

ALTA/NSPS Land Title Survey
For
Karim Dodhia
202 Gates Entry
Peachtree City, GA 30269

Survey done by:
Exclusive Land Surveying
313 Eagle Way
Stockbridge, GA 30281
Phone (404) 304-9757
Certificate of Authorization no.
LSF000877

PROPERTY LOCATION
*no address assigned
Tax parcel no. 0537 011
GA-314, Fayetteville, GA 30214
(in city limits)
Land Lot 166, 5th District
Fayette County, Georgia

Drawing date: 4/2/2022
Drawing scale: 1"=50'
Drawn by: Anthony Jacobs
Sheet: 2 of 2
(Sheet size 18x24)
Dwg. name: hwy314ALTA.dwg 1 inch = 50 ft.

1. The current deed of the subject tract: tax parcel no. 0537 011, describes the boundaries to include tax parcel no. 0537 051 which is the adjacent tract to the north, which was a former Bank of America (but is now a vacant building). The deed for the former Bank of America describes the tract shown as Bank of America, less the subject tract.

An address will be assigned upon approval of the proposed site plan.

WORK TO BE DONE - Build 7,000 sq. ft. Retail store. Current property is vacant wooded land.

Building to be served by county water, sewer and GA Power electricity.

Zoned C-2 community, commercial, Minimum building setbacks:

Minimum front yard setback (from a major street) - 60'

Minimum side yard setback - 0'

Minimum rear yard setback - 12'

50' residential buffer zones are required in addition to side and rear yards, and setback requirements are measured from the buffer.

Source of the title commitment

Fidelity National Title Insurance Company

Issuing Agent: Hartley, Rowe & Fowler, P.C.

Issuing office: 12301 Veterans Memorial Highway

Douglasville, GA 30133

1. COMMITMENT NO. 22-0387S

2. Commitment Date: February 23, 2022

3. Policy to be issued:

(a) ALTA Owner's Policy

Proposed insured: Karim Dodhia

The surveyor was not provided with a legal description of the surveyed property

because one was not available. The legal description as shown hereon was

created and referenced by this ALTA/NSPS Land Title Survey.

The recorded easements benefitting the surveyed property was taken from the

adjacent property records.

SURVEYOR'S NOTES
1. Purpose of survey - Due diligence for proposed sale and new commercial retail building construction.
2. Field survey completed 3/27/2022.
The field data upon which this map or plat is based was by a radial survey and not adjusted.
3. This map or plat has been calculated for closure and is found to be accurate within one foot in 592,812 feet.
4. A Topcon GTS 233W total station was used to obtain the linear and angular measurements used in the preparation of this plat. All distances shown hereon are horizontal "ground" distances.
5. Public records referenced in this survey found at the Fayette County Clerk of the Circuit Court.
6. According to FEMA FIRM map 13113C0102E, effective on 09/26/2008, this property is NOT located in a flood hazard area.
7. No utilities were marked at the time of this survey and all utilities shown hereon were visible at the time of survey.
8. The building dimensions shown are to locate the boundary relative to the building and should not be used to reestablish the boundary lines. All dimensions are perpendicular to the boundary lines from the building corners.

SURVEYOR'S CERTIFICATION

To (name of insured - Karim Dodhia), (name of lender - unknown), (name of insurer - Fidelity National Title Ins Co.): 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 (does not include any items from Table A thereof). The fieldwork was completed on 3/27/2022 [date].

Date of Plat or Map: 4/2/2022

(Surveyor's signature, printed name and seal with Registration/License Number)

Anthony Jacobs, Registered Land Surveyor No. 2987

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