

- LEGEND:**
- B.S.L. = BUILDING SETBACK LINE
- C.B. = CATCH BASIN
- C.M.F. = CONCRETE MONUMENT FOUND
- C.M.P. = CORRODATED METAL PIPE
- D.E. = DRAINAGE EASEMENT
- D.P. = DROP PILE
- D.P. = DRAINAGE PILE
- F.F. = FINISHED FLOOR ELEVATION
- F.P. = FIRE HYDRANT
- F.T. = FENCE
- H.P.E. = HIGH DENSITY POLYETHYLENE
- I.E. = INVERT ELEVATION
- I.P.F. = IRON PIPE FOUND
- I.P.S. = IRON PIPE SET 1/2" REBAR
- L.F. = LIGHTPOST
- O.S. = OUTLET CONTROL STRUCTURE
- O.P. = OPEN TOP PIPE
- P.F.P. = POWER TELEPHONE POLE
- R.C.P. = REINFORCED CONCRETE PIPE
- R/W. = RIGHT-OF-WAY
- S.E. = SANITARY SEWER EASEMENT
- S.M. = SANITARY SEWER MANHOLE
- T.P.E. = UNDERGROUND TELEPHONE PEDESTAL
- T.P.O.B. = TRUE POINT OF BEGINNING
- T.P. = POWER TRANSFORMER
- T.P. = TYPICAL
- W.M.V. = WATER METER/WATER VALVE
- C.O. = CLEAN OUT
- G.M. = GUY WIRE/ANCHOR
- J.B. = JUNCTION BOX
- L.F. = LIGHT POLE
- P.C. = PROPERTY CORNER
- P.F. = PROPOSED PROPERTY CORNER
- P.M. = SANITARY SEWER MANHOLE
- U.S. = UTILITY POLE
- U.L. = UNDERGROUND UTILITY
- U.O. = OVERHEAD UTILITY
- P.M. = PLYWOOD MARK
- F.P. = FIBER OPTIC
- L. = LIGHT
- P. = POWER
- S.S. = SANITARY SEWER
- W. = WATER

SITE DATA:

- Monuments found at set of all major corners. Property corners set are 1/2 inch rebar or concrete nail, as noted.
- Address of property: 839 Loganville Highway (U.S. Hwy 81), Bethlehem, GA 31516 acre portion of Tax Parcel XX052 103 in Barrow County, GA (Ded 2993)
- Block: This property lies in "zone 4" and does not lie within a designated flood hazard "zone a" area per F.R.M. Community Panel no. 13013C0110C, with an effective date of 12/18/2005.
- Access: Subject property is 13.158 acres.
- Topographic Contour information based on field run survey.
- Zoning: No zoning report provided. Subject property is zoned C3.
- Buildings: At the time of survey, there were no buildings on-site.
- Substantial features: Improvements located as shown (site is currently undeveloped).
- Partings: At the time of survey, there were no parking improvements.
- Notes: There are no existing retaining walls on subject property.
- Utility Processes: Windstream, Comcast, City of Miller Gas and Water, Georgia Power, Jackson EMC.
- Utilities located by GPS, or by utility maps, or by other means.
- Adjoining property corners are shown according to current on-file tax records.
- Distance to nearest intersecting street point of commencement located as shown.
- Current construction: At the time of survey, there was no evidence of current street paving work, building construction, or building additions.
- Right-of-way easements: At the time of survey there were no changes in street right-of-way lines either completed or proposed, and available from the controlling jurisdiction or observable evidence of recent street or sidewalk construction records. See title exception 18.
- Wellheads: The surveyor was not provided any documentation, was not made aware of, and did not observe or ground markings on the subject property with regards to wellheads on subject property.

LEGAL DESCRIPTION:

All that tract, or parcel of land, lying and being in Barrow County, Georgia, G.M.D. 249, containing 13.158 acres of land, more or less, and being more particularly described as:

Beginning at the centerline intersection of Carter Hill Drive and Loganville Highway; thence North 67 degrees 18 minutes 44 seconds West, 52.78 feet to a 1" open top pipe; being the TRUE POINT OF BEGINNING; thence continuing along said right-of-way South 34 degrees 18 minutes 09 seconds West, 302.13 feet to a point; thence North 66 degrees 25 minutes 00 seconds West, 74.29 feet to a point; thence North 45 degrees 35 minutes 59 seconds West, 66.22 feet to a point; thence North 42 degrees 02 minutes 40 seconds West, 12.00 feet to a point; thence South 47 degrees 50 minutes 20 seconds West, 68.09 feet to a point; thence North 41 degrees 21 minutes 37 seconds East, 345.07 feet to a 1" open top pipe; thence North 41 degrees 09 minutes 47 seconds West, 202.47 feet to an open top pipe; thence North 87 degrees 11 minutes 57 seconds West, 225.76 feet to a point; thence North 02 degrees 49 minutes 03 seconds East, 275.62 feet to a point; thence South 67 degrees 11 minutes 57 seconds East, 130.40 feet to a point; thence 121.17 feet along an arc of a curve to the right; said curve having a radius of 100.38 feet, a chord bearing of North 15 degrees 20 minutes 44 seconds East, and a chord distance of 113.95 feet to a point; thence North 48 degrees 48 minutes 16 seconds East, 262.47 feet to a point; thence South 41 degrees 11 minutes 44 seconds East, 673.52 feet to a 3/4" rebar; thence South 41 degrees 14 minutes 14 seconds East, 172.63 feet to a 3/4" rebar; thence South 41 degrees 10 minutes 55 seconds East, 268.75 feet to the TRUE POINT OF BEGINNING.

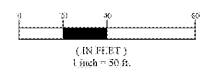
Said tract being a portion of that tract described in a title commitment by First American Title Insurance Company (Number G-10594/OP), with an effective date of October 20, 2017.

TITLE EXCEPTIONS:

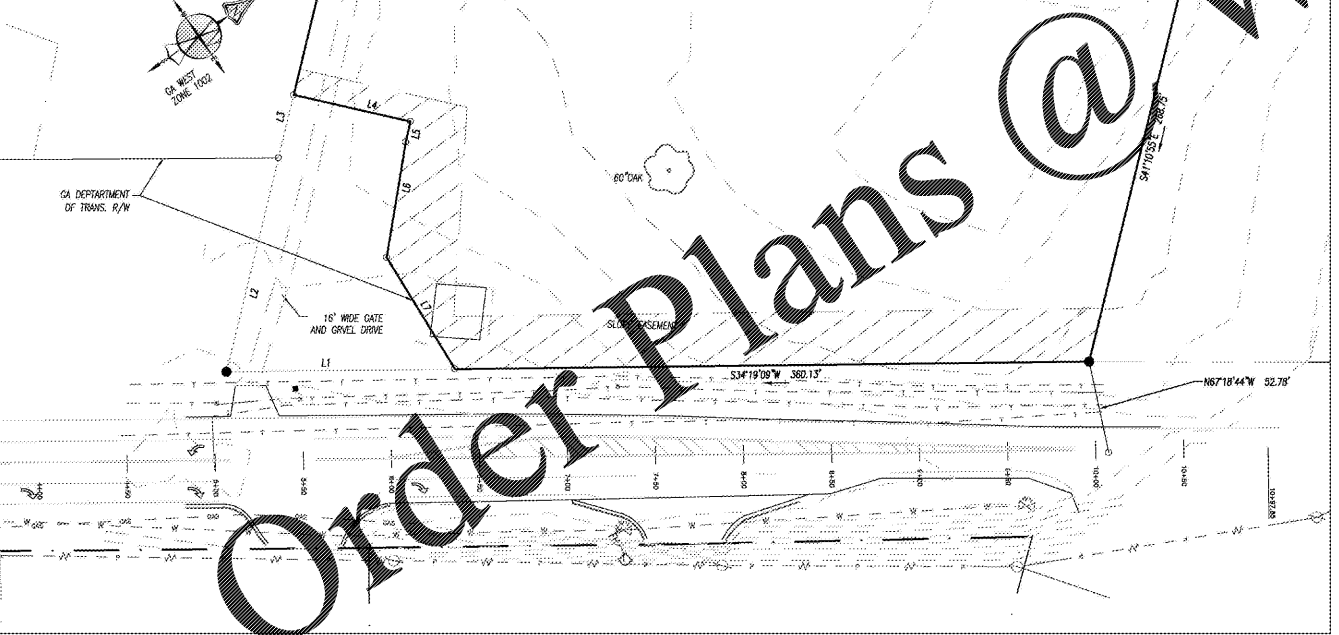
Concerning schedule B Section 2 First American Title Insurance Company (Commitment) G-10594/OP, effective October 20, 2017, the following items affect subject parcel (Items 1-10 are not survey matters).

- Easement recorded in Deed Book G, Page 149, does not affect subject property (but is located on western portion of parent parcel).
- Easement from Mrs. Ruth R. Chaney to Georgia Power Company, a corporation, dated October 15, 1942, recorded November 5, 1942 in Deed Book G, Page 409, describes a 100 foot wide easement, which has been superseded by 125 foot width, described in title exception 13 and 15.
- Easement for Right of Way from Ruth Chaney to Georgia Power Company, a corporation, dated May 24, 1960, recorded June 4, 1960 in Deed Book G, Page 472, affects subject property, and is shown as "125' GA POWER R/W."
- Easement from Mrs. Ruth Chaney and Harold Chaney to Oconee River Soil Conservation District, of Miller, Georgia, its successors and assigns, dated March 4, 1961, recorded April 5, 1963 in Deed Book MM, Page 469, effects parent parcel, but does not affect subject property.
- Right of Way Easement from Ruth Chaney Smith to Georgia Power Company, a corporation, dated October 15, 1963, recorded January 2, 1964 in Deed Book G, Page 50, affects subject property, and is located as shown as "125' GA POWER R/W."
- Right of Way Easement Agreement recorded in Deed Book 383, Page 52, does not affect subject property.
- Right of Way Easement to Jackson Electric Membership Corporation, dated July 22, 2016, recorded January 17, 2017 in Deed Book 2004, Page 815, affects subject property. Easement described in exhibits A2, A3, and D1 do not affect subject property (but one located on parent parcel). Concerning exhibit B2, an "Easement is needed" for proposed guy wires and poles, and one contained within the limits of the slope easement shown in title exception 16, but are not accurate enough on exhibit to be plotted. Concerning proposed utility improvements, overhead lines subject to 15 foot easement on either side of lines, underground cables subject to right-of-way of 10 feet either side.
- Right of Way Deed to Georgia Department of Transportation, recorded January 19, 2017 in Deed Book 2005, Page 312, affects subject property, by enclosing 0.290 acre in southern portion of property, conveyed to GDOT (Georgia Department of Transportation) from "Parcel 15", and reflected in boundaries of property. Deed also describes a slope easement, that affects subject property, and is located as shown.
- Stormwater Facility Maintenance Agreement by and between Waffor Georgia, LLC and Barrow County, Georgia, dated January 26, 2017, recorded February 7, 2017 in Deed Book 2009, Page 637, affects and benefits subject property, but contains no plottable items. Deed references "Barrow Landing Phase 1A." See deed for details of agreement.
- Matters disclosed on plot of survey recorded in Plat Book 59, Page 122 do not affect subject property.

NOTE: Unless noted otherwise, recorded exceptions listed above are filed in the office of the Clerk of Superior Court of Barrow County, Georgia.



DETAIL FOR TOPOGRAPHIC SURVEY SCALE 1"=50'



Line	Bearing	Length
L1	N04°19'09"E	129.75
L2	N41°21'37"W	124.83
L3	N41°21'37"W	36.82
L4	S47°50'20"W	68.09
L5	N42°08'40"W	12.00
L6	N45°33'59"W	66.22
L7	N86°25'00"W	74.28

SURVEY NOTES:

THE FIELD DATA UPON WHICH THIS PLAN IS BASED UPON HAS A CLOSURE PRECISION OF ONE FOOT IN 6886 FEET, AND AN ANGULAR ERROR OF 01" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE. THIS PLAN HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 937,528 FEET BY MAP CHECK.

FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED WITH A 3-SECOND GEOMAX ZOOM BOX TOTAL STATION INSTRUMENT. HORIZONTAL DATUM IS GSD NORTH, GEORGIA STATE PLANE, WEST ZONE AND VERTICAL DATUM IS NAVD83, ESTABLISHED WITH ON-SITE NETWORK GPS OBSERVATIONS AND A CHAMPION TAP RECEIVER.

LAST DATE OF FIELD WORK: 10/20/2017
DATE OF PLAN: 12/21/2017

ENCROACHMENTS: AT THE TIME OF SURVEY, THERE WERE NO OBSERVED ENCROACHMENTS

R/W ACCESS: PROPERTY HAS ACCESS TO PUBLIC RIGHT-OF-WAY AT DRIVEWAY APRON, AS SHOWN.

LAND USE: THERE WAS NO OBSERVED EVIDENCE OF USE OF PROPERTY AS A SOLID WASTE DUMP OR CEMETERY. AT THE TIME OF SURVEY, THERE WAS NO OBSERVED EVIDENCE OF ACTIVE DRILLING OR PRODUCTION OF MINERALS OF ANY KIND.



BOUNDARY & TOPOGRAPHIC SURVEY	RACETRAC 316@81	839 Loganville Highway Bethlehem, Georgia Barrow County	
DATE	02.28.2018	DATE	10.07.2019
DRAWN-BY	AGRUNER	DATE	02.28.2018
SCALE	1"=50'	DRAWING NAME:	Consol-17293.dwg
DRAWING NAME:	S1	SHEET NO.	VERSION
W&A Engineering	THESE PLANS ARE GENERAL SURVEYING AND ARCHITECTURAL USE ONLY. ANY USE OF SAME WITHOUT THE WRITTEN PERMISSION OF W&A ENGINEERING IS PROHIBITED.	RACETRAC PETROLEUM, INC. 200 GALLERIA PARKWAY SE SUITE 600 ATLANTA, GA 30339 (770) 431-7600	1 REVISED PER DEVELOPER CHANGES

CONTACT RACETRAC PETROLEUM, INC. PROJECT MANAGER PRIOR TO ANY REVISIONS TO THE PLAN SUPPLIED BY RACETRAC PETROLEUM, INC.