LEGEND:

POB = POINT OF BEGINNING
⊕ = MONUMENT (TYPE SPECIFIED ON PLAT)
PL = PROPERTY LINE
A.PL = APPROXIMATE PROPERTY LINE
A.R/W = APPROXIMATE RIGHT-OF-WAY
L.L. = LAND LOT
N/F = NOW OR FORMERLY
(M) = MEASURED DISTANCE
(R) = RECORD DISTANCE PLAT BOOK 67, PAGE 261
(R1) = RECORD DISTANCE DB 4274, PG 572
(R2) = RECORD DISTANCE DB 2793, PG. 380
(R3) = RECORD DISTANCE PB. 133, PG. 52
(R4) = RECORD DISTANCE P.B. 7439, PG. 51
SSMH = SANITARY SEWER MANHOLE
STMH = STORM SEWER MANHOLE
FH = FIRE HYDRANT
CO = CLEANOUT
LNK.PED = UNKNOWN PEDESTAL
GW = GUY WIRE
WM = WATER METER
ICV = IRRIGATION CONTROL VALVE
WV = WATER VALVE
PP = POWER POLE
EBX = ELECTRIC BOX
GM = GAS METER
YI = YARD INLET
= LIGHT POLE
= CONTIGUOUS
OH = OVERHEAD ELECTRIC LINE
T = OVERHEAD TELEPHONE LINE
G = UNDERGROUND GAS LINE
W = UNDERGROUND WATER LINE
(22) = LAND LOT NUMBER
= CONCRETE
= ASPHALT

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 50°25'59" W	26.42'

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	157.52'	1863.56'	4°50'11.6"	S 40°05'15" W	157.51'
C2	273.90'	1863.56'	8°25'34"	S 54°42'15" W	273.65'
C3	451.76'	1863.56'	13°53'47"	S 52°17'05" W	450.60'

SURVEY NOTES:

1. ZONING (AS PER CONTACT WITH CITY OF GAINESVILLE DATED 07/01/2015)

   PID # 08007-001004C ZONE: GENERAL BUSINESS
   SETBACKS:
   FRONT: 40 FEET
   SIDE: 0 FEET
   REAR: 35 FOOT BUFFER

   PID # 08007-001012 ZONE: GENERAL BUSINESS
   SETBACKS:
   FRONT: 40 FEET
   SIDE: 0 FEET
   REAR: 35 FOOT BUFFER

   PID # 08007-001033 ZONE: LIGHT INDUSTRIAL SETBACKS:
   FRONT: 0 FEET
   SIDE: 0 FEET
   REAR: 35 FOOT BUFFER

2. THIS PLAT HAS BEEN DONE FOR THE USE AND PURPOSE OF THE CLIENT ASCRIBED AND CONTRACTED WITH BELOW. ALL OTHER PARTIES ARE SUBSEQUENTLY PUT ON NOTICE AS TO THE LIMITED DEGREE OF RELIANCE UPON THIS PLAT BY THIRD PARTIES. THIS PLAT WAS PREPARED AND CERTIFIED FOR THE INDIVIDUAL, INDIVIDUALS, OR GROUP LISTED ON THIS DOCUMENT. THE CERTIFICATION DOES NOT EXTEND TO OTHER INDIVIDUALS OR GROUPS WITHOUT RE-CERTIFICATION BY THE SURVEYOR OF RECORD LISTING NEW OR ADDITIONAL INDIVIDUALS OR GROUPS.
3. THE FIRM CARTER & CLARK DOES NOT CERTIFY TO THE ACCURACY OR THE LOCATION OF ANY UNDERGROUND UTILITIES EITHER SHOWN OR NOT SHOWN HEREON. CONTACT 811 OR 1-800-282-7411 BEFORE ANY CONSTRUCTION. UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE ONLY SHOWN HEREON AS SUPPLEMENTAL INFORMATION. CARTER & CLARK SURVEYORS, PLANNERS & ENGINEERS HAS NOT VERIFIED THE ACCURACY OR THAT THE ACTUAL UTILITY SHOWN HEREON EXISTS.
4. STATE, COUNTY, & LOCAL BUFFERS & SETBACKS MIGHT EXIST ON THE PROPERTY SHOWN HEREON, BUT ARE NOT SHOWN.
5. THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS, RESTRICTIONS, OR OTHER SIMILAR MATTERS OF PUBLIC RECORD, NOT DEPICTED ON THIS SURVEY.
6. FOR INFORMATIONAL PURPOSES ONLY, THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE SEAL OF A GEORGIA LICENSED SURVEYOR.
7. ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.
8. NO OBSERVED EVIDENCE OF HUMAN BURIALS OR CEMETERIES. DURING TIME OF FIELD SURVEY THERE WAS NO OBSERVED EVIDENCE OF: EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS, NO PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES, RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS, AND NO OBSERVED EVIDENCE OF SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

DUE TO EXTREMELY FADED PAINT AND PAINT OVERLAP'S AS SHOWN THE FOLLOWING TOTALS ARE APPROXIMATE:
NUMBER OF PARKING SPACES: 242
NUMBER OF HANDICAP PARKING: 4

BEARING & DISTANCE NOTE:

BEARINGS ARE ASSUMED AND BASED ON DEED REFERENCES

ALL DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS EXPRESSED IN U.S. SURVEY FOOT.

FLOOD NOTE:

ACCORDING TO THE FIRM MAP NUMBER 13139C0185, COMMUNITY NUMBER 130253, PANEL 185, SUFFIX F
DATED MARCH 21, 2000 FOR HALL COUNTY, GEORGIA
THIS PROPERTY LIES WITHIN ZONE "X" (NOT SHADED) DEFINED AS BEING AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. CARTER & CLARK SURVEYORS, PLANNERS & ENGINEERS HAS NOT PERFORMED A FLOOD STUDY FOR THE PROPERTY SHOWN HEREON.

STATE WATERS/WETLANDS NOTE:

LOCAL, COUNTY, STATE, AND FEDERAL STATE WATERS BUFFERS MIGHT EXIST ON THE PROPERTY SHOWN HEREON, BUT ARE NOT SHOWN. CARTER & CLARK SURVEYORS, PLANNERS & ENGINEERS HAS NOT FIELD LOCATED OR DELINEATED STATE WATERS AND/OR WETLANDS THAT MIGHT EXIST ON THE PROPERTY SHOWN HEREON.

FIELD CLOSURE NOTE:

THE FIELD DATA ON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 47,089 FEET AND AN ANGULAR ERROR OF 7 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE METHOD.
TYPE OF EQUIPMENT: TRIMBLE S5

PLAT CLOSURE NOTE:

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 350,577 FEET. (TOTAL ACREAGE)

AREA:

TRACT "A" INCLUDING TRACT "B"
440,521 SQUARE FEET, OR 10.108 ACRES
TRACT "B"
3,180 SQUARE FEET, OR 0.073 ACRES

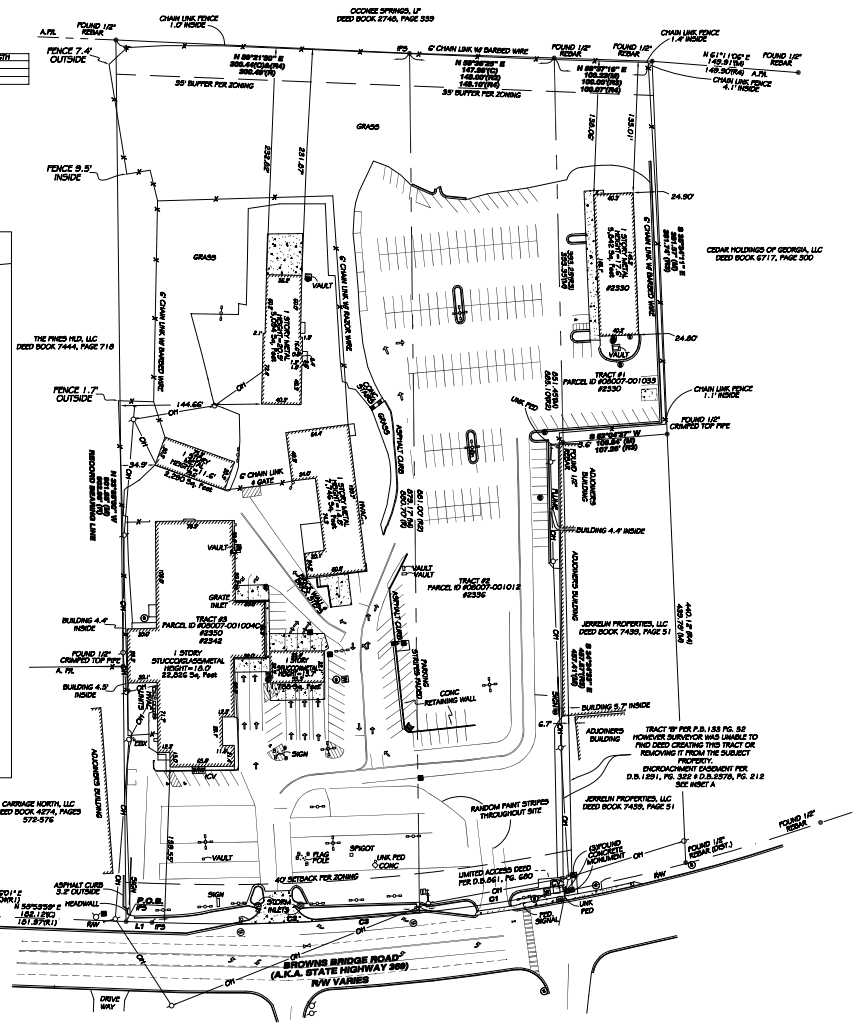
LEGAL DESCRIPTION

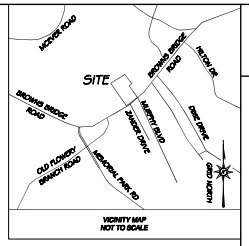
TAX PARCEL 08007 001004C
TAX PARCEL 08007 001012
TAX PARCEL 08007 001033

SURVEYED AND TITLE LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 7 OF THE 6TH DISTRICT, OF HALL COUNTY, GEORGIA, CONTAINING 10.108 ACRES AND BEING MORE FULLY SHOWN ON THE ALTA/ACSM LAND TITLE SURVEY FOR CARRIAGE NORTH, PREPARED BY CARTER & CLARK, SURVEYORS, PLANNERS, AND ENGINEERS DATED JULY 13, 2015, AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 1 INCH CRIMPED PIPE, SAID POINT MARKING THE SOUTH POINT OF THE RIGHT OF WAY FLARE BETWEEN THE NORTH RIGHT OF WAY BROWNS BRIDGE ROAD (A.K.A. STATE HIGHWAY 369, R/W VARIES) AND THE EAST BRANCH OF WAY OF PINE COVE CIRCLE; THENCE RUN NORTH 58 DEGREES 53 MINUTES 59 SECONDS EAST ALONG THE NORTHERLY RIGHT OF WAY OF SAID BROWNS BRIDGE ROAD FOR A DISTANCE OF 94.51 FEET TO A POINT; THENCE RUN NORTH 31 DEGREES 06 MINUTES 01 SECONDS WEST ALONG SAID RIGHT OF WAY FOR A DISTANCE OF 15.00 FEET TO A POINT; THENCE RUN NORTH 58 DEGREES 53 MINUTES 59 SECONDS EAST ALONG SAID RIGHT OF WAY FOR A DISTANCE OF 30.00 FEET TO A POINT; THENCE RUN SOUTH 31 DEGREES 06 MINUTES 01 SECONDS EAST ALONG SAID RIGHT OF WAY FOR A DISTANCE OF 15.00 FEET TO A POINT; THENCE RUN NORTH 58 DEGREES 53 MINUTES 59 SECONDS EAST FOR A DISTANCE OF 182.13 FEET TO A SET 5/8 INCH CAPPED REBAR STAMPED "LSF 000244", SAID POINT BEING THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE LEAVING SAID RIGHT OF WAY RUN NORTH 35 DEGREES 58 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 801.85 FEET TO A FOUND 1/2 INCH REBAR; THENCE RUN NORTH 59 DEGREES 21 MINUTES 50 SECONDS EAST FOR A DISTANCE OF 300.44 FEET TO A SET 5/8 INCH CAPPED REBAR STAMPED "LSF 000244"; THENCE RUN NORTH 58 DEGREES 36 MINUTES 25 SECONDS EAST FOR A DISTANCE OF 147.98 FEET TO A FOUND 1/2 INCH REBAR; THENCE RUN NORTH 58 DEGREES 37 MINUTES 34 SECONDS EAST FOR A DISTANCE OF 100.23 FEET TO A FOUND 1/2 INCH REBAR; THENCE RUN SOUTH 36 DEGREES 34 MINUTES 11 SECONDS EAST FOR A DISTANCE OF 361.57 FEET TO A FOUND 1/2 INCH CRIMPED TOP PIPE; THENCE RUN SOUTH 32 DEGREES 06 MINUTES 37 SECONDS WEST FOR A DISTANCE OF 108.04 FEET TO A FOUND 1/2 INCH REBAR; THENCE RUN SOUTH 34 DEGREES 24 MINUTES 33 SECONDS EAST FOR A DISTANCE OF 467.41 FEET TO A FOUND CONCRETE RIGHT OF WAY MONUMENT, SAID POINT LYING ON THE NORTHWEST RIGHT OF WAY OF AFOREMENTIONED BROWNS BRIDGE ROAD AND ALSO LYING ON A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1863.56 FEET, A CENTRAL ANGLE OF 13 DEGREES 13 MINUTES 47 SECONDS, A CHORD BEARING OF SOUTH 52 DEGREES 17 MINUTES 05 SECONDS WEST, AND A CHORD DISTANCE OF 450.60 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE AND SAID RIGHT OF WAY FOR A DISTANCE OF 451.76 FEET TO A SET 5/8 INCH CAPPED REBAR STAMPED LSF "000244"; THENCE RUN SOUTH 58 DEGREES 53 MINUTES 59 SECONDS WEST ALONG SAID RIGHT OF WAY FOR A DISTANCE OF 26.46 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 440,521 SQUARE FEET OR 10.108 ACRES, MORE OR LESS.





TITLE COMMITMENT

Surveyors comments on B-II exceptions (Commitment #2-32749 by Calloway Title and Escrow, LLC as underwriters for Stewart Title Guaranty Company.)

3. Special Exceptions:

(a) All taxes for the year 2015 and subsequent years.

(b) Any and all unpaid water bills associated with subject property.

NOTE: The above item may be removed or modified upon further examination.

(c) This policy of title insurance affords assurance as to the location of the boundary lines of subject property, but does not insure the engineering calculations in computing the exact amount of acreage contained therein.

(d) [INTENTIONALLY OMITTED]

(e)Rights of tenants in possession under unrecorded leases.

(f) Deed to Secure Debt from Carriage North, LLC, a Georgia limited liability company to Nissan Motor Acceptance Corporation, dated August _____ 2015, filed for record August _____ 2015 at _____m., recorded in Deed Book _____, Page _____ Records of Hall County, Georgia.

(g) [INTENTIONALLY OMITTED]

(h) [INTENTIONALLY OMITTED]

(i) Easement from H. A. Zeringer to Georgia Power Company, dated May 31, 1957, recorded June 19, 1957, recorded in Deed Book 79, Page 313, aforesaid Records. NOTE: By letter dated August 18, 2015, the Georgia Power Company claims no further interest in the above mentioned easement, except the right to operate, maintain, rebuild and renew its existing facilities and equipment within its presently maintained right-of-way. LEGAL DESCRIPTION IS VAGUE AND MAY OR MAY NOT AFFECT.

(j) [INTENTIONALLY OMITTED]

(k) Easement from H. A. Zeringer to Georgia Power Company, dated May 6, 1952, recorded May 27, 1952, recorded in Deed Book 139, Page 568, aforesaid Records.NOTE: By letter dated August 18, 2015, the Georgia Power Company claims no further interest in the above mentioned easement, except the right to operate, maintain, rebuild and renew its existing facilities and equipment within its presently maintained right-of-way. LEGAL DESCRIPTION IS VAGUE AND MAY OR MAY NOT AFFECT.

(l) Easement from H. A. Zeringer to Georgia Power Company, dated September 24, 1953, recorded September 24, 1953, recorded in Deed Book 142, Page 215, aforesaid Records. NOTE: By letter dated August 18, 2015, the Georgia Power Company claims no further interest in the above mentioned easement, except the right to operate, maintain, rebuild and renew its existing facilities and equipment within its presently maintained right-of-way. NOTE: The above is improperly executed; we find no authority for Glenn Zeringer to sign for H.A. Zeringer. LEGAL DESCRIPTION IS VAGUE AND MAY OR MAY NOT AFFECT.

(m) Easement from William Piper to Georgia Power Company, dated March 2, 1979, filed for record March 6, 1979 at 9:00 a.m., recorded in Deed Book 506, Page 101, aforesaid Records. (Affects Tract 1) NOTE: By letter dated August 18, 2015, the Georgia Power Company claims no further interest in the above mentioned easement, except the right to operate, maintain, rebuild and renew its existing facilities and equipment within its presently maintained right-of-way. LEGAL DESCRIPTION IS VAGUE AND MAY OR MAY NOT AFFECT.

(n) [INTENTIONALLY OMITTED]

(o) Right of Way Deed (Limited Access) from James Phillips to Department of Transportation, dated November 15, 1984, filed for record November 20, 1984 at 4:00 p.m., recorded in Deed Book 681, Page 693, aforesaid Records. (Affects Tract 3) SHOWN HEREON

(p) Encroachment Easement Agreement by and between Browns Mini-Storage, Ltd., a Georgia limited partnership and Milton Martin, Inc., a Georgia corporation, dated November 14, 1988, filed for record December 8, 1988 at 3:25 p.m., recorded in Deed Book 1291, Page 322, aforesaid Records. (Affects Tract 2) SHOWN HEREON, ALSO DENOTED AS TRACT B

NOTE: The "second party" in the above did not own the property designated as "second property". The "second property" was owned by Milton Martin individually. However, Milton Martin did sign the above individually.

(q) Encroachment Easement Agreement by and between Richard F. Kowalski and Milton Martin, dated April 13, 1988, filed for record May 9, 1988 at 10:40 a.m., recorded in Deed Book 2370, Page 212, aforesaid Records. (Affects Tract 3) SHOWN HEREON, ALSO DENOTED AS TRACT B

(r) Perpetual Easement/Facilities Dedication-Sanitary Sewer from Mike Martin to City of Gainesville, Georgia, dated January 24, 2003, filed for record January 24, 2003 at 11:24 a.m., recorded in Deed Book 4444, Page 38, aforesaid Records. (Affects Tracts 2 and 3) LEGAL DESCRIPTION INCLUDES THE SUBJECT PROPERTY, HOWEVER THERE IS NOT A SPECIFIC EASEMENT LEGAL AND THE EXHIBIT MAP DOES NOT DIMENSION THE EASEMENT AND IT IS A VARIABLE WIDTH EASEMENT. THE EASEMENT APPEARS TO INCLUDE ALL OF THE SANITARY SEWER LINES WHILE NOT ENCROACHING INTO THE BUILDINGS THAT EXISTED AT THAT TIME. SURVEYOR IS UNABLE TO ACCURATELY DEPICT THE EASEMENT DUE TO THE VAGUE NATURE OF THE EXHIBIT.

NOTE: The above Perpetual Easement/Facilities Dedication-Sanitary Sewer was executed by the incorrect party; same should have been executed by Milton Martin Enterprises, Inc. and Milton Martin Family, L.P.

NOTE: The above document states that it affects Tract 3 only; same appears to also affect Tract 2.

(s) Easement from Jim Hamond to Georgia Power Company, dated March 3, 2003, filed for record April 1, 2003 at 11:36 a.m., recorded in Deed Book 4515, Page 330, aforesaid Records. (Affects Tract 3) LEGAL DESCRIPTION INCLUDES THE SUBJECT PROPERTY, HOWEVER LEGAL DESCRIPTION IS VAGUE AND THE STRUCTURES ON THE EXHIBIT MAP HAVE BEEN MOVED OR REMOVED AND EASEMENT IS NOT PLOTTABLE.

NOTE: By letter dated August 18, 2015, the Georgia Power Company claims no further interest in the above mentioned easement, except the right to operate, maintain, rebuild and renew its existing facilities and equipment within its presently maintained right-of-way.

NOTE: The above Easement was executed by the incorrect party; same should have been executed by Milton Martin Enterprises, Inc.

(t) Perpetual Easement/Facilities Dedication-Water and Sanitary Sewer from Milton Martin to City of Gainesville, Georgia, dated April 14, 2003, filed for record April 22, 2003 at 9:25 a.m., recorded in Deed Book 4541, Page 362, aforesaid Records. (Affects Tracts 2 and 3) LEGAL DESCRIPTION INCLUDES SUBJECT PROPERTY HOWEVER NO SPECIFIC LEGAL DESCRIPTION FOR THE WATER AND SANITARY SEWER EASEMENTS ARE INCLUDED. THE EXHIBIT MAP IS VAGUE AND DOES NOT DIMENSION THE EASEMENT DUE TO THE FACT THAT IT WOULD FOLLOW WHERE THE WATERLINE WAS ACTUALLY LAID. LEGAL DESCRIPTION IS VAGUE AND UNPLOTTABLE.

NOTE: The above Perpetual Easement/Facilities Dedication-Water and Sanitary is executed by the incorrect party; same should have been executed by Milton Martin Enterprises, Inc. and Milton Martin Family, L.P.

NOTE: The above document states that it affects Tract 3 only; same appears to also affect Tract 2.

(u) [INTENTIONALLY OMITTED]

(v) [INTENTIONALLY OMITTED]

(w) [INTENTIONALLY OMITTED]

(x) [INTENTIONALLY OMITTED]

(y) [INTENTIONALLY OMITTED]

(z) These matters as disclosed by that certain survey entitled "ALTA/ACSM Land Title Survey Certified to: Milton Martin Toyota For Carriage North, LLC", prepared by Carter and Clark, bearing the seal and certification of David L. Anderson, Georgia Registered Land Surveyors No. 3305, dated July 13, 2015, as follows:

(1) Asphalt curb crossing the southwesterly boundary line of subject property;

(2) Headwall crossing the southwesterly boundary line of subject property;

(3) Overhead power line crossing the southwesterly, westerly and southwesterly boundary lines of subject property;

(4) Power pole crossing the southwesterly, westerly and southwesterly boundary lines of subject property;

(5) Chain link fence crossing the westerly, northwesterly, northerly and easterly boundary lines of subject property; and

(6) Adjoiners building crossing over the southwesterly boundary line of subject property.

Certified to: Milton Martin Toyota, Stewart Title Guaranty Company, NISSAN MOTOR ACCEPTANCE CORPORATION, and to any of their affiliates, successors and assigns as follows:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, "jointly established and adopted by ALTA, and NSPS ,and include items 1-4,6(a),6(b),7,8,9, 10(a),11(a),13, 14, 16-19, 20 of Table A thereof. The field work was completed on 07/08/15.

Date 07/13/15

David L. Anderson, R.L.S., GA. REG. # 3305

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CARTER & CLARK
SURVEYORS PLANNERS ENGINEERS
2750 PEACHTREE INDUSTRIAL BLVD.
DULUTH, GA. 30097 • (770) 497-1048
CARTERANDCLARK.COM
GEORGIA LAND SURVEYOR FIRM NO LSF000244

NO.	DATE	REVISIONS	BY
1	08/05/15	REVISED TO ADDRESS LENDER COMMENTS AND REQUIREMENTS	

FIELD CREW:	SM
DRAWN BY:	GS
CHECKED BY:	D.L.A.
DATE:	07/08/15
LAST FIELD SURVEY DATE:	07/08/15
SCALE:	1 INCH = 60 FEET
COORDINATE FILE:	
PROJECT NUMBER/PROJECT NUMBER:	
CONTACT: DAVID L. ANDERSON	
EMAIL: DANDERSON@CARTERANDCLARK.COM	

ALTA/ACSM LAND TITLE SURVEY

MILTON MARTIN TRACT

2350 BROWNS BRIDGE ROAD, GAINESVILLE, GA 30504
FOR
CARRIAGE NORTH, LLC
GAINESVILLE, GEORGIA

LAND LOT 7 - 6TH DISTRICT
HALL COUNTY, GEORGIA

07/13/15

THIS SURVEY IS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH BY THE RULES OF THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67

SHEET
1 OF 1