TITLE EXCEPTIONS

ATTORNEYS' TITLE GUARANTY FUND, INC.
ISSUING OFFICE FILE NO.: 11-9-AMERIS
DATE OF POLICY: JUNE 6, 2011, 11: 10

6. RECIPROCAL EASEMENT AGREEMENT TO PMB HOSPITALITY, INC., DATED MAY 20, 1999, RECORDED MAY 20, 1999 IN DEED BOOK 411, PAGE 299 OF THE CRISP COUNTY, GEORGIA RECORDS. SAID DOCUMENT DESCRIBES EASEMENTS FOR ACCESS AND PARKING. SAID EASEMENTS BOTH AFFECT AND BENEFIT THE SUBJECT PROPERTY AND ARE BLANKET IN NATURE; UNABLE TO PLOT.

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN AND BEING IN LAND LOT 24 OF THE 11TH DISTRICT, CITY OF CORDELE, CRISP COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT FOUND AT THE CENTERLINE INTERSECTION OF EAST 16TH AVENUE (U.S. HIGHWAY 280/GEORGIA HIGHWAY 30) (HAVING A VARIABLE WIDTH, PUBLICLY DEDICATED RIGHT OF WAY) AND INTERSTATE 75 (HAVING A VARIABLE WIDTH, PUBLICLY DEDICATED RIGHT OF WAY), THENCE LEAVING SAID INTERSECTION AND CONTINUING ALONG SAID CENTERLINE OF EAST 16TH AVENUE NORTH 78 DEGREES 18 MINUTES 11 SECONDS WEST A DISTANCE OF 650.00 FEET TO A POINT; THENCE LEAVING SAID CENTERLINE NORTH 11 DEGREES 43 MINUTES 49 SECONDS EAST A DISTANCE OF 60.00 FEET TO A 1/2-INCH REBAR FOUND AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY OF EAST 16TH AVENUE AND THE WESTERLY RIGHT OF WAY OF LA PORTE DRIVE (HAVING A 50-FOOT, PUBLICLY DEDICATED RIGHT OF WAY), SAID REBAR BEING THE TRUE POINT OF BEGINNING.

THENCE LEAVING SAID INTERSECTION AND CONTINUING ALONG SAID RIGHT OF WAY OF EAST 16TH AVENUE THE FOLLOWING COURSES AND DISTANCES: NORTH 78 DEGREES 18 MINUTES 11 SECONDS WEST A DISTANCE OF 99.99 FEET TO A 5/8-INCH CAPPED REBAR SET; SOUTH 11 DEGREES 41 MINUTES 49 SECONDS WEST A DISTANCE OF 10.00 FEET TO A 1/2-INCH REBAR FOUND; NORTH 78 DEGREES 18 MINUTES 11 SECONDS WEST A DISTANCE OF 86.98 FEET TO A 5/8-INCH CAPPED REBAR SET; THENCE LEAVING SAID RIGHT OF WAY OF EAST 16TH AVENUE NORTH 11 DEGREES 45 MINUTES 41 SECONDS EAST A DISTANCE OF 406.07 FEET TO A 1/2-INCH REBAR CAPPED FOUND ON SAID RIGHT OF WAY OF LA PORTE DRIVE; THENCE CONTINUING ALONG SAID RIGHT OF WAY OF LA PORTE DRIVE THE FOLLOWING COURSES AND DISTANCES: SOUTH 78 DEGREES 18 MINUTES 11 SECONDS EAST A DISTANCE OF 142.04 FEET TO A 1/2-INCH CAPPED REBAR FOUND; NORTH 12 DEGREES 36 MINUTES 59 SECONDS EAST A DISTANCE OF 5.96 FEET TO A 1/2-INCH CAPPED REBAR FOUND; SOUTH 77 DEGREES 49 MINUTES 25 SECONDS EAST A DISTANCE OF 17.69 FEET TO A 1/2-INCH CAPPED REBAR FOUND; SOUTH 12 DEGREES 15 MINUTES 55 SECONDS WEST A DISTANCE OF 5.86 FEET TO A 1/2-INCH CAPPED REBAR FOUND; SOUTH 78 DEGREES 18 MINUTES 00 SECONDS EAST A DISTANCE OF 27.00 FEET TO A 1/2-INCH CAPPED REBAR FOUND; SOUTH 11 DEGREES 43 MINUTES 59 SECONDS WEST A DISTANCE OF 306.02 FEET TO A 1/2-INCH REBAR FOUND, SAID REBAR BEING THE TRUE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 1.721 ACRES (74,984 SQUARE FEET).

ZONING

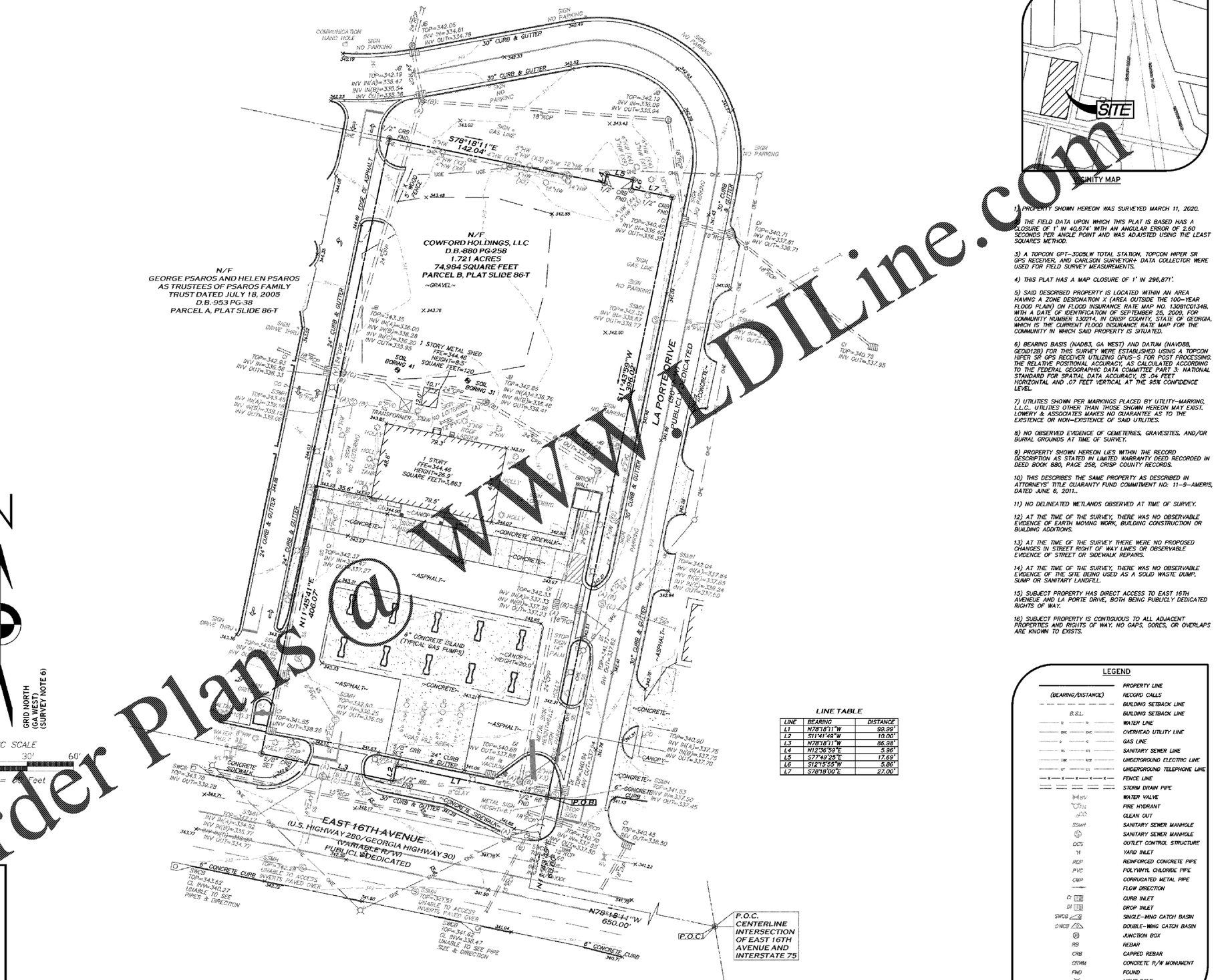
PER ITEMS 6(A) AND 6(B) OF THE 2016 ALTA/NSPS LAND TITLE SURVEY MINIMUM STANDARD DETAIL REQUIREMENTS, SETBACKS AND OTHER ZONING RESTRICTIONS/REQUIREMENTS CANNOT BE LISTED UNLESS A ZONING REPORT OR LETTER STATING SAID RESTRICTIONS/REQUIREMENTS IS PROVIDED.

SURVEY REFERENCES

1) PLAT SLIDE 33-H

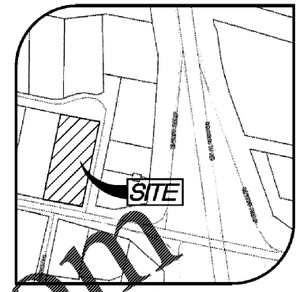
2) PLAT SLIDE 86-T

3) DEED BOOK 880, PAGE 258



LINE TABLE

LINE	BEARING	DISTANCE
L1	N78°18'11"W	99.99'
L2	S11°41'49"W	10.00'
L3	N78°18'11"W	86.98'
L4	N12°36'59"E	5.96'
L5	S77°49'25"E	17.69'
L6	S12°15'55"W	5.86'
L7	S78°18'00"E	27.00'



VICINITY MAP

1) PROPERTY SHOWN HEREON WAS SURVEYED MARCH 11, 2020.

2) THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1' IN 40,674' WITH AN ANGULAR ERROR OF 2.60 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.

3) A TOPCON GPT-3005LW TOTAL STATION, TOPCON HIPER SR GPS RECEIVER, AND CARLSON SURVEYOR+ DATA COLLECTOR WERE USED FOR FIELD SURVEY MEASUREMENTS.

4) THIS PLAT HAS A MAP CLOSURE OF 1' IN 296,871'.

5) SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X (AREA OUTSIDE THE 100-YEAR FLOOD PLAIN) ON FLOOD INSURANCE RATE MAP NO. 13081C0134B, WITH A DATE OF IDENTIFICATION OF SEPTEMBER 25, 2009, FOR COMMUNITY NUMBER 130214, IN CRISP COUNTY, STATE OF GEORGIA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

6) BEARING BASIS (NAD83, GA WEST) AND DATUM (NAVD88, GEOID12B) FOR THIS SURVEY WERE ESTABLISHED USING A TOPCON HIPER SR GPS RECEIVER UTILIZING OPUS-S FOR POST PROCESSING. THE RELATIVE POSITIONAL ACCURACY, AS CALCULATED ACCORDING TO THE FEDERAL GEOGRAPHIC DATA COMMITTEE PART 3: NATIONAL STANDARD FOR SPATIAL DATA ACCURACY, IS .04 FEET HORIZONTAL AND .07 FEET VERTICAL AT THE 95% CONFIDENCE LEVEL.

7) UTILITIES SHOWN PER MARKINGS PLACED BY UTILITY-MARKING, L.L.C.. UTILITIES OTHER THAN THOSE SHOWN HEREON MAY EXIST. LOWERY & ASSOCIATES MAKES NO GUARANTEE AS TO THE EXISTENCE OR NON-EXISTENCE OF SAID UTILITIES.

8) NO OBSERVED EVIDENCE OF CEMETERIES, GRAVESITES, AND/OR BURIAL GROUNDS AT TIME OF SURVEY.

9) PROPERTY SHOWN HEREON LIES WITHIN THE RECORD DESCRIPTION AS STATED IN LIMITED WARRANTY DEED RECORDED IN DEED BOOK 880, PAGE 258, CRISP COUNTY RECORDS.

10) THIS DESCRIBES THE SAME PROPERTY AS DESCRIBED IN ATTORNEYS' TITLE GUARANTY FUND COMMITMENT NO: 11-9-AMERIS, DATED JUNE 6, 2011..

11) NO DELINEATED WETLANDS OBSERVED AT TIME OF SURVEY.

12) AT THE TIME OF THE SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

13) AT THE TIME OF THE SURVEY THERE WERE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES OR OBSERVABLE EVIDENCE OF STREET OR SIDEWALK REPAIRS.

14) AT THE TIME OF THE SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

15) SUBJECT PROPERTY HAS DIRECT ACCESS TO EAST 16TH AVENUE AND LA PORTE DRIVE, BOTH BEING PUBLICLY DEDICATED RIGHTS OF WAY.

16) SUBJECT PROPERTY IS CONTIGUOUS TO ALL ADJACENT PROPERTIES AND RIGHTS OF WAY. NO GAPS, GORES, OR OVERLAPS ARE KNOWN TO EXISTS.

LEGEND

	PROPERTY LINE
(BEARING/DISTANCE)	RECORD CALLS
B.S.L.	BUILDING SETBACK LINE
W	WATER LINE
OHE	OVERHEAD UTILITY LINE
G	GAS LINE
SS	SANITARY SEWER LINE
UGE	UNDERGROUND ELECTRIC LINE
UT	UNDERGROUND TELEPHONE LINE
X	FENCE LINE
	STORM DRAIN PIPE
WV	WATER VALVE
FH	FIRE HYDRANT
CO	CLEAN OUT
SSMH	SANITARY SEWER MANHOLE
SS	SANITARY SEWER MANHOLE
OCS	OUTLET CONTROL STRUCTURE
YI	YARD INLET
RCP	REINFORCED CONCRETE PIPE
PVC	POLYVINYL CHLORIDE PIPE
CMP	CORRUGATED METAL PIPE
	FLOW DIRECTION
CI	CURB INLET
DI	DROP INLET
SWCB	SINGLE-WING CATCH BASIN
DWCB	DOUBLE-WING CATCH BASIN
JB	JUNCTION BOX
RB	REBAR
CRB	CAPPED REBAR
CRPM	CONCRETE R/W MONUMENT
FND	FOUND
	LIGHT POLE
	SIGN
	TREE

SURVEYOR'S CERTIFICATION

TO COWFORD HOLDINGS, LLC, ITS SUCCESSORS AND OR ASSIGNS, AS THEIR INTEREST MAY APPEAR AND ATTORNEYS' TITLE GUARANTY FUND, INC.:

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 1-5, 6(A)(B), 7(A)(B1)(C), 8-11 & 13-20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 11, 2020.

GEORGIA REGISTERED No. 3109 REGISTERED LAND SURVEYOR MITCHELL LOWERY

MITCHELL LOWERY GEORGIA RLS# 3109
DATE OF PLAT OR MAP: MARCH 17, 2020

LOWERY & ASSOCIATES
LAND SURVEYING, LLC
317 GRASSDALE ROAD
CORDELE, GA 31021
770.735.9186
WWW.LOWERYLANDSURVEYS.COM
INFO@LOWERYLANDSURVEYS.COM
GEORGIA C.O.A.: LSF-001102

PREPARED FOR:
COWFORD HOLDINGS, LLC, ITS SUCCESSORS AND OR ASSIGNS, AS THEIR INTEREST MAY APPEAR; ATTORNEYS' TITLE GUARANTY FUND, INC.

ALTA/NSPS LAND TITLE SURVEY OF:
FLASH FOODS #144
1717 EAST 16TH AVENUE
CORDELE, GA 31015

STATE: GEORGIA | COUNTY: CRISP | DISTRICT: 11TH | LAND LOT: 24

REVISIONS

DATE:	DESCRIPTION

Lowery & Associates LAND SURVEYING, LLC

DATE: MARCH 17, 2020
JOB #: 202875
SCALE: 1"=30'
DRAWN BY: H. FISHER

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