

GENERAL NOTES

- 1) THE FIELD SURVEY WAS PERFORMED ON JUNE 15, 2018. ISSUE OR REVISION DATES ARE BASED ON FIELD OBSERVATIONS MADE AT THAT TIME. ANY CHANGES MADE TO THE SITE CONDITIONS AFTER THE DATE OF THE FIELD SURVEY ARE NOT REFLECTED HEREON.
2) HORIZONTAL AND VERTICAL CONTROL WAS ESTABLISHED WITH A TOPCON HIPER-GPS RECEIVER. GROUND MEASUREMENTS WERE OBTAINED USING A TOPCON PS-103A TOTAL STATION.
3) THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF 1 FOOT IN 64.31 FEET. AN ANGULAR ERROR OF 9 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.
4) THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1 FOOT IN 163.20 FEET.
5) TOPOGRAPHY AND ELEVATIONS SHOWN ARE BASED ON NAVD '83 DATUM, AS ESTABLISHED BY GSPS GNSS REAL TIME NETWORK - THE CONTOUR INTERVAL IS 1 FOOT.
6) THE BEARING BASIS IS GRID NORTH, NAD '83. GEORGIA COORDINATE SYSTEM OF 1985, WEST ZONE, AS ESTABLISHED BY GSPS GNSS REAL TIME NETWORK. ALL DISTANCES SHOWN ARE GROUND DISTANCES.
7) THIS DRAWING WAS PRODUCED ON A 24" X 36" SHEET UTILIZING ELECTRONIC MEDIA. ALL PRINTS WERE PRODUCED IN BLACK INK AND SIGNED BY THE SURVEYOR IN BLUE INK. A COPY OF THE ORIGINAL DRAWING IS KEPT IN THE OFFICE OF THE SURVEYOR. ANY CHANGES MADE TO COPIES OF THE ORIGINAL DRAWING WERE DONE WITHOUT THE SURVEYOR'S AUTHORIZATION AND ARE NOT TO BE CONSIDERED PART OF THE SURVEY INFORMATION.
8) ALL CORNER MONUMENTS SET ARE 1/2-INCH REBAR WITH YELLOW PLASTIC CAP INSCRIBED "LECRAW LSP 1160" OTHERWISE NOTED.
9) THIS SURVEY WAS BASED ON CURRENT COUNTY TAX RECORDS, INFORMATION PROVIDED BY THE CLIENT, OR OTHER FACTS KNOWN BY THE SURVEYOR AT THE TIME OF THE SURVEY, AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED. ANY FEATURES SHOWN ARE BASED ON A SPECIFIC AGREEMENT WITH THE CLIENT AND ANY FIELD OBSERVATIONS MADE WERE BASED ON VISIBLE SURFACE EVIDENCE. OTHER SUB-SURFACE IMPROVEMENTS OR FEATURE LOCATIONS NOT REQUESTED AS PART OF THIS SURVEY MAY EXIST AND NOT BE SHOWN HEREON.
10) BASED ON F.E.M.A. FLOOD INSURANCE RATE MAP NUMBER 13151C0288D, HENRY COUNTY GEORGIA, AND INCORPORATED AREAS, EFFECTIVE DATE 10/06/2016, THE SUBJECT PROPERTY LIES WITHIN F.E.M.A. ZONE "X" (OTHER AREAS), DEFINED THEREON AS FOLLOWS:
ZONE "X" (OTHER AREAS): AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
OTHER LOCAL FLOODING CONDITIONS MAY EXIST OR SEVERE LOCAL STORMS MAY OCCUR. NO PART OF THIS SURVEY IS A GUARANTEE, EITHER EXPRESSED OR IMPLIED, THAT FLOODING WILL NOT OCCUR. ON THE PROPERTY, ENGINEERING STUDIES SHOULD BE PERFORMED IF CONDITIONS EXIST THAT MAY CAUSE FLOODING.
11) THE SANITARY & STORM SEWER PIPE LOCATIONS, SIZES, AND MATERIALS SHOWN WERE OBTAINED BY STANDARD SURVEYING PROCEDURES FROM OUTSIDE OF THE MANHOLES, OR FROM RECORD INFORMATION PROVIDED, AND MAY BE INACCURATE. NO CONFIRMED SPACE ENTRY, TELEVISION OF LINES, OR ANY OTHER INVESTIGATION METHODS WERE USED. ANY CLEANOUT INVERT ELEVATIONS SHOWN MAY BE TO THE WYE. MORE DETAILED INVESTIGATION MAY BE NECESSARY FOR DESIGN PURPOSES. OTHER UNDERGROUND UTILITY LOCATIONS, SIZES, AND MATERIALS SHOWN ARE BASED ON VISIBLE APPURTENANCES, AVAILABLE DESIGN PLANS AND FLAGS/PAIN MARKINGS PROVIDED BY A SUB-CONSULTANT. FLAG/PAIN MARKINGS WERE ONLY PLACED UTILIZING RADIO FREQUENCY TECHNIQUES OVER CERTAIN METALLIC UTILITIES OR UTILITIES WITH TRACER WIRES. NO POT-HOLDING OR OTHER INVESTIGATION METHODS WERE USED AND THE ACTUAL LINES WERE NOT VISIBLE AT THE TIME OF THE FIELD SURVEY. TRAFFIC CONTROL WIRES OR OTHER NON-METALLIC UTILITIES, SUCH AS UNDERGROUND STORAGE TANKS, IRRIGATION SYSTEMS, OR NON-METALLIC PIPING, WERE NOT MARKED. UNDERGROUND UTILITIES MAY EXIST WITHIN THE SUBJECT AREA THAT ARE NOT SHOWN AND ANY LOCATIONS SHOWN MAY BE INACCURATE. THE SURVEYOR SHOWS UNDERGROUND UTILITY LOCATIONS SOLELY AS AN ACCOMMODATION AND THOSE LOCATIONS SHOULD NOT BE USED FOR EXCAVATION. NO CERTIFICATION IS MADE REGARDING THE ACCURACY, THOROUGHNESS OR PRESENCE OF UNDERGROUND UTILITY STRUCTURES. THE GEORGIA ONE CALL SYSTEM SHOULD BE CONTACTED PRIOR TO THE COMMENCEMENT OF ANY EARTH DISTURBING ACTIVITIES.
12) THE SURVEYOR WAS UNABLE TO DETERMINE WETLANDS. NO WETLANDS WERE DELINEATED AND NO WETLANDS INFORMATION WAS PROVIDED.
13) A NEW LEGAL DESCRIPTION WAS PREPARED DUE TO DIFFERENCES IN SURVEY MEASUREMENTS OR DATUM AS WELL AS THE NATURE OR LOCATION OF BOUNDARY EVIDENCE FOUND ON THE GROUND AND/OR INFORMATION REVEALED BY OTHER RECORD DOCUMENTS. ALTHOUGH MEASUREMENTS MAY DIFFER SLIGHTLY, THE NEW LEGAL DESCRIPTION DESCRIBES THE SAME REAL ESTATE AS THE RECORD DESCRIPTION.
14) NO BUILDINGS WERE OBSERVED ON THE SUBJECT PROPERTY.
15) THE ADDRESS WAS NOT PROVIDED OR VISIBLE ON THE SITE.
16) THE SURVEYOR WAS NOT PROVIDED WITH ZONING INFORMATION PURSUANT TO ALTA TABLE A - ITEM 6. NO ZONING INFORMATION IS SHOWN.
17) NO CEMETERY PLOTS OR INDIVIDUAL BURIAL SITES WERE OBSERVED ON THE SUBJECT PROPERTY WHILE CONDUCTING THIS SURVEY. HOWEVER, NO RESEARCH OR SUB-SURFACE INVESTIGATION WAS PROVIDED DURING THE COURSE OF THIS SURVEY WHICH WOULD INDICATE THE EXISTENCE OR NON-EXISTENCE OF BURIAL SITES. MORE COMPLETE INVESTIGATION MAY BE NECESSARY.

TITLE EXCEPTIONS

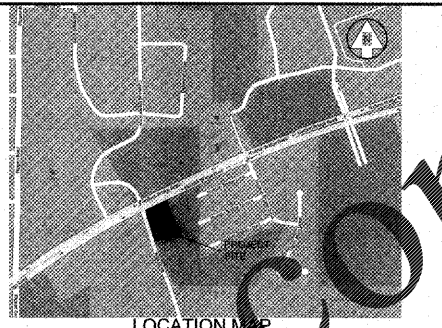
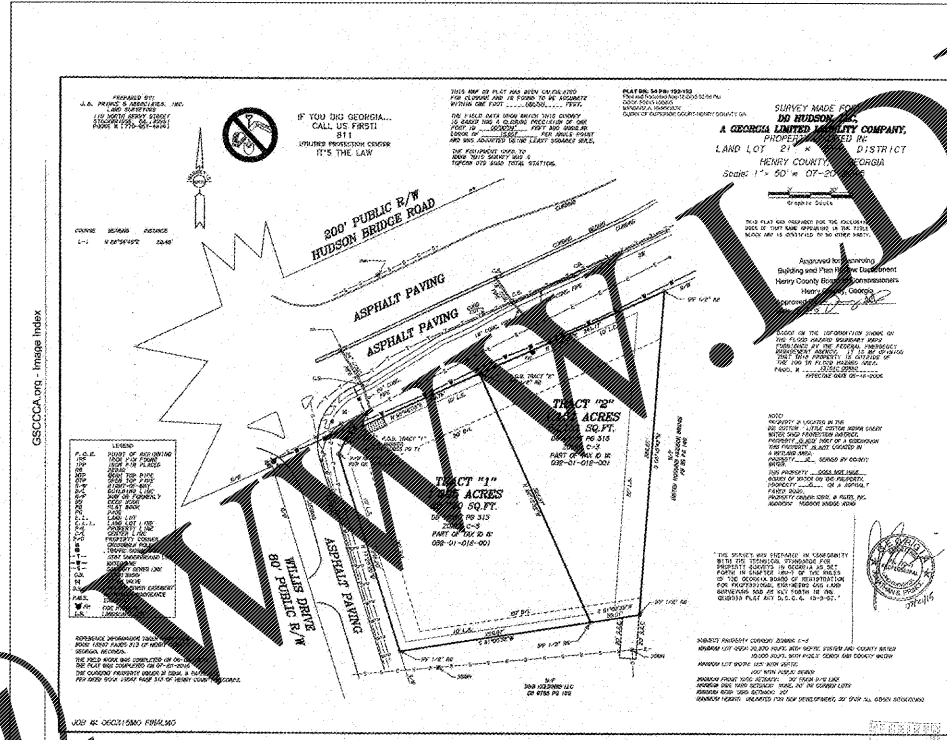
- SURVEYOR'S COMMENTS PERTAINING TO ITEMS AS CONTAINED IN SCHEDULE B, SECTION 2, OF FIRST AMERICAN TITLE INSURANCE COMPANY "COMMITMENT FOR TITLE INSURANCE COMMITMENT NUMBER 32732.11 EFFECTIVE DATE OF JUNE 24, 2018, PROVIDED BY THE CLIENT ON 07/23/2018.
10. ALL MATTERS SHOWN ON THE FOLLOWING PLATS:
a. HUDSON BRIDGE ROAD RIGHT OF WAY ACQUISITION & DRIVEWAY EASEMENT PLAT FOR IQBAL & PATEL, INC., DATED DECEMBER 17, 2007, RECORDED IN PLAT BOOK 41, PAGE 19, HENRY COUNTY, GEORGIA RECORDS. AFFECTS SUBJECT PROPERTY AS SHOWN.
b. PLAT FOR DD HUDSON, LLC, DATED JULY 20, 2015, RECORDED IN PLAT BOOK 54, PAGE 192, AFORESAID RECORDS. SHOWS BUILDING SETBACK LINES, LANDSCAPE STRIP, PERMANENT MAINTENANCE EASEMENT, AND TEMPORARY SLOPE EASEMENT AS SHOWN HEREON.
11. EASEMENT FROM MISS ETHEL PRICE TO AMERICAN TELEPHONE AND TELEGRAPH COMPANY OF GEORGIA, DATED MARCH 7, 1941, RECORDED IN DEED BOOK 33, PAGE 174, AFORESAID RECORDS, AS AFFECTED BY THAT CERTAIN ASSIGNMENT FROM AMERICAN TELEPHONE AND TELEGRAPH COMPANY TO SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY, DATED OCTOBER 14, 1976, RECORDED IN DEED BOOK 296, PAGE 187, AFORESAID RECORDS. BLANKET EASEMENT; NOT LOCATABLE.
12. EASEMENT FROM J.W. JENKINS AND MRS. WOODROW JENKINS TO GEORGIA POWER COMPANY, DATED JULY 19, 1945, RECORDED IN DEED BOOK 37, PAGE 507(A), AFORESAID RECORDS. BLANKET EASEMENT; NOT LOCATABLE.
13. EASEMENTS CONTAINED IN THAT CERTAIN RIGHT OF WAY DEED FROM F.M. BILES TO HENRY COUNTY, GEORGIA, DATED AUGUST 3, 1956, RECORDED IN DEED BOOK 55, PAGE 433, AFORESAID RECORDS. REFERENCE PLAT NOT PROVIDED.
14. EASEMENTS CONTAINED IN THAT CERTAIN RIGHT OF WAY DEED FROM F.M. BILES AND MRS. FRANK BILES TO HENRY COUNTY, GEORGIA, DATED AUGUST 3, 1956, RECORDED IN DEED BOOK 55, PAGE 514, AFORESAID RECORDS. REFERENCE PLAT NOT PROVIDED.
15. EASEMENTS CONTAINED IN THAT CERTAIN RIGHT OF WAY DEED FROM F.M. BILES AND MRS. FRANK BILES TO HENRY COUNTY, GEORGIA, DATED MARCH 12, 1969, RECORDED IN DEED BOOK 104, PAGE 78, AFORESAID RECORDS. REFERENCE PLAT NOT PROVIDED.
16. EASEMENT FROM WILLIAM D. COKER TO JOHN T. MITCHELL, DATED FEBRUARY 27, 2003, RECORDED IN DEED BOOK 5751, PAGE 91, AFORESAID RECORDS. CROSSES THE SOUTHERLY ADJOINING PARCEL SHOWN HEREON. THE PRECISE LOCATION IS NOT PLOTTABLE SINCE THE REFERENCED PLAT WAS NOT PROVIDED.
17. EASEMENTS CONTAINED IN THAT CERTAIN RIGHT OF WAY DEED FROM IQBAL & PATEL, INC. TO HENRY COUNTY, DATED MARCH 31, 2008, RECORDED IN DEED BOOK 10833, PAGE 71, AFORESAID RECORDS. AFFECTS SUBJECT PROPERTY AS SHOWN.
18. PERMANENT CONSTRUCTION AND MAINTENANCE EASEMENT FROM IQBAL & PATEL, INC. TO HENRY COUNTY, DATED MARCH 31, 2008, RECORDED IN DEED BOOK 10833, PAGE 74, AFORESAID RECORDS. AFFECTS SUBJECT PROPERTY AS SHOWN.
19. TEMPORARY CONSTRUCTION EASEMENT FROM IQBAL & PATEL, INC. TO HENRY COUNTY, DATED MARCH 31, 2008, RECORDED IN DEED BOOK 10833, PAGE 77, AFORESAID RECORDS. AFFECTS SUBJECT PROPERTY AS SHOWN.
20. EASEMENTS AND COVENANTS CONTAINED IN THAT CERTAIN EASEMENT AGREEMENT BY AND BETWEEN IQBAL & PATEL, INC. AND DD HUDSON, LLC, DATED SEPTEMBER 4, 2015, RECORDED IN DEED BOOK 14221, PAGE 291, AFORESAID RECORDS. AFFECTS SUBJECT PROPERTY AS SHOWN.
21. EASEMENTS AND COVENANTS CONTAINED IN THAT CERTAIN UTILITY EASEMENT AGREEMENT BY AND BETWEEN IQBAL & PATEL, INC. AND DD HUDSON, LLC, DATED NOVEMBER 24, 2015, RECORDED IN DEED BOOK 14348, PAGE 240, AFORESAID RECORDS. AFFECTS SUBJECT PROPERTY AS SHOWN.

RECORD LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN LAND LOT 21 OF THE 6TH DISTRICT OF HENRY COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS TRACT 1 ON THAT CERTAIN PLAT OF SURVEY MADE FOR DD HUDSON, LLC, DATED JULY 20, 2015, RECORDED IN PLAT BOOK 54, PAGE 192, HENRY COUNTY, GEORGIA RECORDS.

MEASURED LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN LAND LOT 21 OF THE 6TH DISTRICT OF HENRY COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A CONCRETE RIGHT-OF-WAY MONUMENT FOUND AT THE SOUTHWESTERLY END OF THE MITERED RIGHT-OF-WAY LINE AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY OF HUDSON BRIDGE ROAD (200' RW) AND THE NORTHEASTERLY RIGHT-OF-WAY OF WILLIS DRIVE (80' RW), THENCE ALONG SAID MITERED RIGHT-OF-WAY LINE NORTH 28°34'51" EAST A DISTANCE OF 28.49 FEET TO A CONCRETE RIGHT-OF-WAY MONUMENT FOUND, THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF HUDSON BRIDGE ROAD, NORTH 65°46'11" EAST A DISTANCE OF 169.76 FEET TO A P/NAIL SET, THENCE LEAVING SAID RIGHT-OF-WAY LINE AND FOLLOWING THE DIVISION LINE BETWEEN CMPY PROPERTIES, LLC (PER DEED BOOK 14419, PAGE 149, HENRY COUNTY, GEORGIA, RECORDS) TO THE NORTHEAST AND IQBAL & PATEL, INC. (PER DEED BOOK 13847, PAGE 913, AFORESAID RECORDS) TO THE SOUTHWEST, SOUTH 24°13'49" EAST A DISTANCE OF 323.87 FEET TO A POINT, SAID POINT BEING LOCATED 0.95' NORTHWEST OF A 1/2 INCH REBAR FOUND, THENCE ALONG THE DIVISION LINE BETWEEN SAID IQBAL & PATEL, INC. TO THE NORTH AND HAMILTON STATE BANK (PER DEED BOOK 14863, PAGE 195, AFORESAID RECORDS) TO THE SOUTH, SOUTH 18°50'55" WEST A DISTANCE OF 229.58 FEET TO A 1/2 INCH REBAR FOUND ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF WILLIS DRIVE (80' RW), THENCE ALONG SAID RIGHT-OF-WAY LINE, NORTH 17°25'22" WEST A DISTANCE OF 246.20 FEET BACK TO THE POINT OF BEGINNING.
CONTAINING 1.395 ACRES OR 60,770 SQUARE FEET.



SYMBOL LEGEND

- CMS - CONCRETE MONUMENT SET (SEE NOTE 6)
○ CONCRETE MONUMENT FOUND
○ CONCRETE MONUMENT FOUND
○ INTERSECTION POINT
○ SINGLE END CATCH BASIN
○ DOUBLE END CATCH BASIN
○ BARED END SECTION
○ INLET
○ HEADWALL
○ CURB INLET
○ STORM MANHOLE
○ STORM JUNCTION BOX
○ YARD INLET
○ FIRE HYDRANT
○ WATER VALVE
○ WATER METER
○ IRRIGATION CONTROL VALVE
○ FIRE DEPARTMENT CONNECTION
○ WATER SPIGOT
○ GAS VALVE
○ GAS METER
○ TELEPHONE BOX
○ TELEPHONE MANHOLE
○ CABLE PEDESTAL
○ GUY WIRE
○ LIGHT POLE
○ POWER POLE
○ POWER MANHOLE
○ ELECTRIC METER
○ TRANSFORMER
○ SANITARY SEWER MANHOLE
○ SANITARY SEWER GREASE TRAP
○ CLEANOUT
○ CROSS WALK SIGNAL POLE
○ TRAFFIC SIGNAL HAND HOLE
○ TRAFFIC SIGNAL POLE
○ TRAFFIC CONTROL BOX
○ MAILBOX
○ CLF CHAIN LINK FENCE
○ VCP VITRIFIED CLAY PIPE
○ SSE SANITARY SEWER EASEMENT
○ DE DRAINAGE EASEMENT
○ AE ACCESS EASEMENT
○ RFB REBAR FOUND
○ OTFF OPEN TOP PIPE FOUND
○ CTFP CRIMP TOP PIPE FOUND
○ P.O.B. POINT OF BEGINNING
○ P.O.C. POINT OF COMMENCEMENT
○ RAW RIGHT-OF-WAY
○ BROKEN LINE (NOT TO SCALE)
○ END NOT LOCATED
○ HANDICAPPED SPACE
○ PAINTED TRAFFIC ARROW
○ PARKING COUNT
○ STREET SIGN
○ BOLLARD
○ BENCHMARK
○ TEST HOLE
○ MONITORING WELL
○ FUEL TANK CAP
○ LANDSCAPE LIGHT
○ CORRUGATED METAL PIPE
○ REINFORCED CONCRETE PIPE
○ DUCTILE IRON PIPE
○ HOPE HIGH DENSITY POLYETHYLENE PIPE
○ PVC POLYVINYL CHLORIDE PIPE
○ FFE FINISHED FLOOR ELEVATION
○ BSL BUILDING SETBACK LINE
○ L.S. LANDSCAPE STRIP
○ (M) MEASURED DISTANCE
○ (R) RECORD DISTANCE
○ (MA) MEASURED ANGLE
○ (PA) RECORD ANGLE
○ NF NOW OR FORMERLY
○ PDP PER DESIGN PLANS
○ TE# TITLE EXCEPTION NUMBER
○ C&G CURB AND GUTTER
○ CI CURB INLET
○ DI DROP INLET
○ YI YARD INLET
○ MH MANHOLE
○ IE INVERT ELEVATION
○ x1010.34 EXISTING SPOT ELEVATION
○ TW TOP OF WALL
○ BW BOTTOM OF WALL
○ EV EVERGREEN TREE
○ US UNDERSTORY TREE
○ HW DECIDUOUS TREE (HARDWOOD)
○ AIR CONDITIONING UNIT

LINE LEGEND

- SITE BOUNDARY LINE
--- ADJACENT BOUNDARY LINE
--- INTERIOR BOUNDARY LINE
--- RIGHT-OF-WAY LINE
--- SETBACK LINE
--- EASEMENT LINE
--- DITCH/CREEK LINE
--- APPROX. FLOOD LIMITS
--- ROAD CENTERLINE
--- CURB & GUTTER
--- FENCE
--- STORM SEWER
--- CONTOURS
--- WATER LINE
--- SANITARY SEWER
--- GAS LINE
--- TELEVISION CABLE
--- FIBER OPTIC LINE
--- TELEPHONE LINE
--- OVERHEAD POWER
--- UNDERGROUND POWER
--- GUARDRAIL
--- PAINT STRIPING
--- TREE LINE
--- STREAM BUFFER
--- STREAM BANK

PROJECT CONTACTS

Table with 2 columns: Service Provider and Contact Information. Includes Electric (Georgia Power Company), Natural Gas (Southern Company Gas), Water (Henry County Water Authority), and Comcast (Charter Communications).

SURVEYOR'S CERTIFICATION

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. 15-6-47 AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-8, 43-15-18, 43-15-22.

LECRAW ENGINEERING, INC. logo and contact information including address, phone, and website.

Table with columns: NO., DATE, DESCRIPTION, CHECKED BY, DRAWN BY. Contains a list of revision entries.

ALTA NSPS LAND TITLE SURVEY
MULTISITE PROPERTIES LLC, A NEVADA LIMITED LIABILITY COMPANY AND FIRST AMERICAN TITLE INSURANCE COMPANY
LOCATED IN LAND LOT 21, 6TH DISTRICT, HENRY COUNTY, GEORGIA

Professional seal for James A. Cannington, Georgia Registered Land Surveyor No. 2878, dated 9-5-2018.

SURVEY TEAM:
DRAWN BY: AK
FIELD WORK BY: KBW
REVIEWED BY: JAC

GEORGIA811 logo with the slogan 'Know what's below. Call before you dig.'

ALTA CERTIFICATION
TO: MULTISITE PROPERTIES LLC, A NEVADA LIMITED LIABILITY COMPANY AND FIRST AMERICAN 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(a)(i), 7(a)(i)(a), 8, 9, 11, AND 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 05-15-2018.
DATE OF PLAT OR MAP: 9-5-2018
JAMES A. CANNINGTON
GEORGIA REGISTERED LAND SURVEYOR NO. 2878

JOB #: 237002
SHEET: 1 of 3

Order Plans @