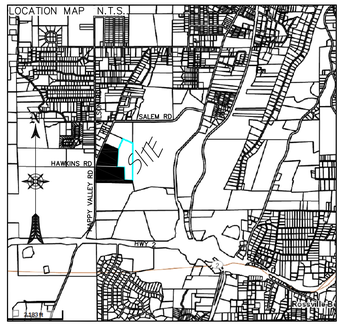

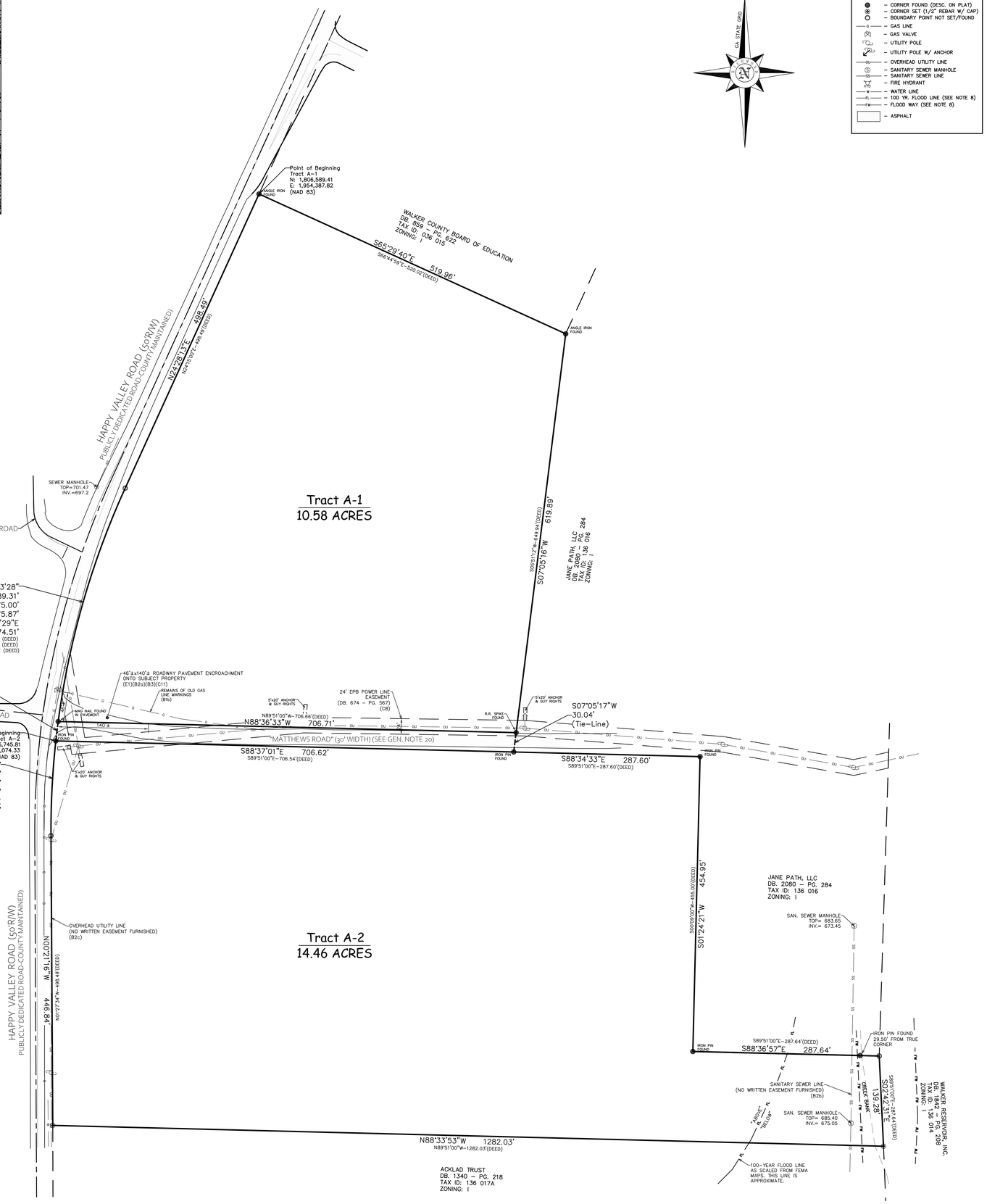

LEGEND:

- CORNER FOUND (DESC. ON PLAT)
- CORNER SET (1/2" REBAR W/ CAP)
- BOUNDARY POINT NOT SET/FOUND
- GAS LINE
- GAS VALVE
- UTILITY POLE
- UTILITY POLE W/ ANCHOR
- OVERHEAD UTILITY LINE
- SANITARY SEWER MANHOLE
- SANITARY SEWER LINE
- FIRE HYDRANT
- WATER LINE
- 100 YR. FLOOD LINE (SEE NOTE 8)
- FLOOD WAY (SEE NOTE 8)
- ASPHALT

STATEMENT OF ENCROACHMENTS:

1. A 46'±x140'± ROADWAY PAVEMENT ENCROACHMENT ONTO SUBJECT PROPERTY LOCATED ON MATTHEWS ROAD ON THE WESTERN SIDE OF THE SUBJECT PROPERTY, AS SHOWN ON THE SURVEY.

GENERAL NOTES:

1. Present Zoning: I
2. Tax ID: 0136 – 017A
3. Deed Reference: DB. 1340 – PG. 218
4. Total Acreage: 25.72 Acres
5. This survey was done using the the information furnished in the title commitment from Old Republic National Title Insurance Company with a commitment number 20220228 dated February 04, 2022.
6. This property is subject to any additional public or private easements, restrictions or ROW's, either written or implied, that may exist.
7. Utility providers:
   Water by: Public (Local Provider)
   Electricity by: Local Provider
   Sewage disposal by: Public Sanitary Sewer
8. As per FEMA Firm Panel No. 13295C0033D (dated 09–05–2007), this tract does lie in a flood hazard area. This property lies with Zone "AE" with a Base Flood Elevation (BFE) of between 688' and 694'. The flood way line and flood line shown on this survey are scaled from FEMA maps and are approximate.
9. Bearings for this survey are based on GA State Grid and were obtained utilizing satellite observation
10. Coordinates and elevations for this survey were obtained utilizing a Topcon Hyper VR receiver dual frequency rover using the Tennessee Department of Transportation (TDOT) VRS network of cors stations referenced to NAD 83 (2011) (epoch 2010) GEOID 12. Datum is NAVD 1988.
11. The fieldwork was completed on: 06–15–2022
12. There was no evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.
13. There was no evidence of any proposed changes in street right of way lines observed in the process of conducting the fieldwork.
14. There was no evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.
15. At the time of the fieldwork, this property was vacant with no improvements on the site.
16. This property is subject to all governmental zoning and subdivision regulations that may exist and may be in effect hereon.
17. Any utilities shown on this survey are based on observed evidence and markings by others. This company extends no responsibility as to the accuracy of the markings nor the depth of the utilities the markings represent. All utilities should be verified prior to any construction.
18. As per observed evidence there is a water line running along the eastern side of Happy Valley Road. This line was not located by One–call for this survey.
19. The subject property has direct access to Happy Valley Road, being a publicly dedicated roadway.
20. As per the current deed, the 30–foot roadway is called Matthews Road and is not included in said deeds. As per the county maps the subject property takes in this roadway. Ownership and status of this road is unclear.

SCHEDULE B – PART II, EXCEPTIONS
FILE NO.: 20220894
COMMITMENT DATE: 03–21–2022

A. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I – Requirements are met.
KNOWN KNOWN OR OBSERVED.

B. Standard Exceptions
1. Rights or claims of parties in possession not shown by the Public Records.
KNOWN KNOWN OR OBSERVED.
2. Easements, or claims of easements, not shown by the Public Records.
DOES AFFECT SUBJECT PROPERTY, as listed below.
a) Rights to the portion of "Matthews Road" that is encroaching onto the subject property at the southwest corner of Tract A–1, as shown on the survey. No written documentation furnished to this company as to the status of this roadway.
b) This property is subject to any easement that may pertain to the sanitary sewer line running along the eastern portion of said subject property, as shown on survey.
c) This property is subject to any easement that may pertain to the overhead utility line running along Happy Valley Road just off said subject property, as shown on survey.
d) This property is subject to any easement that may pertain to the water line running along Happy Valley Road just off said subject property, as noted in General Note 18.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the Land.
DOES AFFECT SUBJECT PROPERTY, as to a 46'±x140'± roadway pavement encroachment onto subject property located on "Matthews Road" on the western side of the subject property, as shown on the survey.
4. Any lien, or right to a lien, for services, labor, material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
DOES NOT APPLY TO SURVEY.
5. Taxes or special assessments which are not shown as existing liens by the Public Records.
DOES NOT APPLY TO SURVEY.

C. Special Exceptions
1. All taxes for 2022 and subsequent years, which are a lien not yet payable.
DOES NOT APPLY TO SURVEY.
2. Any inaccuracy in the area, square footage, or acreage of land described in Schedule A, or attached plat, if any.
The Company does not represent or insure the area, square footage, or acreage of the land.
DOES NOT APPLY TO SURVEY.
3. Additional taxes, interest and/or penalties which may be assessed for prior tax years by virtue of adjustment, reappraisal, re–assessment, appeal or other amendment to the tax records.
DOES NOT APPLY TO SURVEY.
4. Rights of upper and lower riparian owners in and to the free and unobstructed flow of the water extending through the land, without diminution.
DOES AFFECT SUBJECT PROPERTY, as to the waters of "Dry Creek" running along the eastern portion of the subject property, as shown on the survey.
5. Minerals of whatsoever kind, subsurface and subsurface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
DOES NOT APPLY TO SURVEY.
6. Any governmental zoning and subdivision ordinances in effect thereon.
DOES AFFECT SUBJECT PROPERTY, to any and all zoning and subdivision regulations that apply.
7. Any outstanding leases affecting said property.
DOES NOT APPLY TO SURVEY.
8. Terms, provisions, covenants, conditions, restrictions, reservations, limitations, easements, charges, assessments and liens, if any, as set out in instruments recorded in Deed Book 425, Page 445, in Deed Book 501, Page 116, in Deed Book 674, Page 567, and in Deed Book 522, Page 796, in the Office of the Clerk of the Superior Court of Walker County, Georgia.
DOES NOT AFFECT SUBJECT PROPERTY, as to Deed Book 425, Page 445, Deed Book 501, Page 116 and Deed Book 522, Page 796
DOES AFFECT SUBJECT PROPERTY, as to Deed Book 674, Page 567. This is a 24–foot EPB Power Line Easement running along "Matthews Road", as shown on the survey.
9. Lease Agreement recorded in Deed Book 1323, Page 724, and amendments thereto, in the Office of the Clerk of the Superior Court of Walker County, Georgia.
DOES NOT AFFECT SUBJECT PROPERTY.
10. Any roadways or rights of way extending into, through, over or under said property
DOES AFFECT SUBJECT PROPERTY, as to the Rights to the portion of "Matthews Road" that is encroaching onto the subject property at the southwest corner of Tract A–1, as shown on the survey. No written documentation furnished to this company as to the status of this roadway.
11. Rights of upper and lower riparian owners to the waters of any creeks, streams or rivers flowing through the subject property, free from diminution or pollution.
DOES AFFECT SUBJECT PROPERTY, as to the waters of "Dry Creek" running along the eastern portion of the subject property, as shown on the survey.
12. No insurance is afforded as to the acreage or square footage contained in the insured property.
DOES NOT APPLY TO SURVEY.

SURVEY DESCRIPTION

Being property located in Land Lot 66, located on Happy Valley Road, 9th District, 4th Section of Walker County, GA, and being more particularly described as follows:

Tract A–1:

Beginning at an angle iron found (N: 1806589.41, E: 1954387.82, NAD 83) on the eastern line of Happy Valley Road (having a 50–foot R/W), said point marking the northwest corner of the herein described tract and the southwest corner of the land of Walker County Board of Education (DB. 859 – PG. 622); thence leaving said road and running along the southern line of Walker County Board of Education on a bearing of S 65°29'40" E for a distance of 519.96 feet to an angle iron found on the western line of Jane Path, LLC (DB. 2080 – PG. 284), said point marking the northeast corner of the herein described tract and the southeast corner of Walker County Board of Education; thence running with the western line of Jane Path, LLC on a bearing of S 07°05'16" W, for a distance of 619.89 feet to a R.R. spike found on the northern line of Matthews Road, said point marking the southeast corner of the herein described tract; thence running along the northern line of Matthews Road on a bearing of N 88°36'33" W, for a distance of 706.71 feet to a Mag nail found on the eastern line of said Happy Valley Road, said point marking the southwest corner of the herein described tract; thence running with the eastern line of Happy Valley Road the following two (2) call: on a curve to the right having a delta of 016°53'28", a tangent of 189.31 feet, a radius of 1275.00 feet, a length of 375.87 feet, a chord bearing of N 16°01'29" E and a chord distance of 374.51 feet to a point; thence on a bearing of N 24°28'13" E, for a distance of 498.49 feet to a point to the Point of Beginning, said tract containing 10.58 acres acres.

Tract A–2:

Beginning at an iron pin found (N: 1805745.81, 1954074.33, NAD 83) on the eastern line of Happy Valley Road (having a 50–foot R/W), said point marking the northwest corner of the herein described tract and the southern line of Matthews Road; thence leaving Happy Valley Road and running with the northern line of Matthews Road on a bearing of S 88°37'01" E, for a distance of 706.62 feet to an iron pin found on the western line of Jane Path, LLC (DB. 2080 – PG. 284), said point marking the northeast corner of the herein described tract and the end of Matthews Road; thence running with the western line of Jane Path, LLC the following three (3) calls: on a bearing of S 88°34'33" E, for a distance of 287.60 feet to an iron pin found; thence on a bearing of S 01°24'21" W, for a distance of 454.95 feet to an iron pin found; thence on a bearing of S 88°36'57" E, for a distance of 287.64 feet (passing an iron pin found being 29.50 feet from true corner) to a point in Dry Creek, said point being on the western line of Walker Reservoir, Inc. (DB. 1842 – PG. 208); thence running along the western line of Walker Reservoir, Inc. on a bearing of S 02°42'31" E, for a distance of 139.28 feet to an iron pin set in Dry Creek, said point marking the southeast corner of the herein described tract and the northeast corner of the land of Acklad Trust (DB. 1340 – PG. 218); thence running with the norther line of Acklad Trust on a bearing of N 88°33'53" W, for a distance of 1,282.03 feet to an iron pin set on the eastern line of said Happy Valley Road, said point marking the southwest corner of the herein described tract and the northwest corner of Acklad Trust; thence running with the eastern line of Happy Valley Road the following two (2) calls: on a bearing of N 00°21'16" W, for a distance of 446.84 feet to a point; thence on a curve to the right having a delta of 006°34'46", a tangent of 73.29 feet, a radius of 1275.00 feet, a length of 146.41 feet, a chord bearing of N 02°56'07" E and a chord distance of 146.33 feet to the Point of Beginning, said tract containing 14.46 acres.

Surveyor's Certification

To Jim Anthony, (name of lender, if known), their successors and/or assigns as their interest may appear, Stewart Title Guaranty Company and The Title Guaranty and Trust Company of Chattanooga:

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 Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7a, 7b1, 7c, 8, 9, 11b, 13, 14, 16, 17, 18 and 19 of Table A thereof.

The fieldwork was completed on: 06–15–2022
Date of Plat or Map: 06–15–2022

Jimmy L Richmond, PLS #2237 Date
Richmond Surveying Company
363 1st Street, SW
Cleveland, TN. 37311
Phone: 423.479.779
Email: info@richmondsurveying.com

RICHMOND SURVEYING COMPANY Est. 1979

GEORGIA REGISTERED No. 2237 PROFESSIONAL LAND SURVEYOR JIMMY L. RICHMOND 06-15-2022

REVISIONS		
NO.	DATE	DESCRIPTION

ALTA/NSPS LAND TITLE SURVEY

BEING PROPERTY LOCATED OFF HAPPY VALLEY ROAD, LYING PARTLY IN LAND LOT 66, 9th DISTRICT AND 4th SECTION OF WALKER COUNTY, GEORGIA.

FOR: JIM ANTHONY

DATE: 06-15-2022 SCALE: 1" = 60'

60 0 30 60 120 240

1" = 60'