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LEGEND

- IRON PIN FOUND (#4 IR-ROD unless noted otherwise)
IRON PIN SET (#4 IR-ROD unless noted otherwise)
OT PIPE IRON PIN FOUND (open top pipe)
CT PIPE IRON PIN SET (crimp top pipe)
POINT
CONCRETE MONUMENT FOUND
SANITARY SEWER MANHOLE
GREASE TRAP
CLEANOUT
TELEPHONE MANHOLE
ACCESS MANHOLE
SINGLE WING CATCH BASIN LEFT
DOUBLE WING CATCH BASIN RIGHT
DRAINION BOX
DROP INLET
HEADWALL
FLARED END PIPE
WEIR INLET
IRRIGATION VALVE
POWER POLE
TRAFFIC POLE
SERVICE POLE
POWER POLE W/ GUY WIRE
ELECTRIC METER
ELECTRIC TRANSFORMER
ELECTRIC BOX
AIR CONDITIONER UNIT
WATER METER
WATER VALVE
GAS METER
GAS VALVE
FIRE HYDRANT
FIRE DEPARTMENT CONNECTION
LIGHT POLE
TOP OF WALL
CALLS PER DEED
BOTTOM OF WALL
WALL (TYP)
BLOCK WALL
BRICK WALL
CONCRETE WALL
REINFORCED CONCRETE PIPE
BUILDING SETBACK LINE
DRAINAGE ARROW
IRRIGATION VALVE
GAS LIGHT
BOLLARD
FLAG POLE
PROPANE GAS TANK
MAILBOX

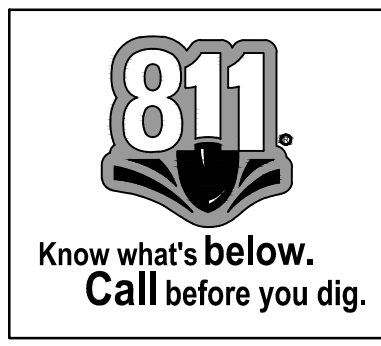
LINETYPES

- PROPERTY: Adjacent Property, Property Line, Center of Creek
FENCE LINES: Barb Wire Fence, Chain Link Fence, Wood Fence, Woven Wire Fence
SITE / TOPOGRAPHIC FEATURES: Guardrail

The field data upon which this map or plat is based has a closure precision of one foot in feet and an angular error of 00' 00" per angle point and was adjusted using the compass adjustment rule.

This map or plat has been calculated for closure and is found to be accurate to within one foot in feet.

EQUIPMENT USED:
ANGULAR: TOPCON TOTAL STATION
LINEAR: TOPCON TOTAL STATION



LEGAL DESCRIPTION - TRACT 1

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 532 OF THE 14TH, DISTRICT, FORSYTH COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A #6 IRON PIN FOUND LOCATED AT THE COMMON INTERSECTION OF LAND LOT CORNERS 531, 532, 568 AND 569; THENCE ALONG THE COMMON BOUNDARY OF THE EASTERLY LINE OF LAND LOT 532 AND THE WESTERLY LINE OF LAND LOT 568 SOUTH 00 DEGREES 56 MINUTES 57 SECONDS WEST A DISTANCE OF 935.24 FEET TO A #4 IRON PIN SET; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 293.34' WITH A RADIUS OF 745.18', WITH A CHORD BEARING OF NORTH 80 DEGREES 37 MINUTES 17 SECONDS WEST, WITH A CHORD LENGTH OF 291.45' TO A #4 IRON PIN SET, SAID POINT BEING THE TRUE POINT OF BEGINNING.

LEGAL DESCRIPTION - TRACT 2

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 532 OF THE 14TH, DISTRICT, FORSYTH COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A #6 IRON PIN FOUND LOCATED AT THE COMMON INTERSECTION OF LAND LOT CORNERS 531, 532, 568 AND 569; SAID POINT BEING THE TRUE POINT OF BEGINNING, THENCE ALONG THE COMMON BOUNDARY OF THE NORTHERLY LINE OF LAND LOT 532 AND THE WESTERLY LINE OF LAND LOT 568 SOUTH 00 DEGREES 56 MINUTES 57 SECONDS WEST A DISTANCE OF 935.24 FEET TO A #4 IRON PIN SET; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 293.34' WITH A RADIUS OF 745.18', WITH A CHORD BEARING OF NORTH 80 DEGREES 37 MINUTES 17 SECONDS WEST, WITH A CHORD LENGTH OF 291.45' TO A #4 IRON PIN SET, THENCE NORTH 05 DEGREES 19 MINUTES 00 SECONDS EAST A DISTANCE OF 176.99 FEET TO A #6 IRON PIN FOUND; THENCE NORTH 82 DEGREES 49 MINUTES 17 SECONDS EAST A DISTANCE OF 102.53 FEET TO A #6 IRON PIN FOUND; THENCE SOUTH 13 DEGREES 08 MINUTES 00 SECONDS WEST A DISTANCE OF 30.70 FEET TO A POINT; THENCE NORTH 84 DEGREES 40 MINUTES 00 SECONDS WEST A DISTANCE OF 179.18 FEET TO A POINT; THENCE SOUTH 84 DEGREES 40 MINUTES 00 SECONDS EAST A DISTANCE OF 24.70 FEET TO A POINT; THENCE NORTH 87 DEGREES 41 MINUTES 00 SECONDS EAST A DISTANCE OF 12.50 FEET TO A POINT; THENCE NORTH 83 DEGREES 56 MINUTES 00 SECONDS EAST A DISTANCE OF 10.30 FEET TO A POINT; THENCE SOUTH 84 DEGREES 40 MINUTES 00 SECONDS EAST A DISTANCE OF 179.18 FEET TO A POINT; THENCE NORTH 13 DEGREES 08 MINUTES 00 SECONDS EAST A DISTANCE OF 30.70 FEET TO A #6 IRON PIN FOUND; THENCE SOUTH 82 DEGREES 49 MINUTES 17 SECONDS EAST A DISTANCE OF 102.53 FEET TO A #6 IRON PIN FOUND; THENCE SOUTH 05 DEGREES 18 MINUTES 00 SECONDS WEST A DISTANCE OF 176.99 FEET TO A #4 IRON PIN SET AND THE TRUE POINT OF BEGINNING.

LEGAL DESCRIPTION - TRACT 3

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 531 & 532 OF THE 14TH, DISTRICT, FORSYTH COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A #6 IRON PIN FOUND LOCATED AT THE COMMON INTERSECTION OF LAND LOT CORNERS 531, 532, 568 AND 569; SAID POINT BEING THE TRUE POINT OF BEGINNING, THENCE ALONG THE COMMON BOUNDARY OF THE NORTHERLY LINE OF LAND LOT 532 AND THE SOUTHERLY LINE OF LAND LOT 531 SOUTH 89 DEGREES 26 MINUTES 04 SECONDS WEST A DISTANCE OF 816.57 FEET TO A #6 IRON PIN FOUND; THENCE SOUTH 00 DEGREES 23 MINUTES 19 SECONDS EAST A DISTANCE OF 650.04 FEET TO A #4 IRON PIN SET; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 391.71', WITH A RADIUS OF 1370.96', WITH A CHORD BEARING OF NORTH 82 DEGREES 45 SECONDS WEST, WITH A CHORD LENGTH OF 390.38' TO A #4 IRON PIN FOUND; THENCE NORTH 00 DEGREES 01 MINUTES 50 SECONDS EAST A DISTANCE OF 334.92 FEET TO A #4 IRON PIN FOUND; THENCE NORTH 00 DEGREES 04 MINUTES 58 SECONDS EAST A DISTANCE OF 1282.94 FEET TO A #4 IRON PIN FOUND; THENCE NORTH 00 DEGREES 00 MINUTES 51 SECONDS WEST A DISTANCE OF 321.73 FEET TO A #2 IRON PIN FOUND; THENCE SOUTH 88 DEGREES 57 MINUTES 59 SECONDS EAST A DISTANCE OF 1181.71 FEET TO AN ANGLE IRON PIN FOUND; THENCE SOUTH 00 DEGREES 31 MINUTES 40 SECONDS WEST A DISTANCE OF 358.29 FEET TO A 1/2" CRIMP TOP PIPE; THENCE SOUTH 56 DEGREES 08 MINUTES 47 SECONDS WEST A DISTANCE OF 639.81 FEET TO A 1/2" CRIMP TOP PIPE; THENCE SOUTH 45 DEGREES 32 MINUTES 32 SECONDS EAST A DISTANCE OF 210.16 FEET TO A 1/2" CRIMP TOP PIPE; THENCE SOUTH 78 DEGREES 18 MINUTES 43 SECONDS EAST A DISTANCE OF 399.11 FEET TO A #4 IRON PIN FOUND; THENCE SOUTH 01 DEGREES 33 MINUTES 11 SECONDS EAST A DISTANCE OF 369.89 FEET TO A #6 IRON PIN FOUND AND THE TRUE POINT OF BEGINNING.

LEGAL DESCRIPTION - TRACT 4

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 531 OF THE 14TH, DISTRICT, FORSYTH COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A #6 IRON PIN FOUND LOCATED AT THE COMMON INTERSECTION OF LAND LOT CORNERS 531, 532, 568 AND 569; THENCE ALONG THE COMMON BOUNDARY OF THE EASTERLY LINE OF LAND LOT 531 AND THE WESTERLY LINE OF LAND LOT 569; NORTH 01 DEGREES 33 MINUTES 11 SECONDS WEST A DISTANCE OF 369.89 FEET TO A #4 IRON PIN FOUND; THENCE NORTH 01 DEGREES 32 MINUTES 25 SECONDS WEST A DISTANCE OF 335.85 FEET TO A POINT; THENCE NORTH 01 DEGREES 54 MINUTES 57 SECONDS WEST A DISTANCE OF 69.72 FEET TO A 1/2" CRIMP TOP PIPE, SAID POINT BEING THE TRUE POINT OF BEGINNING.
THENCE SOUTH 59 DEGREES 30 MINUTES 45 SECONDS WEST A DISTANCE OF 191.82 FEET TO A POINT; THENCE SOUTH 33 DEGREES 44 MINUTES 32 SECONDS EAST A DISTANCE OF 70.09 FEET TO A POINT; THENCE SOUTH 56 DEGREES 16 MINUTES 28 SECONDS WEST A DISTANCE OF 304.32 FEET TO A 1/2" CRIMP TOP PIPE; THENCE NORTH 45 DEGREES 13 MINUTES 32 SECONDS WEST A DISTANCE OF 210.16 FEET TO A 1/2" CRIMP TOP PIPE; THENCE NORTH 56 DEGREES 08 MINUTES 47 SECONDS EAST A DISTANCE OF 639.81 FEET TO A 1/2" CRIMP TOP PIPE; THENCE SOUTH 00 DEGREES 51 MINUTES 12 SECONDS WEST A DISTANCE OF 179.89 FEET TO A 1/2" CRIMP TOP PIPE AND THE TRUE POINT OF BEGINNING.

NOTES

- 1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION SUPPLIED AND TO THE SURVEYOR'S BEST KNOWLEDGE ARE APPROXIMATELY AS SHOWN. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ALL UTILITIES SERVING THE PROPERTY ENTER THROUGH ADJOINING PUBLIC STREETS AND/OR EASEMENTS OF RECORD.
2. I HAVE EXAMINED THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR FORSYTH COUNTY, GEORGIA AND INCORPORATED AREAS, COMMUNITY PANEL NUMBERS 13117C0160F, EFFECTIVE DATE MARCH 4, 2013 AND 13117C0070G, EFFECTIVE DATE JUNE 7, 2019, AND FOUND A PORTION OF THE PROPERTY SHOWN HEREON TO FALL WITHIN A DESIGNATED FLOOD ZONE "A" (AREAS OF 100 YEAR FLOOD). THE PROPERTY SHOWN HEREON TO FALL WITHIN A DESIGNATED FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD.
3. THIS SITE IS TIED TO GRID NORTH BASED ON GPS OBSERVATIONS ADJUSTED BY PLANNERS AND ENGINEERS COLLABORATIVE IN SEPTEMBER 2022, NORTH AMERICAN DATUM OF 1983 (NAD83), NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88), GEORGIA WEST ZONE STATE PLANE COORDINATES.
4. THE TERM "CERTIFICATION" RELATING TO PROFESSIONAL ENGINEERING AND LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED UPON AND KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
5. THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS ONLY INTENDED TO COVER A SPECIFIC PORTION OF THE SUBJECT PROPERTY.
6. THE PROPOSED PARCELS SHOWN HEREON MAY OR MAY NOT CONSTITUTE A LEGAL SUBDIVISION.
7. NO ZONING INFORMATION PROVIDED FOR BUILDING SETBACKS.
8. THERE IS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
9. THIS SURVEY WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF GEORGIA.
10, 12. THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS COLLECTED USING A TRIMBLE TSC SERIES DATA COLLECTOR BY A RECEIVER BY GPS SOLUTIONS INC., WITH A SITE-LOCALIZED RTK NETWORK, AND HAS A RELATIVE POSITIONAL ACCURACY OF .008 FEET. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 406,835 FEET.

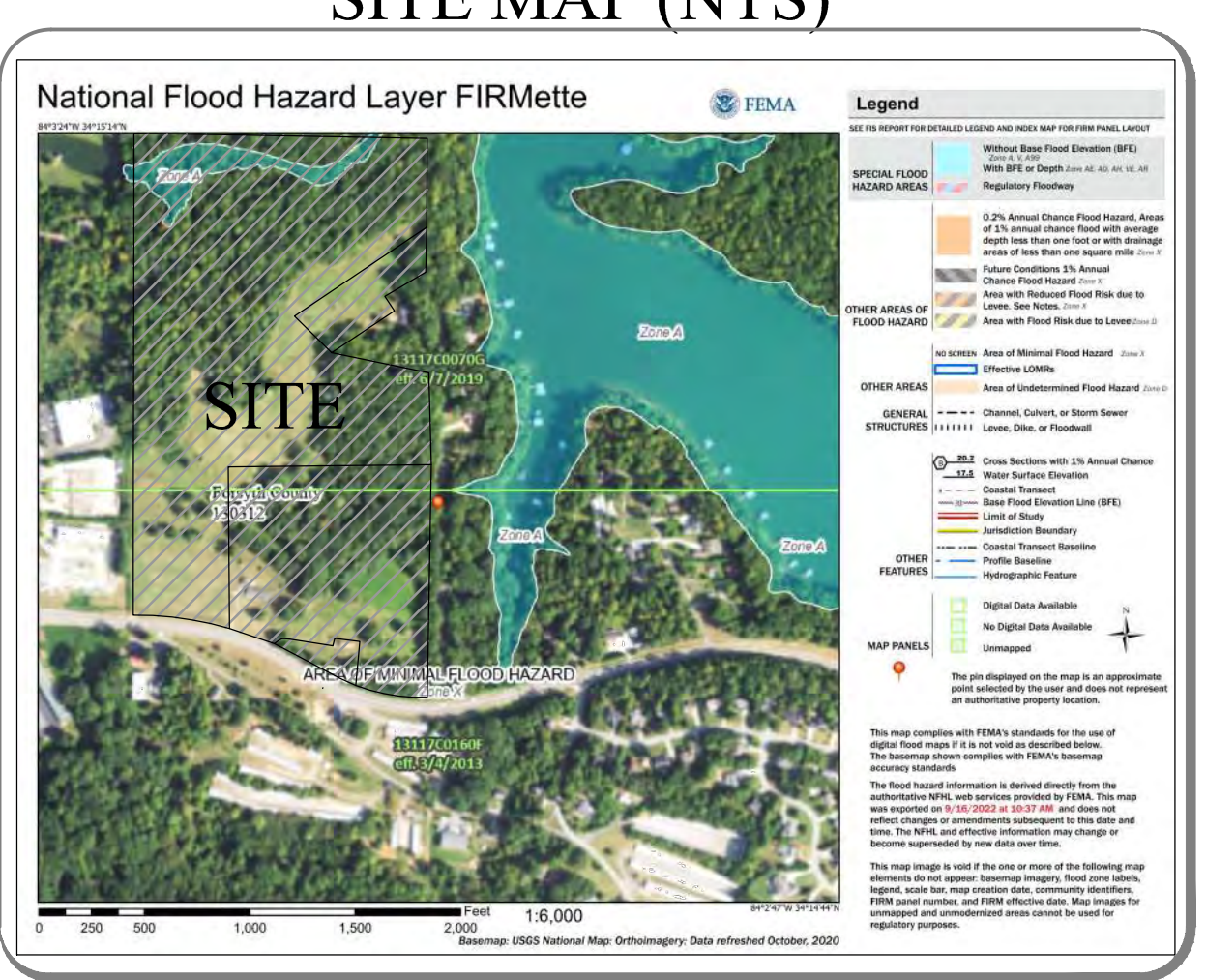
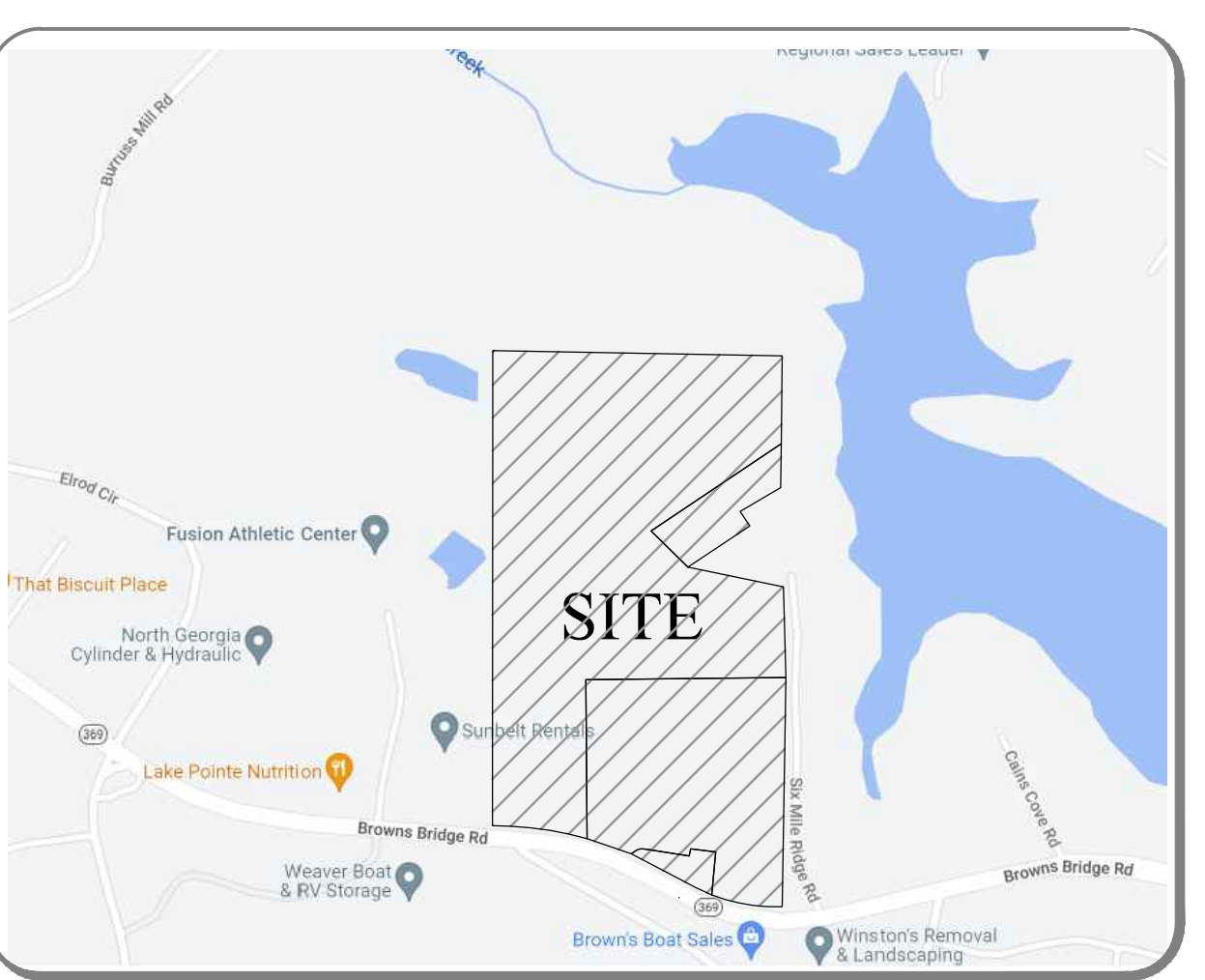
TITLE EXCEPTIONS

- FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER NCS-1136601-ATL WITH AN EFFECTIVE DATE OF JUNE 20, 2022 WAS USED IN THE PREPARATION OF THIS SURVEY AND THE LISTED EXCEPTIONS ARE AS FOLLOWS:
13. EASEMENTS AS CONVEYED IN RIGHT-OF-WAY DEED FROM O. M. MASHBURN TO STATE HIGHWAY DEPARTMENT OF GEORGIA, DATED OCTOBER 17, 1953, FILED FOR RECORD JUNE 28, 1954 AND RECORDED IN PROMISCUOUS BOOK C, PAGE 568, FORSYTH COUNTY, GEORGIA RECORDS. DEED IS TOO VAGUE AND EASEMENT CANNOT BE PLOTTED.
14. RIGHT-OF-WAY EASEMENT FROM O. M. MASHBURN TO FORSYTH COUNTY RURAL ELECTRIC MEMBERSHIP CORPORATION, A CORPORATION, DATED AUGUST 8, 1938, FILED FOR RECORD MARCH 30, 1940, AND RECORDED IN DEED BOOK 17, PAGE 138, AFORESAID RECORDS. DEED IS TOO VAGUE AND EASEMENT CANNOT BE PLOTTED.
15. RIGHT-OF-WAY EASEMENT FROM WILLIAM H. MASHBURN TO SAWNEE ELECTRIC MEMBERSHIP CORPORATION, A CORPORATION, DATED APRIL 3, 1965, FILED FOR RECORD APRIL 24, 1965, AND RECORDED IN DEED BOOK 54, PAGE 346, AFORESAID RECORDS. DEED IS TOO VAGUE AND EASEMENT CANNOT BE PLOTTED.
16. RIGHT-OF-WAY EASEMENT FROM W. H. MASHBURN TO SAWNEE ELECTRIC MEMBERSHIP CORPORATION, A CORPORATION, DATED JANUARY 10, 1971, FILED FOR RECORD FEBRUARY 24, 1972, AND RECORDED IN DEED BOOK 105, PAGE 137, AFORESAID RECORDS. DEED IS TOO VAGUE AND EASEMENT CANNOT BE PLOTTED.
17. RIGHT-OF-WAY EASEMENT FROM MRS. WILLIAM MASHBURN TO SAWNEE ELECTRIC MEMBERSHIP CORPORATION, A CORPORATION, DATED FEBRUARY 26, 1973, FILED FOR RECORD MAY 12, 1973, AND RECORDED IN DEED BOOK 119, PAGE 449, AFORESAID RECORDS. DEED IS TOO VAGUE AND EASEMENT CANNOT BE PLOTTED.
18. RIGHT-OF-WAY EASEMENT FROM WM. H. MASHBURN TO SAWNEE ELECTRIC MEMBERSHIP CORPORATION, A CORPORATION, DATED JULY 7, 1973, FILED FOR RECORD AUGUST 4, 1973, AND RECORDED IN DEED BOOK 122, PAGE 719, AFORESAID RECORDS. DEED IS TOO VAGUE AND EASEMENT CANNOT BE PLOTTED.
19. EASEMENT, AS CONTAINED IN WARRANTY DEED FROM MARCOLE MASHBURN TO WILLIAM H. MASHBURN, DATED JANUARY 5, 1976, FILED FOR RECORD JANUARY 23, 1976, AND RECORDED IN DEED BOOK 150, PAGE 590, AFORESAID RECORDS. DOES NOT AFFECT THE SUBJECT PROPERTY.
20. RIGHT-OF-WAY EASEMENT FROM MRS. WILLIAM H. MASHBURN TO SAWNEE ELECTRIC MEMBERSHIP CORPORATION, A CORPORATION, DATED NOVEMBER 30, 1976, FILED FOR RECORD DECEMBER 14, 1976, AND RECORDED IN DEED BOOK 160, PAGE 34, AFORESAID RECORDS. DEED IS TOO VAGUE AND EASEMENT CANNOT BE PLOTTED.
21. RIGHT-OF-WAY EASEMENT FROM WM. H. MASHBURN TO SAWNEE ELECTRIC MEMBERSHIP CORPORATION, A CORPORATION, DATED JUNE 1, 1979, FILED FOR RECORD AUGUST 30, 1979, AND RECORDED IN DEED BOOK 192, PAGE 512, AFORESAID RECORDS. DEED IS TOO VAGUE AND EASEMENT CANNOT BE PLOTTED.
22. RIGHTS OF ACCESS OF OTHERS FOR THE BENEFIT OF THE PROPERTY CONVEYED BY MARY MARCOLE MASHBURN TO JIMMY BENSON AND VICKIE BENSON, DATED MAY 6, 1980, AND RECORDED IN DEED BOOK 201, PAGE 559, AFORESAID RECORDS; AND AS SHOWN ON THAT CERTAIN SURVEY FOR JIMMY BENSON AND VICKIE BENSON, RECORDED IN PLAT BOOK 15, PAGE 106, AFORESAID RECORDS. AFFECTS THE SUBJECT PROPERTY AS SHOWN ON THE SURVEY.
23. RIGHT-OF-WAY EASEMENT FROM W. H. MASHBURN TO SAWNEE ELECTRIC MEMBERSHIP CORPORATION, A CORPORATION, DATED APRIL 30, 1980, FILED FOR RECORD MAY 15, 1980, AND RECORDED IN DEED BOOK 202, PAGE 63, AFORESAID RECORDS. DEED IS TOO VAGUE AND EASEMENT CANNOT BE PLOTTED.
24. RIGHT-OF-WAY EASEMENT FROM WILLIAM H. MASHBURN TO SAWNEE ELECTRIC MEMBERSHIP CORPORATION, A CORPORATION, DATED NOVEMBER 17, 1982, FILED FOR RECORD NOVEMBER 22, 1982, AND RECORDED IN DEED BOOK 233, PAGE 271, AFORESAID RECORDS. DEED IS TOO VAGUE AND EASEMENT CANNOT BE PLOTTED.
25. RIGHT-OF-WAY EASEMENT FROM WILLIAM H. MASHBURN TO SAWNEE ELECTRIC MEMBERSHIP CORPORATION, A CORPORATION, DATED JULY 28, 1983, FILED FOR RECORD DECEMBER 14, 1983, AND RECORDED IN DEED BOOK 245, PAGE 20, AFORESAID RECORDS. DEED IS TOO VAGUE AND EASEMENT CANNOT BE PLOTTED.
26. RIGHT-OF-WAY EASEMENT FROM W. H. MASHBURN TO SAWNEE ELECTRIC MEMBERSHIP CORPORATION, A CORPORATION, DATED JULY 12, 1984, FILED FOR RECORD JULY 26, 1984, AND RECORDED IN DEED BOOK 268, PAGE 716, AFORESAID RECORDS. DEED IS TOO VAGUE AND EASEMENT CANNOT BE PLOTTED.
27. RIGHT-OF-WAY EASEMENT FROM WILLIAM H. MASHBURN TO SAWNEE ELECTRIC MEMBERSHIP CORPORATION, A CORPORATION, DATED MAY 7, 1985, FILED FOR RECORD MAY 17, 1985, AND RECORDED IN DEED BOOK 293, PAGE 256, AFORESAID RECORDS. DEED IS TOO VAGUE AND EASEMENT CANNOT BE PLOTTED.
28. RIGHT-OF-WAY EASEMENT FROM WILLIAM MASHBURN TO SAWNEE ELECTRIC MEMBERSHIP CORPORATION, DATED MAY 11, 1999, FILED FOR RECORD JUNE 1, 1999, AND RECORDED IN DEED BOOK 1510, PAGE 409, AFORESAID RECORDS. DEED IS TOO VAGUE AND EASEMENT CANNOT BE PLOTTED.
29. EASEMENT FOR RIGHT-OF-WAY FROM THE WILLIAM H. MASHBURN LIVING TRUST TO GEORGIA TRANSMISSION CORPORATION (AN ELECTRIC MEMBERSHIP CORPORATION), A GEORGIA CORPORATION, AND SAWNEE ELECTRIC MEMBERSHIP CORPORATION, A GEORGIA CORPORATION, DATED SEPTEMBER 30, 2020, FILED FOR RECORD OCTOBER 7, 2020, AND RECORDED IN DEED BOOK 9652, PAGE 266, AFORESAID RECORDS. AFFECTS THE SUBJECT PROPERTY, THE DEED CANNOT BE PLOTTED.
30. EASEMENT FOR RIGHT-OF-WAY FROM RANDALL LEWIS PETREE AND PAUL MCREE MASHBURN, AS CO-EXECUTORS OF THE ESTATE OF MARY MARCOLE MASHBURN TO GEORGIA TRANSMISSION CORPORATION (AN ELECTRIC MEMBERSHIP CORPORATION), A GEORGIA CORPORATION, AND SAWNEE ELECTRIC MEMBERSHIP CORPORATION, A GEORGIA CORPORATION, DATED JUNE 26, 2021, FILED FOR RECORD JULY 13, 2021, AND RECORDED IN DEED BOOK 10250, PAGE 131, AFORESAID RECORDS. AFFECTS THE SUBJECT PROPERTY AS SHOWN ON THE SURVEY.
31. MATTERS AS SHOWN ON THAT CERTAIN PLAT RECORDED IN PROMISCUOUS BOOK C, PAGE 588, AFORESAID RECORDS. DOES NOT AFFECT THE SUBJECT PROPERTY.
32. MATTERS AS SHOWN ON THAT CERTAIN PLAT RECORDED IN PLAT BOOK 2, PAGE 176, AFORESAID RECORDS. AFFECTS THE SUBJECT PROPERTY, NO EASEMENTS ARE SHOWN ON RECORDED PLAT.
33. MATTERS AS SHOWN ON THAT CERTAIN PLAT RECORDED IN PLAT BOOK 11, PAGE 135, AFORESAID RECORDS. AFFECTS THE SUBJECT PROPERTY, NO EASEMENTS ARE SHOWN ON RECORDED PLAT.
34. MATTERS AS SHOWN ON THAT CERTAIN PLAT RECORDED IN PLAT BOOK 15, PAGE 106, AFORESAID RECORDS. AFFECTS THE SUBJECT PROPERTY AS SHOWN ON THE SURVEY.
35. MATTERS AS SHOWN ON THAT CERTAIN PLAT RECORDED IN PLAT BOOK 22, PAGE 44, AFORESAID RECORDS. AFFECTS THE SUBJECT PROPERTY AS SHOWN ON THE SURVEY.
36. MATTERS AS SHOWN ON THAT CERTAIN PLAT RECORDED IN PLAT BOOK 33, PAGE 21, AFORESAID RECORDS. AFFECTS THE SUBJECT PROPERTY AS SHOWN ON THE SURVEY.
37. MATTERS AS WOULD BE DISCLOSED BY A CURRENT AND ACCURATE SURVEY AND INSPECTION OF THE LAND.

Table with 2 columns: SITE AREA, TRACT 1: 0.750 ACRES, TRACT 2: 14.381 ACRES, TRACT 3: 37.446 ACRES, TRACT 4: 2.340 ACRES, OVERALL SITE: 54.917 ACRES

ABBREVIATIONS

Table with 3 columns: APPROX. #4, C&G, CLF, CMP, CO, CPP, DB, DI, DE, EOP, EPF, EPAN, ESM, FES, FFE, FH, FLGP, GA, GM, GW, HR, H.W, HW, ICV. Approximate: 1/2" Rebar, Curb and Gutter, Chain Link Fence, Corrugated Metal Pipe, Clean Out, Corrugated Plastic Pipe, Dead Book, Drop Inlet, Drainage Easement, Edge of Pavement, Electric Power Pole, Electric Panel, Easement, Flared End Section, Finish End Elevation, Fire Hydrant, Flag Pole, Georgia, Gas Meter, Guy Wire, Hand Roll, Hard Wood, Headwall, Irrigation Control Valve. I.E., IPF, IPS, LP, MW, N/F, O/P, PE, PG, PKF, PKS, POB, POC, PVC, RBC, RCP, RWM, SSE, SSMH, TRAN, VCP, W.D.F., WM, WW. Invert Elevation, Iron Pin Found, Iron Pin Set, Light Pole, Monitoring Well, Now or Formerly, Open Top Pipe, Plot Book, Page, PK Nail Found, PK Nail Set, Point of Beginning, Point of Commencement, Polyvinyl Chloride Pipe, Rebar Capped, Reinforced Concrete Pipe, Right of Way Monument, Sanitary Sewer Easement, Sanitary Sewer Manhole, Transformer, Vitrified Clay Pipe, Wood Fence, Water Meter, Water Valve.



FEMA MAP (NTS)

SHEET 1 OF 3
DRAWN BY: E.A.
CHECKED BY: E.A.
FILE NO.: 22150.00
DATE: OCTOBER 5, 2022
SCALE:
DATE OF FIELD WORK: 09/13/22



FORSYTH COUNTY, GEORGIA

TOPOGRAPHIC & ALTA/NSPS LAND TITLE SURVEY FOR WOOD PARTNERS

LAND LOTS 531 & 532 DISTRICT 14TH

Table with 2 columns: REVISIONS, DESCRIPTION. Includes rows for REV, DATE, and DESCRIPTION.

To WOOD PARTNERS:
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, 8, 9, 10, 13, and 16 of Table A thereof. The field work was completed on:
Date of Map or Plat: OCTOBER 5, 2022.
NEY F. AYALA
Surveyor's Signature
NEY F. AYALA
Printed name

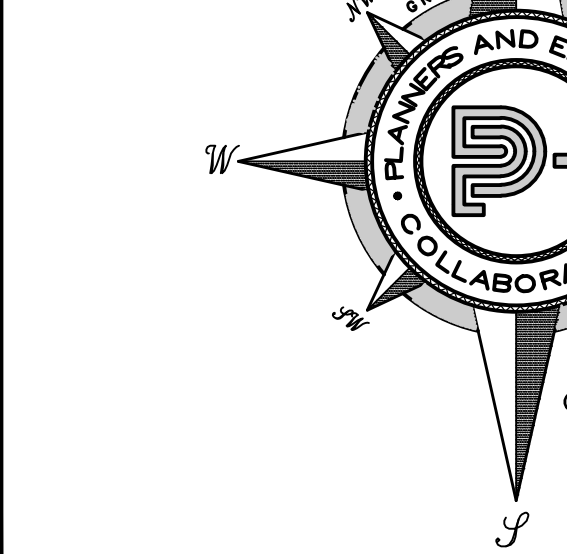
Planners & Engineers Collaborative+
LAND PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING
ARCHITECTS + SURVEYING + CONSTRUCTION + WATER RESOURCES
365 RESEARCH COURT, PEACHTREE CORNERS, GEORGIA 30092
(770)461-1271 WWW.PEC.PLUS
C.O.A.-15FC00004

MATCHLINE (SEE SHEET 2)
MATCHLINE (SEE SHEET 3)

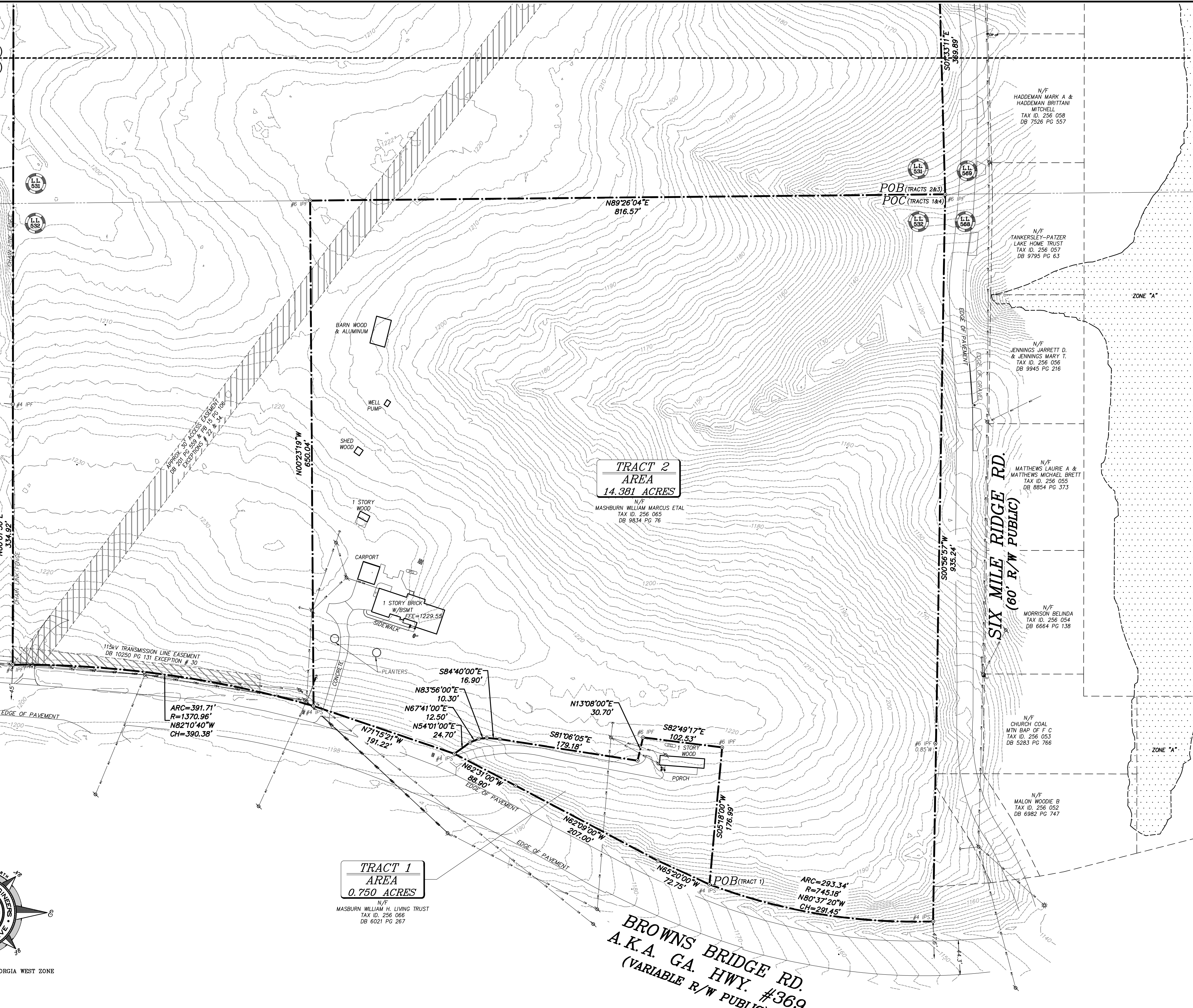
N/F
MEGS INVESTMENT LLC
TAX ID. 256 154
DB 3040 PG 666

N/F
AAA PRESTIGE PROPERTIES LLC
TAX ID. 256 155
DB 3372 PG 336

N/F
BEN CHARLES CAVALIER TRUST #4
C/O HARVEY S COHEN TRUSTEE
TAX ID. 256 156
DB 1666 PG 755



L:\2022\2216000\SSA\Drawings\2216000_ALTA.dwg - FAYATTA - 10/5/2022 12:35 PM



TRACT 2
AREA
14.381 ACRES

TRACT 1
AREA
0.750 ACRES

BROWNS BRIDGE RD.
A.K.A. G.A. HWY. #369
(VARIABLE R/W PUBLIC)

SIX MILE RIDGE RD.
(60' R/W PUBLIC)

N/F
HADDEMAN MARK A &
HADDEMAN BRITTANI MITCHELL
TAX ID. 256 058
DB 7526 PG 557

N/F
TANKERSLEY-PATZER LAKE HOME TRUST
TAX ID. 256 057
DB 9795 PG 63

N/F
JENNINGS JARRETT D. & JENNINGS MARY T.
TAX ID. 256 056
DB 9945 PG 216

N/F
MATTHEWS LAURIE A & MATTHEWS MICHAEL BRETT
TAX ID. 256 055
DB 8854 PG 373

N/F
MORRISON BELINDA
TAX ID. 256 054
DB 6664 PG 138

N/F
CHURCH COAL MTR SHIP OF F C
TAX ID. 256 053
DB 5283 PG 766

N/F
MALON WOODIE B
TAX ID. 256 052
DB 6982 PG 747

ARC=391.71'
R=1370.96'
NB210'40"W
CH=390.38'

S84'40'00"E 16.90'
N83'56'00"E 10.30'
N67'41'00"E 12.50'
N54'01'00"E 24.70'

N13'08'00"E 30.70'
S81'06'05"E 179.18'

S82'49'17"E 102.53'

ARC=293.34'
R=745.18'
NB0'37'20"W
CH=291.45'

SHEET 2 OF 3
DRAWN BY: EA
CHECKED BY: FA
FILE NO.: 22150.00
DATE: OCTOBER 5, 2022
SCALE: 1"=60'
DATE OF FIELD WORK: 09/13/22

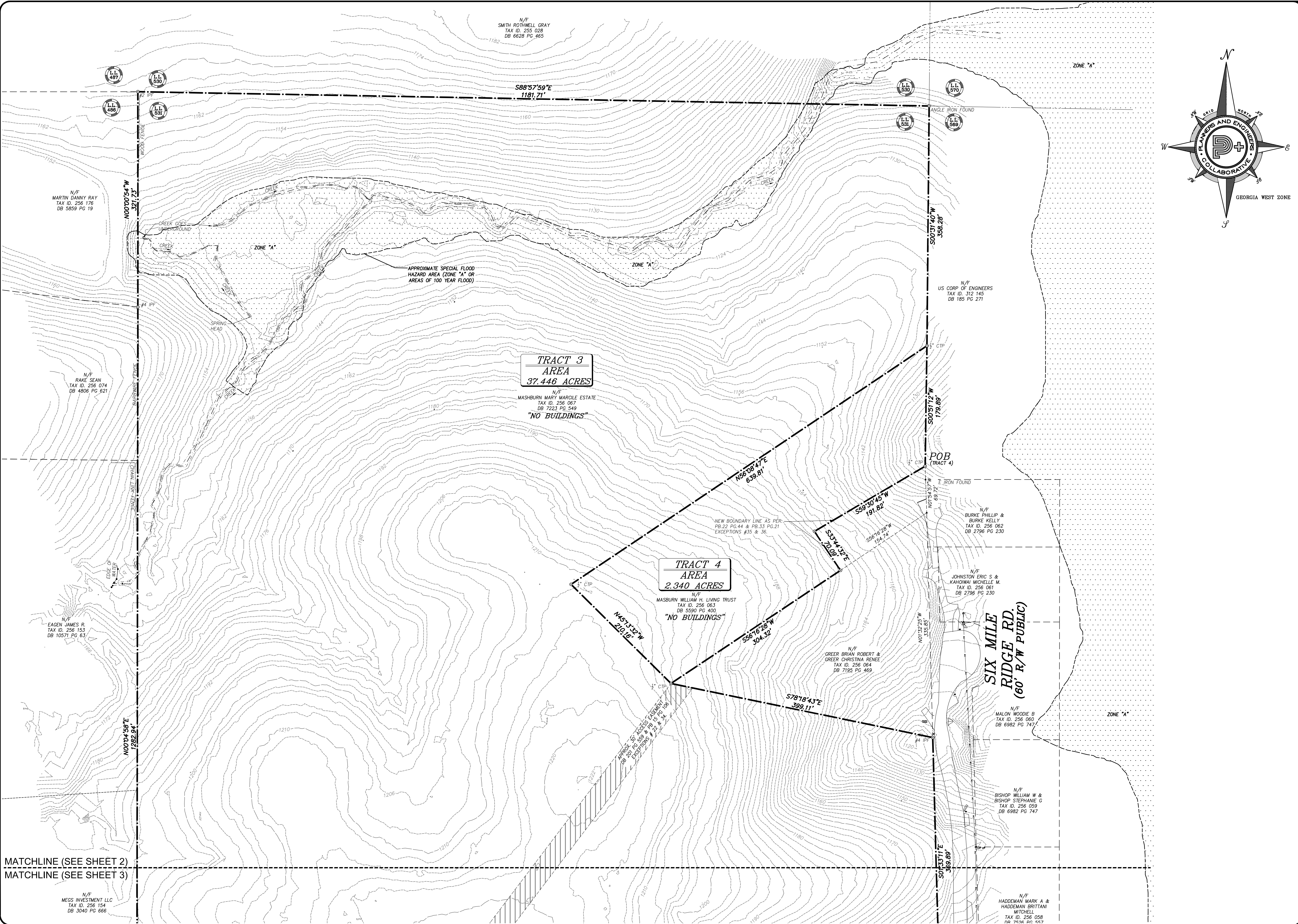


TOPOGRAPHIC & ALTA/ASPS LAND TITLE SURVEY
FOR
WOOD PARTNERS
LAND LOTS(S) 531 & 532
DISTRICT 14TH
FORSYTH COUNTY GEORGIA

REV	DATE	DESCRIPTION	BY
5			
4			
3			
2			
1			

PEC+
Planners & Engineers Collaborative+
LAND PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING
ARBORISTS + SURVEYING & CONSTRUCTION + WATER RESOURCES
355 RESEARCH COURT, REA CHREE CORNERS, GEORGIA 30929
(770)451-9741 WWW.PEC.PLUS
C.O.A.-LSFC000004

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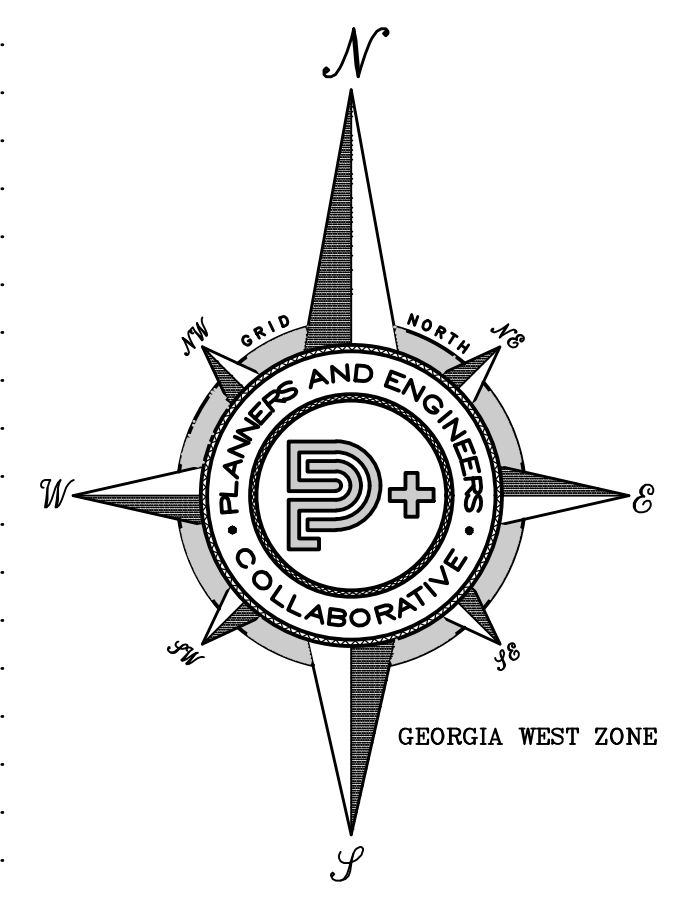


**TRACT 3
AREA
37.446 ACRES**

N/F
MASHBURN MARY MARCIE ESTATE
TAX ID. 256 067
DB 7223 PG 549
"NO BUILDINGS"

**TRACT 4
AREA
2.340 ACRES**

N/F
MASBURN WILLIAM H. LIVING TRUST
TAX ID. 256 063
DB 5590 PG 400
"NO BUILDINGS"



SHEET 3 OF 3
DRAWN BY: L.L.
CHECKED BY: F.A.
FILE NO.: 22150.00
DATE: OCTOBER 5, 2022
SCALE: 1"=60'
DATE OF FIELD WORK: 09/13/22



FORSTH COUNTY
GEORGIA

TOPOGRAPHIC & ALTA/ASPS LAND TITLE SURVEY
FOR
WOOD PARTNERS

LAND LOT(S) 531 & 532
DISTRICT 14TH

REV	DATE	DESCRIPTION	BY
5			
4			
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(770) 451-1274 | WWW.PEC.PLUS
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MATCHLINE (SEE SHEET 2)
MATCHLINE (SEE SHEET 3)

N/F
MECS INVESTMENT LLC
TAX ID. 256 154
DB 3040 PG 666

L:\2022\221500\Sub\Drawings\22150_ALTA.dwg - FAYALA - 10/5/2022 1:02 PM