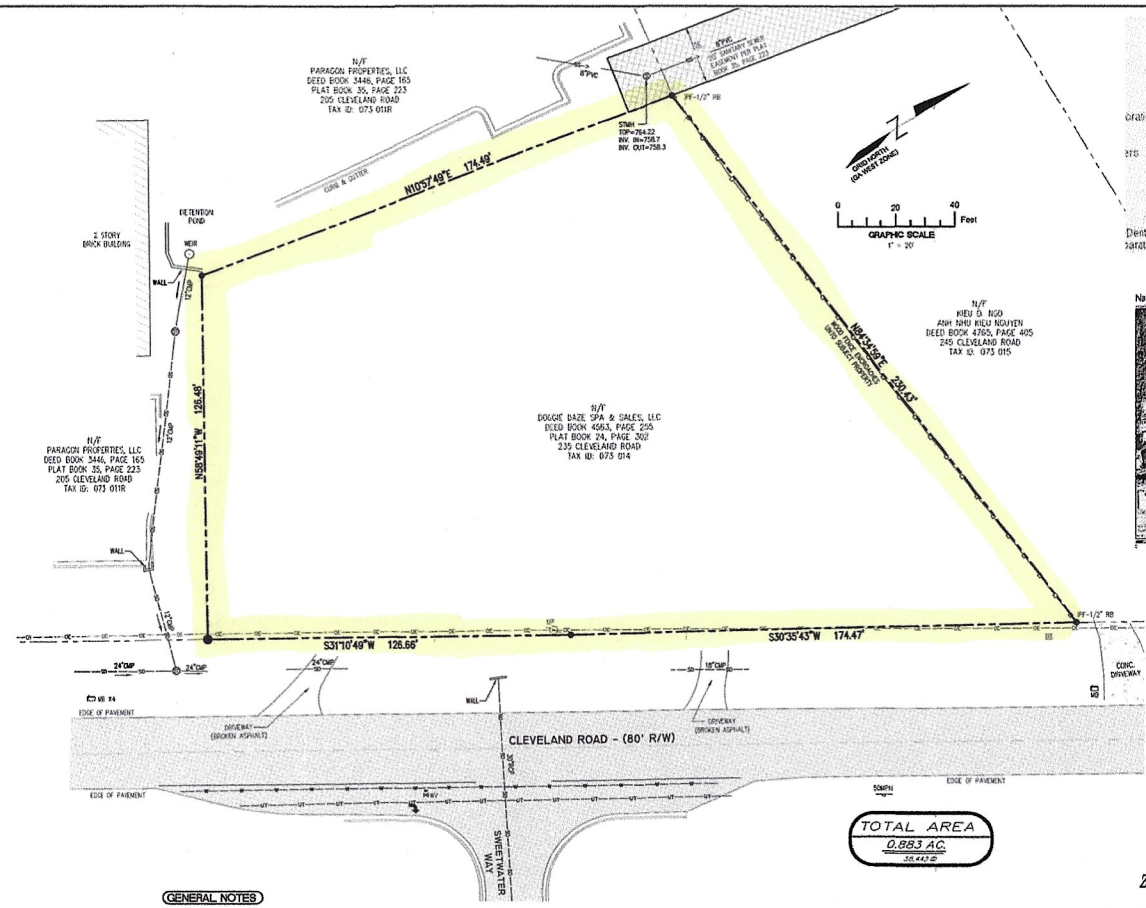
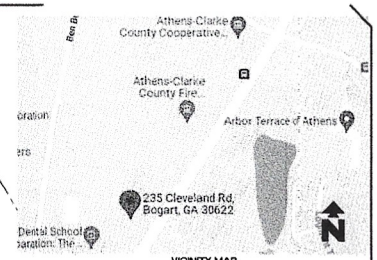
Plat Doc: PLAT
Recorded 10/25/2022 03:02AM

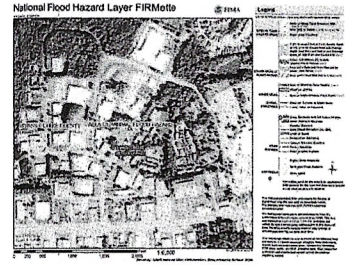
Beverly Logan, Clerk Superior Court
Athens-Clarke County, Ga.
Bk 0000J Pg 0430
Penalty: $0.00
Interest: $0.00
Participants: 6033540000

Clerk's Filing Stamp Box





VICINITY MAP
(NOT TO SCALE)



FLOOD STATEMENT

THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE X ; ACCORDING TO F.E.M.A. (F.I.A.) COMMUNITY NUMBER # 135592 MAP NUMBER # 13059C0080D DATED 04/02/2009

LEGEND

- PROPERTY LINE
- OVERHEAD ELECTRIC
- OVERHEAD TELEPHONE
- GAS LINE
- WATER LINE
- CHAIN LINK FENCE
- LIGHT POLE (LP)
- UTILITY/POWER POLE (UP)(PP)(GP)(TP)
- SIGN
- MAIL BOX
- TREES
- HARDWOOD
- GAS METER (GM)
- WATER METER (WM)
- WATER VALVE (WV)
- FIRE HYDRANT (FH)
- STORM MANHOLE
- SINGLE WING CATCH BASIN
- IRON PIN FOUND (IPF)
- IRON PIN SET (IPS)
- ASPHALT
- CONCRETE
- SANITARY SEWER EASEMENT

TITLE EXCEPTIONS

THIS SURVEY HAS BEEN PREPARED FOR THE BENEFIT OF STOP & ENJOY, LLC., AND DOOGIE DAZE SPA & SALES. BASED UPON CHICAGO TITLE INSURANCE COMPANY REFERENCE No. RZ2-297 ADOPTED 08/09/2022

SCHEDULE B, PART II EXCEPTIONS:

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or in creation, attachment, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met. (CANNOT BE PLOTTED)
2. All taxes for the year 2022 and subsequent years, not yet due and payable, and any additional taxes for the current year or any prior years resulting from a reassessment, amendment or re-billing of city or county taxes subsequent to the Effective Date. (CANNOT BE PLOTTED)
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. (SHOWN ON SURVEY)
4. Easements or claims of easements, not shown by the public records.(VAGUE, CANNOT BE PLOTTED)
5. Rights or claims of parties in possession not shown by the Public Records. (CANNOT BE PLOTTED)
6. Liens or rights to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records. (CANNOT BE PLOTTED)
7. Taxes or special assessments which are not shown as existing liens by the public records. (CANNOT BE PLOTTED)
8. This policy does not insure the exact amount of acreage contained within the Land. (CANNOT BE PLOTTED)
9. All matters shown on Plat Book 24, Page 302, aforesaid Clerk's Office (VEGETE, TRAILER, OVERHEAD POWER LINE HAS BEEN REMOVED AT TIME OF SURVEY. WELL NOT VISIBLE AT TIME OF SURVEY. DIRT ROAD OVERSTROAM, NOT CLEARLY DEFINED)
10. Easement from Frank H. Stephenson, to Georgia Power Company, dated 03/11/1963, filed in Deed Book 240, Page 592, filed on 03/21/1963, aforesaid Clerk's Office (GEORGIA POWER EASEMENT – DESCRIPTION VAGUE, UNABLE TO PLOT)
11. Easement from Frank H. Stephenson, to Georgia Power Company, dated 05/25/1965, filed in Deed Book 246, Page 194, filed on 05/28/1965, aforesaid Clerk's Office (DESCRIPTION VAGUE, UNABLE TO PLOT)
12. Easement from Frank H. Stephenson, to Georgia Power Company, dated 02/05/1966, filed in Deed Book 250, Page 581, filed on 02/17/1966, aforesaid Clerk's Office. (DESCRIPTION VAGUE, UNABLE TO PLOT)
13. Right of Way Deed from Frank H Stephenson, et al, to State Highway Department of Georgia, dated 04/03/1972, filed in Deed Book 372, Page 885 and filed 10/03/1972, aforesaid Clerk's Office. (DEED BOOK 372, PAGE 885 WAS NOT FOUND IN TITLE PACKAGE)
14. Easement from Frank H Stephenson, et al, to Mayor and Council of the City of Athens, dated 05/24/1977, filed in Deed Book 398, Page 511, aforesaid Clerk's Office. (DOES NOT AFFECT)
15. Easements from Frank H Stephenson, et al, to City of Athens, also known as the Mayor and Council of the City of Athens, dated 09/17/1982, filed in Deed Book 434, Pages 750 and 753, filed on 09/28/1982, aforesaid Clerk's Office. (DOES NOT AFFECT)
16. Easement from Henry G. Uhlig, to City of Athens, also known as the Mayor and Council of the City of Athens, dated 08/09/1988, filed in Deed Book 891, Page 174, filed on 11/22/1988, aforesaid Clerk's Office. (DOES NOT AFFECT)
17. Easement from Henry G. Uhlig, et al, to City of Athens, dated 02/28/1990, filed in Deed Book 1033, Page 133, filed on 07/19/1990, aforesaid Clerk's Office. (DOES NOT AFFECT)

GENERAL NOTES

1. SURVEY PROCEDURES: THIS SURVEY IS BASED ON MEASUREMENTS OBTAINED USING A TRIMBLE ROBOTIC TOTAL STATION INSTRUMENT CAPABLE OF READING ANGULAR MEASUREMENTS DIRECTLY TO A MINIMUM OF 1 SECOND OF ARC AND LINEAR DIMENSIONS DIRECTLY TO 0.01 FEET AND TRIMBLE VX ROBOTIC SCANNING TOTAL STATION AND A 100 FOOT STEEL CHAIN.
2. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 83,332 FEET AND AND WAS ADJUSTED USING COMPASS RULE
3. THE FIELD SURVEY UPON WHICH THIS PLAT IS BASED WAS COMPLETED IN THE FIELD ON AUGUST 22, 2022 AND THIS PLAT WAS PREPARED AUGUST 26, 2022.
4. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 228,172 FEET.
5. ALL LINEAR DISTANCES SHOWN ON THIS PLAT ARE GROUND DISTANCES BASED UPON THE US SURVEY FOOT.
6. THIS PROPERTY IS SHOWN TO BE LOCATED WITHIN THE LIMITS OF FLOOD ZONE "X" PER FEMA FLOOD INSURANCE RATE MAP NO. 13059C0080D, DATED 4/2/2009. THIS INFORMATION WAS OBTAINED FROM THE FEMA WEBSITE.
7. THIS SURVEY WAS PERFORMED AT THE REQUEST OF: STOP & ENJOY, LLC.
8. THE OWNER OF THE SUBJECT PROPERTY IS:DOOGIE DAZE SPA & SALES, LLC
9. THE TAX PARCEL ID FOR THE SUBJECT TRACT IS: 073 014
10. 12. THE BEARINGS SHOWN ON THIS SURVEY ARE COMPUTED ANGLES BASED ON A GRID BEARING BASE (GA WEST ZONE).
11. THE VERTICAL DATUM IS BASED ON NAVD 88.
12. LAND ENGINEERING & SURVEYING, INC. AND/OR CORNELIUS O. ANI DO NOT GUARANTEE THAT ALL EASEMENTS AND SUB-SURFACE CONDITIONS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN.
13. THIS DRAWING HAS BEEN GENERATED ELECTRONICALLY. THIS MEDIA SHOULD NOT CONSIDERED A CERTIFIED LEGAL DOCUMENT UNLESS IT HAS BEEN PROPERLY SEALED, SIGNED, AND DATED BY CORNELIUS O. ANI.
14. TITLE REFERENCES REGARDING ADJOINERS ARE SUBJECT TO INFORMATION PROVIDED BY LOCAL GOVERNMENT WEBSITES
15. NO EVIDENCE OF EXISTING CEMETERIES OR BURIAL GROUNDS WAS OBSERVED DURING THE PROCESS OF CONDUCTING THE SURVEY.

CERTIFICATION

THE PLAT OR MAP OF AN ALTA/NSPS LAND TITLE SURVEY SHALL BEAR ONLY THE FOLLOWING CERTIFICATION, UNALTERED, EXCEPT AS MAY BE REQUIRED PURSUANT TO SECTION 3.B. MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS:

TO STOP & ENJOY, LLC. CHICAGO TITLE INSURANCE COMPANY,A STELL, SMITH & MATTOX, P.C. THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 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, 7(a), 8, 9, 11(a), 13, AND 17 TO/RU 20 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON AUGUST 22 2022.

CORNELIUS ANI RLS # 3253

ZONING: C3–COMMERCIAL

PARCEL ID: 073 014

SHEET NUMBER 1OF1

RETRACEMENT SURVEY FOR:

STOP & ENJOY, LLC

235 CLEVELAND ROAD
BOGART, GA 30622
241st DISTRICT, GM
ATHENS-CLARKE COUNTY, GEORGIA

DATE : 08.26.2022	REVISIONS
SCALE : 1"=20'	
DRAWN BY : DJD	
CHECKED BY : COA	
PROJECT ID: 2022-152A	

LAND ENGINEERING & SURVEYING, INC.

2040 Meyers Drive
Lawrenceville, Georgia 30045
Tel: (404) 396-0192
land_engineering@yahoo.com

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