

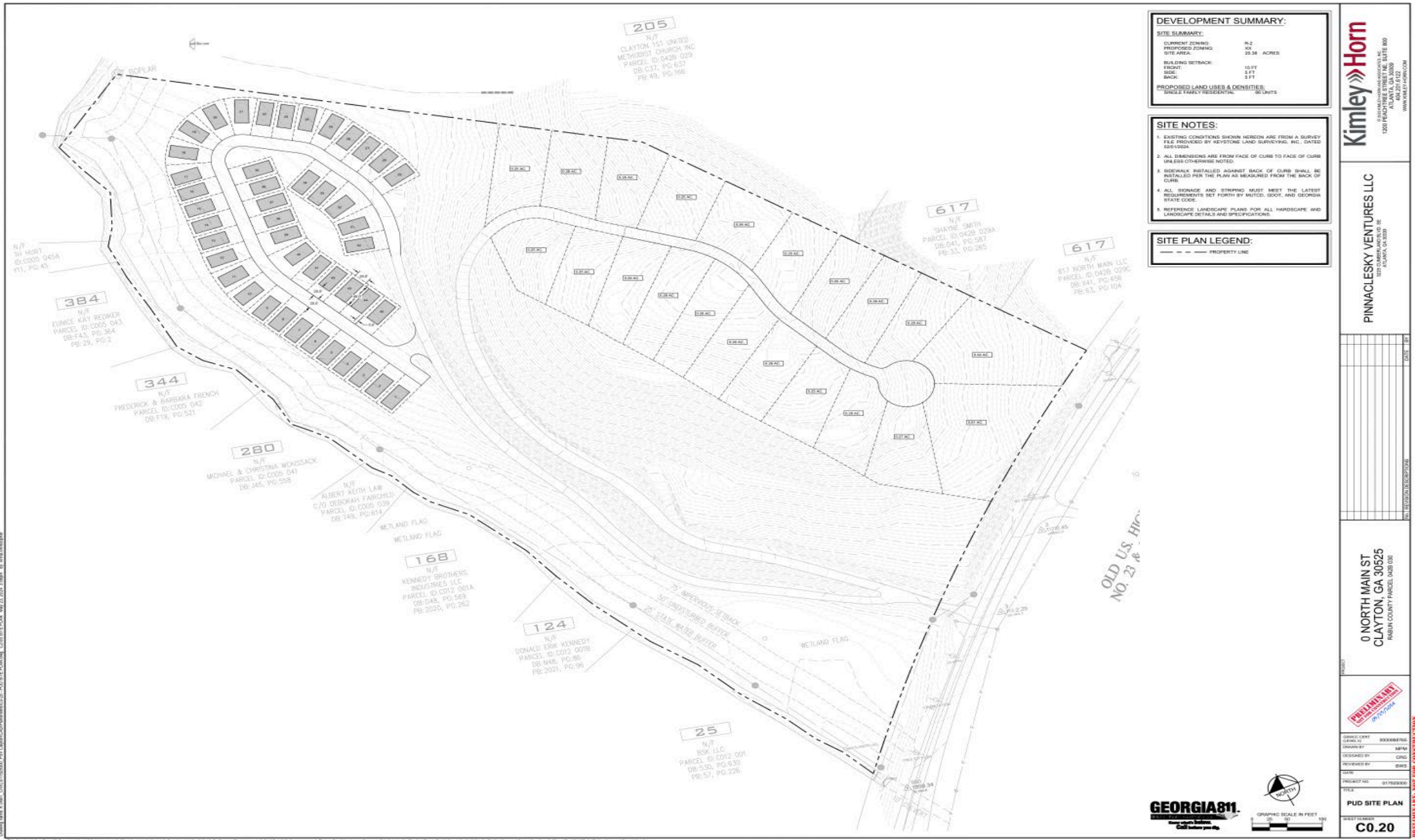
Executive Summary

- Clayton is a thriving mountain community with a number of new residents moving to live in the pristine and quiet North Georgia mountains.
- Tallulah Gorge is on the outskirts of the town with majestic views of the famous river gorge.
- Lake Burton and Lake Rabun are also a short drive from the area.
- The proposed site plan features 21 single family homes on the ridge overlooking the area and 45 cottage/cluster homes – potential build to rent section of the tract.
- Rough graded roads are already in place for the development.
- The city is pro development with the fact that they will fund a TAD to help develop the site with roundabouts, crosswalks, sidewalks and antique fashioned street-lamps.

North Main Street

- Parcel IDs: 042B 030
- 20 acres
- 22,300 ADT on Hwy 441
- Proposed Site Plan: 21 single family lots - .25 acres and up
- 45 cottage home lots – 40 ft x 60 ft – 20 ft front setback & 5 ft side & rear setbacks
- All Utilities are available
- Zone R2 – (6 units to the acre) – City of Clayton
- Offering Price: \$3,000,000

Proposed Site Plan



Source: www.kimley-horn.com. 2/28/2024 10:50 AM. Project: 2024-001-001-001-001. Drawn by: MFL. Date: 01/17/2024. Scale: 1/8" = 1'-0".

Topography Map

GENERAL NOTES:
 1) Title exceptions per title commitment package from First American Title Insurance Company, File No. 22-164 PS 03
 2) This plot is subject to any restrictions, assessments, covenants or restrictions that may exist either written or recorded.
 3) Underground utilities shown on this survey are those a combination of utilities field located by others and public records. Underground utilities not shown herein may exist. The Surveyor does not take responsibility for absence or presence of any such utilities shown or not shown.
 4) This Plot has been prepared for the exclusive use of the person(s) or entities named herein.

THIS MAP REFERRED FOR THE CLERK OF THE SUPERIOR COURT

CITY OF CLAYTON
 ZONING: R-2
 MINIMUM FRONT SETBACK - 40' METERS AND COLLECTOR STREETS, 25' OTHER STREETS
 MINIMUM SIDE SETBACK - 7'
 MINIMUM REAR SETBACK - 10'
 FIELD DATA
 DATE OF FIELD SURVEY: 1-11-24
 THE CALCULATED POSITIONS, ELEVATIONS BASED ON RESIDENTIAL UTILITY MEASUREMENTS OF REFERRED POSITIONS WAS FOUND TO BE 0.33 FEET.
 EQUIPMENT
 ELECTRONIC TOTAL STATION AND NETWORK GPS
 GPS RECEIVER: SP 80
 GNSS RECEIVER: SP 80
 REFERENCE: TRANSIT AND NEW RTN 0203
 TOTAL AREA: 891,211 SQ FT, 20,588 AC
 CALCULATED PLAT CLOSURE: 1 FOOT IN TWELVE FEET

SURVEY DATA:
 NAME OF SURVEY: ALTA/NSP SOURCE OF TITLE DESCRIPTION FOR SUBJECT PROPERTY: 04-24-03
 PROPERTY OWNER AT TIME OF SURVEY: CITY OF CLAYTON, LLC
 PARCEL NUMBER(S): 0428
 REFERENCE: DEED BOOK 189 PG 263
 FLOOD HAZARD NOTE: A PORTION OF THIS PROPERTY IS LOCATED IN A FLOOD HAZARD AREA AS DESIGNATED BY FEMA MAP OF FAYETTE COUNTY, GEORGIA 130402020E EFFECTIVE DATE: SEPTEMBER 13, 2020

Line #	Length	Direction
L1	56.85	N32°30'05"W
L2	44.71	N48°37'46"W
L3	50.09	N34°56'19"W
L4	75.77	N48°08'45"W
L5	81.06	N39°06'57"W
L6	78.31	N48°37'21"W
L7	102.65	N41°09'52"W
L8	74.44	N32°17'38"W
L9	62.12	N33°05'47"W
L10	102.46	N41°04'21"W
L11	58.30	N57°31'19"W
L12	30.60	N45°35'23"W
L13	42.79	N36°55'14"W
L14	33.19	N32°46'41"W
L15	78.03	N38°47'52"W
L16	26.41	N53°51'41"W
L17	35.10	N56°38'25"W
L18	50.31	N20°46'17"W
L19	73.15	N54°35'39"W
L20	50.34	N40°53'41"W

Line #	Length	Direction
L21	44.27	N46°19'31"W
L22	76.34	N18°56'31"W
L23	63.72	N21°11'27"W
L24	28.72	N07°43'49"W
L25	33.98	N20°11'38"E
L26	60.32	N08°04'33"E
L27	58.69	N34°09'18"W
L28	48.30	N30°16'22"W

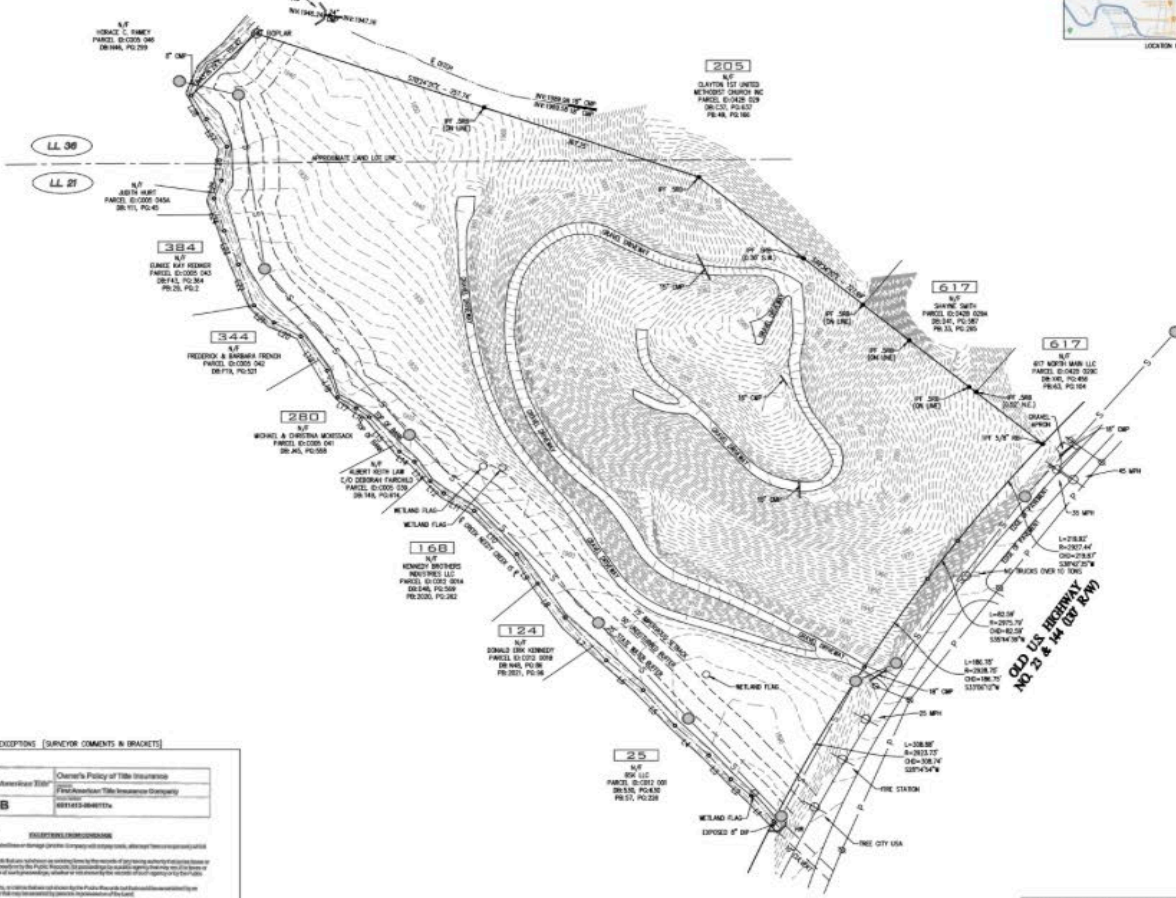
THE EXCEPTIONS (SURVEY COMMENTS & BRACKETS)

First American Title	Owner's Policy of Title Insurance
Schedule B	First American Title Insurance Company
REVISED 04/2024	

1. This survey was conducted in accordance with the standards of the Georgia Surveyors' Board and the standards of the National Society of Professional Surveyors.
2. Any boundary lines, areas, or points shown on this survey are based on the information provided to the Surveyor and are not to be construed as a warranty of accuracy.
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5. Any boundary lines, areas, or points shown on this survey are based on the information provided to the Surveyor and are not to be construed as a warranty of accuracy.

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 SURVEY REQUIREMENTS FOR ALTA/NSP LAND TITLE SURVEYS, AS SET FORTH IN THE GEORGIA SURVEYING ACT OF 1979, AS AMENDED BY ACT 12-14, 11-19-12, 11-19-13, 11-19-14, 11-19-15, 11-19-16, 11-19-17, 11-19-18, 11-19-19, 11-19-20, 11-19-21, 11-19-22, 11-19-23, 11-19-24, 11-19-25, 11-19-26, 11-19-27, 11-19-28, 11-19-29, 11-19-30, 11-19-31, 11-19-32, 11-19-33, 11-19-34, 11-19-35, 11-19-36, 11-19-37, 11-19-38, 11-19-39, 11-19-40, 11-19-41, 11-19-42, 11-19-43, 11-19-44, 11-19-45, 11-19-46, 11-19-47, 11-19-48, 11-19-49, 11-19-50, 11-19-51, 11-19-52, 11-19-53, 11-19-54, 11-19-55, 11-19-56, 11-19-57, 11-19-58, 11-19-59, 11-19-60, 11-19-61, 11-19-62, 11-19-63, 11-19-64, 11-19-65, 11-19-66, 11-19-67, 11-19-68, 11-19-69, 11-19-70, 11-19-71, 11-19-72, 11-19-73, 11-19-74, 11-19-75, 11-19-76, 11-19-77, 11-19-78, 11-19-79, 11-19-80, 11-19-81, 11-19-82, 11-19-83, 11-19-84, 11-19-85, 11-19-86, 11-19-87, 11-19-88, 11-19-89, 11-19-90, 11-19-91, 11-19-92, 11-19-93, 11-19-94, 11-19-95, 11-19-96, 11-19-97, 11-19-98, 11-19-99, 11-19-100.

THE TERM "SURVEY" SHALL MEAN A SURVEY STATEMENT BASED UPON FIELD AND KNOWLEDGE KNOWN TO THE SURVEYOR AND IS NOT A GUARANTEE OF ACCURACY, EITHER EXPRESSED OR IMPLIED. GA 160-4-3002 AND 161



LEGEND

1/4	EXISTING BOUNDARY LINE
2/4	BOUNDARY ALIGNMENT (DASH)
3/4	SHADOWY BOUNDARY ALIGNMENT
4/4	EDGE OF FORECAST (DASH)
5/4	POINT OF VIEW
6/4	BOUNDARY
7/4	POINT OF BEGINNING
8/4	POINT OF COMMENCEMENT
9/4	WELL POINT
10/4	WELL POINT FLOOR ELEVATION
11/4	POWER POLE
12/4	7" MIN. MINOR W/L
13/4	MIN. MINOR W/L
14/4	WALL
15/4	CONCRETE FOUNDATION
16/4	PAV. DRIVEWAY
17/4	PAV. DRIVEWAY
18/4	PAV. DRIVEWAY
19/4	PAV. DRIVEWAY
20/4	PAV. DRIVEWAY
21/4	PAV. DRIVEWAY
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49/4	PAV. DRIVEWAY
50/4	PAV. DRIVEWAY

THIS PLAN IS A REPRODUCTION OF AN EXISTING PLAN OR PARCEL OF LAND AND DOES NOT SURVEY OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE REPRODUCING INFORMATION OF THIS PLAN DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, UNLESS IT IS EXPRESSLY COMPLIANT WITH LOCAL RESOLUTIONS OR REQUIREMENTS OR OTHERWISE BY THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAN CONFORMS WITH THE MINIMUM TECHNICAL STANDARDS FOR PROFESSIONAL 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 S.C.L.A. SECTION 15-6-67.

SCALE: 1"=40'

DESIGNED BY: [Signature] SHEET NUMBER: 1 of 1 FILE NAME: RABUN COUNTY PARCEL 0428_03A DATE: 2-1-2024 JOB NUMBER: SUR-2053

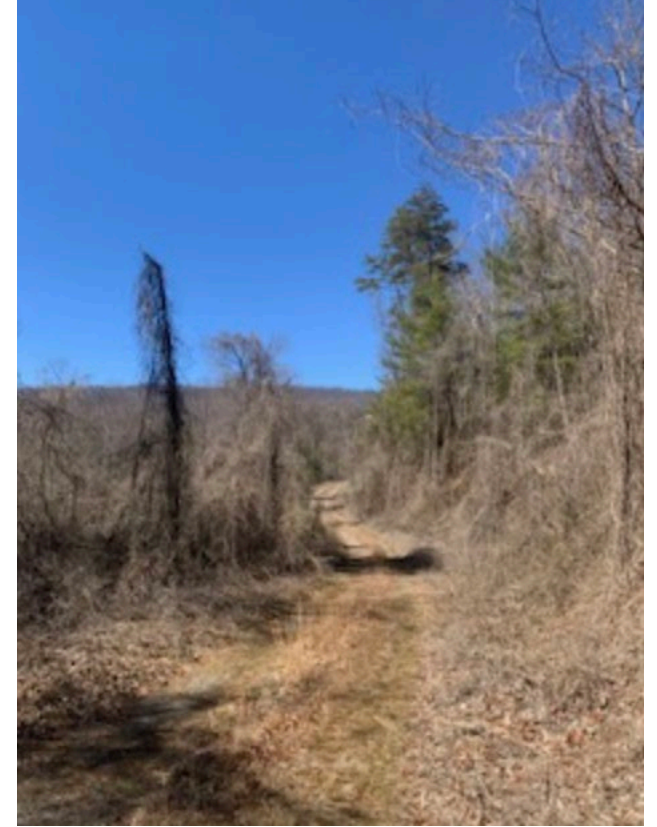
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ALTA/NSP LAND TITLE SURVEY FOR
RABUN COUNTY PARCEL # 0428 030
 LAND LOTS 31 & 36, 2ND DISTRICT
 CITY OF CLAYTON, RABUN COUNTY, GEORGIA 30523

3-23-2024

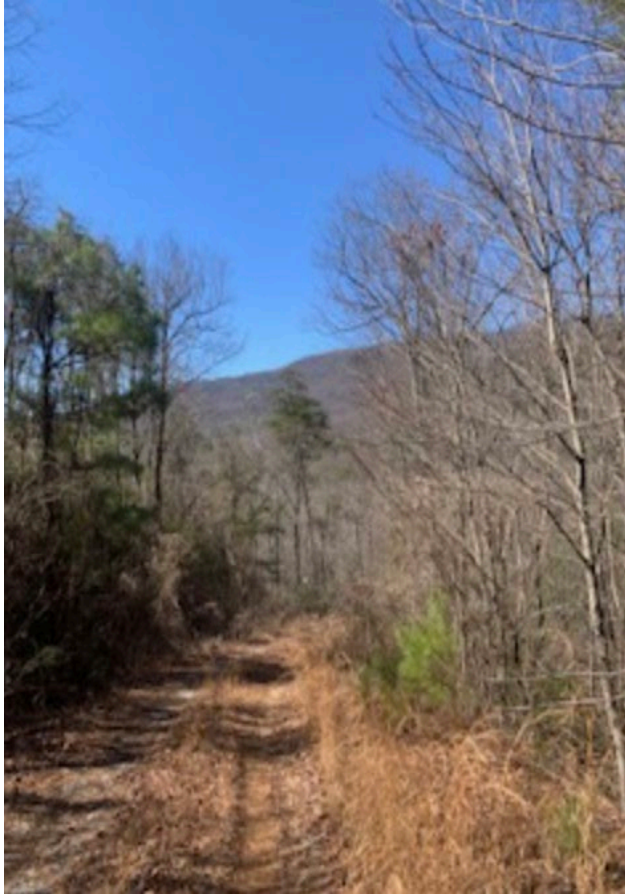
KEYSTONE LAND SURVEYING, INC.
 282 WEST OGDON STREET
 LAWRENCEVILLE, GEORGIA 30046
 770.945.8700
 www.keystone-land-surveying.com

Property Photographs



Rough Graded Roads in Place

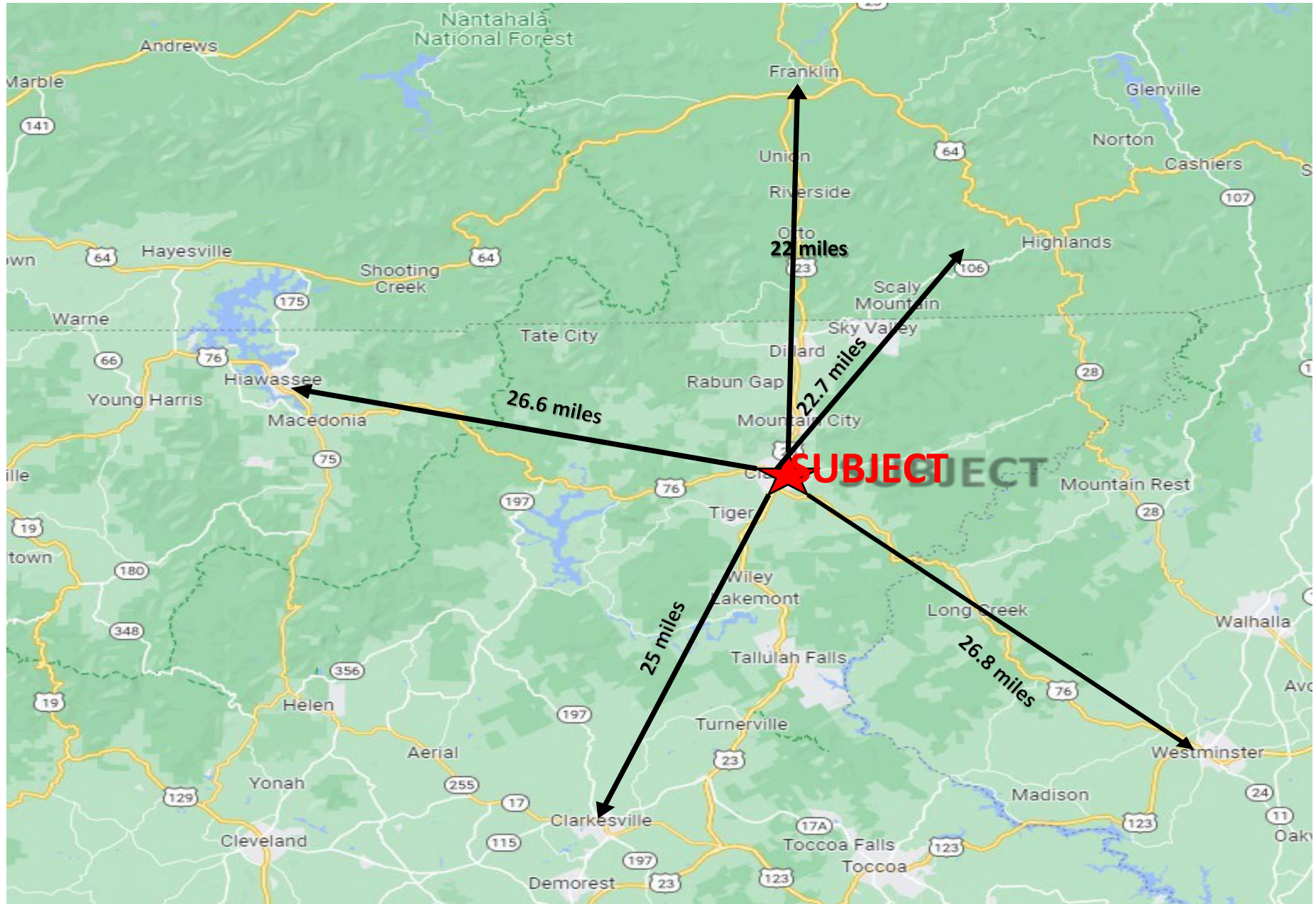
Property Photographs



Beautiful Homesite views of the Mountains



Distance Map





Demographic and Income Profile

N Main St, Clayton, Georgia, 30525
Ring: 3 mile radius

Prepared by Esri
Latitude: 34.87849
Longitude: -83.40088

Summary	Census 2010	Census 2020	2024	2029
Population	5,983	6,052	6,257	6,360
Households	2,476	2,638	2,739	2,802
Families	1,603	1,631	1,650	1,676
Average Household Size	2.37	2.28	2.27	2.26
Owner Occupied Housing Units	1,672	1,774	1,936	2,031
Renter Occupied Housing Units	804	864	803	771
Median Age	42.6	45.9	46.3	46.9

Trends: 2024-2029 Annual Rate	Area	State	National
Population	0.33%	0.61%	0.38%
Households	0.46%	0.86%	0.64%
Families	0.31%	0.75%	0.56%
Owner HHs	0.96%	1.32%	0.97%
Median Household Income	2.51%	3.20%	2.95%

Households by Income	2024		2029	
	Number	Percent	Number	Percent
<\$15,000	275	10.0%	229	8.2%
\$15,000 - \$24,999	202	7.4%	178	6.4%
\$25,000 - \$34,999	279	10.2%	248	8.9%
\$35,000 - \$49,999	253	9.2%	227	8.1%
\$50,000 - \$74,999	565	20.6%	569	20.3%
\$75,000 - \$99,999	399	14.6%	450	16.1%
\$100,000 - \$149,999	278	10.1%	315	11.2%
\$150,000 - \$199,999	215	7.8%	270	9.6%
\$200,000+	274	10.0%	317	11.3%



Demographic and Income Profile

N Main St, Clayton, Georgia, 30525
Ring: 5 mile radius

Prepared by Esri
Latitude: 34.87849
Longitude: -83.40088

Summary	Census 2010	Census 2020	2024	2029
Population	9,166	9,429	9,808	9,998
Households	3,773	4,061	4,223	4,321
Families	2,481	2,556	2,590	2,630
Average Household Size	2.39	2.31	2.30	2.29
Owner Occupied Housing Units	2,686	2,861	3,110	3,249
Renter Occupied Housing Units	1,087	1,200	1,113	1,071
Median Age	43.8	47.4	48.0	48.1
Trends: 2024-2029 Annual Rate	Area	State	National	
Population	0.38%	0.61%	0.38%	
Households	0.46%	0.86%	0.64%	
Families	0.31%	0.75%	0.56%	
Owner HHs	0.88%	1.32%	0.97%	
Median Household Income	2.68%	3.20%	2.95%	
Households by Income	2024		2029	
	Number	Percent	Number	Percent
<\$15,000	387	9.2%	322	7.5%
\$15,000 - \$24,999	324	7.7%	284	6.6%
\$25,000 - \$34,999	422	10.0%	377	8.7%
\$35,000 - \$49,999	378	9.0%	335	7.8%
\$50,000 - \$74,999	837	19.8%	838	19.4%
\$75,000 - \$99,999	644	15.2%	711	16.5%
\$100,000 - \$149,999	442	10.5%	499	11.5%
\$150,000 - \$199,999	297	7.0%	380	8.8%
\$200,000+	492	11.7%	575	13.3%



Demographic and Income Profile

N Main St, Clayton, Georgia, 30525
Ring: 7 mile radius

Prepared by Esri
Latitude: 34.87849
Longitude: -83.40088

Summary	Census 2010	Census 2020	2024	2029
Population	12,203	12,610	13,095	13,360
Households	4,946	5,341	5,564	5,698
Families	3,282	3,424	3,480	3,537
Average Household Size	2.41	2.34	2.32	2.31
Owner Occupied Housing Units	3,601	3,883	4,213	4,395
Renter Occupied Housing Units	1,345	1,458	1,351	1,302
Median Age	44.2	48.0	48.7	48.6
Trends: 2024-2029 Annual Rate	Area	State	National	
Population	0.40%	0.61%	0.38%	
Households	0.48%	0.86%	0.64%	
Families	0.33%	0.75%	0.56%	
Owner HHs	0.85%	1.32%	0.97%	
Median Household Income	2.70%	3.20%	2.95%	
Households by Income	2024		2029	
	Number	Percent	Number	Percent
<\$15,000	543	9.8%	452	7.9%
\$15,000 - \$24,999	406	7.3%	359	6.3%
\$25,000 - \$34,999	594	10.7%	538	9.4%
\$35,000 - \$49,999	478	8.6%	426	7.5%
\$50,000 - \$74,999	1,036	18.6%	1,030	18.1%
\$75,000 - \$99,999	877	15.8%	958	16.8%
\$100,000 - \$149,999	633	11.4%	719	12.6%
\$150,000 - \$199,999	394	7.1%	513	9.0%
\$200,000+	601	10.8%	703	12.3%



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