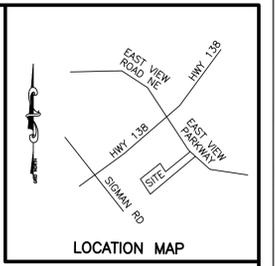


ORIGINAL RECORDED IN
PLAT BOOK 41 PAGE 32



GA. HWY. NO. 138

EAST VIEW PARKWAY
80' R/W

OWNER:
PARCEL 0710010001
CONYERS EAST VIEW LLC
3475 PIEDMONT RD
SUITE 1150
ATLANTA, GA 30305
DB.3423, PG.270
2101 EAST VIEW PKWY

PARCEL 71-1-1A
HALL WML SR AS TRUSTEE
CONYERS CHURCH OF GOD & ETAL
ED BRUMLOW
982 REMINGTON DR
CONYERS GA 30094
1825 HWY 138
DB.209 PG.553

CITY OF CONYERS LIMITS
ROCKDALE COUNTY
N 33°25'36"W 369.79'

NOTE:
THIS PROPERTY IS SUBJECT TO
"DECLARATION OF COVENANTS, CONDITIONS
EASEMENTS AND RESTRICTIONS"
FOR CONYERS EAST VIEW & NORTH VIEW SHOPS"
RECORDED DEED BOOK 3800 PAGES 129-205.

PARCEL 71-1-92
CONYERS VIEW LLC
3475 PIEDMONT RD
SUITE 1150
ATLANTA GA 30305
1893 HWY 138
DB.3423 PG.270
4.04 AC REMAIN

6.60 ACRES
ADDRESS:
2101 EAST VIEW PKWY
PARCEL 71-1-01
CONYERS EAST VIEW LLC
3475 PIEDMONT RD
SUITE 1150 ATLANTA GA 30305
EAST VIEW PKWY
DB.3423 270

PARCEL 71-1-26B
PIRETT(2107 EASTVIEW)HOLDING LLC
C/O TIPTON GROUP,INC.
6529 PRESTON ROAD
SUITE 100
PLANO TX 75024
2107 EAST VIEW PKWY
DB.5971 PG.222

TEXT LEGEND

- IPF IRON PIN FOUND
- IPS IRON PIN SET
- RB REBAR
- A ARC
- R RADIUS
- CONC CONCRETE
- DE DRAINAGE EASEMENT
- ESMT EASEMENT
- FH FIRE HYDRANT
- LP LIGHT POLE
- P OVERHEAD POWER
- PP POWER POLE
- R/W MON RIGHT-OF-WAY MONUMENT
- SWCB SINGLE WING BASIN
- SSE SANITARY SEWER EASEMENT
- WM WATER METER
- WV WATER VALVE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- B/L BUILDING LINE
- C/L CENTERLINE
- R/W RIGHT-OF-WAY

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 herein. 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.

James S. Hull, Jr.
James S. Hull, Jr. GA RLS 2106
PARCEL 71-1-92
DB.3423, PG.270



UTILITY NOTE:
PATRICK & ASSOCIATES, INC. NOR THE LICENSED PROFESSIONAL ASSUME ANY LIABILITY FOR THE EXISTENCE, LOCATION, MATERIAL OR SIZE OF ANY UNDERGROUND UTILITY SHOWN ON THIS SURVEY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE, EXACT LOCATION, MATERIAL AND SIZE OF ANY UNDERGROUND UTILITY BEFORE BIDDING OR EXCAVATING ON THIS PROJECT.

The field data upon which this plat is based has a closure of one foot in 1,667,439 feet and an angular error of 02" per angle point and was adjusted using compass rule. The plat has been calculated for closure and was found to be accurate within one foot in 538,133 feet.

Note: The surveyor hereon has made no investigative or independent search for easements of record. Encumbrances, restrictive covenants, ownership title evidence or any other facts that a current title search may disclose.

Note: This plat was prepared for the exclusive use of the person, persons or entity named hereon. This plat does not extend to any person, persons or entity without the express recertification of the surveyor naming such person, persons or entity.

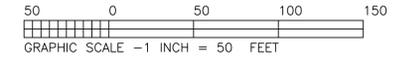
This property is not in a Federal Flood Area as indicated by F.I.A. Official Hazard Maps. Flood Map No. 13247C0111D, Dated: 12-08-2016.

RETRACEMENT SURVEY FOR:

BDM DEVELOPMENT LLLP

CONYERS COMMERCE CENTER
QUIGG BRANCH BUSINESS PARK
LAND LOT 326 & 342 - 16TH DISTRICT
CITY OF CONYERS
ROCKDALE COUNTY, GEORGIA

DATE OF FIELD WORK: 01-03-2022
DATE OF PLAT PREPARATION: 01-03-2022
EQUIPMENT USED: TRIMBLE S6



PATRICK &
ASSOCIATES, INC.
SURVEYING & ENGINEERING
928 BLACKLAWN ROAD
CONYERS, GEORGIA 30094
PHONE: 770-483-9745

MASTER 23373
COR. FILE 20-1068
JOB NO. 21-243
DWG. NO. 35025