

Bleckley-Cochran Development Authority

That tract of land containing 272.05 acres in Land Lots 130, 131, 139 and 140 of the 21st Land District of Bleckley County Georgia, as shown by Plat of Survey made by David W. Arnold dated December 3, 2025, particularly described as follows:

BEGIN AT A POINT marked by an iron pipe at the common corners of land lots 139, 140, 131 and 132; said point being the Point of Reference and the Point of Beginning; from said POINT OF BEGINNING run North 44 degrees 49 minutes 36 seconds East, a distance of 2763.80 feet along the approximate land lot line separating land lot 131 from land lot 132 to an iron pipe located on the westerly right of way of Norfolk Southern Railroad; thence along a curve on said right of way South 52 degrees 19 minutes 47 seconds East, a chord distance of 612.64 feet (having an arc distance of 613.79 feet and a radius of 2902.02 feet) to rebar on said right of way; thence continuing on a curve along said right of way South 31 degrees 53 minutes 45 seconds East, a chord distance of 1089.18 feet (having an arc distance of 1100.77 feet and a radius of 2186.63 feet) to a rebar; thence continuing along a curve on said right of way South 0 degrees 35 minutes 22 seconds East, a chord distance of 1603.74 feet (having an arc distance of 1627.72 feet and a radius of 2731.40 feet) to a rebar; thence continuing along said right of way South 16 degrees 33 minutes 33 seconds West, a distance of 845.98 feet to a rebar where the intersection of said right of way intersects with the northerly right of way of Jac Arts Road; thence along the northerly right of way of said Jac Arts Road North 51 degrees 00 minutes 24 seconds West, a distance of 36.96 feet to a rebar; thence continuing on a curve along said road North 60 degrees 02 minutes 23 seconds West, a chord distance of 229.40 feet (having an arc distance of 230.77 feet and a radius of 609.30 feet) to a rebar; thence continuing along said road North 67 degrees 27 minutes 24 seconds West, a distance of 194.51 feet to a rebar; thence continuing along said road North 68 degrees 16 minutes 27 seconds West, a distance of 222.47 feet to a rebar; thence continuing along said road North 71 degrees 02 minutes 52 seconds West, a distance of 208.02 feet to a rebar; thence continuing on a curve along Jac Arts Road South 85 degrees 58 minutes 48 seconds West, a chord distance of 247.52 feet (having an arc distance of 252.30 feet and a radius of 373.10 feet) to a rebar; thence continuing along said road South 67 degrees 15 minutes 59 seconds West, a distance of 72.30 feet to a rebar; thence continuing on a curve along said road South 77 degrees 39 minutes 34 seconds West, a chord distance of 277.89 feet (having an arc distance of 281.92 feet and a radius of 480.40 feet) to a rebar; thence along said road North 86 degrees 36 minutes 54 seconds West, a distance of 492.34 feet to a rebar; thence continuing on a curve along said road South 67 degrees 33 minutes 15 seconds West, a chord distance of 329.70 feet (having an arc distance of 337.18 feet and a radius of 460.40 feet) to a rebar; thence along said road South 47 degrees 37 minutes 33 seconds West, a distance of 128.58 feet to a rebar; thence along said road South 44 degrees 32 minutes 22 seconds West, a distance of 707.05 feet to the line separating the lands herein from the lands now or formerly of Dykes and Churchwell to a rebar; thence North 45 degrees 08 minutes 35 seconds West, a distance of 3025.81 feet along the line separating lands herein from the lands now or formerly Dykes to an iron pipe; thence North 43 degrees 47 minutes 39 seconds East, a distance of 1555.31 feet along the line separating lands herein from the lands now or formerly English to an iron pipe; thence South 44 degrees 56 minutes 53 seconds East, a distance of 1512.75 feet along said land lot line and the line separating the lands herein from now or formerly Abney to an iron pipe and POINT OF BEGINNING.

Said tract of land containing 272.05 acres.

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That tract of land containing 0.72 acres in Land Lot 130 of the 21st Land District of Bleckley County Georgia, as shown by Plat of Survey made by David W. Arnold dated December 3, 2025, and particularly described as follows:

BEGIN AT A POINT marked by a rebar where the westerly right of way of U. S. Highway No. 23 intersects the northerly right of way of Jac Arts Road; said point being the Point of Reference and the Point of Beginning;

From said POINT OF BEGINNING run North 49 degrees 55 minutes 17 seconds West, a distance of 76.92 feet along the northerly right of way of Jac Arts Road to the easterly right of way of Norfolk Southern Railroad; thence along said right of way of Norfolk Southern Railroad North 16 degrees 33 minutes 33 seconds East, a distance 358.20 feet to an iron pipe; thence South 74 degrees 09 minutes 15 seconds East, a distance of 95.64 feet along the line separating the lands herein and land now or formerly Bleckley County to the westerly right of way of U.S. Highway No. 23 to an iron pipe; thence along said right of way South 20 degrees 14 minutes 27 seconds West, a distance of 390.89' to a rebar and POINT OF BEGINNING.

Said tract of land containing 0.72 acre.

Legend:

- ▲ = set nail in asphalt
- = set 1/2" rebar and cap
- = found 1" iron pipe
- fd = found
- rb = rebar
- ip = iron pipe
- P = Overhead power
- X = fence
- = sanitary sewer manhole
- ATT = underground fiber optic
- G = underground natural gas
- ◊ = fire hydrant
- W = water line

References:

P.B. 5, Pg. 130
Plat Cab. B, Slide 49-2
Plat Cab. B, Slide 56-7
P.B. E148, Pg. 85

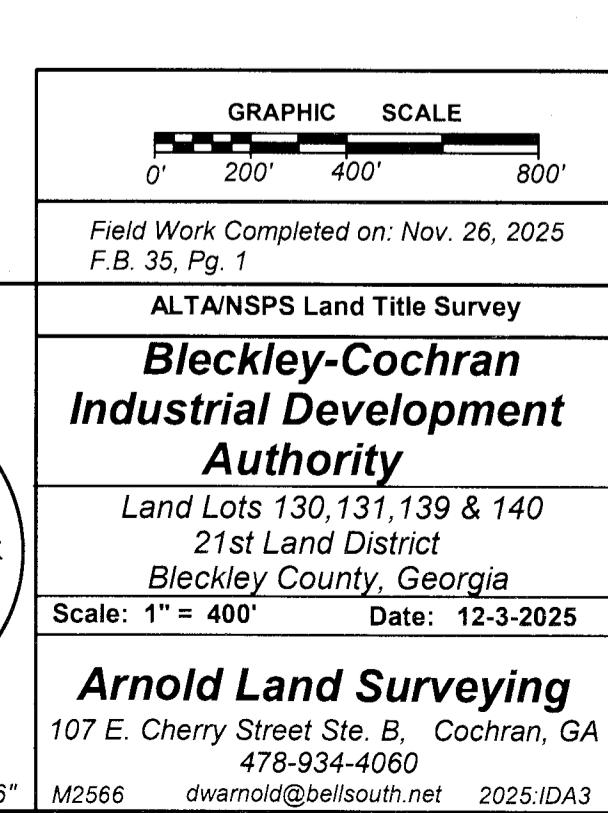
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Details Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS. The fieldwork was completed on November 26, 2025.

THE BEARINGS ARE GRID BEARINGS, NORTH AMERICAN DATUM OF 1983, GEORGIA WEST ZONE DETERMINED USING JAVAD DATA PROCESSING SERVICE (DPOS).
THE FIELD DATA WHICH THIS PLAT IS BASED HAS A RELATIVE POSITION OF LESS THAN 0.07 AT THE 95% CONFIDENCE INTERVAL. THE FIELD DATA WAS COLLECTED USING A JAVAD TRIUMPH-LS AND TRIUMPH-3 DUAL FREQUENCY RECEIVER. THIS PLAT HAS AN ERROR OF CLOSURE OF 1 FOOT IN 233,183.

SURVEYORS CERTIFICATION

The property herein lies completely within a jurisdiction which does not require or allow any plots or this type of plat prior to recording. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

David W. Arnold 12-3-2025
GA. Reg. L.S. License No. 3099 Date

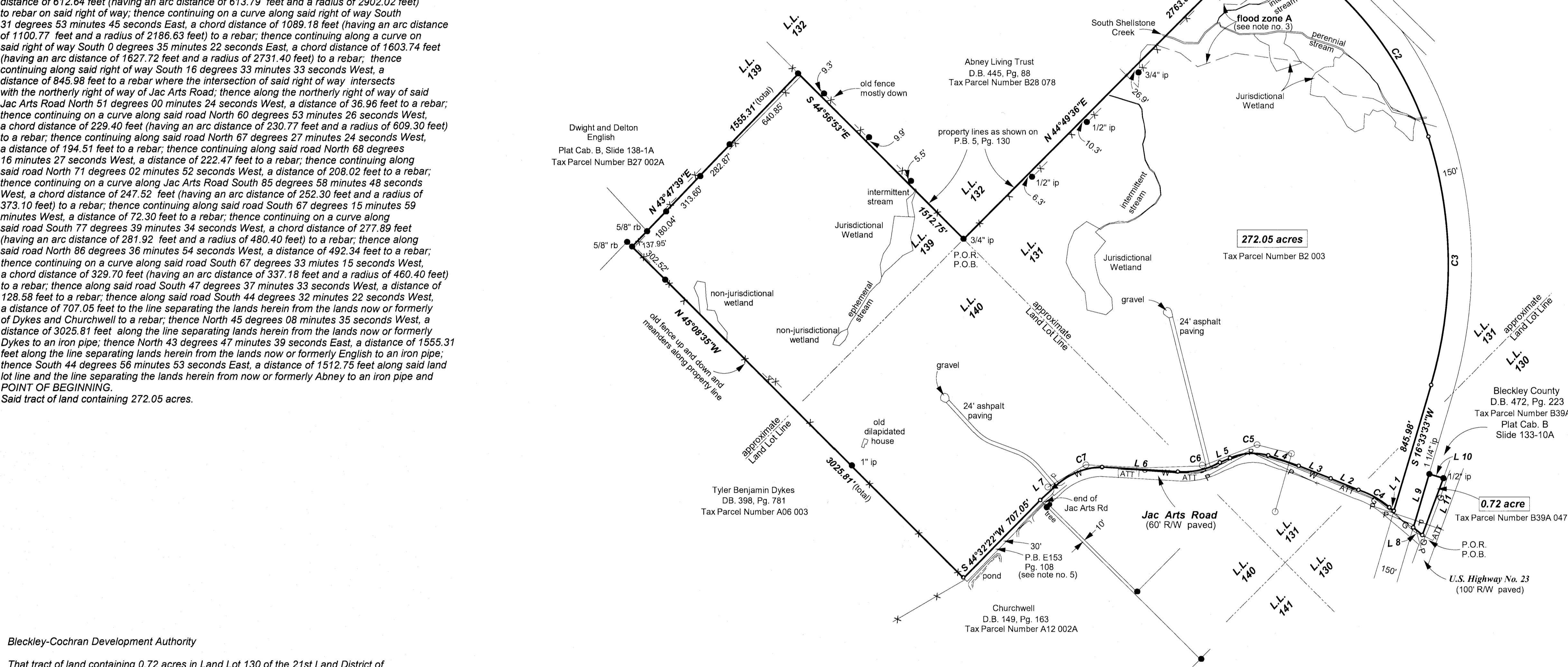


Line	Bearing	Distance
1	N 51°00'24"E	36.96'
2	N 67°27'24"E	194.51'
3	N 68°16'27"W	222.47'
4	N 71°02'52"W	208.02'
5	S 67°15'59"W	72.30'
6	N 86°36'54"W	492.34'
7	S 47°37'17"W	128.58'
8	N 45°55'17"W	95.64'
9	N 23°23'32"E	36.96'
10	S 74°09'15"E	95.64'
11	S 20°14'27"W	390.89'

Curve	Chord Bearing	Chord	Radius	Arc
1	S 52°44'45"E	613.79	208.02	613.79
2	S 31°53'45"E	1089.18	2156.63	1089.18
3	S 0°35'32"E	1603.74	2721.40	1627.72
4	N 60°53'26"W	229.40	609.30	230.77
5	S 85°58'48"W	247.52	373.10	252.30
6	S 77°39'34"W	277.89	480.40	281.92
7	S 67°33'15"W	329.70	460.40	337.18

NOTES:

- Arnold Land Surveying does not guarantee that all utilities and easements that affect the property are shown.
- Location of Jurisdictional Wetlands and Non-Jurisdictional Wetlands. Perennial and Intermittent Streams were provided by and taken from Terracon, 514 Hillcrest Industrial Blvd. Macon, GA. Map dated Oct. 2025.
- Flood Zone A, as shown, taken from FEMA flood map no. 13023C0111B.
- See county official to confirm building setback lines.
- To be deeded to Timothy J. Churchwell and Tina C. Foskey.
- Water line runs in the road bed of Jac Arts road from US Hwy 23 to just past the Rail Road tracks, it then runs along the ditch in the Northerly Right of Way of Jac Arts Road. The line starts as a 6" line and changes to an 8" line according to Cochran city officials.
- ATT fiber optic line runs along the Northerly right of way line of Jac Arts Road and crosses over to service the Prison.
- Underground natural gas line runs along the Northerly right of way of Jac Arts Road coming from US Hwy 23 and stops just past the railroad tracks.
- Location of underground utilities were marked by corrsponding agencies and will need to be verified before any work is done. Call 811.



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P.B. E148, Pg. 85

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David W. Arnold 12-3-2025
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