rebar set on the northeasterly right-of-way of Old Shoal Creek Road (a 30 foot right-of-way);
Thence along said right-of-way North 72 degrees 46 minutes 42 seconds West a distance of 29.47 feet to a point;
Thence along a curve to the left, said curve having a radius of 64.27 feet and an arc length of 46.80 feet and being subtended by a chord bearing of South 89 degrees 17 minutes 43 seconds West and a chord distance of 45.77 feet to a point at the end of county maintence of Old Shoal Creek Road;
Thence South 23 degrees 49 minutes 42 seconds East a distance of 15.02 feet to a point at the centerline of the roadbed;
Thence along the centerline South 52 degrees 08 minutes 41 seconds West a distance of 41.72 feet to a point;
Thence South 45 degrees 19 minutes 17 seconds West a distance of 67.46 feet to a point;
Thence South 44 degrees 47 minutes 40 seconds West a distance of 50.13 feet to a #4 rebar set;
Thence leaving the center of the roadbed South 00 degrees 35 minutes 00 seconds West a distance of 416.46 feet to a #4 rebar set on the east line of Land Lot 155;
Thence along the east Land Lot line South 00 degrees 34 minutes 16 seconds West a distance of 220.00 feet to a #4 rebar set;
Thence leaving the Land Lot line North 87 degrees 31 minutes 54 seconds West a distance of 210.00 feet to a #4 rebar set;
Thence South 00 degrees 34 minutes 21 seconds West a distance of 210.14 feet to a #4 rebar set, said point being the Point of Beginning.

Said tract contains 17.81 acres (775,905 square feet).

SURVEYED PROPERTY LINE DESCRIPTION – TRACT 5A (PORTION OF 1.14416 ±Ac)

All that tract or parcel of land lying and being in Land Lot 155 of the 14th District, 2nd Section, Cherokee County, Georgia and being more particularly described as follows:

To ascertain the Point of Beginning, commence at a 1" open top pipe found at the Land Lot corner common to Land Lots 155, 156, 169 & 170; Thence along the east line of Land Lot 155 North 00 degrees 34 minutes 16 seconds East a distance of 577.37 feet to a #5 rebar found; Thence North 00 degrees 35 minutes 33 seconds East a distance of 126.25 feet to a #5 rebar found;
Thence North 00 degrees 32 minutes 27 seconds East to a #4 rebar set on the southeasterly right-of-way of Old Shoal Creek Road (a 30 foot right-of-way);
Thence North 00 degrees 32 minutes 27 seconds East a distance of 30.43 feet to a #4 rebar set on the northeasterly right-of-way of Old Shoal Creek Road, said point being the point of Beginning;

Thence along said right-of-way North 79 degrees 50 minutes 20 seconds West a distance of 166.47 feet to a point;
Thence North 77 degrees 26 minutes 11 seconds West a distance of 36.91 feet to a point;
Thence North 71 degrees 25 minutes 21 seconds West a distance of 52.81 feet to a point;
Thence North 71 degrees 45 minutes 25 seconds West a distance of 113.90 feet to a #4 rebar set;
Thence leaving the right-of-way North 00 degrees 35 minutes 00 seconds East a distance of 436.70 feet to a #4 rebar set;
Thence South 89 degrees 23 minutes 45 seconds East a distance of 359.15 feet to a #4 rebar found on the east line of Land Lot 155;
Thence along the Land Lot line South 00 degrees 32 minutes 27 seconds West a distance of 373.69 feet to #4 rebar set;
Thence leaving the Land Lot line South 88 degrees 17 minutes 11 seconds East a distance of 303.55 feet to a 1" square bolt found;
Thence South 01 degrees 10 minutes 06 seconds West a distance of 149.46 feet to a #5 rebar found;
Thence South 01 degrees 25 minutes 18 seconds West a distance of 317.91 feet to a #5 rebar found on the northeasterly right-of-way of Old Shoal Creek Road;
Thence along said right-of-way North 62 degrees 15 minutes 39 seconds West a distance of 23.21 feet to a point;
Thence North 75 degrees 51 minutes 17 seconds West a distance of 122.41 feet to a point;
Thence North 77 degrees 13 minutes 45 seconds West a distance of 162.65 feet to a #4 rebar set, said point being the Point of Beginning.

Said tract contains 5.24 acres (228,229 square feet).

SURVEYED PROPERTY LINE DESCRIPTION – TRACT 5B (PORTION OF 1.14416 ±Ac)

All that tract or parcel of land lying and being in Land Lot 155 of the 14th District, 2nd Section, Cherokee County, Georgia and being more particularly described as follows:

To ascertain the Point of Beginning, commence at a 1" open top pipe found at the Land Lot corner common to Land Lots 155, 156, 169 & 170; Thence along the east line of Land Lot 155 North 00 degrees 34 minutes 16 seconds East a distance of 577.37 feet to a #5 rebar found; Thence North 00 degrees 35 minutes 33 seconds East a distance of 126.25 feet to a #5 rebar found;
Thence leaving the Land Lot line North 89 degrees 19 minutes 49 seconds West a distance of 542.57 feet to a #4 rebar set;
Thence North 00 degrees 35 minutes 00 seconds East a distance of 416.46 feet to a #4 rebar set in the center of a road bed;
Thence along the center of the road North 44 degrees 47 minutes 40 seconds East a distance of 50.13 feet to a point;
Thence North 45 degrees 19 minutes 17 seconds East a distance of 67.46 feet to a point;
Thence North 52 degrees 08 minutes 41 seconds East a distance of 41.72 feet to a point at the end of the county maintenance of Old Shoal Creek Road;
Thence South 23 degrees 49 minutes 42 seconds East a distance of 15.03 feet to a point on the southeasterly right-of-way of Old Shoal Creek Road (a 30 foot right-of-way);
Thence along said right-of-way along a curve to the right, said curve having a radius of 34.27 feet and an arc length of 24.47 feet and being subtended by a chord bearing of South 89 degrees 07 minutes 19 seconds East and a chord distance of 23.96 feet to a point;
Thence South 72 degrees 47 minutes 04 seconds East a distance of 39.32 feet to a #4 rebar found;
Thence South 71 degrees 39 minutes 58 seconds East a distance of 104.80 feet to a point;
Thence South 73 degrees 21 minutes 21 seconds East a distance of 54.32 feet to a point;
Thence South 77 degrees 26 minutes 11 seconds East a distance of 38.60 feet to a point;
Thence South 79 degrees 50 minutes 20 seconds East a distance of 172.18 feet to a #4 rebar set on the east line of Land Lot 155;
Thence along the Land Lot line South 00 degrees 32 minutes 27 seconds West a distance of 144.77 feet to a #5 rebar found;
Thence South 00 degrees 35 minutes 33 seconds West a distance of 126.25 feet to a #5 rebar found;
Thence South 00 degrees 34 minutes 16 seconds West a distance of 147.37 feet to a #4 rebar set, said point being the Point of Beginning.

Said tract contains 5.79 acres (252,254 square feet).

SURVEYED PROPERTY LINE DESCRIPTION – TRACT 6 (1.14416 ±Ac)

All that tract or parcel of land lying and being in Land Lot 155 of the 14th District, 2nd Section, Cherokee County, Georgia and being more particularly described as follows:

To ascertain the Point of Beginning, commence at an axle found at the Land Lot corner common to Land Lots 154, 155, 170 & 171; Thence along the east line of Land Lot 155 South 00 degrees 32 minutes 30 seconds West a distance of 1005.89 feet to a #4 rebar found, said point being the Point of Beginning;

Thence South 00 degrees 33 minutes 31 seconds West a distance of 368.27 feet to a #4 rebar found;
Thence leaving the Land Lot line North 89 degrees 23 minutes 45 seconds West a distance of 434.76 feet to a #4 rebar found;
Thence North 00 degrees 38 minutes 19 seconds East a distance of 368.21 feet to a #4 rebar found;
Thence South 89 degrees 24 minutes 12 seconds East a distance of 434.25 feet to a #4 rebar found on the east line of Land Lot 155, said point being the Point of Beginning.

Said tract contains 3.67 acres (160,001 square feet).

SURVEYED PROPERTY LINE DESCRIPTION – TRACT 7 (1.14416 ±Ac)

All that tract or parcel of land lying and being in Land Lot 155 of the 14th District, 2nd Section, Cherokee County, Georgia and being more particularly described as follows:

Commence at an axle found at the Land Lot corner common to Land Lots 154, 155, 170 & 171;

Thence along the east line of Land Lot 155 South 00 degrees 32 minutes 30 seconds West a distance of 1005.89 feet to a #4 rebar found;
Thence leaving the Land Lot line North 89 degrees 24 minutes 12 seconds West a distance of 434.25 feet to a #4 rebar found;
Thence South 00 degrees 38 minutes 19 seconds West a distance of 368.21 feet to a #4 rebar found;
Thence North 89 degrees 24 minutes 12 seconds West a distance of 474.17 feet to a #4 rebar set;
Thence North 00 degrees 36 minutes 03 seconds East a distance of 458.32 feet to a #4 rebar found;
Thence North 89 degrees 08 minutes 49 seconds East a distance of 474.02 feet to a #4 rebar found;
Thence North 00 degrees 59 minutes 35 seconds East a distance of 460.25 feet to a #4 rebar found;
Thence North 00 degrees 31 minutes 35 seconds East a distance of 458.38 feet to a #4 rebar found on the north line of Land Lot 155;
Thence along the north Land Lot line South 89 degrees 20 minutes 58 seconds East a distance of 433.93 feet to an axle found at the Land Lot corner common to Land Lots 154, 155, 170 & 171, said point being the Point of Beginning.

Said tract contains 15.00 acres (653,605 square feet).

SURVEYED PROPERTY LINE DESCRIPTION – TRACT 8 (1.14416 ±Ac)

All that tract or parcel of land lying and being in Land Lot 155 of the 14th District, 2nd Section, Cherokee County, Georgia and being more particularly described as follows:

To ascertain the Point of Beginning, commence at a nail found at the Land Lot corner common to Land Lots 133, 134, 155 & 156; Thence along the south line of Land Lot 155 South 87 degrees 12 minutes 25 seconds East a distance of 314.99 feet to a #5 rebar found; Thence South 87 degrees 48 minutes 54 seconds East a distance of 654.82 feet to a #4 rebar found, said point being the Point of Beginning;

Thence leaving the south line of Land Lot 155 North 02 degrees 36 minutes 08 seconds East a distance of 1339.27 feet to a #4 rebar found;
Thence South 87 degrees 11 minutes 20 seconds East a distance of 78.04 feet to a #4 rebar found;
Thence North 04 degrees 03 minutes 42 seconds East a distance of 1370.75 feet to a #4 rebar set;
Thence North 89 degrees 19 minutes 33 seconds East a distance of 474.17 feet to a #4 rebar found;
Thence South 00 degrees 34 minutes 30 seconds West a distance of 1339.27 feet to a #4 rebar found on the north line of Land Lot 155;
Thence along the north Land Lot line South 87 degrees 48 minutes 54 seconds West a distance of 654.82 feet to a #5 rebar found, said point being the Point of Beginning.

LESS AND EXCEPT

All that tract or parcel of land lying and being in Land Lot 155 of the 14th District, 2nd Section, Cherokee County, Georgia and being more particularly described as follows:

To ascertain the Point of Beginning, commence at a #4 rebar found at the Land Lot corner common to Land Lots 134, 135, 154 & 155; Thence along the west line of Land Lot 155 South 02 degrees 13 minutes 59 seconds West a distance of 1374.34 feet to a #4 rebar found; Thence leaving the Land Lot line South 87 degrees 48 minutes 14 seconds East a distance of 563.34 feet to a #4 rebar set, said point being the Point of Beginning.

Thence South 81 degrees 30 minutes 24 seconds East a distance of 298.51 feet to a #4 rebar set;
Thence South 00 degrees 13 minutes 59 seconds West a distance of 268.19 feet to a #4 rebar found;
Thence South 68 degrees 40 minutes 09 seconds West a distance of 111.51 feet to a #4 rebar found;
Thence South 89 degrees 31 minutes 19 seconds West a distance of 144.77 feet to a #4 rebar set;
Thence North 00 degrees 19 minutes 46 seconds West a distance of 356.71 feet to a #4 rebar set, said point being the Point of Beginning.

Said tract contains 28.06 acres (1,222,492 square feet).

SURVEYED PROPERTY LINE DESCRIPTION – TRACT 11 (1.14416 ±Ac)

All that tract or parcel of land lying and being in Land Lot 155 of the 14th District, 2nd Section, Cherokee County, Georgia and being more particularly described as follows:

To ascertain the Point of Beginning, commence at a #4 rebar found at the Land Lot corner common to Land Lots 134, 135, 154 & 155; Thence along the west line of Land Lot 155 South 02 degrees 13 minutes 59 seconds West a distance of 1374.34 feet to a #4 rebar found; Thence leaving the Land Lot line South 87 degrees 48 minutes 14 seconds East a distance of 563.34 feet to a #4 rebar set, said point being the Point of Beginning.

Thence South 81 degrees 30 minutes 24 seconds East a distance of 298.51 feet to a #4 rebar set;
Thence South 00 degrees 13 minutes 59 seconds West a distance of 268.19 feet to a #4 rebar found;
Thence South 68 degrees 40 minutes 09 seconds West a distance of 111.51 feet to a #4 rebar found;
Thence South 89 degrees 31 minutes 19 seconds West a distance of 144.77 feet to a #4 rebar set;
Thence North 00 degrees 19 minutes 46 seconds West a distance of 356.71 feet to a #4 rebar set, said point being the Point of Beginning.

Said tract contains 2.01 acres (87,428 square feet).

SURVEYED PROPERTY LINE DESCRIPTION – TRACT 12 (1.14416± ±Ac)

All that tract or parcel of land lying and being in Land Lot 155 of the 14th District, 2nd Section, Cherokee County, Georgia and being more particularly described as follows:

To ascertain the Point of Beginning, commence at a 1" open top pipe found at the Land Lot corner common to Land Lots 154, 155, 170 & 171; Thence along the east line of Land Lot 155 South 00 degrees 32 minutes 30 seconds West a distance of 1005.89 feet to a #4 rebar found; Thence leaving the Land Lot line South 89 degrees 24 minutes 12 seconds West a distance of 434.25 feet to a #4 rebar found; Thence South 00 degrees 38 minutes 19 seconds West a distance of 368.21 feet to a #4 rebar found; Thence North 89 degrees 23 minutes 45 seconds West a distance of 434.76 feet to a #4 rebar found; Thence North 00 degrees 33 minutes 31 seconds East a distance of 368.27 feet to a #4 rebar found, said point being the Point of Beginning;

Thence leaving the east line of Land Lot 155 South 88 degrees 12 minutes 23 seconds East a distance of 446.79 feet to a 1" rod found on the southeasterly right-of-way of Rehhardt College Parkway a.k.a. GA Hwy. 140 (a variable right-of-way);
Thence along said right-of-way South 12 degrees 58 minutes 10 seconds East a distance of 195.99 feet to a #4 rebar found;
Thence leaving the right-of-way North 89 degrees 09 minutes 39 seconds West a distance of 492.48 feet to a #4 rebar set on the east line of Land Lot 155;
Thence along said Land Lot line North 00 degrees 32 minutes 30 seconds East a distance of 197.77 feet to a ½" rod found, said point being the Point of Beginning.

Said tract contains 2.09 acres (91,037 square feet).

SURVEYED PROPERTY LINE DESCRIPTION – TRACT 9 (1.14416 ±Ac)

All that tract or parcel of land lying and being in Land Lots 134 and 155 of the 14th District, 2nd Section, Cherokee County, Georgia and being more particularly described as follows:

Commence at a #4 rebar found at the Land Lot corner common to Land Lots 134, 135, 154 & 155;

Thence along the north line of Land Lot 155 South 89 degrees 28 minutes 27 seconds East a distance of 888.56 feet to a #4 rebar found;
Thence leaving the Land Lot line South 00 degrees 26 minutes 58 seconds West a distance of 1054.90 feet to a #4 rebar found;
Thence South 00 degrees 32 minutes 08 seconds West a distance of 458.38 feet to a #4 rebar found;
Thence North 89 degrees 19 minutes 33 seconds West a distance of 931.43 feet to a #4 rebar found on the west line of Land Lot 155;
Thence North 89 degrees 19 minutes 33 seconds West a distance of 134.27 feet to a #4 rebar set;
Thence North 04 degrees 03 minutes 42 seconds East a distance of 1377.45 feet to a 1" open top pipe found on the north line of Land Lot 134;
Thence along the Land Lot line South 88 degrees 30 minutes 31 seconds East a distance of 90.27 feet to a #4 rebar found at the Land Lot corner common to Land Lots 134, 135, 154 & 155, said point being the Point of Beginning.

Said tract contains 32.26 acres (1,405,452 square feet).

SURVEYED PROPERTY LINE DESCRIPTION – TRACT 10 (1.14416 ±Ac)

All that tract or parcel of land lying and being in Land Lot 134 and 155 of the 14th District, 2nd Section, Cherokee County, Georgia and being more particularly described as follows:

To ascertain the Point of Beginning, commence at a nail found at the Land Lot corner common to Land Lots 133, 134, 155 & 156; Thence along the south line of Land Lot 155 South 87 degrees 12 minutes 25 seconds East a distance of 314.99 feet to a #5 rebar found, said point being the Point of Beginning;

Thence leaving the south line of Land Lot 155 North 02 degrees 36 minutes 08 seconds East a distance of 1339.27 feet to a #4 rebar found;
Thence North 87 degrees 11 minutes 20 seconds West a distance of 482.81 feet to a #5 rebar found;
Thence North 04 degrees 03 minutes 42 seconds East a distance of 990.65 feet to a #4 rebar set;
Thence South 89 degrees 19 minutes 33 seconds East a distance of 1065.70 feet to a #4 rebar found;
Thence South 00 degrees 34 minutes 30 seconds West a distance of 1339.27 feet to a #4 rebar found on the south line of Land Lot 155;
Thence along said Land Lot line North 87 degrees 48 minutes 54 seconds West a distance of 654.82 feet to a #5 rebar found, said point being the Point of Beginning.

LESS AND EXCEPT

All that tract or parcel of land lying and being in Land Lot 155 of the 14th District, 2nd Section, Cherokee County, Georgia and being more particularly described as follows:

To ascertain the Point of Beginning, commence at a #4 rebar found at the Land Lot corner common to Land Lots 134, 135, 154 & 155; Thence along the west line of Land Lot 155 South 02 degrees 13 minutes 59 seconds West a distance of 1374.34 feet to a #4 rebar found; Thence leaving the Land Lot line South 87 degrees 48 minutes 14 seconds East a distance of 563.34 feet to a #4 rebar set, said point being the Point of Beginning.

Thence South 81 degrees 30 minutes 24 seconds East a distance of 298.51 feet to a #4 rebar set;
Thence South 00 degrees 13 minutes 59 seconds West a distance of 268.19 feet to a #4 rebar found;
Thence South 68 degrees 40 minutes 09 seconds West a distance of 111.51 feet to a #4 rebar found;
Thence South 89 degrees 31 minutes 19 seconds West a distance of 144.77 feet to a #4 rebar set;
Thence North 00 degrees 19 minutes 46 seconds West a distance of 356.71 feet to a #4 rebar set, said point being the Point of Beginning.

Said tract contains 2.01 acres (87,428 square feet).

SURVEYED PROPERTY LINE DESCRIPTION – TRACT 13 (1.14416± ±Ac)

All that tract or parcel of land lying and being in Land Lot 155 of the 14th District, 2nd Section, Cherokee County, Georgia and being more particularly described as follows:

To ascertain the Point of Beginning, commence at a 1" open top pipe found at the Land Lot corner common to Land Lots 154, 155, 170 & 171; Thence along the east line of Land Lot 155 South 00 degrees 32 minutes 30 seconds West a distance of 1005.89 feet to a #4 rebar found; Thence leaving the Land Lot line South 89 degrees 24 minutes 12 seconds West a distance of 434.25 feet to a #4 rebar found; Thence South 00 degrees 38 minutes 19 seconds West a distance of 368.21 feet to a #4 rebar found; Thence North 89 degrees 23 minutes 45 seconds West a distance of 434.76 feet to a #4 rebar found; Thence North 00 degrees 33 minutes 31 seconds East a distance of 368.27 feet to a #4 rebar found, said point being the Point of Beginning;

Thence leaving the east line of Land Lot 155 North 88 degrees 12 minutes 23 seconds East a distance of 446.79 feet to a 1" rod found on the southeasterly right-of-way of Rehhardt College Parkway a.k.a. GA Hwy. 140 (a variable right-of-way);
Thence along said right-of-way South 12 degrees 58 minutes 10 seconds East a distance of 195.99 feet to a #4 rebar found;
Thence leaving the right-of-way North 89 degrees 09 minutes 39 seconds West a distance of 492.48 feet to a #4 rebar set on the east line of Land Lot 155;
Thence along said Land Lot line North 00 degrees 32 minutes 30 seconds East a distance of 197.77 feet to a ½" rod found, said point being the Point of Beginning.

Said tract contains 2.09 acres (91,037 square feet).

SURVEYED PROPERTY LINE DESCRIPTION – TRACT 14 (1.14416± ±Ac)

All that tract or parcel of land lying and being in Land Lot 170 of the 14th District, 2nd Section, Cherokee County, Georgia and being more particularly described as follows:

To ascertain the Point of Beginning, commence at a 1" open top pipe found at the Land Lot corner common to Land Lots 155, 156, 169 & 170; Thence along the west line of Land Lot 170 North 00 degrees 34 minutes 16 seconds East a distance of 440.00 feet to a #4 rebar set; Thence North 00 degrees 28 minutes 48 seconds East a distance of 147.37 feet to a #5 rebar found; Thence North 00 degrees 35 minutes 33 seconds East a distance of 126.25 feet to a #5 rebar found; Thence North 00 degrees 38 minutes 51 seconds East a distance of 144.71 feet to a #4 rebar set on the southwesterly right-of-way of Old Shoal Creek Road (30 foot right-of-way); Thence North 00 degrees 30 minutes 02 seconds East a distance of 30.57 feet to a #4 rebar set on the northeasterly right-of-way of Old Shoal Creek Road; Thence along said right-of-way South 77 degrees 11 minutes 01 seconds East a distance of 162.48 feet to a point; Thence South 77 degrees 11 minutes 01 seconds East a distance of 162.48 feet to a point; Thence South 75 degrees 51 minutes 17 seconds East a distance of 122.41 feet to a point; Thence South 62 degrees 14 minutes 44 seconds East a distance of 23.16 feet to a #5 rebar found, said point being the Point of Beginning;

Thence leaving the right-of-way of Old Shoal Creek Road North 01 degrees 28 minutes 18 seconds East a distance of 317.91 feet to a #5 rebar found;
Thence South 89 degrees 17 minutes 21 seconds East a distance of 474.47 feet to a nailhead spike found on the easterly right-of-way of Rehhardt College Parkway a.k.a. GA Hwy. 140 (a variable right-of-way);
Thence along said easterly right-of-way South 02 degrees 36 minutes 39 seconds East a distance of 47.59 feet to a point;
Thence South 00 degrees 16 minutes 19 seconds East a distance of 70.09 feet to a point;
Thence South 02 degrees 27 minutes 41 seconds West a distance of 73.04 feet to a point;
Thence South 05 degrees 01 minutes 46 seconds West a distance of 7.94 feet to a point on the northeasterly right-of-way of Old Shoal Creek Road;
Thence along said right-of-way North 36 degrees 41 minutes 50 seconds West a distance of 32.93 feet to a point;
Thence North 67 degrees 00 minutes 19 seconds West a distance of 96.82 feet to a point;
Thence North 74 degrees 01 minutes 44 seconds West a distance of 51.83 feet to a point;
Thence North 76 degrees 44 minutes 11 seconds West a distance of 365.06 feet to a #5 rebar found, said point being the Point of Beginning.

Said tract contains 1.25 acres (54,466 square feet).

SURVEYED PROPERTY LINE DESCRIPTION – TRACT 15 (1.14416± ±Ac)

All that tract or parcel of land lying and being in Land Lot 170 of the 14th District, 2nd Section, Cherokee County, Georgia and being more particularly described as follows:

To ascertain the Point of Beginning, commence at a 1" open top pipe found at the Land Lot corner common to Land Lots 155, 156, 169 & 170; Thence along the west line of Land Lot 170 North 00 degrees 34 minutes 16 seconds East a distance of 440.00 feet to a #4 rebar set; Thence North 00 degrees 28 minutes 48 seconds East a distance of 147.37 feet to a #5 rebar found, said point being the Point of Beginning;

Thence North 00 degrees 35 minutes 33 seconds East a distance of 126.25 feet to a #5 rebar found;
Thence North 00 degrees 38 minutes 51 seconds East a distance of 144.71 feet to a #4 rebar set on the southwesterly right-of-way of Old Shoal Creek Road (30 foot right-of-way);
Thence along said right-of-way the following courses:
South 76 degrees 19 minutes 44 seconds East a distance of 356.68 feet to a point;
South 74 degrees 09 minutes 44 seconds East a distance of 49.29 feet to a point;
South 67 degrees 00 minutes 19 seconds East a distance of 47.85 feet to a point;
South 40 degrees 56 minutes 34 seconds East a distance of 54.11 feet to a point on the easterly right-of-way of Rehhardt College Parkway a.k.a. GA Hwy. 140 (variable right-of-way);
Thence along the right-of-way of Rehhardt College Parkway South 05 degrees 40 minutes 19 seconds West a distance of 64.91 feet to a 1 ½" rod found;
Thence leaving the right-of-way of Rehhardt College Parkway North 88 degrees 27 minutes 17 seconds West a distance of 769.26 feet to a #5 rebar, said point being the Point of Beginning.

Said tract contains 2.65 acres (115,250 square feet).

ALTA/NSPS LAND TITLE SURVEY CERTIFICATION:

TO: LENNAR GEORGIA, LLC, a Georgia limited liability corporation
& FIDELITY NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2026 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 7(A), 7(B)(1), 8, 9, 11(A), 13, 16, 17, & 19 OF TABLE A THEREOF.
THE FIELDWORK WAS COMPLETED ON MARCH 27, 2026.
DATE OF PLAT OR MAP: MARCH 30, 2026

GEORGIA PROFESSIONAL LAND SURVEYOR 3471 CLINTON R. COULTER

CLINTON R. COULTER GEORGIA LAND SURVEYOR No. 3471 DATE: MARCH 30, 2026

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT 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 SURVEYS USED TO PREPARE THIS PLAT IS CORRECTLY DESCRIBED AND 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 BY THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

GEORGIA PROFESSIONAL LAND SURVEYOR 3471 CLINTON R. COULTER

AS SURVEYOR FOR
GASKINS + LECRAW, INC.
A PAPE-DAWSON COMPANY

CLINTON R. COULTER GEORGIA PLS No. 3471 DATE: 03/30/2026

PREPARED IN THE OFFICE OF:
GASKINS + LECRAW
A PAPE-DAWSON COMPANY
© 2026 GASKINS + LECRAW, INC.
147 REINHARDT COLLEGE PKWY
SUITE 3
CANTON, GA 30114
PHONE - 770.479.9658
www.gaskinslecraw.com
LSF001371

REVISIONS:

NO.	DESCRIPTION	DATE	DRAWN BY	CHECKED BY

SITE SUMMARY

SITE AREA	
SITE AREA:	172.88 ACRES (7,531,253 S.F.)
AREA INSIDE PUBLIC R/W:	16.0 ACRES (698,002 S.F.)
OPEN SPACE:	4,129,689 S.F. (54.8%)
ZONING CLASSIFICATION	
JURISDICTION:	CHEROKEE COUNTY
ZONING:	R-40, AG, PD
ADJACENT ZONING:	R-40, SU, PD, RM-15
PROPOSED ZONING:	CITY OF CANTON - R-10
PROP. ZONING (TIN 14N16 011):	CITY OF CANTON - R-40
MINIMUM LOT SIZE:	10,000 SF
MINIMUM LOT WIDTH:	70'
MINIMUM FRONTAGE:	50'
BUILDING SETBACKS	
FRONT:	30'
SIDE:	10'
REAR:	20'
CORNER:	20'
BUILDING SUMMARY	
MAX BLDG HEIGHT:	40'
TOTAL HOUSES:	186
DENSITY:	PROPOSED: 186/ 172.88 = 1.15, 4.356 ALLOWED
PARKING SUMMARY	
PARKING REQ.: SINGLE-FAMILY DETACHED: 2 SPACES/1 DU	368 SPACES
OUTDOOR REC. SPORTS: 1.5 SPACES/1,000 S.F. (G.F.A.)	10 SPACES
PARKING PROV.:	39 SPACES
STANDARD STALL DIMENSIONS:	10' x 18' (90°)
MIN. DRIVE WIDTH:	20' (ONE-WAY) / 26' (TWO-WAY)

PREPARED IN THE OFFICE OF:
GASKINS + LECRAW

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1266 POWDER SPRINGS RD SW
MARIETTA, GA 30064
PHONE - 770.424.7168
FAX - 770.424.7593
www.gaskinslecraw.com

PEF20812?

REVISIONS:

NO.	DESCRIPTION	DATE	DRAWN BY	CHECKED BY
1	ZONING & ANNEXATION SUBMITTAL	06/01/2026	MDW	SDP

PREPARED FOR:
LENNAR GEORGIA, LLC
1000 HOLCOMB WOODS PKWY, BUILDING 400, ROSWELL, GA 30076

PROJECT:
3808 DUE WEST ROAD
LOCATED IN LAND LOT 254
2ND DISTRICT, 2nd SECTION
COBB COUNTY, GEORGIA

SEAL:

PRELIMINARY
06/01/2026

CALL BEFORE YOU DIG
811
Know what's below.
Call before you dig.

SCALE & NORTH ARROW:

NORTH ARROW
0' 75' 150' 300'
SCALE: 1" = 150'

DESIGN INFO:

DRAWN BY:	MDW
DESIGNED BY:	MDW
REVIEWED BY:	SDP
JOB #:	6510320
DATE:	06/01/2026

ZONING SITE PLAN

Z-1.0

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Gaskins + LeCraw, Inc. shall be without liability to Gaskins + LeCraw, Inc. Copyright Gaskins + LeCraw, Inc., 2026

All that tract or parcel of land lying and being in Land Lots 134, 155 and 170 of the 14th District, 2nd Section, Cherokee County, Georgia and being more particularly described as follows:

Commence at an axle found at the land lot corner common to Land Lots 154, 155, 170 and 171;

Thence along the east line of Land Lot 155 South 00 degrees 32 minutes 30 seconds West a distance of 413.46 feet to a ½" rod found;
Thence leaving the Land Lot line South 88 degrees 12 minutes 23 seconds East a distance of 446.79 feet to a 1" rod found on the southwesterly right-of-way of Reinhardt College Parkway a.k.a. GA Hwy. 140 (a variable right-of-way);
Thence along said right-of-way South 12 degrees 58 minutes 10 seconds East a distance of 195.99 feet to a #4 rebar found;
Thence leaving the right-of-way North 89 degrees 09 minutes 39 seconds West a distance of 492.48 feet to a #4 rebar set on the east line of Land Lot 155;
Thence along said Land Lot line South 00 degrees 32 minutes 30 seconds West a distance of 394.66 feet to a #4 rebar found;
Thence South 00 degrees 33 minutes 31 seconds West a distance of 368.27 feet to a #4 rebar found;
Thence South 00 degrees 32 minutes 27 seconds West a distance of 373.69 feet to a #4 rebar set;
Thence leaving the east line of Land Lot 155 South 88 degrees 17 minutes 11 seconds East a distance of 303.55 feet to a 1" square bolt found;
Thence South 01 degrees 10 minutes 16 seconds West a distance of 149.46 feet to a #5 rebar found;
Thence South 89 degrees 17 minutes 21 seconds East a distance of 477.47 feet to a railroad spike found on the easterly right-of-way of Reinhardt College Parkway a.k.a. GA Hwy. 140 (variable right-of-way);
Thence along said easterly right-of-way South 02 degrees 07 minutes 29 seconds East a distance of 47.59 feet to a point;
Thence South 00 degrees 16 minutes 19 seconds East a distance of 70.09 feet to a point;
Thence South 02 degrees 27 minutes 41 seconds West a distance of 73.09 feet to a point;
Thence South 05 degrees 01 minutes 46 seconds West a distance of 7.94 feet to a point on the northeasterly right-of-way of Old Shoal Creek Road;
Thence along said right-of-way North 36 degrees 41 minutes 50 seconds West a distance of 32.93 feet to a point;
Thence North 67 degrees 00 minutes 19 seconds West a distance of 56.82 feet to a point;
Thence North 74 degrees 01 minutes 44 seconds West a distance of 51.83 feet to a point;
Thence North 76 degrees 44 minutes 11 seconds West a distance of 365.06 feet to a #5 rebar found;
Thence North 82 degrees 15 minutes 39 seconds West a distance of 23.21 feet to a point;
Thence North 75 degrees 51 minutes 17 seconds West a distance of 122.41 feet to a point;
Thence North 77 degrees 13 minutes 45 seconds West a distance of 162.65 feet to a #4 rebar set;
Thence along said right-of-way North 79 degrees 50 minutes 20 seconds West a distance of 166.47 feet to a point;
Thence North 77 degrees 26 minutes 11 seconds West a distance of 36.91 feet to a point;
Thence North 73 degrees 22 minutes 21 seconds West a distance of 52.81 feet to a point;
Thence North 71 degrees 45 minutes 25 seconds West a distance of 113.95 feet to a #4 rebar set;
Thence along said right-of-way North 72 degrees 46 minutes 42 seconds West a distance of 29.47 feet to a point;

Thence along a curve to the left, said curve having a radius of 64.27 feet and an arc length of 46.80 feet and being subtended by a chord bearing of South 89 degrees 17 minutes 43 seconds West and a chord distance of 45.77 feet to a point at the end of county maintenance of Old Shoal Creek Road;
Thence South 23 degrees 49 minutes 42 seconds East a distance of 30.05 feet to a point on the southwesterly right-of-way of Old Shoal Creek Road (a 30 foot right-of-way);
Thence along said right-of-way along a curve to the right, said curve having a radius of 34.27 feet and an arc length of 24.47 feet and being subtended by a chord bearing of South 89 degrees 07 minutes 19 seconds East and a chord distance of 23.96 feet to a point;
Thence South 72 degrees 47 minutes 04 seconds East a distance of 39.32 feet to a #4 rebar found;
Thence South 71 degrees 39 minutes 58 seconds East a distance of 104.80 feet to a point;
Thence South 73 degrees 22 minutes 21 seconds East a distance of 54.32 feet to a point;
Thence South 77 degrees 26 minutes 11 seconds East a distance of 38.60 feet to a point;
Thence South 79 degrees 50 minutes 20 seconds East a distance of 172.18 feet to a #4 rebar set on the east line of Land Lot 155;
Thence along the Land Lot line South 00 degrees 32 minutes 27 seconds West a distance of 144.77 feet to a #5 rebar found;
Thence leaving the Land Lot line North 87 degrees 09 minutes 28 seconds East a distance of 300.15 feet to a 1 ½" rod found;
Thence North 01 degrees 15 minutes 17 seconds East a distance of 60.61 feet to a #5 rebar found on the southwesterly right-of-way of Old Shoal Creek Road (30 foot right-of-way);
Thence along said right-of-way the following courses:
South 76 degrees 19 minutes 20 seconds East a distance of 356.68 feet to a point;
South 74 degrees 01 minutes 44 seconds East a distance of 49.29 feet to a point;
South 67 degrees 00 minutes 19 seconds East a distance of 47.85 feet to a point;
South 40 degrees 16 minutes 34 seconds East a distance of 54.11 feet to a point on the easterly right-of-way of Reinhardt College Parkway a.k.a. GA Hwy. 140 (variable right-of-way);
Thence along the right-of-way of Reinhardt College Parkway South 05 degrees 40 minutes 19 seconds West a distance of 64.91 feet to a 1 ½" rod found;
Thence leaving the right-of-way of Reinhardt College Parkway North 88 degrees 27 minutes 17 seconds West a distance of 769.26 feet to a #5 rebar found on the east line of Land Lot 155;
Thence along said Land Lot line South 00 degrees 34 minutes 16 seconds West a distance of 147.37 feet to a #4 rebar set;
Thence South 00 degrees 34 minutes 16 seconds West a distance of 220.00 feet to a #4 rebar set;
Thence leaving the Land Lot line North 87 degrees 31 minutes 54 seconds West a distance of 210.00 feet to a #4 rebar set;
Thence South 00 degrees 34 minutes 21 seconds West a distance of 210.14 feet to a #4 rebar set on the south line of Land Lot 155;
Thence along said Land Lot line North 87 degrees 34 minutes 10 seconds West a distance of 700.05 feet to a #4 rebar set;
Thence North 87 degrees 34 minutes 10 seconds West a distance of 910.05 feet to a #4 rebar found;
Thence North 87 degrees 48 minutes 54 seconds West a distance of 654.92 feet to a #5 rebar found;
Thence leaving the Land Lot line North 02 degrees 36 minutes 08 seconds East a distance of 314.96 feet to a #5 rebar found;
Thence North 87 degrees 11 minutes 20 seconds West a distance of 482.81 feet to a #5 rebar found;
Thence North 04 degrees 03 minutes 42 seconds East a distance of 990.95 feet to a #4 rebar set;
Thence North 04 degrees 03 minutes 42 seconds East a distance of 1377.45 feet to a 1" open top pipe found on the north line of Land Lot 134;

Thence South 88 degrees 30 minutes 31 seconds East a distance of 90.27 feet to a #4 rebar found at the Land Lot corner common to Land Lots 134, 135, 154 and 155;
Thence along the north line of Land Lot 155 South 89 degrees 28 minutes 43 seconds East a distance of 888.56 feet to a #4 rebar found;
Thence South 89 degrees 24 minutes 07 seconds East a distance of 911.56 feet to a #4 rebar found;
Thence leaving the Land Lot line South 00 degrees 26 minutes 34 seconds West a distance of 457.06 feet to a #4 rebar found;
Thence South 00 degrees 32 minutes 08 seconds West a distance of 458.38 feet to a #4 rebar found;
Thence South 89 degrees 06 minutes 46 seconds East a distance of 474.02 feet to a #4 rebar found;
Thence North 00 degrees 39 minutes 35 seconds East a distance of 460.25 feet to a #4 rebar found;
Thence North 00 degrees 31 minutes 35 seconds East a distance of 458.38 feet to a #4 rebar found on the north line of Land Lot 155;
Thence along said Land Lot line South 89 degrees 20 minutes 58 seconds East a distance of 433.93 feet to an axle found at the Land Lot corner common to Land Lots 154, 155, 170 and 171, said point being the Point of Beginning.

Said tract contains 172.88 acres (7,531,253 square feet).

All that tract or parcel of land lying and being in Land Lots 134 & 155 of the 14th District, 2nd Section, Cherokee County, Georgia and being more particularly described as follows:

Commence at a nail found at the Land Lot corner common to Land Lots 133, 134, 155 & 156;

Thence along the south line of Land Lot 134 North 86 degrees 48 minutes 47 seconds West a distance of 175.14 feet to a #4 rebar found;
Thence leaving the Land Lot line North 03 degrees 56 minutes 13 seconds East a distance of 313.97 feet to a #5 rebar found;
Thence South 87 degrees 11 minutes 20 seconds East a distance of 482.81 feet to a #5 rebar found;
Thence South 02 degrees 36 minutes 08 seconds West a distance of 314.96 feet to a #5 rebar on the south line of Land Lot 155;
Thence along said Land Lot line North 87 degrees 12 minutes 25 seconds West a distance of 314.99 feet to a nail found, said point being the Point of Beginning.

Said tract contains 3.52 acres (153,148 square feet).

TO THE CITY OF CANTON MAYOR AND COUNCIL

CITY OF CANTON, GEORGIA

CONSTITUTIONAL CHALLENGE

COMES NOW, LENNAR GEORGIA, LLC, hereinafter referred to as the "Applicant", and asserts the following, to wit:

1.

By application to which this exhibit relates, the Applicant has applied for Annexation and a Rezoning of certain real property lying and being within unincorporated Cherokee County, Georgia, a more particular description and delineation of the subject property, hereinafter referred to as the "Property", being set forth in said Applications.

2.

The Application for Rezoning of the property seeks a rezoning from the existing categories of R-40, AG and GC, as established by the governing authority of Cherokee County to the zoning category of R-10 in the City of Canton.

3.

The current R-40, AG and GC zoning classifications of the property and all intervening classifications between same and R-10 as proposed by the Applicant are unconstitutional in that they deprive the Applicant under and pursuant to Article 1, Section I, Paragraphs I and II of the Georgia Constitution of 1983 and the Equal Protection and Due Process clauses of the Fifth and Fourteenth Amendments to the Constitution of the United States. This deprivation of property without due process violates constitutional prohibitions against the taking of private property without just compensation.

4.

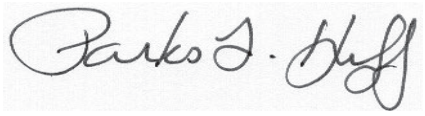
The zoning classifications of R-40, AG and GC and all intervening classifications between same and R-10 as proposed by the Applicant as they presently exist violate the Applicant's right to the unfettered use of the property in that the existing zoning classifications do not bear a substantial relation to the public health, safety, morality or general welfare and is, therefore, confiscatory and void. Further, said classifications are unconstitutional in that they are arbitrary and unreasonable, resulting in relatively little gain or benefit to the public, while inflicting serious injury and loss upon the Applicant.

5.

The City of Canton's Zoning Ordinance is further unconstitutional in that the procedures contained therein pertaining to the public hearings held in connection with zoning applications also violates the aforementioned constitutional provisions in that said procedures contain the lack of procedural and evidentiary safeguards, do not restrict evidence received to the issues at hand and are controlled wholly and solely by political considerations rather than the facts and considerations required by law.

Respectfully submitted, this the 29th of May, 2026.

SAMS, LARKIN & HUFF, LLP



By: _____
PARKS F. HUFF
Attorney for Applicant
Ga. Bar No. 375010