



SURVEY NOTES

- Total Area: 6.121 Acres
- This map or plat has been calculated for closure and is found to be accurate within 1 foot in 67,802+ feet. Data used to prepare this plat was gathered using a Geomax 5" Robotic Total Station for angle and distance measurements. The field data upon which this map or plat is based has a closure precision of one (1) foot in 63,026 feet and an average angular error of 05 seconds per angle point, and was adjusted using Least Squares.
- This property does not lie within a 100 year flood hazard zone as defined by the F.E.M.A. Insurance. This property lies in Zone "X" (low risk) per FEMA FIRM Panel 13223C0131C.
- IPF signifies iron pin (1/2 inch re-bar) found unless otherwise noted. IPS signifies 1/2" re-bar set.
- Survey reference: a) Survey for Pearl Colbert Estate by Jon R. Tripony (GA. RLS#2267), Dated November 20, 1987, and recorded in Plat Book 18 pg.37
 b) Deed book 212 page 561
 c) R/W deed book 10 page 335
 d) West Ridge Ph 2 (Plat Bk. 66 p.119)
 e) Compiled Plat: Bk.54 p.61a

RECORDING INFORMATION

TITLE NOTES

Title Insurance Company - Old Republic National Title Insurance Company
 File Number: GA24009119 Commitment Number:
 Commitment Date: May 1, 2024
 Property Address: Old Cartersville Rd (no assigned address)
 Schedule B1 & B2 Exceptions

Items 1 through 12 are matters not usually addressed by a survey

- Ingress and Egress Easements as contained in that certain Warranty Deed from George J. Colbert to Encore Land Development, Inc., dated May 3, 2006, filed May 11, 2006 and recorded in Deed Book 2151, Page 65, records of the Superior Court of Paulding County, Georgia does not affect subject property.
- Grant of Easement Sewer by and between Legacy Communities and Encore Land Development Inc., dated May 9, 2006, filed July 12, 2006 and recorded in Deed Book 2195, Page 770, aforesaid records does not affect subject property.
- Right-of-Way Easement from Encore Land Development Inc., a Georgia corporation to GreyStone Power Corporation, an electric membership corporation, dated as of November 1, 2006, filed December 22, 2006 and recorded in Deed Book 2313, Page 234, aforesaid records, affects subject property. It is a 30 feet wide power easement base on the location of power poles located near the east right of way of Gullledge Rd.
- Right of Way Easement from Encore Land Development Inc., a Georgia corporation to GreyStone Power Corporation, an electric membership corporation, dated as of March 20, 2007, filed April 30, 2007 and recorded in Deed Book 2395, Page 263, aforesaid records affects subject property. It is a 30 feet wide power easement based on the location of power poles located near the east right of way of Gullledge Rd.
- Relinquishment of access rights (except where designated by the Department of Transportation) and easements as contained in that certain Right of Way Deed from Regions Bank to Paulding County Georgia, by and through its board of commissioners, a body politic of the State of Georgia, dated July 8, 2010, filed July 22, 2010 and recorded in Deed Book 2818, Page 252, aforesaid records does not affect subject property.
- Easement for Location of Sanitary Sewer Line from Regions Bank to Paulding County Georgia, by and through its board of commissioners, a body politic of the State of Georgia, dated August 12, 2010, filed September 7, 2010 and recorded in Deed Book 2829, Page 202, aforesaid records does not affect subject property.
- Terms and conditions as set forth in that certain Development Agreement by and between Paulding County, Georgia, a political subdivision of the State of Georgia and RL Regi Georgia LLC dated December 16, 2015, filed January 8, 2016 and recorded in Deed Book 3486, Page 594, aforesaid records apparently does not affect subject property.
- Declaration of Protective Covenants, Conditions, Restrictions and Easements For Summit at West Ridge by RL Regi Georgia, LLC, a Georgia limited liability company, dated June 7, 2017, filed June 30, 2017 and recorded in Deed Book 3726, Page 847, aforesaid records, as may be further amended and/or supplemented apply to the subdivision north of subject property and do not affect subject property.
- Terms and conditions as set forth in that certain Subordination and Standby Agreement by and between First Landmark Bank, a division of National Bank of Commerce, Vice Real estate Partners I, LLC, a Georgia limited liability company, and Summerlyn Homes, LLC, a Georgia limited liability company, dated as of October 19, 2018, filed October 30, 2018 and recorded in Deed Book 3952, Page 532, aforesaid records does not affect property.
- All matters affecting subject property as shown on the following plats, all aforesaid records:

- Plat Book 18, Page 37: Affects subject property in that Tract 6 shown on this plat is the source parcel for subject property.
- Plat Book 54, Page 61a shows the adjoining property to the west and south and does not affect subject property.
- Plat Book 61, Page 190 shows the subdivision north of Colbert Road and does not affect subject property.

NO.	DATE	DESCRIPTION	BY
1.	8/14/24	add'l improv., encroachments	drb

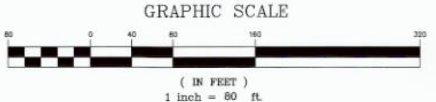
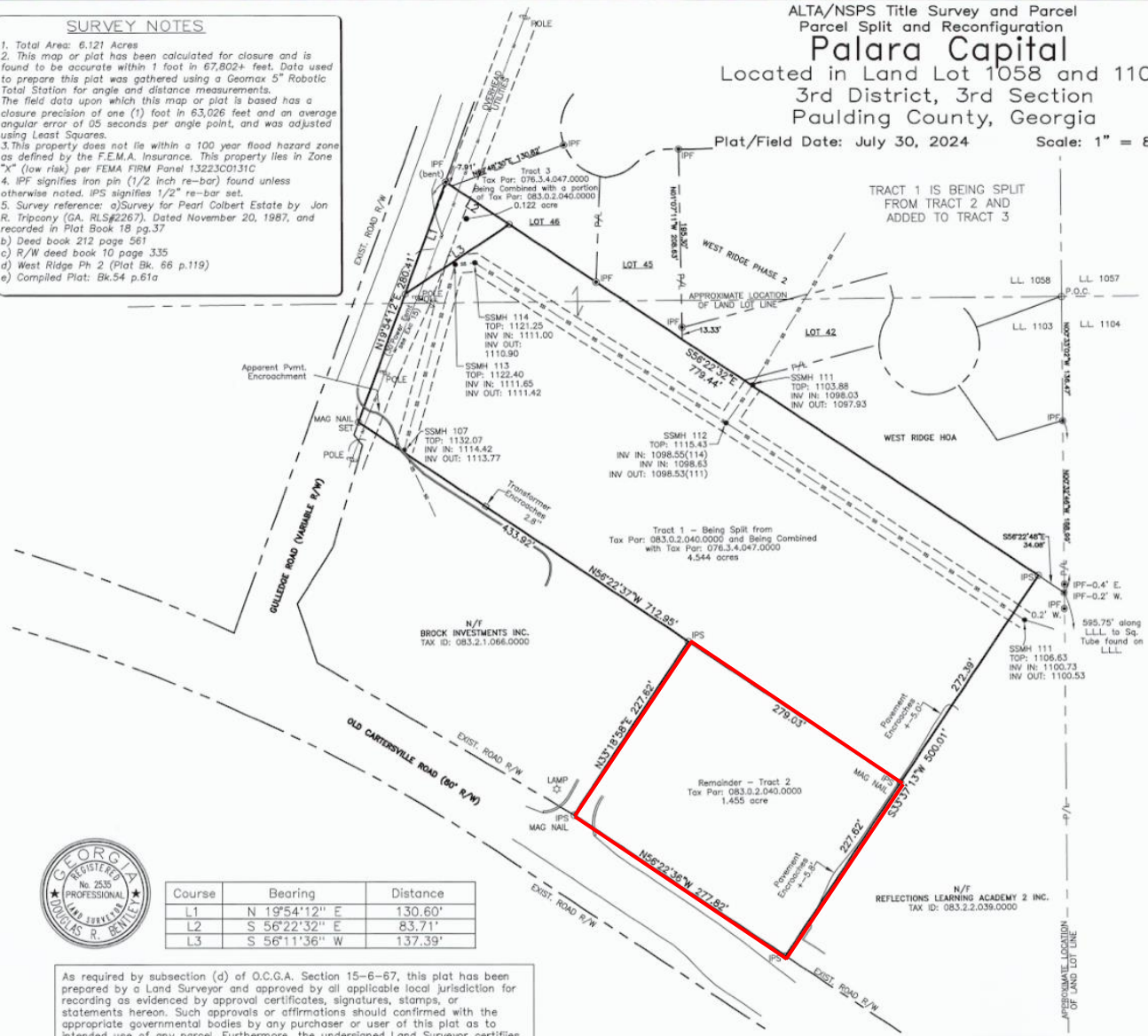


Course	Bearing	Distance
L1	N 19°54'12" E	130.60'
L2	S 56°22'32" E	83.71'
L3	S 56°11'36" W	137.39'

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a Land Surveyor and approved by all applicable local jurisdiction for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. 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.

Douglas R. Bentley 8/14/24
 Douglas R. Bentley, Registered Land Surveyor #2535 Date

ALTA/NSPS Title Survey and Parcel
 Parcel Split and Reconfiguration
Palara Capital
 Located in Land Lot 1058 and 1103
 3rd District, 3rd Section
 Paulding County, Georgia
 Plat/Field Date: July 30, 2024 Scale: 1" = 80'



PREPARED BY:

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