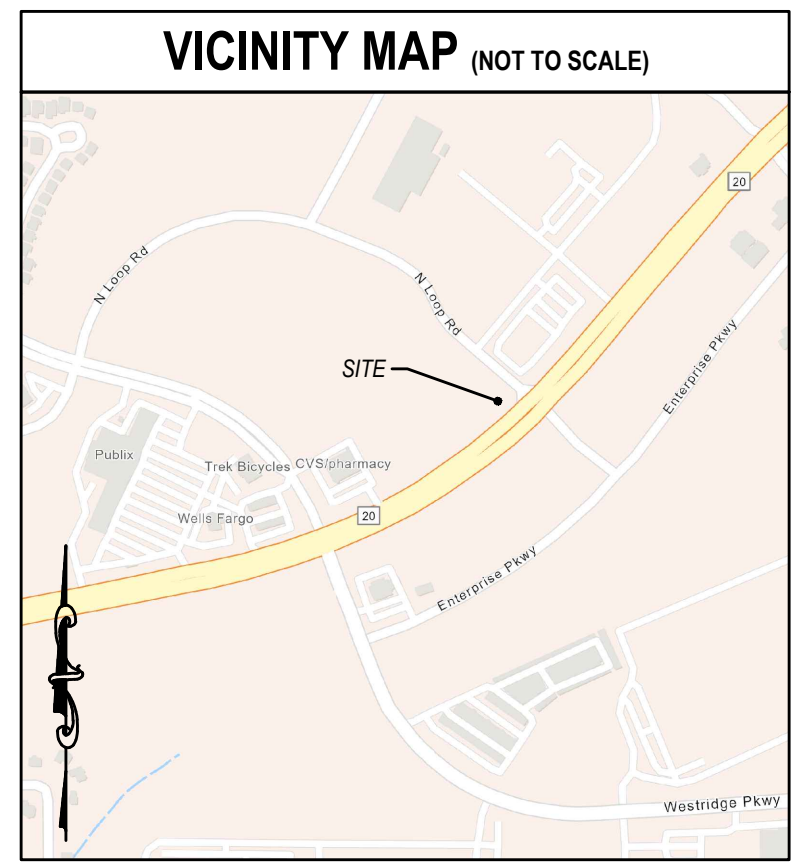


ALT/NSPS SURVEY FOR:
**COLLEGE PLACE INVESTORS &
 FIDELITY NATIONAL TITLE INSURANCE COMPANY**
 LAND LOT 193, 7TH DISTRICT
 HENRY COUNTY, GEORGIA



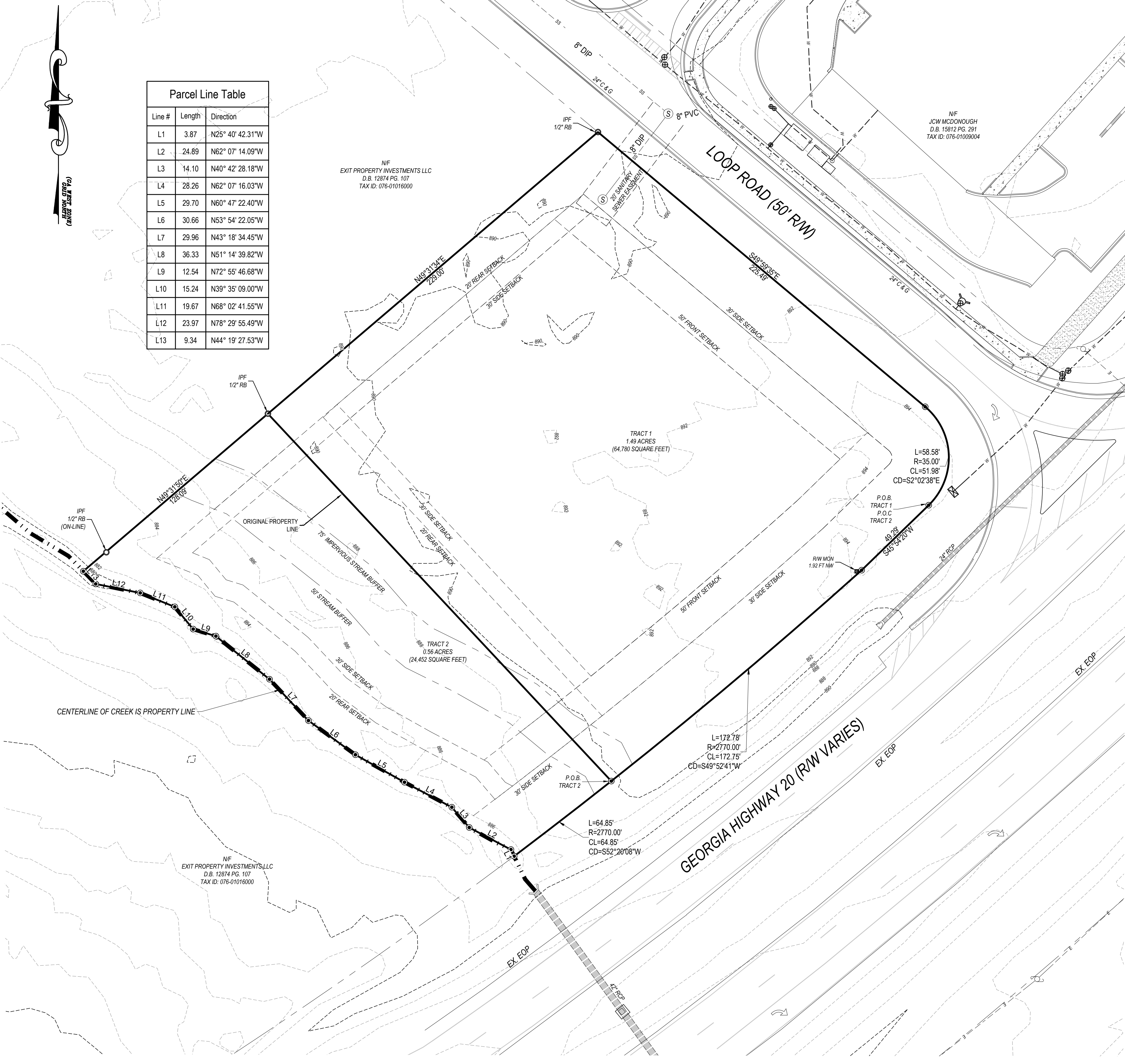
Moore Bass
 CONSULTING
 TALLAHASSEE
 ATLANTA
 MOOREBASS.COM
 (770) 414-5599

THIS BOX IS RESERVED FOR THE CLERK OF SUPERIOR COURT RECORDING INFORMATION.

SCHEDULE B

- Declaration of Protective Covenants dated September 1, 1988, recorded in Deed Book 3786, Page 178, Henry County records; Supplemental Declaration of Covenants, Easements and Restrictions dated August 22, 2000, recorded in Deed Book 3824, Page 179, Henry County records and Amendment dated February 27, 2002, recorded in Deed Book 4828, Page 294, Records of Henry County, Georgia, further amended in Deed Book 5802, page 96, Deed Book 9103, page 254, Deed Book 9747, page 245, Deed Book 9780, page 68, Records of Henry County and Restrictive Covenants at Deed Book 8245, page 1, Henry County Records, as amended in Deed Book 8907, page 212, Henry County Records. As affected by Scrivener's Affidavit recorded at Deed Book 10641, page 157, Henry County Records. DOES NOT AFFECT SUBJECT TRACT
- Easement in favor of Georgia Power Company dated 7/11/82 and recorded in Deed Book 46, Page 233, Records of Henry County, Georgia. MAY AFFECT SUBJECT TRACT - DEED IS TOO VAGUE TO ACCURATELY PLOT ON SURVEY
- Easement in favor of Georgia Power Company dated 12/21/82 and recorded in Deed Book 46, Page 553, Records of Henry County, Georgia. MAY AFFECT SUBJECT TRACT - DEED IS TOO VAGUE TO ACCURATELY PLOT ON SURVEY
- Easement in favor of Georgia Power Company, dated 6/16/83 and recorded in Deed Book 46, Page 586, Records of Henry County, Georgia. MAY AFFECT SUBJECT TRACT - DEED IS TOO VAGUE TO ACCURATELY PLOT ON SURVEY
- Easement in favor of Georgia Power Company, recorded in Deed Book 139, Page 49, Records of Henry County, Georgia. MAY AFFECT SUBJECT TRACT - DEED IS TOO VAGUE TO ACCURATELY PLOT ON SURVEY
- Easement for Sewer Line in favor of Henry County Water & Sewerage Authority, dated June 10, 1999, recorded in Deed Book 3377, Page 62, Records of Henry County, Georgia. DOES NOT AFFECT SUBJECT TRACT
- Easement in favor of The Central Georgia Electric Membership Corporation, dated January 26, 2000, recorded in Deed Book 3633, Page 55, Records of Henry County, Georgia. DOES NOT AFFECT SUBJECT TRACT
- Easement in favor of BellSouth Telecommunications, Inc., dated 2/26/01, recorded in Deed Book 4073, Page 275, Records of Henry County, Georgia. DOES NOT AFFECT SUBJECT TRACT
- Deed of Conveyance and Easement in favor of Henry County Water and Sewerage Authority, dated October 9, 2000, recorded in Deed Book 4134, Page 191, Records of Henry County, Georgia. DOES NOT AFFECT SUBJECT TRACT
- Easement in favor of Henry County Water and Sewerage Authority dated October 2001, recorded in Deed Book 4563, Page 248, Records of Henry County, Georgia. DOES NOT AFFECT SUBJECT TRACT
- Deed of Conveyance and Easement in favor of Henry County Water and Sewerage Authority, dated April 23, 2002, recorded in Deed Book 5066, Page 130, Records of Henry County, Georgia. DOES NOT AFFECT SUBJECT TRACT
- Easement in favor of The Central Georgia Electric Membership Corporation, recorded in Deed Book 3934, Page 290, Records of Henry County, Georgia. MAY AFFECT SUBJECT TRACT
- Easement in favor of Georgia Power Company recorded in Deed Book 4296, Page 28, Records of Henry County, Georgia. MAY AFFECT SUBJECT TRACT
- Deed of Conveyance and Easement in favor of Henry County Water and Sewerage Authority recorded in Deed Book 4134, Page 185, Records of Henry County, Georgia. DOES NOT AFFECT SUBJECT TRACT
- Easement in favor of Georgia Power Company recorded in Deed Book 6877, Page 110, Records of Henry County, Georgia. DOES NOT AFFECT SUBJECT TRACT
- Reciprocal Easement Agreement by and among K&G McDonough Westridge, LLC and Hudgins Communities, Inc. dated November 10, 2003 being recorded in Deed Book 6581, page 251 Henry County Records, as modified at Deed Book 8496, page 47, Henry County Records; DOES NOT AFFECT SUBJECT TRACT
- Easement for Sewer Line Commercial or Industrial, dated November 1, 2006 and recorded in Deed Book 10179, page 90, Henry County Records. AFFECTS SUBJECT TRACT
- Deed of Conveyance and Easement for Commercial Finding Matter, dated November 7, 2006 and recorded in Deed Book 10179, page 69, Henry County Records. MAY AFFECT SUBJECT TRACT - DEED IS TOO VAGUE TO ACCURATELY PLOT ON SURVEY
- Right of Way Easement in favor of the Central Georgia Electric Membership Corporation, dated October 27, 2006 and recorded in Deed Book 10017, page 87, Henry County Records. DOES NOT AFFECT SUBJECT TRACT
- All matters as set forth on plat recorded in Plat Book 47, page 38, Henry County, Georgia records. AFFECTS SUBJECT TRACT
- Temporary Easement granted to Westridge Partners II at Warranty Deed recorded in Deed Book 3614, page 230, Henry County Records MAY AFFECT SUBJECT TRACT - DEED TOO VAGUE TO VERIFY
- All matters shown on that certain boundary survey for College Place Investors, LLC and Fidelity National Title Insurance Company, dated June 13, 2011, last revised June 29, 2011, by Conceptual Design Engineering, Inc.

Line #	Length	Direction
L1	3.87	N25° 40' 42.31"W
L2	24.89	N62° 07' 14.09"W
L3	14.10	N40° 42' 28.18"W
L4	28.26	N62° 07' 16.03"W
L5	29.70	N60° 47' 22.40"W
L6	30.66	N53° 54' 22.05"W
L7	29.96	N43° 18' 34.45"W
L8	36.33	N51° 14' 39.82"W
L9	12.54	N72° 55' 46.68"W
L10	15.24	N39° 35' 09.00"W
L11	19.67	N68° 02' 41.55"W
L12	23.97	N78° 29' 55.49"W
L13	9.34	N44° 19' 27.53"W



LEGAL DESCRIPTION

TRACT 1:
 Beginning at a point at the intersection of the westerly right-of-way of Loop Road (50' RW) and the northwesterly right-of-way of Georgia Highway 20 (RW VARIES), said point being the **TRUE POINT OF BEGINNING**; thence along the northwesterly right-of-way of Georgia Highway 20 (RW VARIES) S45°52'08"W, a distance of 49.29 feet to a point, thence along the arc of a curve to the right, a distance of 172.78 feet (said arc having a radius of 2,770.00 feet and being subtended by a chord bearing S49°52'41"W with a chord distance of 172.75 feet) to a 1/2" iron pin rebar set; thence leaving said right-of-way, a distance of 265.43 feet to an iron pin found (1/2" rebar); thence N49°31'34"E, a distance of 229.00 feet to an iron pin found (1/2" rebar) at the southwesterly right-of-way of Loop Road (50' RW); thence along said right-of-way S49°59'35"E, a distance of 225.49 feet to a point, thence along the arc of a curve to the right, a distance of 58.58 feet (said arc having a radius of 35.00 feet and being subtended by a chord bearing S02°02'38"E with a chord distance of 51.08 feet) to a point, said point being the **TRUE POINT OF BEGINNING**.

TRACT 2:
 Commencing at a point at the intersection of the southwesterly right-of-way of Loop Road (50' RW) and the northwesterly right-of-way of Georgia Highway 20 (RW VARIES); thence along the northwesterly right-of-way of Georgia Highway 20 (RW VARIES) S45°52'08"W, a distance of 49.29 feet to a point, thence along the arc of a curve to the right, a distance of 172.78 feet (said arc having a radius of 2,770.00 feet and being subtended by a chord bearing S49°52'41"W with a chord distance of 172.75 feet) to a 1/2" iron pin rebar set, said point being the **TRUE POINT OF BEGINNING**.
 Thence along said right-of-way, along the arc of a curve to the right, a distance of 64.85 feet (said arc having a radius of 2,770.00 feet and being subtended by a chord bearing S52°20'08"W with a chord distance of 64.85 feet) to a point at the centerline of a creek; thence along said centerline of creek the following courses and distances: N25°40'42"W, a distance of 3.87 feet to a point; thence N62°07'14"W, a distance of 24.89 feet to a point; thence N40°42'28"W, a distance of 14.10 feet to a point; thence N62°07'16"W, a distance of 28.26 feet to a point; thence N60°47'22"W, a distance of 29.70 feet to a point; thence N53°54'22"W, a distance of 30.66 feet to a point; thence N43°18'34"W, a distance of 29.96 feet to a point; thence N51°14'39"W, a distance of 36.33 feet to a point; thence N72°55'47"W, a distance of 12.54 feet to a point; thence N39°35'09"W, a distance of 15.24 feet to a point; thence N68°02'42"W, a distance of 19.67 feet to a point; thence N78°29'55"W, a distance of 23.97 feet to a point; thence N44°19'28"W, a distance of 9.34 feet to a point; thence leaving said centerline of creek N49°31'34"E, a distance of 229.00 feet to a point; thence S43°04'31"E, a distance of 265.43 feet to a point, said point being the **TRUE POINT OF BEGINNING**.

LEGEND

DB	DEED BOOK	EOP	EDGE OF PAVEMENT
PB	PLAT BOOK	FH	FIRE HYDRANT
PG	PAGE	L	LINE LABEL
LL	LAND LOT	NF	NOW OR FORMERLY
OT	OPEN TOP PIPE	PKS	PX NAIL SET
RB	REBAR	SSE	SANITARY SEWER EASEMENT
IPF	IRON PIN FOUND	UE	UTILITY EASEMENT
IPS	REFERENCE	REF	REFERENCE
CTP	CRIMP TOP PIPE	SC	SEWER CLEAN OUT
C&G	CURB & GUTTER	SO	SQ. FT.
RW	RIGHT OF WAY	IPF	IRON PIN FOUND
NF	NOW OR FORMERLY	IPF	IRON PIN FOUND
OP	OVERHEAD POWER LINE	IPF	IRON PIN FOUND
CMF	CORRUGATED METAL PIPE	IPF	IRON PIN FOUND
SWMF	STORMWATER MANAGEMENT FACILITY	IPF	IRON PIN FOUND
TBM	TEMPORARY BENCHMARK	IPF	IRON PIN FOUND
POB	POINT OF BEGINNING	IPF	IRON PIN FOUND
POC	POINT OF COMMENCEMENT	IPF	IRON PIN FOUND
RCP	REINFORCED CONCRETE PIPE	IPF	IRON PIN FOUND
DIP	DUCTILE IRON PIPE	IPF	IRON PIN FOUND
PVC	POLYVINYL CHLORIDE PIPE	IPF	IRON PIN FOUND
HDPE	HIGH DENSITY POLYETHYLENE PIPE	IPF	IRON PIN FOUND
CL	CENTERLINE	IPF	IRON PIN FOUND
ID	IDENTIFICATION	IPF	IRON PIN FOUND
B.S.L.	BUILDING SETBACK LINE	IPF	IRON PIN FOUND
BOC	BACK OF CURB	IPF	IRON PIN FOUND
C	CURVE LABEL	IPF	IRON PIN FOUND
CI	CURB INLET	IPF	IRON PIN FOUND
DE	DRAINAGE EASEMENT	IPF	IRON PIN FOUND

FLOOD NOTE

AS SHOWN ON FLOOD INSURANCE RATE MAPS OF HENRY COUNTY, GEORGIA COMMUNITY PANEL NUMBER: 13151C01650 EFFECTIVE DATE OCTOBER 6TH, 2016, THIS PROPERTY IS NOT LOCATED IN A FEMA FLOOD HAZARD ZONE.

REFERENCES

- BOUNDARY SURVEY PERFORMED BY CONCEPTUAL DESIGN ENGINEERING, INC. FOR COLLEGE PLACE INVESTORS, LLC DATED 6-13-11
- DEED UNDER POWER, DATED DEC. 7TH, 2010, RECORDED IN DEED BOOK 11956, PAGE 105, HENRY COUNTY, GEORGIA, RECORDS.
- GEORGIA DEPARTMENT OF TRANSPORTATION CONSTRUCTION PLANS FOR STATE AID PROJECT MLP-0001-00(979), STATE ROUTE # 20, HENRY COUNTY, P.L. NO. 001919, DATED 11-17-02, LAST REVISED 12-14-04.
- RIGHT-OF-WAY DEDICATION PLAT OF LOOP ROAD, DATED 3-2-07, PREPARED BY CONCEPTUAL DESIGN ENGINEERING, INC., RECORDED IN PLAN BOOK 47, PAGES 38-41, HENRY COUNTY, GEORGIA, RECORDS.
- ZONING VERIFICATION LETTER DATED AUGUST 18, 2020 FROM HENRY COUNTY DEPARTMENT OF PLANNING & ZONING

GEORGIA SURVEY CERTIFICATE

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.

ROBERT J. DEBIEN
 REGISTERED LAND SURVEYOR #2964 (rdebien@moorebass.com)
 DATE: 8/24/20

ALT/NSPS SURVEY CERTIFICATE

TO: COLLEGE PLACE INVESTORS, LLC AND FIDELITY 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 ALT/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALT/NSPS, AND INCLUDES ITEMS 1-4 & 6 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 8/23/20.

ROBERT J. DEBIEN
 REGISTERED LAND SURVEYOR #2964
 DATE: 8/24/20

SURVEY NOTES

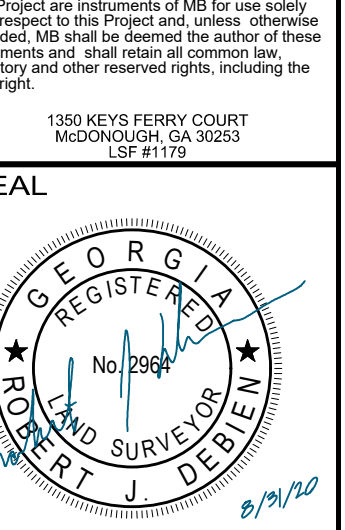
- NO N.G.S. MONUMENT FOUND WITHIN 500 FEET OF ANY POINT ON THE SUBJECT PROPERTY.
- ALL PROPERTY CORNERS REFERENCED AS I.P.S. INDICATES A 1/2" REBAR PLACED W/CAP LSF 001179 UNLESS OTHERWISE NOTED.
- MOORE BASS CONSULTING AND/OR ROBERT J. DEBIEN DO NOT GUARANTEE THAT ALL EASEMENTS AND SUB-SURFACE CONDITIONS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN.
- THIS DRAWING HAS BEEN GENERATED ELECTRONICALLY. THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED VALID DOCUMENT UNLESS IT HAS BEEN PROPERLY SEALED, SIGNED, AND DATED BY ROBERT J. DEBIEN IN CONTRASTING COLOR OF INK PER O.C.G.A. 43-15-22.
- THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PARTY OR ENTITY NAMED HEREON AND THE CERTIFICATION DOES NOT EXTEND TO ANY OTHERS.
- THIS PLAT MAY NOT CONFORM TO THE BEARINGS AND DISTANCES RECORDED ON THE DEED AND/OR PLAT OF RECORD DUE TO SEVERAL FACTORS INCLUDING, BUT NOT LIMITED TO, THE NATURE OF THE ADVANCES IN SURVEYING TECHNOLOGY SUCH AS ELECTRONIC DISTANCE MEASURING DEVICES AND THE ADVENT OF SURVEY GRADE G.P.S. MEASUREMENT EQUIPMENT.
- THIS SURVEY IS REFERENCED TO THE NORTH AMERICAN DATUM (N.A.D.) OF 1983 (1994 ADJUSTMENT) FOR HORIZONTAL DATUM AND THE NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) 1988 FOR THE VERTICAL DATUM. THE USE OF G.P.S. SURVEY MEASURING TECHNIQUES WERE USED FOR THESE DATUMS AND BASED ON THE POSITIONAL VALUES FOR THE VERTICAL REFERENCE STATION NETWORK DEVELOPED BY EGPS SOLUTIONS. THE ORTHOMETRIC HEIGHTS WERE DERIVED USING THE GEOID A12.
- ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
- UTILITIES SHOWN ARE BASED ON ABOVE GROUND EVIDENCE. ADDITIONAL UTILITIES MAY EXIST ABOVE OR BELOW GROUND. NO CERTIFICATION OR GUARANTEE IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF THE UTILITIES OR STRUCTURES SHOWN HEREON. PER GEORGIA LAW THE UNDERGROUND UTILITIES PROTECTION SERVICE MUST BE CALLED PRIOR TO THE COMMENCEMENT OF ANY AND ALL EARTH DISTURBING ACTIVITIES.
- THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 80,767 FEET, AND AN ANGULAR ERROR OF 2" PER ANGLE. IT WAS A CLOSED LOOP TRAVERSE AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.
- THE CLOSURE PRECISION OF THE DATA SHOWN ON THE MAP OR PLAT, THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 24,452 FEET. THE CLOSURE PRECISION PLACED ON THE SURVEY SHALL BE BASED ON AN ACTUAL MAP CLOSURE THAT HAS BEEN INDEPENDENTLY CALCULATED BY THE SURVEYOR BY USING THE BEARINGS AND DISTANCES FROM THE FACE OF THE PLAT, AND SHALL NOT BE A GENERALIZATION.
- ALL LOTS OR PARCELS SHOWN ON LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED USING A TRIMBLE S6 ROBOTIC TOTAL STATION & CHAMPION TKO ROVER GPS UNIT. THE FIELDWORK WAS COMPLETED 8/23/20.

PROJECT NAME: LOOP ROAD COMMERCIAL
 CLIENT NAME: PEACH STATE PROPERTIES, INC
 200 MARKET PLACE, SUITE 110
 ROSWELL, GEORGIA 30075

REVISIONS	DATE	DESCRIPTION



A2285.0002 ALTA
 ARCHIVE
 DATE: 08-31-2020
 FILE #
 CONTRACT # A3033.0001
 DRAWN BY RJD/JDW



SHEET TITLE: ALT/NSPS SURVEY
 SHEET: 1 OF 1