

WITH REGARD TO TABLE A, ITEM 11(b), SOURCE INFORMATION FROM PLANS AND MARKINGS WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOPE A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLE DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.

BASED ON FLOOD MAP 13005C0165C THIS PROPERTY IS NOT IN A FLOOD ZONE.



ALTA/CASM LAND TITLE SURVEY
 CERTIFIED TO: FIRST AMERICAN TITLE INSURANCE COMPANY
 DAVID L. WINTER, COLEMAN TALLEY LLP AND C.T. TITLE, LLC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/CASM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(B), 7(A&B), 8, 9, 10, 11, 13, 14, 16, 17, 18, 19, AND 20 OF TABLE "A".

ZONING: B2 COMMERCIAL
 SETBACK FROM CENTERLINE OF US No. 1 - 80'
 SETBACK FROM CENTER LINE OF 20TH. ST. - 60'
 REAR SETBACK LINE 5'

POINT OF BEGINNING

SURVEY OF 0.55 ACRES LOCATED IN LAND LOT 282 OF THE FIFTH LAND DISTRICT, CITY OF ALMA, BACON COUNTY GEORGIA. LOCATED AT 801 SOUTH PIERCE STREET, ALMA, GEORGIA.
 SURVEY DATE: JULY 6-15, 2013
 PLAT DATE: JULY 16, 2013

EXCEPTIONS:

1. DEED BOOK 386, PAGE 110 - MEMORANDUM OF LEASE
2. DEED BOOK 336, PAGE 138 - LESS AND EXCEPT, CONVEYANCE OF SOUTHERN 1/2 OF PROPERTY TO J. HART ENTERPRISES, INC.
3. DEED BOOK 260, PAGE 153 - DECLARATION OF JOINT AND RECIPROCAL EASEMENTS
4. DEED BOOK 85, PAGE 415 - RIGHT-OF-WAY EASEMENT
5. DEED BOOK 198, PAGE 144 - RIGHT-OF-WAY DEED

LEGAL DESCRIPTION:

All that tract or parcel of land situate, lying and being in Land Lot 282 of the Fifth Land District, City of Alma, Bacon County, Georgia and being more particularly described as follows: Beginning at a Georgia Department of Transportation Right-of-Way Marker located at the southwest corner of the right-of-way of U.S. Highway Number 1 (South Pierce Street) and the south right-of-way of 20th. street, thence proceed N 33°06'33" W for a distance of 36.54' to a Georgia Department of Transportation Right-Of Way Marker on the south right-of-way of 20th. Street; thence proceed westerly along the south right-of-way of 20th. Street (60' right-of-way) S 79°44'06" W for a distance of 186.03' to a 5/8" re-bar; thence leaving the right-of-way of 20th. Street proceed S 10°12'31" W for a distance of 114.99' to a 5/8" re-bar; thence proceed S 79°48'10" E for a distance of 210.99' to a 1/2" rebar on the westerly right-of-way of U.S. Highway No. 1; thence proceed N10°16'37" E along the westerly right-of-way of U.S. Highway No. 1 for a distance of 88.31' to the POINT OR PLACE OF BEGINNING;

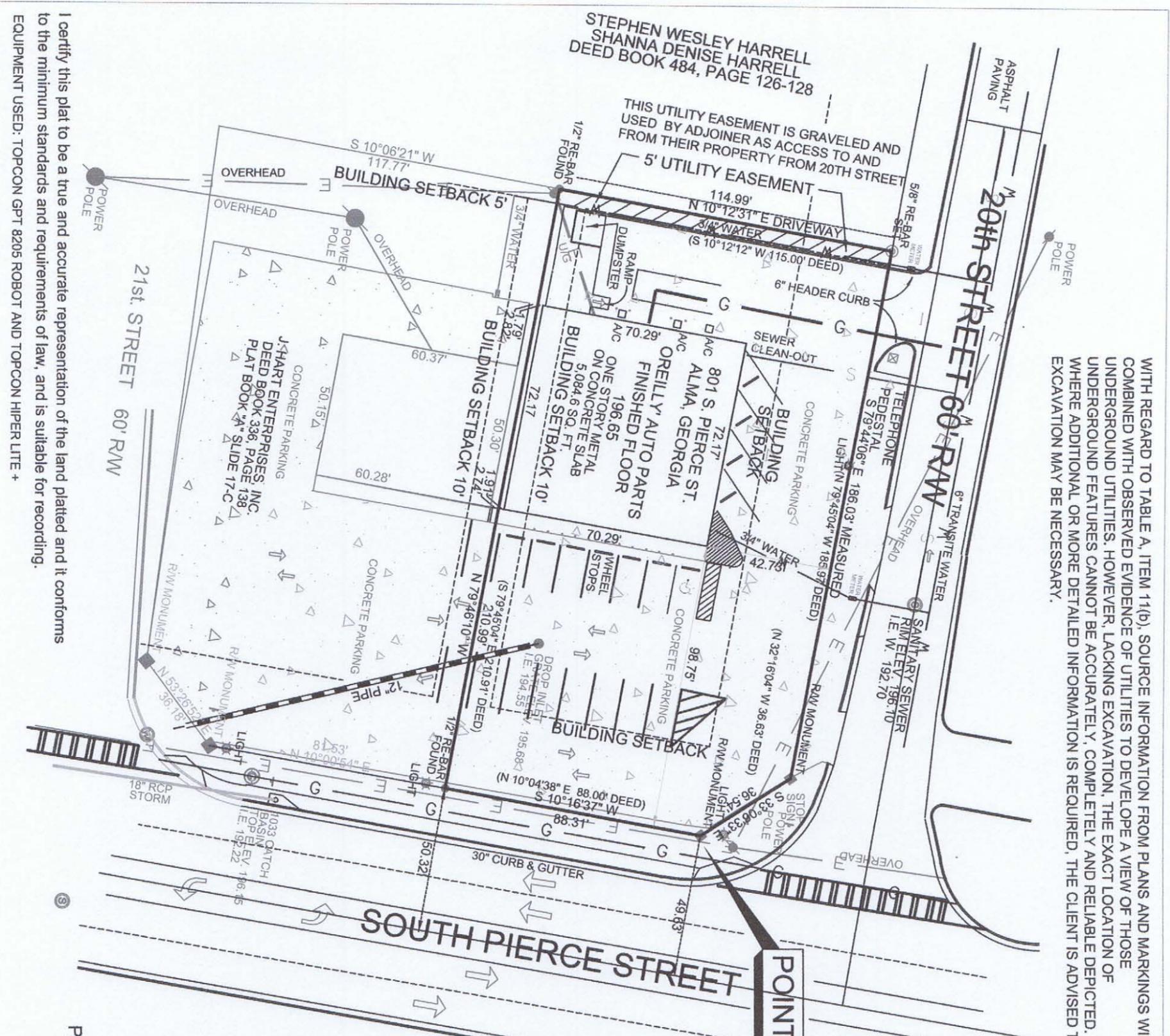
Containing an area of 0.55 acres more or less.
 Error of Closure: 1" in 21,233'
 Angular Error: per point 00°00' 02"
 Plat Closure: 1" in 86,000'

Glenn Martin, the Land Surveyor whose seal is affixed hereto does not guarantee that all easements which may affect this property are shown.

Martin Surveying and Mapping

112 West Ninth Street, Alma, Georgia 31510
 Phone: 912-632-2458 Fax: 912-632-1356 Email: gmartin@accessatc.net

I certify that in my opinion, the provisions in O.C.G.A. Section 15-06-67(d) does not require approval of this plat by the planning commission.



STEPHEN WESLEY HARRELL
 SHANNA DENISE HARRELL
 DEED BOOK 484, PAGE 126-128

THIS UTILITY EASEMENT IS GRAVELED AND USED BY ADJOINER AS ACCESS TO AND FROM THEIR PROPERTY FROM 20TH STREET

I certify this plat to be a true and accurate representation of the land platted and it conforms to the minimum standards and requirements of law, and is suitable for recording.
 EQUIPMENT USED: TOPCON GPT 8205 ROBOT AND TOPCON HIPER LITE +