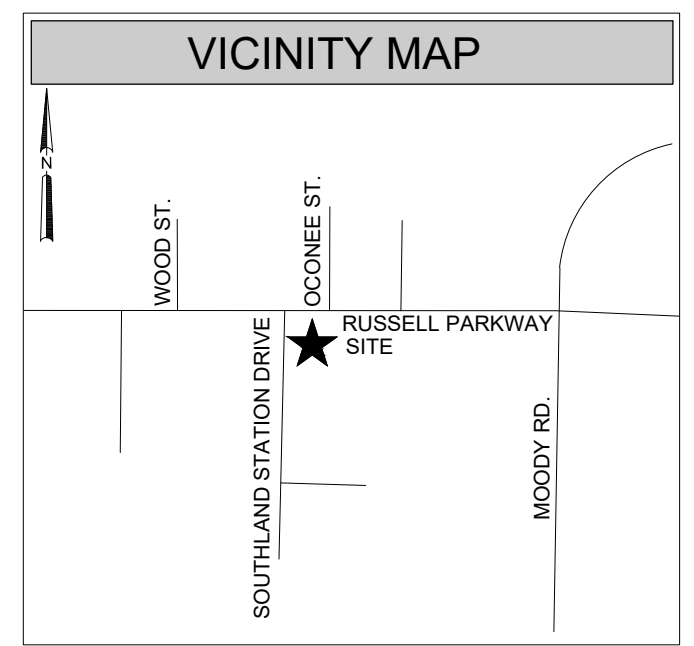
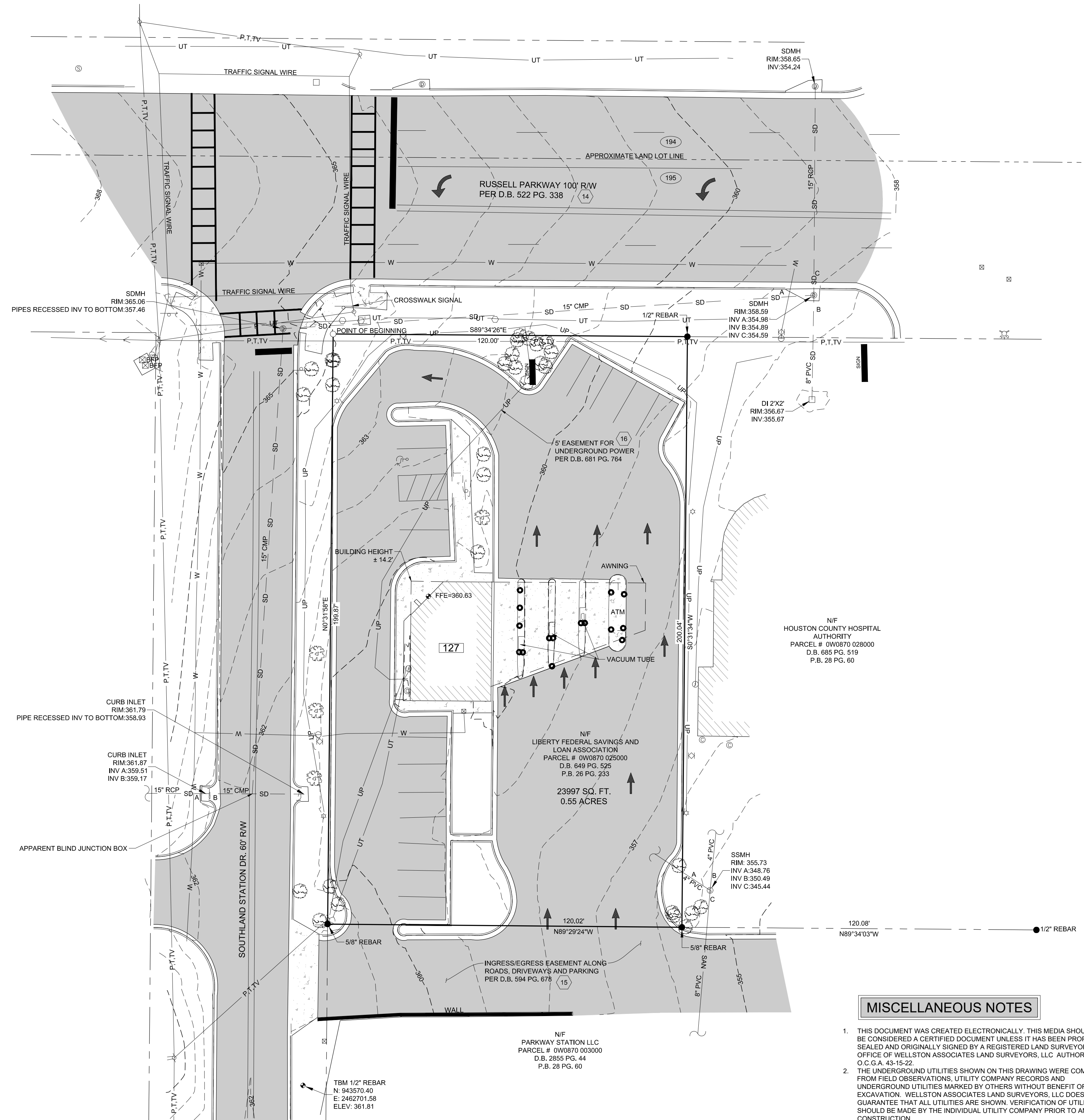


THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT



**EXCEPTIONS**

FIRST AMERICAN TITLE INSURANCE COMPANY  
 COMMITMENT NO.: NCS-1002104-PHX1  
 COMMITMENT DATE: 2-10-20 AT 8:00 AM

13. EASEMENTS CONTAINED IN RIGHT OF WAY DEED FROM HORACE A. JACKSON, ET AL TO HOUSTON COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF GEORGIA, DATED MAY 3, 1956, FILED FOR RECORD MAY 3, 1956, AND RECORDED IN DEED BOOK 103, PAGE 473, HOUSTON COUNTY, GEORGIA RECORDS. (SUPERCEDED BY D.B. 522 PG. 338)

14. EASEMENTS CONTAINED IN RIGHT OF WAY DEED FROM L. V. OSIGIAN, J. C. ARANT, W. F. MOORE, PHIL J. SHERIDAN, CHRIS R. SHERIDAN, & ALMA SHERIDAN DILL TO HOUSTON COUNTY, GEORGIA, DATED MARCH 24, 1978, FILED FOR RECORD MARCH 29, 1978, AND RECORDED IN DEED BOOK 522, PAGE 338, AFORESAID RECORDS. (AFFECTS PROPERTY AS SHOWN)

15. TERMS AND PROVISIONS OF DECLARATION OF EASEMENTS AND COVENANTS BY PARKWAY STATION, LTD., A GEORGIA LIMITED PARTNERSHIP, HAVING AS ITS SOLE GENERAL PARTNER, SALEN KILBURN, JR., DATED JUNE 23, 1981, FILED FOR RECORD JUNE 24, 1981, AND RECORDED IN DEED BOOK 594, PAGE 678, AFORESAID RECORDS; AS AMENDED BY AMENDMENT TO DECLARATION OF EASEMENTS AND COVENANTS, DATED SEPTEMBER 24, 1981, FILED FOR RECORD OCTOBER 8, 1981, AND RECORDED IN DEED BOOK 599, PAGE 645, AFORESAID RECORDS. (EASEMENT FOR UTILITIES AFFECT PROPERTY BUT ARE BLANKET IN NATURE AND CAN NOT GRAPHICALLY PLOT. INGRESS/EGRESS EASEMENT AFFECTS PROPERTY AS SHOWN HERE ON)

16. EASEMENT FROM PURCHASER OF LOT FROM DEVELOPER OF URD FACILITIES FROM LIBERTY FEDERAL SAVINGS AND LOAN TO FLINT ELECTRIC MEMBERSHIP CORPORATION, DATED OCTOBER 19, 1984, AND RECORDED IN DEED BOOK 681, PAGE 764, AFORESAID RECORDS. (AFFECTS PROPERTY AS SHOWN)

17. MATTERS AS SHOWN ON THAT CERTAIN PLAT RECORDED IN PLAT BOOK 15, PAGE 170, AFORESAID RECORDS. (AFFECTS PROPERTY)

18. MATTERS AS SHOWN ON THAT CERTAIN PLAT RECORDED IN PLAT BOOK 26, PAGE 233, AFORESAID RECORDS. (AFFECTS PROPERTY)

**LEGAL DESCRIPTION**

**SURVEY LEGAL DESCRIPTION**

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 195 OF THE FIFTH LAND DISTRICT OF HOUSTON COUNTY, CITY OF WARNER ROBINS, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" REBAR LOCATED AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY OF SOUTHLAND STATION DRIVE (60' RIGHT OF WAY) AND THE SOUTHERLY RIGHT OF WAY OF RUSSELL PARKWAY (100' RIGHT OF WAY); THENCE, ALONG THE SOUTHERLY RIGHT OF WAY OF RUSSELL PARKWAY S 89° 34' 29" E FOR A DISTANCE OF 120.00 FEET TO A 1/2" REBAR; THENCE, LEAVING SAID RIGHT OF WAY S 03° 31' 34" W FOR A DISTANCE OF 200.04 FEET TO A 5/8" REBAR; THENCE, N 89° 29' 24" W FOR A DISTANCE OF 120.02 FEET TO A 5/8" REBAR ON THE EASTERLY RIGHT OF WAY OF SOUTHLAND STATION DRIVE; THENCE, ALONG SAID RIGHT OF WAY N 03° 31' 58" E FOR A DISTANCE OF 199.87 FEET TO A 1/2" REBAR AND THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 0.55 ACRES MORE OR LESS.

**TITLE LEGAL DESCRIPTION**

PARCEL 1

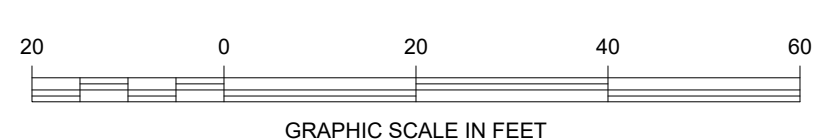
ALL THAT TRACT OR PARCEL OF LAND SITUATE, LYING AND BEING IN LAND LOT 195 OF THE FIFTH LAND DISTRICT OF HOUSTON COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: TO LOCATE THE POINT OF BEGINNING, START AT AN IRON PIN WHICH MARKS THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF MOODY ROAD (80 FOOT RIGHT-OF-WAY) AND THE SOUTHERLY RIGHT-OF-WAY LINE OF RICHARD B. RUSSELL PARKWAY (100 FOOT RIGHT-OF-WAY) AND RUN THENCE NORTH 89 DEGREES, 18 MINUTES, 00 SECONDS WEST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF RICHARD B. RUSSELL PARKWAY A DISTANCE OF 1,241.29 FEET TO AN IRON PIN, WHICH MARKS THE POINT OF BEGINNING; FROM SAID POINT OF BEGINNING RUN THENCE SOUTH 00 DEGREES, 48 MINUTES, 00 SECONDS WEST A DISTANCE OF 200.0 FEET TO AN IRON PIN; THENCE NORTH 89 DEGREES, 18 MINUTES, 00 SECONDS WEST A DISTANCE OF 120 FEET TO AN IRON PIN; THENCE NORTH 00 DEGREES, 48 MINUTES, 00 SECONDS EAST A DISTANCE OF 200.0 FEET TO AN IRON PIN LOCATED ON THE SOUTHERLY RIGHT-OF-WAY LINE OF RICHARD H. RUSSELL PARKWAY; THENCE SOUTH 89 DEGREES, 18 MINUTES, 00 SECONDS EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF RICHARD B. RUSSELL PARKWAY A DISTANCE OF 120.0 FEET TO AN IRON PIN WHICH MARKS THE POINT OF BEGINNING.

REFERENCE IS HEREBY MADE TO A PLAT OF SURVEY OF SUBJECT PROPERTY DATED MARCH 1, 1984, RECORDED IN PLAT BOOK 26, PAGE 233, CLERK'S OFFICE, HOUSTON SUPERIOR COURT, WHICH SAID PLAT AND THE RECORDED COPY THEREOF ARE HEREBY MADE A PART OF THIS DESCRIPTION BY REFERENCE THERETO FOR ALL PURPOSES.

PARCEL 2

EASEMENTS AND OTHER INTERESTS IN REAL PROPERTY CONTAINED IN DECLARATION OF EASEMENTS AND COVENANTS BY PARKWAY STATION, LTD., A GEORGIA LIMITED PARTNERSHIP, HAVING AS ITS SOLE GENERAL PARTNER, SALEN KILBURN, JR., DATED JUNE 23, 1981, FILED FOR RECORD JUNE 24, 1981, AND RECORDED IN DEED BOOK 594, PAGE 678, AFORESAID RECORDS; AS AMENDED BY AMENDMENT TO DECLARATION OF EASEMENTS AND COVENANTS, DATED SEPTEMBER 24, 1981, FILED FOR RECORD OCTOBER 8, 1981, AND RECORDED IN DEED BOOK 599, PAGE 645, AFORESAID RECORDS.

**PRELIMINARY. FOR DISCUSSION PURPOSE ONLY. NOT FOR RECORDING**



**LEGEND OF SYMBOLS**

- IRON PIN FOUND
- IRON PIN SET(1/2" REBAR W/CAP)
- FINISHED FLOOR ELEVATION
- BENCHMARK
- PROPERTY LINE
- CONTOUR LINE
- SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE
- TELEPHONE MANHOLE
- DROP INLET
- LIGHT POLE
- BOLLARD
- CLEAN OUT
- UTILITY POLE
- GUY WIRE
- WATER METER
- WATER VALVE
- BACK FLOW PREVENTER
- FIRE HYDRANT
- IRRIGATION CONTROL VALVE
- ELECTRIC METER
- TRAFFIC SIGNAL BOX
- SIGN
- WATER LINE
- STORM SEWER LINE
- SANITARY SEWER LINE
- OVERHEAD POWER, TELEPHONE AND CATV
- UNDERGROUND POWER
- UNDERGROUND TELEPHONE
- STREET ADDRESS
- ASPHALT
- CONCRETE
- TITLE EXCEPTION
- LAND LOT NUMBER
- TREE
- SHRUBBERY

**MISCELLANEOUS NOTES**

1. THIS DOCUMENT WAS CREATED ELECTRONICALLY. THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT UNLESS IT HAS BEEN PROPERLY SEALED AND ORIGINALLY SIGNED BY A REGISTERED LAND SURVEYOR AT THE OFFICE OF WELLSTON ASSOCIATES LAND SURVEYORS, LLC AUTHORITY O.C.G.A. 43-15-22.
2. THE UNDERGROUND UTILITIES SHOWN ON THIS DRAWING WERE COMPILED FROM FIELD OBSERVATIONS, UTILITY COMPANY RECORDS AND UNDERGROUND UTILITIES MARKED BY OTHERS WITHOUT BENEFIT OF EXCAVATION. WELLSTON ASSOCIATES LAND SURVEYORS, LLC DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN. VERIFICATION OF UTILITIES SHOULD BE MADE BY THE INDIVIDUAL UTILITY COMPANY PRIOR TO ANY CONSTRUCTION.
3. SUBJECT PROPERTY CURRENTLY ZONED C2.
4. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS AN AVERAGE RELATIVE ACCURACY OF 0.03 FEET AT THE 95% CONFIDENCE LEVEL. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 98,929 FEET. THE LINEAR AND ANGULAR MEASUREMENTS SHOWN ON THIS PLAT WERE OBTAINED BY UTILIZING A SOKKIA GPS RTK DUAL FREQUENCY RECEIVER. FIELD WORK COMPLETED ON 4-1-2020.
5. TOTAL AREA OF PROPERTY = 0.55 ACRES.
6. WELLSTON ASSOCIATES LAND SURVEYORS, LLC DOES NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THE SUBJECT TRACT ARE SHOWN.
7. BY GRAPHICAL PLOTTING ONLY, THE SUBJECT AREA LIES WITHIN ZONE "X" OF THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP NO. 13153C0085E, DATED 9-28-2007.
8. ONE FOOT CONTOUR INTERVAL SHOWN. ELEVATIONS SHOWN ARE REFERENCED TO NAVD 88 DATUM.
9. THIS PLAT IS A RETRACEMENT OF THE LANDS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY NUMBERED NCS-1002104-PHX1 AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES.
10. RUSSELL PARKWAY IS A PUBLIC ROAD PER DEED BOOK 522 PAGE 338. PER THE OWNER CERTIFICATE FOUND IN PLAT BOOK 24 PAGE 4 SOUTHLAND STATION DRIVE WAS DEDICATED FOR PUBLIC USE.

**CERTIFICATION**

TO FIRST AMERICAN TITLE INSURANCE COMPANY

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 ALTANSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 8, 9, 11, 13, 14, 19 AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 4-1-2020

DATE: 4-1-2020 REGISTRATION NO. 3331

**CERTIFICATION**

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. 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.

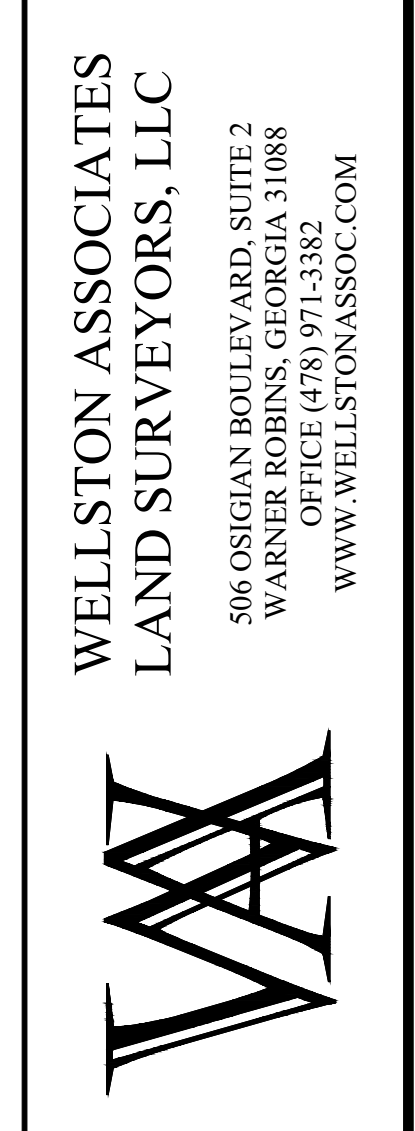
Shawn Bean, GARLS#3331  
 COA #LSF000949

Revisions

No.	Date	Description

WELLSTON ASSOCIATES  
 LAND SURVEYORS, LLC

506 OSIGIAN BOULEVARD, SUITE 2  
 WARNER ROBINS, GEORGIA 31088  
 OFFICE (478) 971-3382  
 WWW.WELLSTONASSOC.COM



ALTA NSPS SURVEY  
 LANDS OF  
 LIBERTY FEDERAL SAVINGS AND LOAN ASSOCIATION

LAND LOT 195  
 HOUSTON COUNTY

5TH LAND DISTRICT  
 GEORGIA

WARNER ROBINS

Project No.: 1288-001  
 Drawing No.: ALTA  
 Drawn By: W.S.B.  
 Checked By: S.H.J.

R.L.S. No.: 3331

Date: 4-1-2020  
 Scale: 1"=20'

Sheet No.: