

BENCHMARK  
5/8" RBS w/ CAP  
N: 8819.71  
E: 2056.55, 21  
EL: 253.22

**REFERENCES:**

- REFERENCE SUBJECT DEED IN THE NAME OF BH LAND, LLC, RECORDED IN DEED BOOK 11117, PAGE 238.
- REFERENCE PLAT TITLED "REPLAT OF PART OF BLOCK 'C' ESQUILINE VALLEY SUBDIVISION", PREPARED BY WILLIAM A. WHITE, SURVEYOR AND RECORDED IN PLAT BOOK 132, PAGE 113.

**ALTA/NSPS LAND TITLE SURVEY CERTIFICATION**

TO DT RETAIL PROPERTIES, LLC AND CHICAGO 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 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA, AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(c), 6(d), 8, 11, 13, 14, 16, 17, 18, 19, 20, 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 12, 2017.

Date: APRIL 11, 2017  
*Cary F. Reed*  
CARY F. REED  
GEORGIA REGISTERED LAND SURVEYOR #2886

**VESTING DEED**

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 14 OF THE 7TH DISTRICT OF COLUMBUS, MUSCOGEE COUNTY, GEORGIA, BEING PARCEL "2" CONTAINING 0.485 ACRES AND PARCEL "3" CONTAINING 1.491 ACRES, AS SHOWN ON A MAP OR PLAT ENTITLED "REPLAT OF PART OF BLOCK 'C', ESQUILINE VALLEY SUBDIVISION", PREPARED BY WILLIAM A. WHITE, SURVEYOR, DATED NOVEMBER 8, 1996, WHICH PLAT IS RECORDED IN PLAT BOOK 132, PAGE 113, IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF MUSCOGEE COUNTY, GEORGIA.

**SURVEYED LEGAL DESCRIPTION PARCEL "2"**

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING SITUATE IN LAND LOT 14 OF THE 7TH DISTRICT OF COLUMBUS, MUSCOGEE COUNTY, GEORGIA, ALSO BEING KNOWN AS PARCEL "2" AS SHOWN ON A MAP OR PLAT ENTITLED "REPLAT OF PART OF BLOCK 'C', ESQUILINE VALLEY SUBDIVISION", PREPARED BY WILLIAM A. WHITE, SURVEYOR, DATED NOVEMBER 8, 1996, WHICH PLAT IS RECORDED IN PLAT BOOK 132, PAGE 113, IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF MUSCOGEE COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 1" IRON REBAR FOUND AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF VICTORY DRIVE (200' RIGHT-OF-WAY) WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF MELROCH AVENUE (50' RIGHT-OF-WAY) AND THENCE GO ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF MELROCH AVENUE NORTH 28 DEGREES, 25 MINUTES, 28 SECONDS EAST FOR A DISTANCE OF 221.17 FEET TO AN OPEN TOP PIPE FOUND, SAID POINT BEING THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING, CONTINUE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF MELROCH AVENUE NORTH 28 DEGREES, 25 MINUTES, 28 SECONDS EAST FOR A DISTANCE OF 114.94 FEET TO A CONCRETE MONUMENT FOUND; THENCE LEAVE SAID SOUTHEASTERLY RIGHT-OF-WAY LINE AND GO SOUTH 58 DEGREES, 35 MINUTES, 25 SECONDS EAST FOR A DISTANCE OF 189.92 FEET TO A POINT; THENCE GO SOUTH 25 DEGREES, 30 MINUTES, 21 SECONDS WEST FOR A DISTANCE OF 105.16 FEET TO A 1-1/2" CRIMPED TOP PIPE; THENCE GO NORTH 61 DEGREES, 35 MINUTES, 02 SECONDS WEST FOR A DISTANCE OF 194.96 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 0.485 ACRES ~ 21,137 Square Feet.

**SURVEYED LEGAL DESCRIPTION PARCEL "3"**

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING SITUATE IN LAND LOT 14 OF THE 7TH DISTRICT OF COLUMBUS, MUSCOGEE COUNTY, GEORGIA, ALSO BEING KNOWN AS PARCEL "3" AS SHOWN ON A MAP OR PLAT ENTITLED "REPLAT OF PART OF BLOCK 'C', ESQUILINE VALLEY SUBDIVISION", PREPARED BY WILLIAM A. WHITE, SURVEYOR, DATED NOVEMBER 8, 1996, WHICH PLAT IS RECORDED IN PLAT BOOK 132, PAGE 113, IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF MUSCOGEE COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

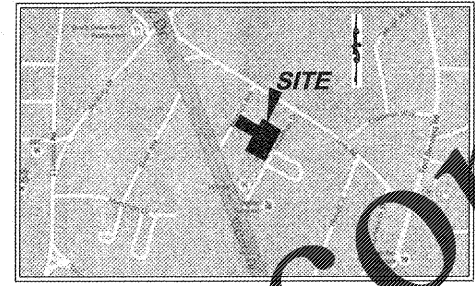
COMMENCE AT A 1" IRON REBAR FOUND AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF VICTORY DRIVE (200' RIGHT-OF-WAY) WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF MELROCH AVENUE (50' RIGHT-OF-WAY) AND THENCE GO ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF MELROCH AVENUE NORTH 28 DEGREES, 25 MINUTES, 28 SECONDS EAST FOR A DISTANCE OF 221.17 FEET TO A 1" OPEN TOP PIPE FOUND, THENCE GO NORTH 28 DEGREES, 25 MINUTES, 28 SECONDS EAST FOR A DISTANCE OF 114.94 FEET TO A CONCRETE MONUMENT FOUND; THENCE LEAVE SAID SOUTHEASTERLY RIGHT-OF-WAY LINE AND GO SOUTH 58 DEGREES, 35 MINUTES, 25 SECONDS EAST FOR A DISTANCE OF 189.92 FEET TO A POINT; SAID POINT BEING THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING, THENCE GO SOUTH 58 DEGREES, 35 MINUTES, 25 SECONDS EAST FOR A DISTANCE OF 10.00 FEET TO A CONCRETE MONUMENT FOUND; THENCE GO NORTH 28 DEGREES, 12 MINUTES, 11 SECONDS EAST FOR A DISTANCE OF 75.24 FEET TO A 1" CRIMPED TOP PIPE; THENCE GO SOUTH 57 DEGREES, 39 MINUTES, 47 SECONDS EAST FOR A DISTANCE OF 193.64 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF MARATHON DRIVE, THENCE GO ALONG SAID WESTERLY RIGHT-OF-WAY LINE SOUTH 28 DEGREES, 04 MINUTES, 32 SECONDS WEST FOR A DISTANCE OF 316.02 FEET TO A 1" OPEN TOP PIPE FOUND; THENCE LEAVE THE WESTERLY RIGHT-OF-WAY LINE OF MARATHON DRIVE AND GO NORTH 61 DEGREES, 52 MINUTES, 48 SECONDS WEST FOR A DISTANCE OF 196.65 FEET TO A 1" OPEN TOP PIPE; THENCE GO NORTH 25 DEGREES, 30 MINUTES, 36 SECONDS EAST FOR A DISTANCE OF 150.96 FEET TO A 1-1/2" CRIMPED TOP PIPE; THENCE GO NORTH 25 DEGREES, 30 MINUTES, 21 SECONDS EAST FOR A DISTANCE OF 105.16 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 1.490 ACRES ~ 64,916 Square Feet.

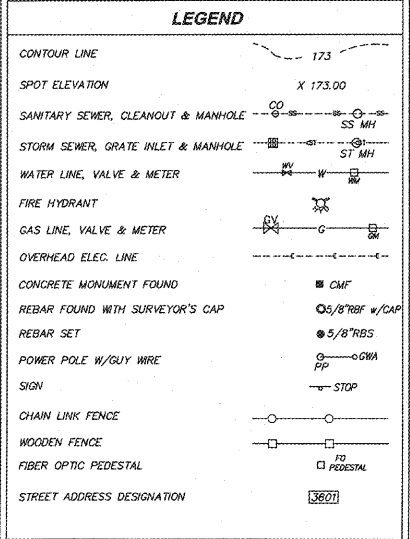
**CHICAGO TITLE INSURANCE COMPANY**  
**A.L.T.A. COMMITMENT FOR TITLE INSURANCE**  
Commitment Number : 17-277-004  
Effective Date of Commitment: February 10, 2017

Item No.	Description	Surveyor's Comments
8.	THIS COMMITMENT OF TITLE INSURANCE DOES NOT INSURE THE ENGINEERING CALCULATIONS AND COMPUTING FOR THE EXACT AMOUNT OF ACREAGE AND/OR SQUARE FOOTAGE CONTAINED THEREIN.	ACREAGE IS COMPUTED BY A REGISTERED LAND SURVEYOR.
9.	RIPARIAN RIGHTS INCIDENT TO THE SUBJECT PROPERTY.	MAY AFFECT PROPERTY, NONE TO MY KNOWLEDGE
10.	ANY SECURITY INTEREST CREATED AT CLOSING	MAY AFFECT PROPERTY, NOT A SURVEY MATTER.
11.	SUCH STATE OF FACTS AS SHOWN ON PLAT RECORDED IN PLAT BOOK 132, PAGE 113, MUSCOGEE COUNTY, GEORGIA RECORDS.	FACTS ARE SHOWN HEREON
12.	DECLARATION OF RESTRICTIVE COVENANT BY BH LAND, LLC, A GEORGIA LIMITED LIABILITY COMPANY, DATED 2017, FILED 2017 AT ... AND RECORDED IN DEED BOOK ... PAGE ... MUSCOGEE COUNTY, GEORGIA RECORDS.	MAY AFFECT PROPERTY
13.	THOSE MATTERS AS DISCLOSED BY THAT CERTAIN ALTA ACSM LAND TITLE SURVEY FOR ELCAN & ASSOCIATES, INC., ... AND CHICAGO TITLE INSURANCE COMPANY, AND THEIR SUCCESSORS AND ASSIGNS, PREPARED BY ... SURVEYING COMPANY, ... GEORGIA REGISTERED LAND SURVEYOR NO. ... DATED ... 2017, LAST REVISED ... 2017 (THE "SURVEY") AS FOLLOWS:	MAY AFFECT PROPERTY



**GENERAL NOTES:**

- TOTAL AREA IN TRACTS = 1.975 ACRES.
- THE PROPERTY IS ZONED "GC" RESIDENTIAL ZONING DISTRICT. BUILDING SETBACK LINES ARE AS FOLLOWS:  
FRONT = 20'  
REAR = 0' (15' WHEN ABUTTING A RESIDENTIAL ZONING DISTRICT)  
SIDE = 0' (15' WHEN ABUTTING A RESIDENTIAL ZONING DISTRICT)  
SIDE CORNER = 20'
- ZONING INFORMATION ACQUIRED FROM THE COLUMBUS CONSOLIDATED GOVERNMENT PLANNING DEPARTMENT ZONING HANDBOOK. NO ZONING REPORT OR LETTER WAS PROVIDED TO THE SURVEYOR BY THE CLIENT.
- THIS SURVEY WAS MADE USING A TOPCON PS-103A ROBOTIC TOTAL STATION TO OBTAIN LINEAR AND ANGULAR MEASUREMENTS.
- THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 40,993 FEET AND AN ANGULAR ERROR OF 0 DEGREES 00 MINUTES 03 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE.
- THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 604,980.00 FEET.
- THERE IS NO KNOWN NATIONAL GEODETIC SURVEY MONUMENT WITHIN 500 FEET OF ANY POINT ON THE PROPERTY PLATTED, OR ANY POINT OF REFERENCE THEREON.
- 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.
- CERTAIN DATA SHOWN ON THIS PLAT WAS OBTAINED UTILIZING GPS (GLOBAL POSITIONING SYSTEMS). IT INCLUDES: BASIS OF BEARINGS, HORIZONTAL CONTROL, VERTICAL CONTROL, AND SOME GROUND ELEVATION POINTS. THE EQUIPMENT USED TO OBTAIN THIS DATA WAS A CHAMPION T10 GPS RECEIVER WITH A SCPECTER II DATA COLLECTOR RECEIVING RTK CORRECTIONS VIA A CELL PHONE FROM THE EPOS SOLUTIONS REAL TIME NETWORK. THE TECHNIQUE USED WAS A RTK CORRECTED MEASUREMENTS FROM A TRIMBLE R5S REAL TIME NETWORK OPERATED BY EPOS SOLUTIONS, INC.
- THIS PROPERTY IS IN FLOOD ZONE "X" AS PER FLOOD INSURANCE RATE MAP FOR CITY OF COLUMBUS-MUSCOGEE COUNTY, GEORGIA (CONSOLIDATED GOVERNMENT), PANEL 65 OF 76, AS SHOWN ON MAP NUMBER 1351580065F, WITH AN EFFECTIVE DATE OF SEPTEMBER 5, 2007.  
ZONE "X" DENOTES AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- THERE IS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS.
- THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- THERE WERE NO WETLANDS DELINEATED ON SITE AT TIME OF FIELD SURVEY.
- GEORGIA UTILITIES PROTECTION CENTER TICKET #03147-258/-007-000 DATED 3/14/17.
- SURVEY WORK COMPLETED MARCH 12, 2007.



**UTILITY NOTE**  
THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE-GROUND STRUCTURES AND "AS-BUILT" DRAWINGS PROVIDED BY THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES / STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON.  
ADDITIONAL BURIED UTILITIES / STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES / STRUCTURES.  
BEFORE EXCAVATIONS ARE BEGUN, GIVE THREE WORKING DAYS NOTICE TO THE UTILITIES PROTECTION CENTER AT 1-800-282-7411 PRIOR TO ANY EXCAVATION IN ORDER THAT UNDERGROUND UTILITIES MAY BE LOCATED AND PROTECTED.



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www.emc-eng.com

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OFFICE LOCATIONS: ALBANY, ATLANTA, AUGUSTA, BRUNSWICK, COLUMBUS, SAVANNAH, STATESBORO, AND VALDOSTA

ALTA/NSPS LAND TITLE SURVEY

PARCELS 2 & 3, ESQUILINE VALLEY SUBDIVISION  
LAND LOT 14, 7th LAND DISTRICT  
COLUMBUS, MUSCOGEE COUNTY, GEORGIA

Prepared for:  
CLARK, GEER, LATHAM & ASSOCIATES - DOLLAR TREE, COLUMBUS, GA

PROJECT NO.: 17-7039  
DRAWN BY: CCH  
DESIGNED BY: RE  
SURVEYED BY: RE  
SURVEY DATE: 3/12/2017  
CHECKED BY: CFR  
SCALE: 1" = 30'  
DATE: 4/11/2017

SHEET 1 OF 1