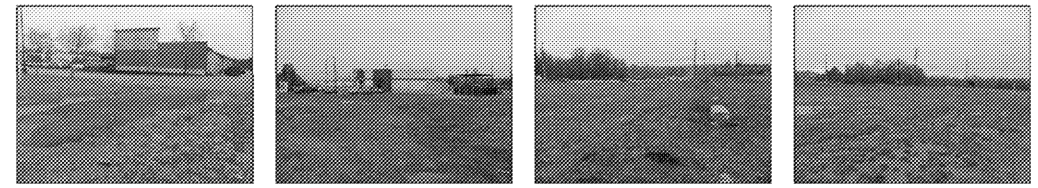
SURVEYOR CERTIFICATION

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. 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.

Bradley D. Cash
Georgia Registered
Land Surveyor # 2840

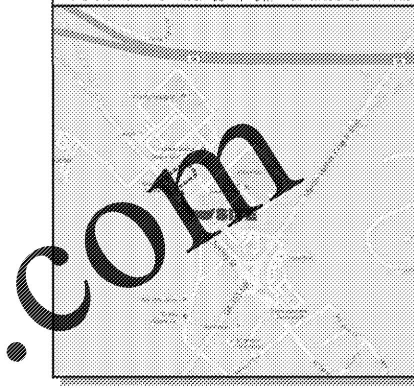
RESERVED FOR CLERK OF COURTS RECORDING INFORMATION

SITE PHOTOGRAPHS



VICINITY MAP

SITE LOCATION – LATITUDE: 33° 47' 54.7" LONGITUDE: 83° 44' 44.0"



TITLE EXCEPTIONS

THE FOLLOWING EXCEPTIONS ARE LISTED IN PART II, SCHEDULE B OF A COMMITMENT FOR TITLE INSURANCE, AS PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, 2-36934, EFFECTIVE DATE 12/26/2018.

(g) Right of Way Easement from R. E. Aycock to The Walton Electric Membership Corporation, a corporation, dated June 1, 1938, recorded March 20, 1940, recorded in Deed Book 23, Page 398, Records of Walton County, Georgia. AFFECTS SITE-- BLANKET EASEMENT.

(h) Right of Way Agreement from R. E. Aycock to Transcontinental Gas Pipe Line Corporation, a Delaware corporation, dated June 14, 1949, filed for record June 24, 1949 at 8:00 a.m., recorded in Deed Book 31, Page 197, aforesaid Records. DOES NOT AFFECT SITE.

(i) Right of Way Agreement from R. E. Aycock to Transcontinental Gas Pipe Line Corporation, a Delaware corporation, a Delaware corporation, dated September 2, 1961, filed for record September 11, 1961 at 8:30 a.m., recorded in Deed Book 53, Page 309, aforesaid Records. DOES NOT AFFECT SITE.

(j) Interparcel Access Easement Agreement by and between Wal-Mart Stores East, LP, a Delaware limited partnership and Evelyn Phillips Ewing a/k/a Della Evelyn Ewing, dated as of June 30, 2003, filed for record July 1, 2003 at 10:14 a.m., recorded in Deed Book 1710, Page 445, aforesaid Records. DOES NOT AFFECT SITE.

(k) Grading, Construction, Slope and Access Easement Agreement by and between Evelyn Phillips Ewing a/k/a Della Evelyn Ewing and Wal-Mart Stores East, LP, a Delaware limited partnership, dated as of June 30, 2003, filed for record July 1, 2003 at 10:14 a.m., recorded in Deed Book 1710, Page 461, aforesaid Records. DOES NOT AFFECT SITE.

(l) Consent to Use Easement Area by and between Della Evelyn Ewing, a.k.a. Evelyn Phillips Ewing, Wal-Mart Stores East, LP and Transcontinental Gas Pipe Line Corporation, a Delaware corporation, dated June 30, 2003, filed for record July 1, 2003 at 10:14 a.m., recorded in Deed Book 1710, Page 475, aforesaid Records. DOES NOT AFFECT SITE.

(m) Conveyance of Access Rights from Evelyn Phillips Ewing a/k/a Della Evelyn Ewing and Hoyle J. Ewing, Jr. to Department of Transportation, dated July 25, 2003, filed for record August 28, 2003 at 11:36 a.m., recorded in Deed Book 1769, Page 362, aforesaid Records. AFFECTS SITE-- NOT ABLE TO PLOT.

(n) Restriction Agreement and Grant of Easements by and between Monroe WHZ Partners, LLC, a Georgia limited liability company and Home Depot U.S.A., Inc., a Delaware corporation, undated, filed for record June 9, 2005 at 2:50 p.m., recorded in Deed Book 2320, Page 260, aforesaid Records; as amended by that certain First Amendment to Restriction Agreement and Grant of Easements by and between Monroe WHZ Partners, LLC, a Georgia limited liability company and Home Depot U.S.A., Inc., a Delaware corporation, dated as of August 11, 2008, filed for record August 14, 2008 at 12:06 p.m., recorded in Deed Book 2947, Page 54, aforesaid Records; as further amended by that certain Second Amendment to Restriction Agreement and Grant of Easements by and between Monroe WHZ Partners, LLC, a Georgia limited liability company and Home Depot U.S.A., Inc., a Delaware corporation, dated as of January 28, 2010, filed for record February 12, 2010 at 10:26 a.m., recorded in Deed Book 3128, Page 395, aforesaid Records; but omitting any restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons. AFFECTS SITE-- NOT ABLE TO PLOT.

(o) Right-of-Way Easement from Monroe WHZ Partners, LLC to Walton Electric Membership Corporation, a corporation, dated October 10, 2006, filed for record July 25, 2007 at 9:09 a.m., recorded in Deed Book 2768, Page 406, aforesaid Records. AFFECTS SITE-- BLANKET EASEMENT.

(p) All those matters as disclosed by that certain plat recorded in Plat Book 100, Page 42, aforesaid Records. AFFECTS SITE-- NOT ABLE TO PLOT (DOCUMENT ILLEGIBLE)

(q) All those matters as disclosed by that certain plat recorded in Plat Book 113, Page 109, aforesaid Records. DOES NOT AFFECT SITE.

(r) All matters as disclosed by that certain survey entitled "ALTA/NSPS Land Title Survey for KJM Operating Company, LLC, Arby's Restaurant Group, Inc., First American Title Insurance Company", prepared by GeoSurvey, Ltd., bearing the seal and certification of Bradley D. Cash, Georgia Registered Land Surveyor No. 2840, dated February 22, 2017, last revised September 21, 2017, being designated as Job No. 20175442. AFFECTS SITE-- AS PLOTTED.

LEGEND

STANDARD ABBREVIATIONS		STANDARD SYMBOLS
AC	AIR CONDITIONER	OVERHEAD TRAFFIC SIGNAL LIGHT
BH	BORE HOLE	POWER POLE
BSL	BUILDING SETBACK LINE	GUY WIRE
CI	CURB INLET	POWER LINE
CMP	CORRUGATED METAL PIPE	LIGHT POLE
CMF	CONCRETE MONUMENT FND	ELECTRIC TRANSFORMER
CO	SANITARY CLEANOUT	WATER VAULT
CPED	COMMUNICATION PEDESTAL	GAS VALVE
CTP	CRIMPED TOP PIPE	GAS METER
DI	DROP INLET	WATER VALVE
DIP	DUCTILE IRON PIPE	WATER METER
DWCB	DOUBLE WING CATCH BASIN	FIRE HYDRANT
FNC	FENCE	UNDERGROUND ELECTRIC LINE
FND	FOUND	UNDERGROUND GAS LINE
GM	GAS METER	UNDERGROUND COMMUNICATION LINE
INV	INVERT	UNDERGROUND WATER LINE
JB	JUNCTION BOX	PHOTO POSITION INDICATOR
MH	MANHOLE	REGULAR PARKING SPACE COUNT
OHP	OVERHEAD POWER	TRAFFIC SIGNAL BOX
OTP	OPEN TOP PIPE	TREE POSITION INDICATOR
PM	POWER METER	
POB	POINT OF BEGINNING	
POC	POINT OF COMMENCEMENT	
RCP	REINFORCED CONCRETE PIPE	
RBR	IRON REINFORCING BAR	
RBS	5/8"RBR SET	
SS	SANITARY SEWER	
SWCB	SINGLE WING CATCH BASIN	
TRANS	ELECTRIC TRANSFORMER	

PROPERTY DESCRIPTION

All that tract or parcel of land lying or being in Land Lot 6 and 29, 3rd District, City of Monroe, Walton County, Georgia, and being more particularly described as follows:

Commencing at the intersection of the Northwesterly right-of-way of Georgia Highway 138 (variable right-of-way) with the Southeasterly right-of-way of West Spring Street (Georgia Highway Business 10) (variable right-of-way); thence along said right-of-way of West Spring Street, in a Westerly direction, 1124.00 feet to a 1/2 inch rebar with cap found, said point having State Plane Coordinates of North 1,381,803.66, East 2,424,544.50, Georgia West Zone, said point being the True Point of Beginning; thence continuing along said right-of-way of West Spring Street North 40 degrees 40 minutes 30 seconds West, a distance of 156.00 feet to a point; thence departing said right-of-way North 49 degrees 03 minutes 42 seconds East, a distance of 263.94 feet to a point; thence South 29 degrees 23 minutes 01 seconds East, a distance of 62.50 feet to a point; thence South 41 degrees 08 minutes 10 seconds East, a distance of 81.19 feet to a 1/2-inch rebar with cap found; thence South 47 degrees 40 minutes 09 seconds West, a distance of 31.97 feet to a point; thence South 50 degrees 18 minutes 11 seconds West, a distance of 76.89 feet to a point; thence South 53 degrees 30 minutes 34 seconds West, a distance of 58.99 feet to a point; thence South 49 degrees 30 minutes 06 seconds West, a distance of 80.77 feet to a point, said point being the True Point of Beginning.

Said tract of land contains 0.923 Acres.

GENERAL NOTES

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS FM13297C0136E, AND THE DATE OF SAID MAP IS DECEMBER 8, 2016. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

DATUM
THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS, AND BASED ON POSITIONAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK DEVELOPED BY eGPS SOLUTIONS. THE HORIZONTAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983(HARN)-STATE PLANE COORDINATE SYSTEM OF GEORGIA-WEST ZONE. THE VERTICAL REFERENCE FRAME IS NORTH AMERICAN VERTICAL DATUM OF 1988. ANY DIRECTIONS OR DIMENSIONS SHOWN ARE A RECTANGULAR, GROUND LEVEL PROJECTION OF THE STATE PLANE COORDINATE SYSTEM.

NO ZONING REPORT OR ZONING LETTER WAS PROVIDED TO THE SURVEYOR. THE SITE IS ZONED "B3" (HIGHWAY COMMERCIAL DISTRICT) PER SURVEY REFERENCE NUMBER 2.
THE MINIMUM YARD SETBACKS ARE: FRONT – 35 FEET; SIDE – 15 FEET; AND REAR – 20 FEET.

PLEASE NOTE: ZONING AND SETBACKS SHOULD BE CONFIRMED AND VERIFIED BY PLANNING AND ZONING PRIOR TO DESIGN OR CONSTRUCTION ACTIVITIES.

THERE ARE NO SPECIMEN TREES ON THIS SITE.

SURVEY REFERENCES

1> ALTA/NSPS ALND TITLE SURVEY FOR RTM OPERATING COAMPNY, LLC, ET AL., PREPARED BY GEOSURVEY, LTD., DATED 2/22/2017 AND LAST REVISED 9/21/17.
2> SUBDIVISION PLAT FOR MONROE WHZ PARTNERS, LLC, PREPARED BY GEOSURVEY, LTD., DATED 8/16/2017, RECORDED IN PLAT BOOK 113, PAGE 109.
3> ALTA/NSPS ALND TITLE SURVEY FOR MONROE WHZ PARTNERS, LLC, PREPARED BY GEOSURVEY, LTD., DATED 8/16/2017 AND LAST REVISED 9/21/17.

ALTA SURVEYOR CERTIFICATION

To: Southbound Development Group, Inc.
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), 7(a), 7(b-1), 8, 9, 11, & 13 of Table A thereof. The field work was completed on February 21, 2019.

Date: February 21, 2019

Bradley D. Cash
Georgia Registered
Land Surveyor # 2840

UTILITY NOTE

THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON LOCATION OF MARKINGS PROVIDED BY:

UTILISURVEY, LLC
154 GRANT ROAD
FAYETTEVILLE, GEORGIA 30215

THE UNDERGROUND UTILITIES (EXCEPT THE LOCATION OF EXISTING DRAINAGE, SEWER AND IRRIGATION UTILITIES AS WELL AS UNDERGROUND STORAGE TANKS) WERE LOCATED BY UTILISURVEY, LLC. UTILIZING RADIO FREQUENCY TECHNIQUE. THIS TECHNIQUE IS CAPABLE OF LOCATING METALLIC UTILITIES AND TRACER WIRES. ANY NON-METALLIC UTILITIES (WITHOUT TRACER WIRE) ARE NOT LOCATED.

THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. UNDERGROUND UTILITIES NOT OBSERVED OR LOCATED UTILIZING THIS TECHNIQUE MAY EXIST ON THIS SITE BUT NOT BE SHOWN AND MAY BE FOUND UPON EXCAVATION. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

INFORMATION REGARDING MATERIAL AND SIZE OF UTILITIES IS BASED ON RECORDS ACQUIRED FROM THE UTILITY OWNERS.

UTILITY PROVIDERS

Gas
City of Monroe
215 North Broad Street
Monroe, GA 30655
(770) 267-3429
Chris Schmitt

Power
City of Monroe
215 North Broad Street
Monroe, GA 30655
(770) 267-3429
Chris Schmitt

Water
City of Monroe
215 North Broad Street
Monroe, GA 30655
(770) 267-3429
Chris Schmitt

Communication
City of Monroe
215 North Broad Street
Monroe, GA 30655
(770) 267-3429
Chris Schmitt

Windstream Communication
750 N Jefferson St NE
Milledgeville, GA 31061
(888) 599-3166
www.windstream.com

Comcast
(770) 559-6879
Sandra Andrews

IF YOU DIG

811 Know what's below. Call before you dig. Dial 811 Or Call 800-282-7411

GRAPHIC SCALE

0 15 30 75 150

1" = 30'

CLOSURE STATEMENT

THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 185,204, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. A TRIMBLE S-8 TOTAL STATION AND TRIMBLE TSC-3 DATA COLLECTOR WERE USED TO COLLECT THIS FIELD DATA.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 325,224 FEET. BDC INT.

N/F PROPERTY OF
GA GREENLANDS, LLC
DEED BOOK 4143 / PAGE 187

TOTAL SITE AREA
0.923 Acres
40,190 sf
ZONED B-3

GeoSurvey, Ltd.
Land Surveying • 3D Laser Scanning
1660 Barnes Mill Road
Marietta, Georgia 30062
Phone: (770) 795-9900
Fax: (770) 795-8880
www.geosurvey.com
EMAIL: info@geosurvey.com
Certificate of Authorization #LSF-000621

ALTA/NSPS LAND TITLE SURVEY OF

#2130 West Spring Street

FOR

Southbound Development Group, Inc.

First American Title Insurance Company

GS JOB NO:	20175442	DRAWING SCALE:	1" = 30'	SURVEY DATE:	2/21/2019
FIELD WORK:	MN	CITY: MONROE	STATE: GA	REVISIONS	
PROJ MGR:	BDC	COUNTY:	WALTON	No. Date	Description
REVIEWED:	JRC	LAND LOT:	29 & 6		
DWG FILE:	20175442-04.dwg	DISTRICT:	3rd		

PREPARED BY
Kimley»Horn
© 2018 KIMLEY-HORN AND ASSOCIATES, INC.
3930 EAST JONES BRIDGE ROAD, SUITE 350
PEACHTREE CORNERS, GEORGIA 30092
PHONE (770) 825-0744
WWW.KIMLEY-HORN.COM

PREPARED FOR
SOUTHBOUND DEVELOPMENT GROUP
3542 VANET ROAD,
ATLANTA, GA 30341
PHONE: (404) 987-2402

No.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

PROJECT
SPRING STREET EXCHANGE MONROE OUTPARCEL
2130 WEST SPRING STREET, MONROE, GA 30656
LAND LOT 6, 3 DISTRICT

GSWCC NO. (LEVEL II)	0000022363
DRAWN BY	DEW
DESIGNED BY	RWB
REVIEWED BY	BLH
DATE	08/08/2019
PROJECT NO.	014023009

TITLE
SURVEY

SHEET NUMBER
C0-01

Drawing name: K:\ATL_Civil\014023009_Monroe, GA\CAD\PlanSheets\C0-00 - CIVIL COVER SHEET.dwg C0-01 - GENERAL NOTES Aug 06, 2019 10:56am by: david.woodson

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