

**TABLE A ITEMS:**

- 1) Monuments found or set of all major corners. Property corners set are 1/2 inch rebar or concrete nail, as noted
- 2) Address of property is: 130 MCCLUNG RD, ATHENS, GA
- 3) Flood: This property does not lie in a designated flood hazard "zone a" area per F.I.R.M. Community Panel no. 13059C00137E, with an effective date of 9/30/2016.
- 4) Acreage: Subject property is 1.297 acres.
- 5) Topographic: Contour information based on our field run survey.
- 11) Utilities: are located per visible evidence and per private utility location contractor.
- 13) Adjoining property owners: (according to current tax records) are as shown.
- 14) Distance to nearest intersecting street, as shown (tie to TPOB).
- 16) Current construction: at the time of survey, there was no evidence of current earth moving work, building construction, or building additions
- 17) Right-of-way: A portion of the culdesac of McClung Road is to be abandoned and combined with subject property, as shown on our "Administrative Recombination plat for 29 NORTH COMMERCIAL SUBDIVISION," recorded in Plat Book \_\_\_\_\_ page \_\_\_\_\_ Athens-Clarke County records.
- 19) See title exceptions for offsite easements.

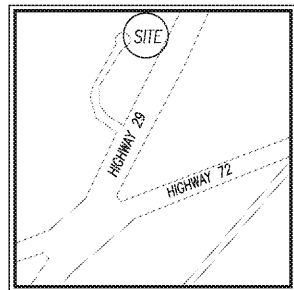
**LEGAL DESCRIPTION**

All that tract, or parcel of land, lying and being in Athens-Clarke County, Georgia, G.M.D. 219, containing 1.297 acres of land, more or less, and being more particularly described as:

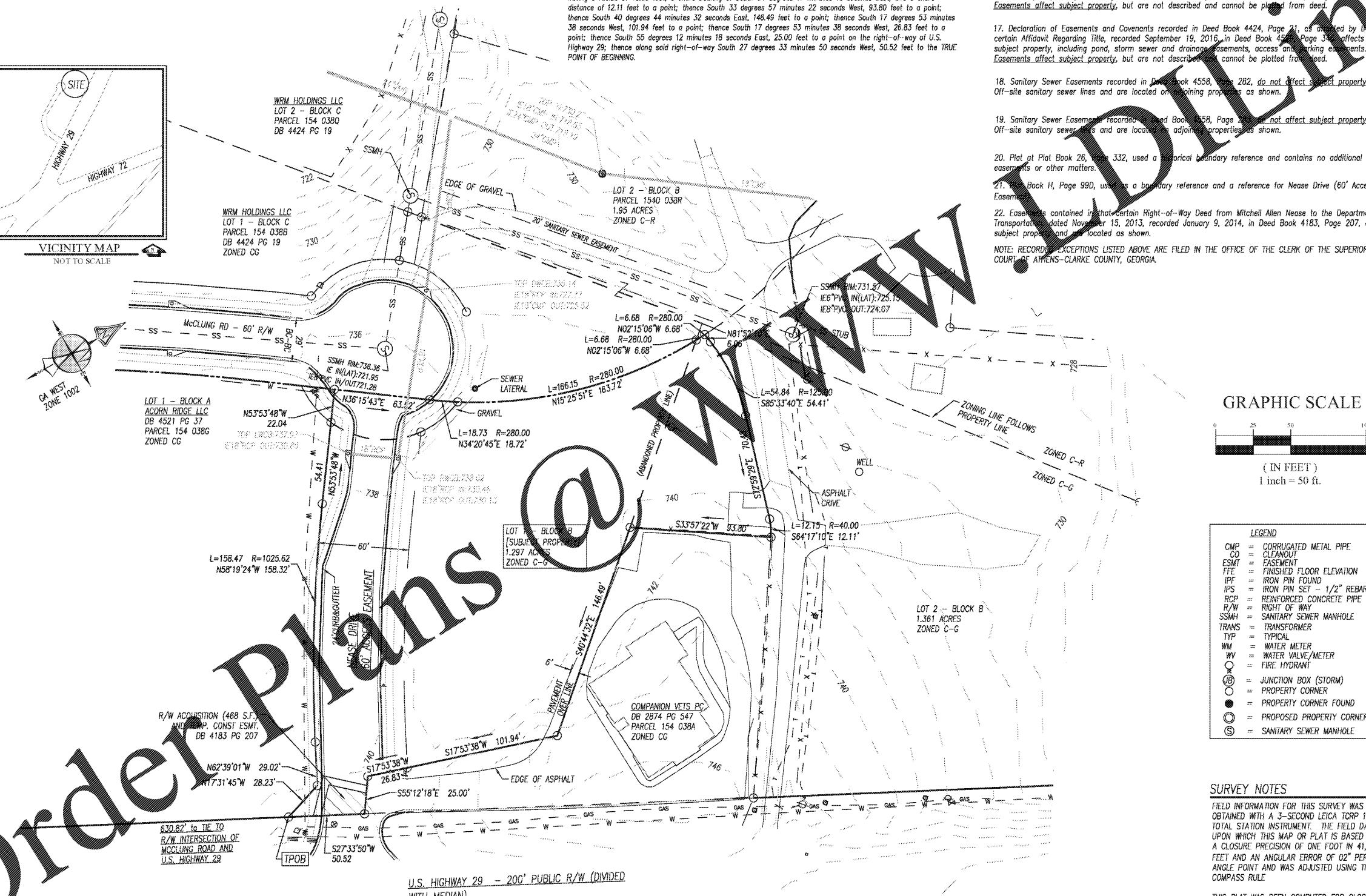
Beginning at the intersection of the northeasterly margin of the right-of-way of McClung Road with the westerly margin of right-of-way of U.S. Highway 29; thence along the right-of-way of U.S. Highway 527.87 feet to the TRUE POINT OF BEGINNING; thence leaving said right-of-way North 17 degrees 31 minutes 45 seconds West, 28.23 feet to a point; thence North 62 degrees 39 minutes 01 seconds West, 28.02 feet to a point; thence 158.47 feet along an arc of a curve to the right, said curve having a radius of 1025.62 feet, a chord bearing of North 58 degrees 19 minutes 24 seconds West, and a chord distance of 158.32 feet to a point; thence North 53 degrees 53 minutes 48 seconds West, 54.41 feet to a point; thence North 53 degrees 53 minutes 48 seconds West, 22.04 feet to a point; thence North 36 degrees 15 minutes 43 seconds East, 63.52 feet to a point; thence 18.73 feet along an arc of a curve to the left, said curve having a radius of 280.00 feet, a chord bearing of North 34 degrees 20 minutes 45 seconds East, and a chord distance of 18.72 feet to a point; thence 166.15 feet along an arc of a curve to the left, said curve having a radius of 280.00 feet, a chord bearing of North 15 degrees 25 minutes 51 seconds East, and a chord distance of 163.72 feet to a point; thence 6.68 feet along an arc of a curve to the left, said curve having a radius of 280.00 feet, a chord bearing of North 02 degrees 15 minutes 08 seconds West, and a chord distance of 6.68 feet to a point; thence North 81 degrees 52 minutes 10 seconds East, 6.06 feet to a point; thence 54.84 feet along an arc of a curve to the right, said curve having a radius of 125.00 feet, a chord distance of South 85 degrees 33 minutes 40 seconds West, and a chord distance of 54.41 feet to a point; thence South 72 degrees 59 minutes 29 seconds East, 70.48 feet to a point; thence 12.15 feet along an arc of a curve to the right, said curve having a radius of 40.00 feet, a chord bearing of South 64 degrees 17 minutes 10 seconds East, and a chord distance of 12.11 feet to a point; thence South 33 degrees 57 minutes 22 seconds West, 93.80 feet to a point; thence South 40 degrees 44 minutes 32 seconds East, 146.49 feet to a point; thence South 17 degrees 53 minutes 38 seconds West, 101.94 feet to a point; thence South 17 degrees 53 minutes 38 seconds West, 26.83 feet to a point; thence South 55 degrees 12 minutes 18 seconds East, 25.00 feet to a point on the right-of-way of U.S. Highway 29; thence along said right-of-way South 27 degrees 33 minutes 50 seconds West, 50.52 feet to the TRUE POINT OF BEGINNING.

**TITLE EXCEPTIONS**

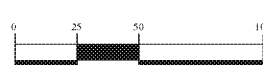
- Concerning Schedule B-2 Chicago Title Insurance Company, (Commitment No. GA-170083), effective February 20, 2017, the following items affect subject parcel:  
(Items 1-11 are standard exceptions or are not survey matters)
12. Georgia Power Easement, recorded in Deed Book 167, page 194 is a blanket type easement and is not plottable.
  13. Georgia Power Easement, recorded in Deed Book 259, Page 154, is a blanket type easement and is not plottable.
  14. Easements contained in that certain Agreement by and between Athens Federal Savings Bank, and George A. Malinzi, no longer affects subject parcel. Access currently provided per Nease Road 60' Access Easement, located as shown.
  15. Memorandum of Lease by and between Mitchell A. Nease and FMO Real Estate, LLC, a subsidiary of Fairway Outdoor Advertising, LLC, recorded April 2, 2012, in Deed Book 3927, Page 368, cannot be plotted from deed and may affect subject property. No billboards were observed at time of survey.
  16. Declaration of Easements and Covenants recorded in Deed Book 4424, Page 457, and as affected by that certain Affidavit Regarding Title dated September 12, 2016, recorded in Deed Book 4529, Page 346 affects subject property, including storm sewer and drainage easements, access and parking easements. Easements affect subject property, but are not described and cannot be plotted from deed.
  17. Declaration of Easements and Covenants recorded in Deed Book 4424, Page 21, as affected by that certain Affidavit Regarding Title, recorded September 19, 2016, in Deed Book 4529, Page 346 affects subject property, including pond, storm sewer and drainage easements, access and parking easements. Easements affect subject property, but are not described and cannot be plotted from deed.
  18. Sanitary Sewer Easements recorded in Deed Book 4558, Page 282, do not affect subject property. Off-site sanitary sewer lines and are located on adjoining properties as shown.
  19. Sanitary Sewer Easement recorded in Deed Book 4558, Page 282, do not affect subject property. Off-site sanitary sewer lines and are located on adjoining properties as shown.
  20. Plat at Plat Book 26, Page 332, used a historical boundary reference and contains no additional easements or other matters.
  21. Plat Book H, Page 990, uses a boundary reference and a reference for Nease Drive (60' Access Easement).
  22. Easements contained in that certain Right-of-Way Deed from Mitchell Allen Nease to the Department of Transportation, dated November 15, 2013, recorded January 9, 2014, in Deed Book 4183, Page 207, affect subject property and are located as shown.
- NOTE: RECORDING EXCEPTIONS LISTED ABOVE ARE FILED IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF ATHENS-CLARKE COUNTY, GEORGIA.



VICINITY MAP  
NOT TO SCALE



**GRAPHIC SCALE**



( IN FEET )  
1 inch = 50 ft.

**LEGEND**

CMP	= CORRUGATED METAL PIPE
CO	= CLEANOUT
ESMT	= EASEMENT
FTE	= FINISHED FLOOR ELEVATION
IPF	= IRON PIN FOUND
IPS	= IRON PIN SET - 1/2" REBAR
RCP	= REINFORCED CONCRETE PIPE
R/W	= RIGHT OF WAY
SSMH	= SANITARY SEWER MANHOLE
TRANS	= TRANSFORMER
TYP	= TYPICAL
WM	= WATER METER
WV	= WATER VALVE/METER
⊙	= FIRE HYDRANT
⊕	= JUNCTION BOX (STORM)
○	= PROPERTY CORNER
●	= PROPERTY CORNER FOUND
⊙	= PROPOSED PROPERTY CORNER
⊙	= SANITARY SEWER MANHOLE

**SURVEY NOTES**

FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED WITH A 3-SECOND LEICA TOPP 1203 TOTAL STATION INSTRUMENT. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 41,560 FEET AND AN ANGULAR ERROR OF 02" PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.

THIS PLAT WAS BEEN COMPUTED FOR CLOSURE AND FOUND TO HAVE AN ACCURACY PRECISION RATIO OF ONE PART IN 22,722 FEET.

HORIZONTAL DATUM IS GRID NORTH, GEORGIA STATE PLANE, WEST ZONE, AND IS REFERENCED TO THE 1983 NORTH AMERICAN DATUM (NAD 83) USING ON-SITE GPS OBSERVATIONS, NETWORK GPS SOLUTION.

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ALTA/NSPS LAND TITLE SURVEY FOR:

**29 NORTH COMMERCIAL SUBDIVISION**

PROJECT NO: 17108  
LAST DATE OF FIELD WORK: 08/29/2017  
DATE OF PLAT: 08/30/2017

SCALE: 1"=50'

17108

REVISIONS

**SURVEYOR'S CERTIFICATE**

To: TO BE DETERMINED; Fidelity 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 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, 11, 13, 16, 17, and 19, of Table A thereof. The fieldwork was completed on August 18, 2017.

John Mark Dunlap, GA RLS 3142  
Date



Order Plans @ WWWW