

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN OR BEING IN GMD NO. 255 JACKSON COUNTY, CITY OF COMMERCE, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY RIGHT OF WAY OF SOUTH BROAD STREET 96.00' WEST OF ELIZABETH STREET;

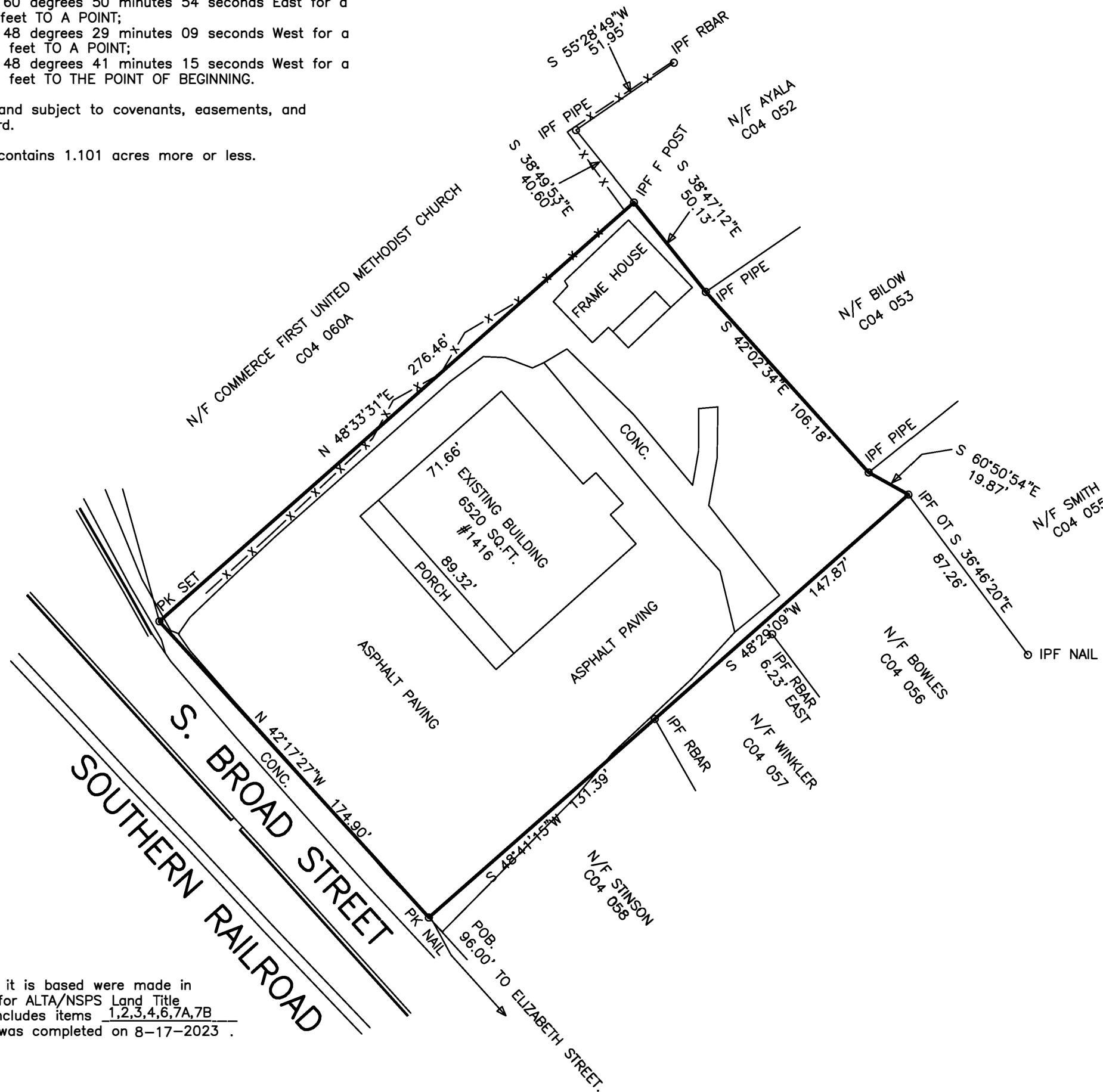
THENCE North 42 degrees 17 minutes 27 seconds West for a distance of 174.90' feet TO A POINT;
 THENCE North 48 degrees 33 minutes 31 seconds East for a distance of 276.46' feet TO A POINT;
 THENCE South 38 degrees 47 minutes 12 seconds East for a distance of 50.13' feet TO A POINT;
 THENCE South 42 degrees 02 minutes 34 seconds East for a distance of 106.18' feet TO A POINT;
 THENCE South 60 degrees 50 minutes 54 seconds East for a distance of 19.87' feet TO A POINT;
 THENCE South 48 degrees 29 minutes 09 seconds West for a distance of 147.87' feet TO A POINT;
 THENCE South 48 degrees 41 minutes 15 seconds West for a distance of 131.39' feet TO THE POINT OF BEGINNING.

Together with and subject to covenants, easements, and restrictions of record.

Said property contains 1.101 acres more or less.

** LEGEND **

- IPF = IRON PIN FOUND
- IPS = IRON PIN SET
- CMF = CONCRETE MONUMENT FOUND
- R/W = RIGHT OF WAY
- BL = BUILDING LINE
- LLL = LAND LOT LINE
- LL = LAND LOT
- N/F = NOW OR FORMERLY
- NTS = NOT TO SCALE
- CL = CENTER LINE
- BM = BENCH MARK
- TBM = TEMPORARY BENCH MARK
- PC = POINT OF CURVATURE
- PI = POINT OF INTERSECTION
- PT = POINT OF TANGENCY
- R = RADIUS
- CH = CHORD
- IE = INVERT ELEVATION
- T- = TELEPHONE LINE
- W- = WATER LINE
- G- = GAS LINE
- S- = SEWER LINE
- P- = POWER LINE
- MH = MAN HOLE
- SSE = SANITARY SEWER EASEMENT
- DE = DRAINAGE EASEMENT
- CE = CONSTRUCTION EASEMENT
- CB = CATCH BASIN
- JB = JUNCTION BOX
- DI = DROP INLET
- HW = HEAD WALL
- FH = FIRE HYDRANT
- RCP = REINFORCED CONCRETE PIPE



GENERAL NOTES

- 1) The field data upon which this plat is based has a precision of one foot in 49,378 feet and an angular error of 02" per angle point and was adjusted using least squares.
- 2) This plat has been calculated for closure and has an accuracy of one foot in 240,275 feet.
- 3) Field equipment used for this survey was a Topcon GPT2005.
- 4) All easements, restrictions, or exceptions to title are shown based on information supplied to INGRAM, LORD AND ASSOCIATES. No Certification as to the completeness or accuracy of any matters of title is made by INGRAM, LORD AND ASSOCIATES.
- 5) Underground utilities shown on this plat were taken from field observation and from plats by others, the exact location of all utilities should be verified by the respective utility company. INGRAM, LORD AND ASSOCIATES assumes no liability as to the exact location of any underground utility. For verification contact the utilities Protection Center Inc. 1-800-282-7411.
- 6) This survey is a correct representation of the land platted and has been platted in conformity with the minimum standards of Georgia Law. It does not intend to indicate ownership of any parcel or easement, this information should be verified by an attorney licensed by the state of Georgia.
- 7) NO TITLE REPORT PROVIDED.
- 8) THIS PROPERTY IS NOT LOCATED IN A FIRM FLOOD HAZARD AREA PER PANEL 13157C0155C DATED 12-17-2010.
- 9) THE SURVEYED PROPERTY IS A DEPICTION OF THE SAME PROPERTY DESCRIBED IN DEED BOOK 10G PAGES 188-190 AND DEED BOOK 3A PAGE 64.

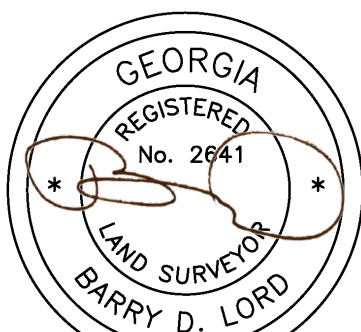
GRID NORTH GEORGIA WEST ZONE

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, 6, 7A, 7B, 11, 13, 14 of Table A thereof. The field work was completed on 8-17-2023.

Date of Plat: 8-19-2023

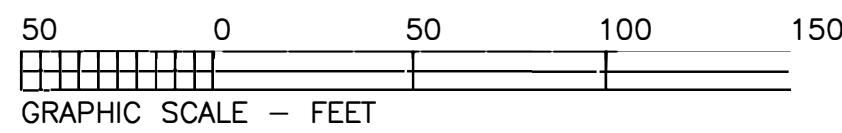
 8-19-2023
 Barry D. Lord Georgia RLS # 2641 Date

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make 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.





BARRY D. LORD GA RLS#2641 8-19-2023 DATE



ALTA/NSPS LAND TITLE SURVEY FOR:
 DOABA PROPERTIES 1416, LLC

1.101 ACRES
 GMD NO.255
 JACKSON COUNTY, GEORGIA
 CITY OF COMMERCE
 SCALE: 1"=50'
 DATE: FIELD 8-17-2023
 DRAWING: 8-19-2023

INGRAM, LORD & ASSOCIATES
 LAND SURVEYING AND PLANNING
 437 SAM BROWN BLVD.
 COMMERCE, GEORGIA 30529
 706-335-9069

IL4652P