

TITLE EXCEPTIONS

NOTES TO TITLE EXCEPTIONS AS APPEARING IN SCHEDULE B, PART II OF THAT CERTAIN COMMITMENT FOR TITLE INSURANCE PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER R 2542, DATED APRIL 4, 2021.

8. Subject to all matters as shown on plat recorded in Plat Book 116 Page 7A.

CREATES THE RIGHT OF WAY OF HILTON WAY, BUT DOES NOT OTHERWISE AFFECT THE SUBJECT PROPERTY.

9. Subject to all matters as shown on plat recorded in Plat Book 93 Page 102.

DEPICTS A PREVIOUS CONFIGURATION OF THE SUBJECT PROPERTY BUT DOES NOT OTHERWISE AFFECT THE SUBJECT PROPERTY.

10. Declaration of Protective Covenants and Restrictions for the Atlas Circle Industrial Park Phase II by the City of Gainesville, (Declarant), dated 02/05/1992, filed 02/18/1992, and recorded in Deed Book 1714 Page 298, and as may be amended.

AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON (BUILDING SETBACKS AND UTILITY EASEMENTS).

11. Easement from Harvey G. Rooks to Georgia Power Company, dated 09/02/1987, filed 09/04/1987, and recorded in Deed Book 1141 Page 85.

SURVEYOR UNABLE TO DETERMINE WHETHER DOCUMENTS AFFECTS THE SUBJECT PROPERTY BASED ON THE INFORMATION CONTAINED THEREIN.

12. Easement from The City of Gainesville, a municipal corporation organized under the laws of the State of Georgia to Bellsouth Telecommunications, Inc., a Georgia corporation, dated 05/21/1996, filed 05/23/1996, and recorded in Deed Book 2620 Page 7.

DOES NOT AFFECT THE SUBJECT PROPERTY.

13. Easement for ingress and egress as contained in Warranty Deed from Atlas Storage Inc., a Georgia corporation to Ahaluna Properties, LLP and Ahaluna Properties, II, LLP, dated 2/16/2005, filed 2/21/2005 and recorded in Deed Book 5232 Page 128.

APPEARS TO BE SUPERSEDED BY ITEM 14 BELOW.

14. Non-Exclusive Perpetual Easement from Rives C. Carter and Allen Carter Family, L.P. to Ahaluna Properties, LLP and Ahaluna Properties, II, LLP, dated 10/04/2007, filed 10/09/2007, and recorded in Deed Book 6183 Page 75.

AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON.

15. Non-Exclusive Perpetual Easement from Ahaluna Properties, LLP and Ahaluna Properties, II, LLP to Rives C. Carter and Allen Carter Family, L.P., dated 10/04/2007, filed 10/09/2007, and recorded in Deed Book 6183 Page 78.

THE EASEMENT THEREIN DOES NOT AFFECT THE SUBJECT PROPERTY. TERMS AND CONDITIONS THEREIN MAY AFFECT THE SUBJECT PROPERTY.

16. Reservations as contained in Warranty Deed from Rives C. Carter and Allen Carter Family, L.P. to B&D Worley Properties, LLC, dated 10/04/2007, filed 10/09/2007, and recorded in Deed Book 6183 Page 83.

RESERVATIONS THEREIN AFFECT THE SUBJECT PROPERTY. RESERVATIONS NOT COVERED BY ITEMS 10 AND 14 ABOVE ARE NOT PLOTTABLE.

SURVEY LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 169, DISTRICT 9, CITY OF GAINESVILLE, HALL COUNTY, GEORGIA; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

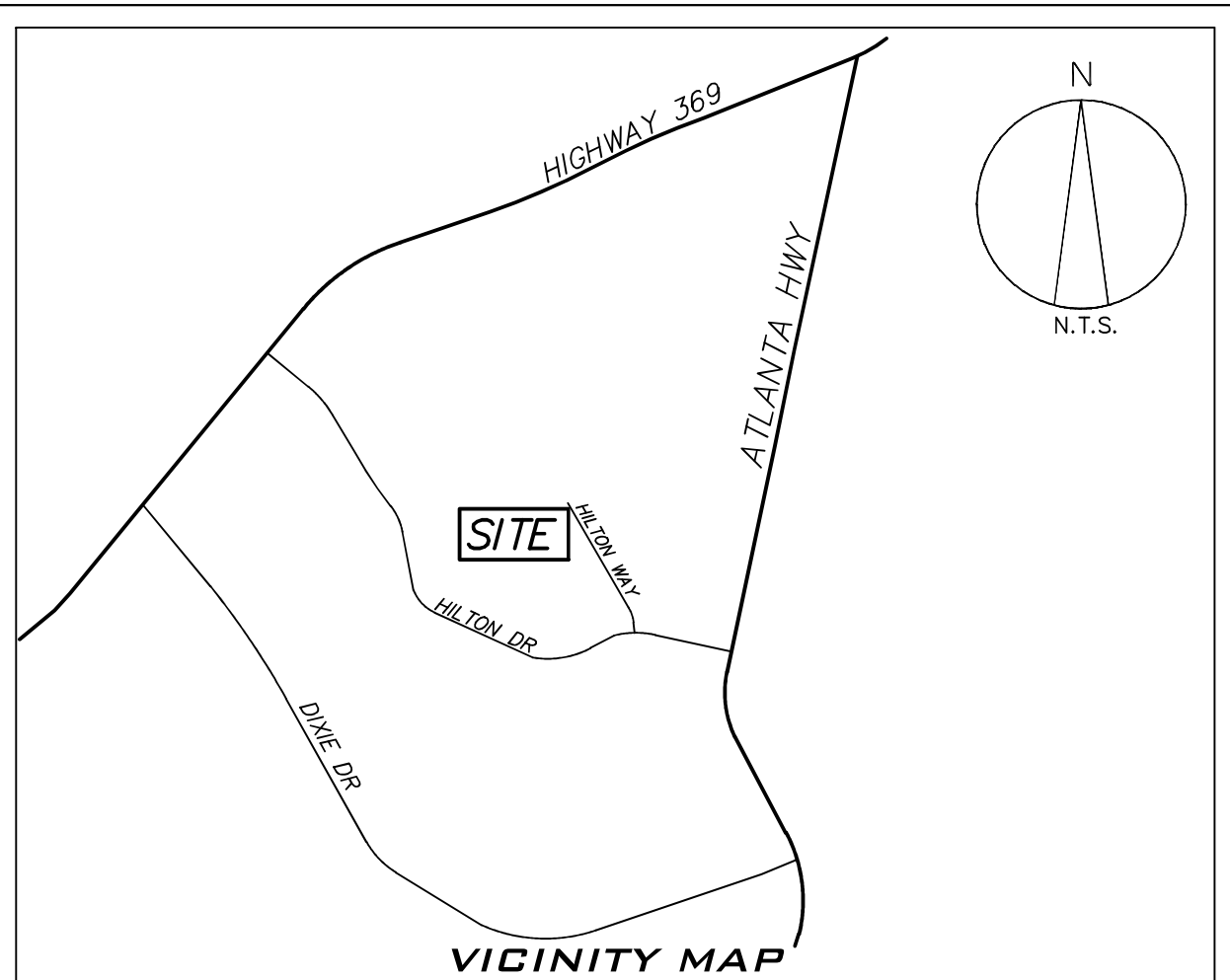
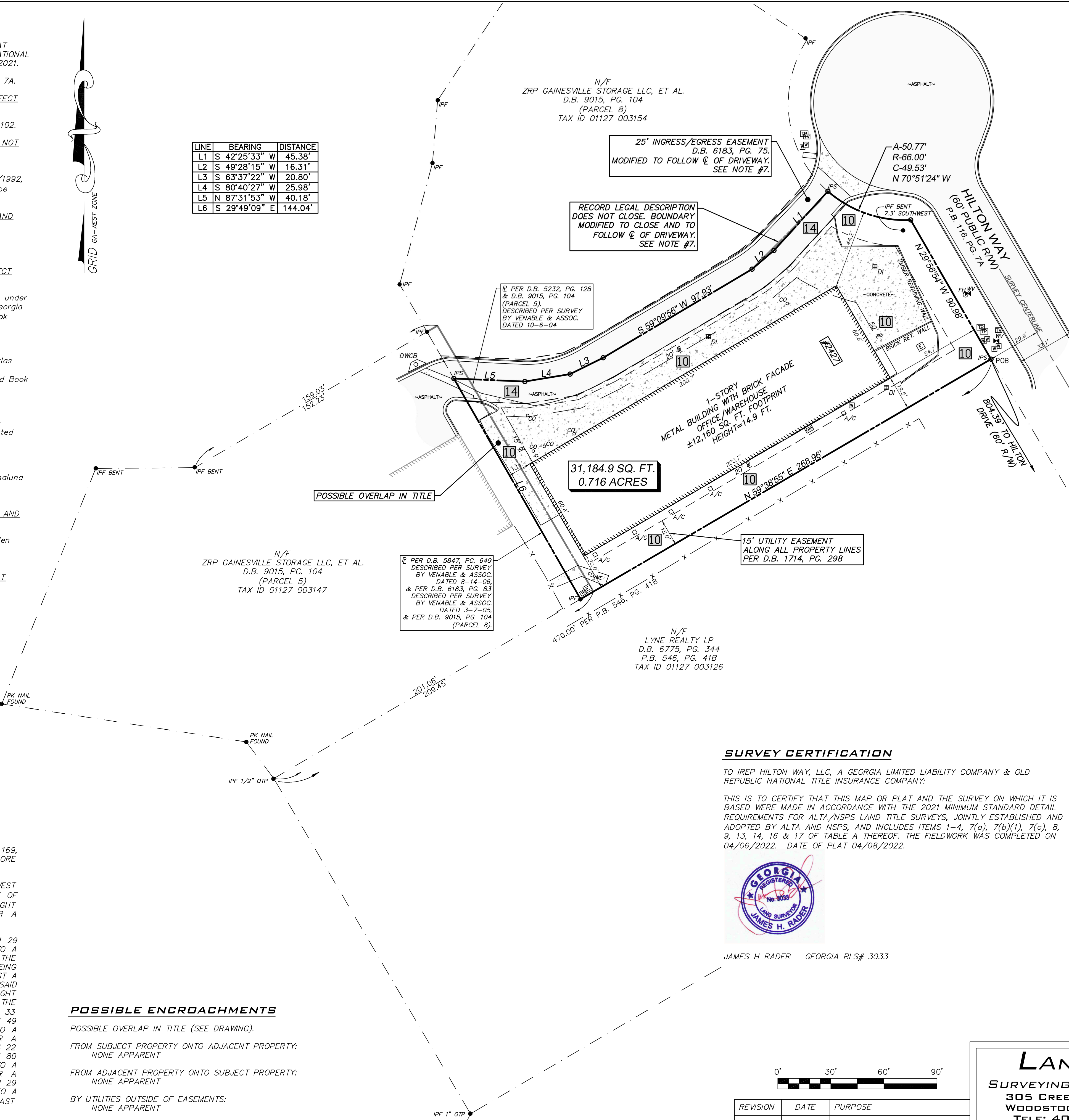
TO FIND THE POINT OF BEGINNING, COMMENCE AT THE INTERSECTION OF THE WEST RIGHT OF WAY OF HILTON WAY (60' R/W) WITH THE NORTH RIGHT OF WAY OF HILTON DRIVE (60' R/W); THENCE TRAVELING NORTHERLY ALONG THE WEST RIGHT OF WAY OF HILTON WAY, AND FOLLOWING THE CURVATURE THEREOF, FOR A DISTANCE OF 804.39 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG THE WEST RIGHT OF WAY OF HILTON WAY NORTH 29 DEGREES 56 MINUTES 54 SECONDS WEST FOR A DISTANCE OF 90.98 FEET TO A POINT; THENCE CONTINUING ALONG SAID RIGHT OF WAY ALONG A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 50.77 FEET AND A RADIUS OF 66.00 FEET, BEING SUBTENDED BY A CHORD OF NORTH 70 DEGREES 51 MINUTES 24 SECONDS WEST A DISTANCE OF 49.53 FEET TO AN IRON PIN SET AT THE INTERSECTION OF SAID RIGHT OF WAY WITH THE CENTERLINE OF A DRIVEWAY; THENCE LEAVING SAID RIGHT OF WAY AND TRAVELING ALONG THE CENTERLINE OF SAID DRIVEWAY THE FOLLOWING SIX (6) COURSES AND DISTANCES: SOUTH 42 DEGREES 25 MINUTES 33 SECONDS WEST FOR A DISTANCE OF 45.38 FEET TO A POINT; THENCE SOUTH 49 DEGREES 28 MINUTES 15 SECONDS WEST FOR A DISTANCE OF 16.31 FEET TO A POINT; THENCE SOUTH 59 DEGREES 09 MINUTES 56 SECONDS WEST FOR A DISTANCE OF 97.93 FEET TO A POINT; THENCE SOUTH 63 DEGREES 37 MINUTES 22 SECONDS WEST FOR A DISTANCE OF 20.80 FEET TO A POINT; THENCE SOUTH 80 DEGREES 40 MINUTES 27 SECONDS WEST FOR A DISTANCE OF 25.98 FEET TO A POINT; THENCE NORTH 87 DEGREES 31 MINUTES 53 SECONDS WEST FOR A DISTANCE OF 40.18 FEET TO A POINT; THENCE LEAVING SAID DRIVEWAY SOUTH 29 DEGREES 49 MINUTES 09 SECONDS EAST FOR A DISTANCE OF 144.04 FEET TO A 1/2" REBAR FOUND; THENCE NORTH 59 DEGREES 38 MINUTES 55 SECONDS EAST FOR A DISTANCE OF 268.96 FEET TO THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 0.716 ACRES AND IS DEPICTED ON THAT CERTAIN ALTA/NSPS PLAT OF SURVEY PREPARED BY LANDPRO SURVEYING AND MAPPING, INC., SEALED AND CERTIFIED BY JAMES H. RADER, GRLS NO. 3033, DATED APRIL 8, 2022.



LINE	BEARING	DISTANCE
L1	S 42°25'33" W	45.38'
L2	S 49°28'15" W	16.31'
L3	S 63°37'22" W	20.80'
L4	S 80°40'27" W	25.98'
L5	N 87°31'53" W	40.18'
L6	S 29°49'09" E	144.04'



SURVEY NOTES

1. THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA 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.
2. THIS PLAT WAS PREPARED FROM A FIELD SURVEY USING A ONE SECOND TRIMBLE ROBOTIC TOTAL STATION.
3. ALL IPF & IPS ARE 1/2" REBAR UNLESS NOTED OTHERWISE.
4. INFORMATION REGARDING THE PRESENCE, SIZE AND LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON IS BASED ON THE LOCATION OF VISIBLE APPURTENANCES AND ON FLAGS AND/OR PAINT PLACED BY OTHERS. NO CERTIFICATION IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF THE INFORMATION CONCERNING UNDERGROUND UTILITIES SHOWN HEREON, PER GEORGIA LAW.
5. DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DIMENSIONS.

SURVEY DATA

1. THE PRECISION OF THE FIELD DATA UPON WHICH THIS SURVEY IS BASED WAS VERIFIED WITH REDUNDANT LINEAR MEASUREMENTS. THE CALCULATED POSITIONAL TOLERANCE IS LESS THAN 0.02" PER POINT. THE FIELD DATA HAS BEEN ADJUSTED USING LEAST SQUARES.
2. THE BEARINGS SHOWN HEREON ARE BASED ON ANGLES TURNED AND ARE REFERENCED TO GRID NORTH VIA RTN GPS OBSERVATIONS. HORIZONTAL DATUM: NAD83/GEORGIA WEST ZONE
3. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN 363,842 FEET.
4. NO PORTION OF THIS PROPERTY LIES WITHIN THE 100 YEAR FLOOD PLAIN, AND LIES IN ZONE "X", ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NUMBER 13139C01886, EFFECTIVE DATE OF APRIL 4, 2018.

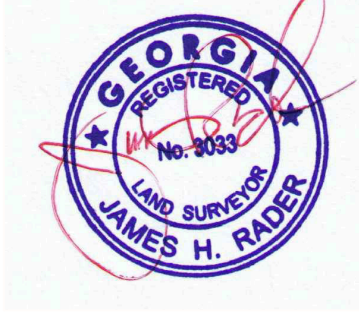
NOTES

1. THE PROPERTY SHOWN HEREON IS THE SAME PROPERTY DESCRIBED IN THAT CERTAIN COMMITMENT FOR TITLE INSURANCE PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER R 2542, DATED APRIL 4, 2021.
2. THERE IS NO VISIBLE EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS ON THIS SITE.
3. THERE IS NO VISIBLE EVIDENCE OF RECENT STREET OR SIDEWALK REPAIRS OR CONSTRUCTION IN THE PUBLIC RIGHT OF WAYS ADJACENT TO THIS SITE.
4. NUMBER OF MARKED PARKING SPACES: 0
5. PROPERTY ADDRESS: 2427 HILTON WAY, GAINESVILLE, GA 30501
6. THE SUBJECT PROPERTY HAS ACCESS TO HILTON WAY, A PUBLIC ROADWAY, VIA INGRESS/EGRESS RECORDED IN DEED BOOK 6183, PAGE 75.
7. THE RECORD DESCRIPTION OF THE SUBJECT PROPERTY DOES NOT FORM A MATHEMATICALLY CLOSED FIGURE. THE RECORD DESCRIPTION DESCRIBES THE NORTHWEST PROPERTY LINE FOLLOWING THE CENTER OF A 25' INGRESS/EGRESS EASEMENT. THE 25' INGRESS-EGRESS EASEMENT RECORDED IN DEED BOOK 6183, PAGE 75 DESCRIBES THE EASEMENT AS "... BEING 25 FEET IN WIDTH OVER AN EXISTING DRIVE ...". SO IT IS ASSUMED THAT THE INTENTION OF THE RECORD DESCRIPTION IS TO FOLLOW THE CENTER OF THE EXISTING DRIVEWAY. AS SUCH, THE BOUNDARY SHOWN HEREON WAS MODIFIED TO CLOSE AND TO FOLLOW THE CENTERLINE OF THE EXISTING DRIVEWAY ALONG THE NORTHWEST PORTION OF THE PROPERTY. ADDITIONALLY, THE 25' INGRESS-EGRESS EASEMENT RECORDED IN DEED BOOK 6183, PAGE 75 SHOWN HEREON WAS MODIFIED TO FOLLOW THE CENTERLINE OF THE EXISTING DRIVEWAY, I.E. THE MODIFIED NORTHWEST PROPERTY LINE.

SURVEY CERTIFICATION

TO IREP HILTON WAY, LLC, A GEORGIA LIMITED LIABILITY COMPANY & OLD REPUBLIC NATIONAL 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 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4, 7(a), 7(b)(1), 7(c), 8, 9, 13, 14, 16 & 17 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 04/06/2022. DATE OF PLAT 04/08/2022.



JAMES H RADER GEORGIA RLS# 3033



REVISION	DATE	PURPOSE

LANDPRO
SURVEYING AND MAPPING
305 CREEKSTONE RIDGE
WOODSTOCK, GA 30188
TELE: 404-386-2170
AUTHORIZATION NO. LS000838
WWW.LANDPROSURVEYING.COM
INFO@LANDPROSURVEYING.COM
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ALTA/NSPS LAND TITLE SURVEY			
IREP HILTON WAY, LLC			
CURRENT OWNER: B&D WORLEY PROPERTIES, LLC			
LAND LOT 169, DISTRICT 9 CITY OF GAINESVILLE, HALL COUNTY, GA			
SCALE	DATE	PROJECT NO.	SHEET
1" = 30'	04/08/22	20220408	1 OF 1