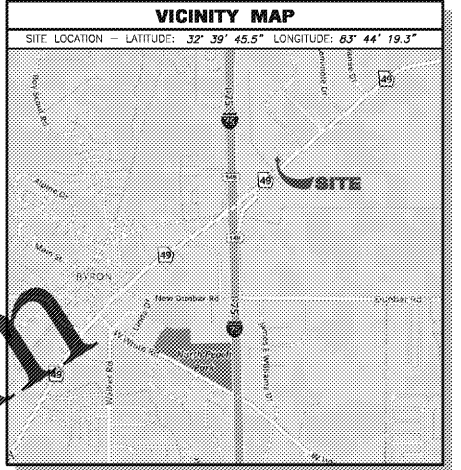


SITE PHOTOGRAPHS



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.

PLEASE NOTE: RIGHT-OF-WAY LINES SHOWN ON THIS SURVEY THAT ARE NOT ACTUAL BOUNDARIES OF THE SUBJECT TRACT(S) ARE DEPICTED GRAPHICALLY AND ARE SHOWN APPROXIMATELY FOR INFORMATIONAL PURPOSES ONLY. SAID RIGHT-OF-WAY LINES SHOULD NOT BE UTILIZED FOR DESIGN PURPOSES.

FLOOD STATEMENT  
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 13225C036C, AND THE DATE OF SAID MAP IS SEPTEMBER 26, 2008. 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 GPS SOLUTIONS. THE HORIZONTAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983 (NAD 83) STATE PLANE COORDINATE SYSTEM OF GEORGIA - WEST ZONE. THE VERTICAL REFERENCE FRAME IS NORTH AMERICAN VERTICAL DATUM OF 1988. ANY DIMENSIONS OR DIMENSIONS SHOWN ARE A RECTANGULAR, GROUND LEVEL PROJECTION OF THE STATE PLANE COORDINATE SYSTEM.

ZONING  
NO ZONING REPORT OR ZONING LETTER WAS PROVIDED TO THE SURVEYOR PER CITY OF BYRON ONLINE RECORDS THE SUBJECT PROPERTY IS ZONED CITY OF BYRON "C-3/PUD" (GENERAL COMMERCIAL DISTRICT).

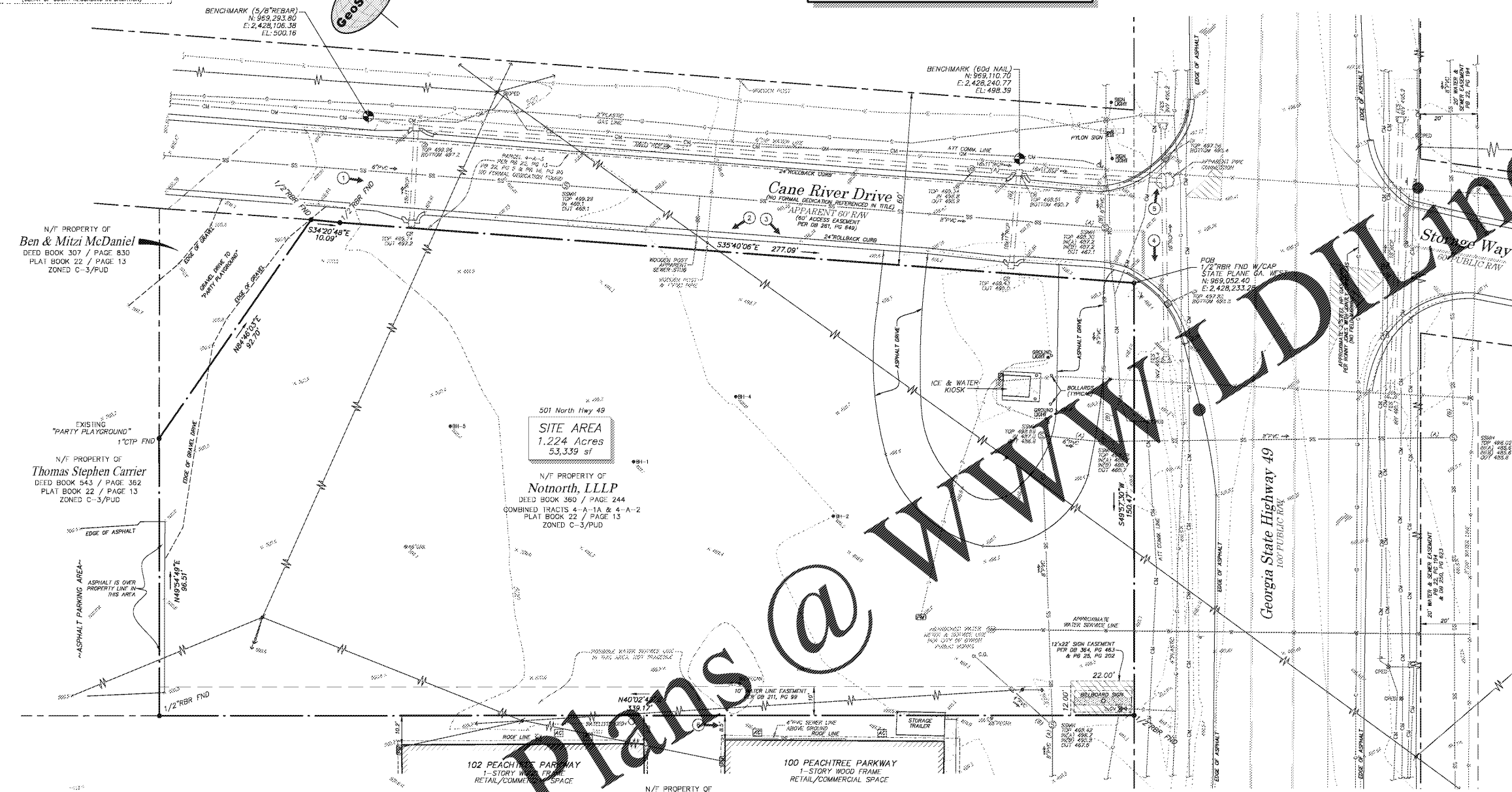
PLEASE NOTE: ZONING AND SETBACKS SHOULD BE CONFIRMED AND VERIFIED BY PLANNING AND ZONING PRIOR TO DESIGN OR CONSTRUCTION ACTIVITIES.

SURVEY REFERENCES  
1. RESUBDIVISION PLAT PREPARED BY BRENT CUNNINGHAM AND CO., INC., DATED DECEMBER 15, 1999, AND RECORDED AT PLAT BOOK 22, PAGE 13.

TITLE EXCEPTIONS

THE FOLLOWING EXCEPTIONS ARE LISTED IN SCHEDULE B, SECTION 2, OF A COMMITMENT FOR TITLE INSURANCE, AS PREPARED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. 2-38790, EFFECTIVE DATE: FEB. 5, 2020.

- (g) Easement from K. & B. Farms, Inc. to Georgia Power Company, dated May 12, 1947, recorded May 14, 1947, recorded in Deed Book W, Page 123, Records of Peach County, Georgia.
- (h) General Warranty Deed from K. & B. Farms, Inc. to Southern Bell Telephone and Telegraph Company, dated December 27, 1948, recorded January 25, 1951, recorded in Deed Book Z, Page 213, aforesaid Records.
- (i) Terms, conditions and obligations as contained in that certain Easement from Herbert F. Anderson, Nancy M. Anderson and Middle Georgia Bank to Hal Martin and Elizabeth C. Martin, dated June 19, 1989, recorded June 22, 1999, recorded in Deed Book 108, Page 445, aforesaid Records.
- DOES NOT AFFECT SITE, NOT ON THE PROPERTY
- (j) Water line easement as contained in that certain General Warranty Deed from Holly Lynn Anderson and Nancy Mae Anderson to William P. Wilson and J. Lee Phillips as Filers and Trustees of the Faith Bible Church of the Christian and Missionary Alliance, an unincorporated association, dated January 6, 2000, filed for record January 18, 2000 at 9:00 a.m., recorded in Deed Book 211, Page 99, aforesaid Records.
- (k) Terms, conditions and obligations as contained in that certain Easement from Woodrow W. Davis to Nancy M. Anderson, dated October 21, 2002, filed for record October 21, 2002 at 2:30 p.m., recorded in Deed Book 281, Page 549, aforesaid Records.
- BENEFITS SUBJECT PROPERTY FOR ACCESS ACROSS CANE RIVER DRIVE
- (l) Easements and restrictions as contained in that certain Warranty Deed from McDaniel Investment Properties, Inc., Ben McDaniel and Mitzi McDaniel to Notnath, L.L.P., dated August 4, 2006, filed for record August 5, 2006 at 2:10 a.m., recorded in Deed Book 360, Page 244, aforesaid Records, as modified by that certain Modification Agreement by and between McDaniel Investment Properties, Inc., Ben McDaniel, Mitzi McDaniel and Notnath, L.L.P., dated September 20, 2008, filed for record September 28, 2008 at 9:00 a.m., recorded in Deed Book 354, Page 463, aforesaid Records.
- AFFECTS SITE, AS PLOTTED
- (m) Easement from Ben McDaniel to Georgia Power Company, dated July 20, 2006, filed for record August 8, 2006 at 9:00 a.m., recorded in Deed Book 356, Page 832, aforesaid Records.
- AFFECTS SITE - BLANKET EASEMENTS FOR DISTRIBUTION OF POWER
- (n) Plat Book 9, Pages 189 and 190 - NO MATTERS SHOWN AFFECT SITE
- (o) Plat Book 12, Pages 101 and 102 - NO MATTERS SHOWN AFFECT SITE
- (p) Plat Book 12, Page 169 - NO MATTERS SHOWN AFFECT SITE
- (q) Plat Book 13, Page 160 - NO MATTERS SHOWN AFFECT SITE
- (r) Plat Book 15, Page 135 - NO MATTERS SHOWN AFFECT SITE
- (s) Plat Book 16, Page 90 - PROPOSED 60' R/W IS AS SHOWN
- (t) Plat Book 22, Page 5 - PROPOSED 60' R/W IS AS SHOWN
- (u) Plat Book 22, Page 13 - PROPERTY LINES & 60' R/W ARE AS SHOWN
- (v) Plat Book 25, Page 202 - SOIL EASEMENT AFFECTS SITE AS PLOTTED
- (w) Plat Book 26, Page 107 - NO MATTERS SHOWN AFFECT SITE



CLOSURE STATEMENT

THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 63,398, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. A TRIMBLE S-SERIES 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 198,117 FEET, SEE INT.

GRAPHIC SCALE



LEGEND

STANDARD ABBREVIATIONS	STANDARD SYMBOLS
AC AIR CONDITIONER	⊕ OVERHEAD TRAFFIC SIGN LIGHT
BH BONE HOLE	⊖ POWER POLE
BSL BUILDING SETBACK LINE	— GUY WIRE
CI CURB INLET	— POWER LINE
CMF CORRUGATED METAL PIPE	⊕ LIGHT POLE
CO CONCRETE MONUMENT FND	⊖ ELECTRIC TRANSFORMER
CO SANITARY CLEANOUT	⊖ WATER VAULT
CPED COMMUNICATION PEDESTAL	⊖ GAS VALVE
CIP CRIMPED TOP PIPE	⊖ GAS VALVE
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
MS MANHOLE	⊖ REGULAR PARKING SPACE COUNT
MS OUTLET CONTROL STRUCTURE	⊖ HANDICAP PARKING SPACE
OPD OPEN TOP PIPE	⊖ SIGN
PM POWER METER	
PMS PIP NAK SET	
POB POINT OF BEGINNING	
PCC POINT OF COMMENCEMENT	
RCP REINFORCED CONCRETE PIPE	
RBR IRON REINFORCING BAR	
RWS 3/8" RBR SET CAPPED BSF 62"	
SS SANITARY SEWER	
SWCB SINGLE WING CATCH BASIN	
TRANS ELECTRIC TRANSFORMER	

UTILITY NOTE

THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON LOCATION OF MARKINGS PROVIDED BY SUBSURFACE UTILITY INVESTIGATIONS, LLC 808 SWEET BRUNN TOWN CENTER, GEORGIA 30004 (770) 557-4142

SUBSURFACE UTILITY INVESTIGATIONS, LLC UTILIZED SEVERAL TECHNIQUES INCLUDING, BUT NOT LIMITED TO, ELECTROMAGNETIC, MAGNETIC LOCATION FOR FERROUS METALS, ACUSTIC AND PASSIVE FREQUENCIES TO DESIGNATE AND MARK BURIED UTILITIES ON THE SURFACE WITH PAINT AND FLAGS COVERING THE ENTIRE AREA OF THE PROJECT.

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.

PROPERTY DESCRIPTION

All that tract or parcel of land lying and being in Lot Land 30 of the 5th District, Peach County, City of Byron, Georgia, and being more particularly described as follows:

BEGINNING at a 1/2-inch rebar found with cap at the intersection of the northwestern right-of-way of Georgia State Highway 49 (100-foot public right-of-way) with the southwestern right-of-way of Cane River Drive (apparent 60-foot right-of-way) sold point having Georgia State Plane coordinate values Northing: 969,052.40; Easting: 2,428,233.28 Georgia West Zone; Thence continuing with said right-of-way of Georgia State Highway 49 South 49 degrees 57 minutes 30 seconds West, a distance of 150.47 feet to a 1/2-inch rebar found; Thence departing said right-of-way North 40 degrees 02 minutes 42 seconds West, a distance of 333.17 feet to a 1/2-inch rebar found; Thence North 49 degrees 54 minutes 49 seconds East, a distance of 98.51 feet to a 1-inch crimp top pipe found; Thence North 84 degrees 48 minutes 03 seconds East, a distance of 92.70 feet to a 1/2-inch rebar found on the southwestern right-of-way of said Cane River Drive; Thence continuing with said right-of-way South 34 degrees 20 minutes 48 seconds East, a distance of 10.09 feet to a 1/2-inch rebar found; Thence South 35 degrees 40 minutes 08 seconds East, a distance of 277.09 feet to a 1/2-inch rebar found with cap, which is the POINT OF BEGINNING.

Said tract or parcel of land contains 1.224 Acres, and is the same property described as Tracts 4-A-1A & 4-A-2 on a Resubdivision Plat, prepared by Brent Cunningham and Co., Inc., dated December 15, 1999, and recorded at Plat Book 22, Page 13, in the Clerk's office of Peach County, Georgia.

SURVEYOR CERTIFICATION (ALTA)

To: Southeastern Retail Development, LLC  
30AIP Byron, LLC  
Sailormen, Inc.  
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(a), 7(a), 7(b-1), 8, 9, 11, 13, 16, 17, & 18 of Table A thereof. The field work was completed on March 12, 2020.

Date: March 12, 2020

SURVEYOR CERTIFICATION (GA)

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 herein. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF RECORDS, 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.

Jamey R. Coleman  
Georgia Registered  
Land Surveyor # 2798

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			
501 N. Georgia Highway 49			
FOR			
Southeastern Retail Development, LLC			
30AIP Byron, LLC			
Sailormen, Inc.			
Chicago Title Insurance Company			
GS JOB NO:	20206474	DRAWING SCALE:	1" = 20'
FIELD WORK:	CM	CITY:	BYRON
PROJ MGR:	GEE	COUNTY:	PEACH
REVIEWED:	JRC	LAND LOT:	30
DWG FILE:	20206474-01.dwg	DISTRICT:	5TH
SURVEY DATE:		3-12-2020	
REVISIONS			