

**NOTES**

1. The underground utilities shown have been located from field survey information and existing drawings. This surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information supplied and to the surveyor's best knowledge are approximately as shown. The surveyor has not physically located the underground utilities.

2. I have examined the Federal Emergency Management Agency Flood Insurance Rate Map for Douglas County, Georgia and Incorporated Areas, Community Panel Number 13097C0151C, Panel 151 of 155, effective date August 18, 2009 and found NO portion of the property shown hereon to fall within a designated Flood Zone "A" (areas of 100 Year flood). The property falls in unshaded Flood Zone "X".

3. The orthometric heights (elevations and contours) shown hereon were determined by GPS observations and were adjusted by Planners and Engineers Collaborative in June 2017. North American Datum of 1983 (NAD83), North American Vertical Datum of 1988 (NAVD88), Georgia West Zone State Plane Coordinates.

(IF NO ELEVATIONS OR CONTOURS) THIS SITE IS TIED TO GRID NORTH BASED ON GPS OBSERVATIONS ADJUSTED BY PLANNERS AND ENGINEERS COLLABORATIVE IN JUNE 2017. NORTH AMERICAN DATUM OF 1983 (NAD83), NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), GEORGIA WEST ZONE STATE PLANE COORDINATES.

4. The term "Certification" relating to professional engineering and land surveying services shall mean a signed statement based upon facts and knowledge known to the registrant and is not a guarantee or warranty, either expressed or implied.

5. No zoning information provided for building setbacks.

6. There is no observed evidence of recent earth moving work, building construction or building additions observed in the process of conducting fieldwork.

7. Site Address: 9330 The Landing Drive Douglasville, Ga.

**TITLE EXCEPTIONS**

First American Title Insurance Company's commitment number 1427.306 with an effective date of May 31, 2017 was used in the preparation of this survey and the listed exceptions are as follows:

8. General Permit from W.t. Brown to Southern Bell Telephone and Telegraph Company, dated February 9, 1933, recorded in Deed Book Z, Page 279 in the Clerk's Office of the Superior Court of Douglas County, Georgia. Is vague in its description and the affect on the subject property cannot be determined.

9. Right of Way Easement from First Suburban Corp. to Douglas County Electric Membership Corporation, dated October 11, 1997, recorded in Deed Book 349, Page 731, aforesaid records. Is vague in its description and the affect on the subject property cannot be determined.

10. Permit for anchors, guy poles and wires from Eloise Martin to Georgia Power Company, dated June 23, 1988, recorded in Deed Book 613, Page 694, aforesaid records. Is vague in its description and the affect on the subject property cannot be determined.

11. Right of Way Easement from James A. Demoss and Barbara D. Demoss to Greystone Power Corporation, dated July 8, 1993, recorded in Deed Book 972, Page 308, aforesaid records. Is vague in its description and the affect on the subject property cannot be determined.

12. Right of Way Easement from Randy K. Hunter and Debra O. Hunter to Greystone Power Corporation, dated September 3, 1992, recorded in Deed Book 793, Page 494, aforesaid records. Is vague in its description and the affect on the subject property cannot be determined.

13. Easements and damage release contained in Right of Way Deed from B. L. Taylor to State Highway Department of Georgia, dated October 13, 1951, recorded in Deed Book 73, Page 124, aforesaid records.

14. Easements and damage release contained in Right of Way Deed from W. T. Brown to State Highway Department of Georgia, dated October 13, 1951, recorded in Deed Book 73, Page 129, aforesaid records.

15. Easements and limitation of access right contained in Right of Way Deed from Benchmark United, Inc. to the City of Douglasville, dated September 11, 1990, recorded in Deed Book 695, Page 299 aforesaid records. Is vague in its description and the affect on the subject property cannot be determined.

16. Construction and Maintenance Agreement filed May 17, 1993 from William Tom Perna, Joe D. Perna, Nick S. Perna and Cathy Joy Perna to Department of Transportation, recorded at Deed Book 813, page 644, aforesaid records. Does not affect the subject property.

17. All matters shown on Plat Book 24, pages 166-167, aforesaid records. Matters as shown.

18. All matters shown on Plat Book 18, pages 99-100, aforesaid records.

19. Reciprocal Easement and Operating Agreement between The Landing at Arbor Place Limited Partnership, Circuit City Stores, Inc. and Toy'R'US-Delaware, Inc. recorded in Deed Book 1227, Page 735, aforesaid records. Affects the subject property, but is not plottable.

20. Easements and Restrictions Agreement between CBL & Associates Management, Inc. and The Landing at Arbor Place Limited Partnership, dated March 30, 1999 recorded in Deed Book 1243, Page 119, aforesaid records, with First Amendment, dated April 22, 1999, recorded in Deed Book 1249, Page 246, aforesaid records. Affects the subject property, but is not plottable.

21. Pylon Sign and Exclusivity Agreement between CBL & Associates Management, Inc. and Georgia Power Company, dated April 9, 1999, recorded in Deed Book 1248, Page 1, aforesaid records. Affects the subject property, but is not plottable.

22. Access Drive Construction and Maintenance Agreement between Frist Union National Bank and The Landing at Arbor Place Limited Partnership, dated April 23, 1999, recorded in Deed Book 1249, Page 259, aforesaid records. Does not affect the subject property.

23. Declaration of Covenant and Restrictions by CBL & Associates Management, Inc. and The Landing at Arbor Place Limited Partnership, dated April 8, 1999, recorded in Deed Book 1261, Page 352, aforesaid records. Affects the subject property, but is not plottable.

24. Access Drive Construction, Maintenance and Easement Agreement between Wachovia Bank, N. A. and The Landing at Arbor Place Limited Partnership, dated August 26, 1999, recorded in Deed Book 1277, Page 206, aforesaid records. Does not affect the subject property.

25. Access Drive Construction and Maintenance Agreement between O'Charley's Inc., HOPS Grill and Bar, Inc., The Landing at Arbor Place Limited Partnership and CBL & Associates Management, Inc. recorded in Deed Book 1284, Page 1, aforesaid records, as affected by Assignment of Access Drive Construction and Maintenance Agreement dated May 12, 2006 by and between The Landing at Arbor Place II, LLC and Sunrise Properties of Georgia, LLC, recorded at Deed Book 2360, page 146, aforesaid records, as affected by Assignment of Access Drive Construction and Maintenance Agreement dated December 12, 2016, recorded at Deed Book 3453, page 453, aforesaid records. Affects the subject property and is shown hereon as an approximate location of the Access Easement.

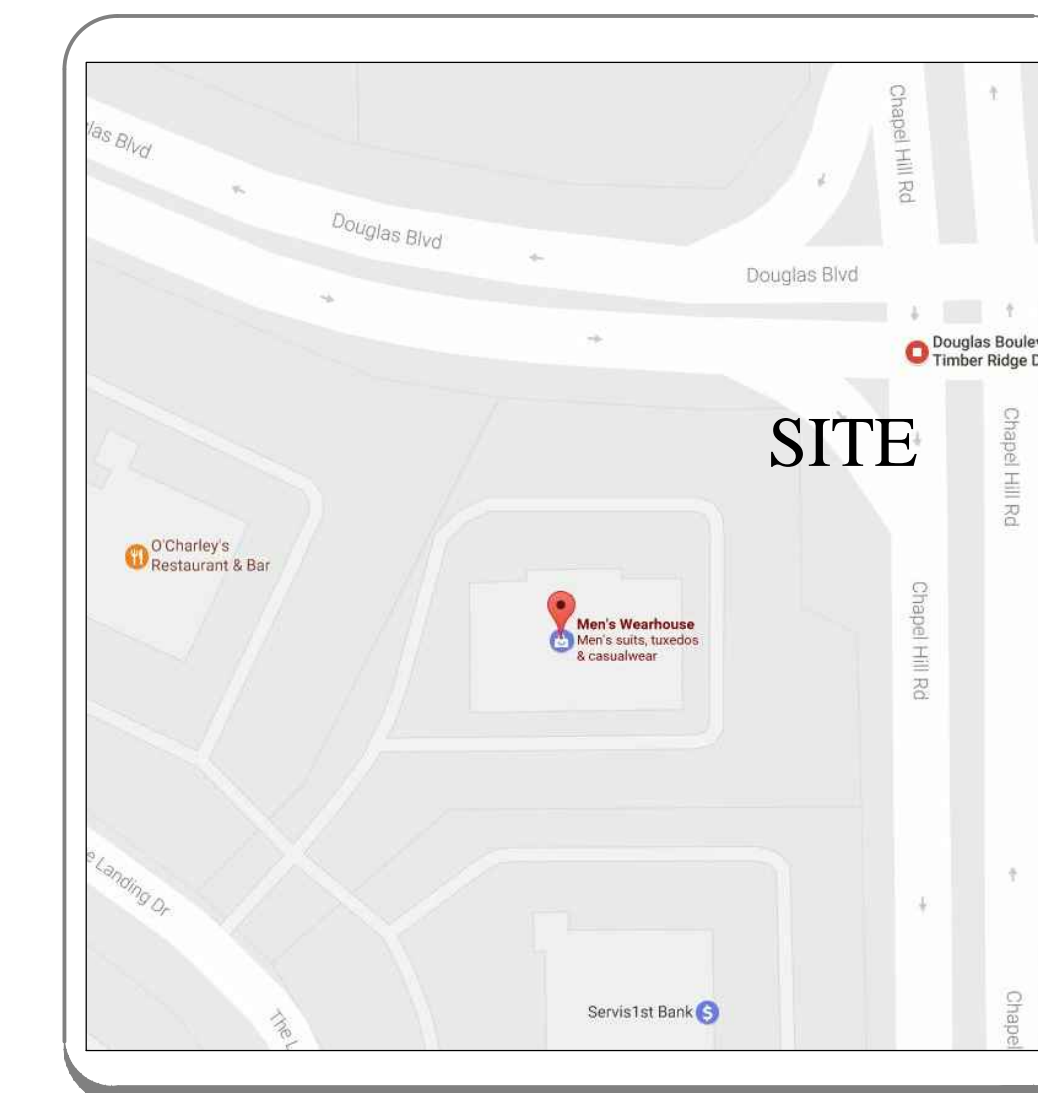
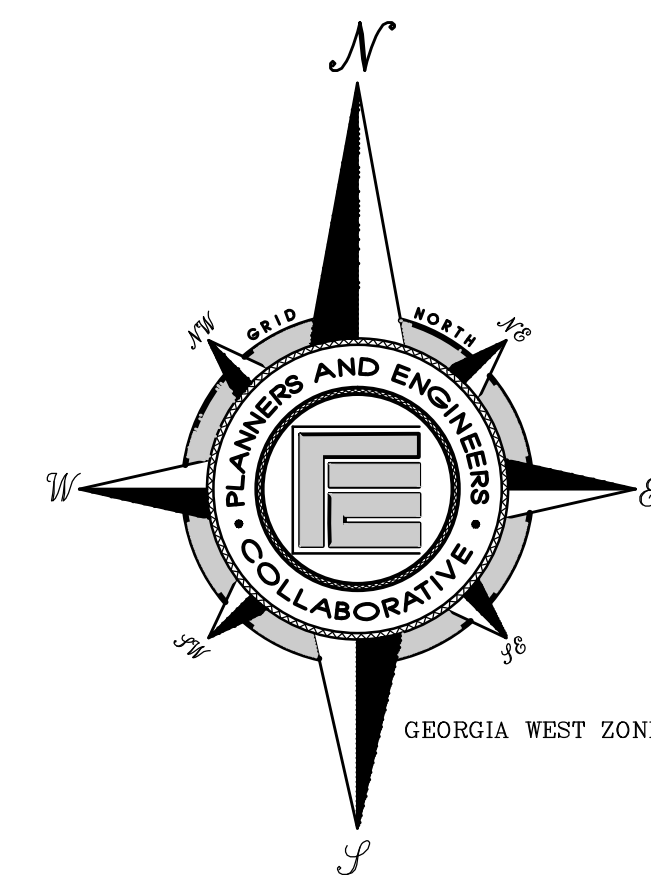
26. Sign and Landscaping Easement by and between Douglasville Land Development, LLC and The Landing at Arbor Place II, LLC, filed January 8, 2007, recorded at Deed Book 2497, page 542, aforesaid records. Does not affect the subject property.

27. Terms and conditions of that certain Lease by and between The Landing at Arbor Place Limited Partnership and Signal One dated March 27, 2001, as evidenced of record by that certain Memorandum of Lease, dated March 27, 2001, recorded at Deed Book 1413, page 230, aforesaid records, as affected by Amendment to Land Lease Agreement dated October 23, 2013 by and between The Landing at Arbor Place II, LLC and SBA Structures, LLC, recorded at Deed Book 3182, page 472, aforesaid records. Affects the subject property, but is not plottable.

28. Easement from Stansco, Inc. to Georgia Power Company, dated December 19, 1973, recorded at Deed Book 252, page 259, aforesaid records. Is vague in its description and the affect on the subject property cannot be determined.

**LEGEND**

- #P IRON PIN FOUND (#4 Re-Rod unless noted otherwise)
- #S IRON PIN SET (#4 Re-Rod unless noted otherwise)
- #T PIPE IRON PIN FOUND (open top pipe)
- #T PIPE IRON PIN SET (crimp top pipe)
- POINT
- CMF CONCRETE MONUMENT FOUND
- MH SANITARY SEWER MANHOLE
- S SANITARY SEWER LINE
- S STORM DRAINAGE LINE
- CS --- COMB. STORM & SAN. SEWER LINE
- CB CATCH BASIN
- JB JUNCTION BOX
- DI DROP INLET
- MI MAN INLET
- CI CURB INLET
- ⊕ POWER POLE
- ⊕ POWER POLE W/ GUY WIRE
- O OVERHEAD POWER / TELEPHONE LINE
- ⊕ WATER VALVE
- ⊕ GAS VALVE
- ⊕ FH FIRE HYDRANT
- W WATER LINE
- G UNDERGROUND GAS LINE
- E UNDERGROUND ELECTRIC LINE
- T UNDERGROUND TELEPHONE LINE
- C UNDERGROUND CABLE LINE
- ⊕ LIGHT POLE
- ⊕ EXISTING TREE
- (S&T) CW CALLS PER DEED
- TW TOP OF WALL
- BW BOTTOM OF WALL
- /// WALL (TYP)
- TRANSFORMER
- BH BOREHOLE
- RCP REINFORCED CONCRETE PIPE
- B.S.L. BUILDING SETBACK LINE
- SIGN
- BOC BACK OF CURB



**SITE MAP (NTS)**

**LEGAL DESCRIPTION**

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 23 of the 1st District, 5th Section, Douglas County, Georgia and being more particularly described as follows:

Beginning at a point at the intersection of the southerly right-of-way line of Douglas Blvd (R/W VARIES) and the westerly right-of-way line of Chapel Hill Rd (R/W VARIES), said point being the POINT OF BEGINNING; thence along the said right-of-way line of Chapel Hill Rd the following courses and distances: South 00 degrees 42 minutes 29 seconds East a distance of 102.19 feet to a point; thence South 56 degrees 22 minutes 23 seconds East a distance of 35.27 feet to a point; thence South 00 degrees 59 minutes 50 seconds East a distance of 39.04 feet to a point; thence leaving said right-of-way line, South 89 degrees 24 minutes 10 seconds West a distance of 192.97 feet to an iron pin found; thence South 51 degrees 11 minutes 19 seconds West a distance of 40.29 feet to a point; thence South 40 degrees 18 minutes 55 seconds West a distance of 75.59 feet to an iron pin found on the southwesterly right-of-way line of The Landing Drive (50' R/W); thence along said right-of-way line, North 49 degrees 56 minutes 42 seconds West a distance of 49.61 feet to a pk nail found; thence leaving said right-of-way line, North 42 degrees 35 minutes 26 seconds East a distance of 46.77 feet to a pk nail found; thence North 24 degrees 04 minutes 47 seconds East a distance of 207.35 feet to a point on the southerly right-of-way line of Douglas Blvd; thence along said right-of-way line the following courses and distances: South 84 degrees 50 minutes 38 seconds East a distance of 95.27 feet to a R/W monument found; thence South 89 degrees 14 minutes 25 seconds East a distance of 67.95 feet to a point and the TRUE POINT OF BEGINNING.

Said tract containing 0.912 acres (39,743 square feet).

**REFERENCES**

1. FINAL PLAT OF THE LANDING AT ARBOR PLACE, BY THE HUGHES COMPANY AND RECORDED IN PLAT BOOK 25, PAGE 179.

The field data upon which this map or plat is based has a closure precision of one foot in 48,106 feet and an angular error of 00° 00' 05" per angle point and was adjusted using the compass adjustment rule.

This map or plat has been calculated for closure and is found to be accurate to within one foot in 86,332 feet.

**EQUIPMENT USED:**

ANGULAR: TOPCON TOTAL STATION

LINEAR: TOPCON TOTAL STATION

To (name of insured, if known), (name of lender, if known), (name of insurer, if known):

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 XX of Table A thereof. The field work was completed on:

Date of Map or Plat:

**PLANNERS AND ENGINEERS COLLABORATIVE**  
 "WE PROVIDE SOLUTIONS"  
 ■ SITE PLANNING ■ LANDSCAPE ARCHITECTURE  
 ■ CIVIL ENGINEERING ■ LAND SURVEYING  
 350 RESEARCH COURT PEACHTREE CORNERS, GEORGIA 30092  
 (770)451-2741 ■ WWW.PECCAL.COM

5	-	-	-
4	-	-	-
3	-	-	-
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REV	DATE	DESCRIPTION	BY

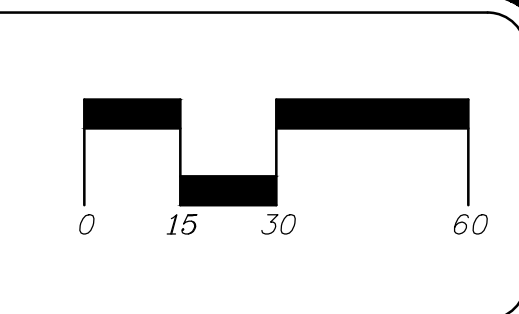
LAND LOT(S) 23  
 DISTRICT 1st, 5th SECTION

**ALTA/NSPS LAND TITLE SURVEY**  
 FOR

DOUGLAS COUNTY  
 GEORGIA



DRAWN BY: MCS  
 CHECKED BY:  
 FILE NO.: 17148.00  
 DATE: JUNE 22, 2017  
 SCALE: 1"=30'



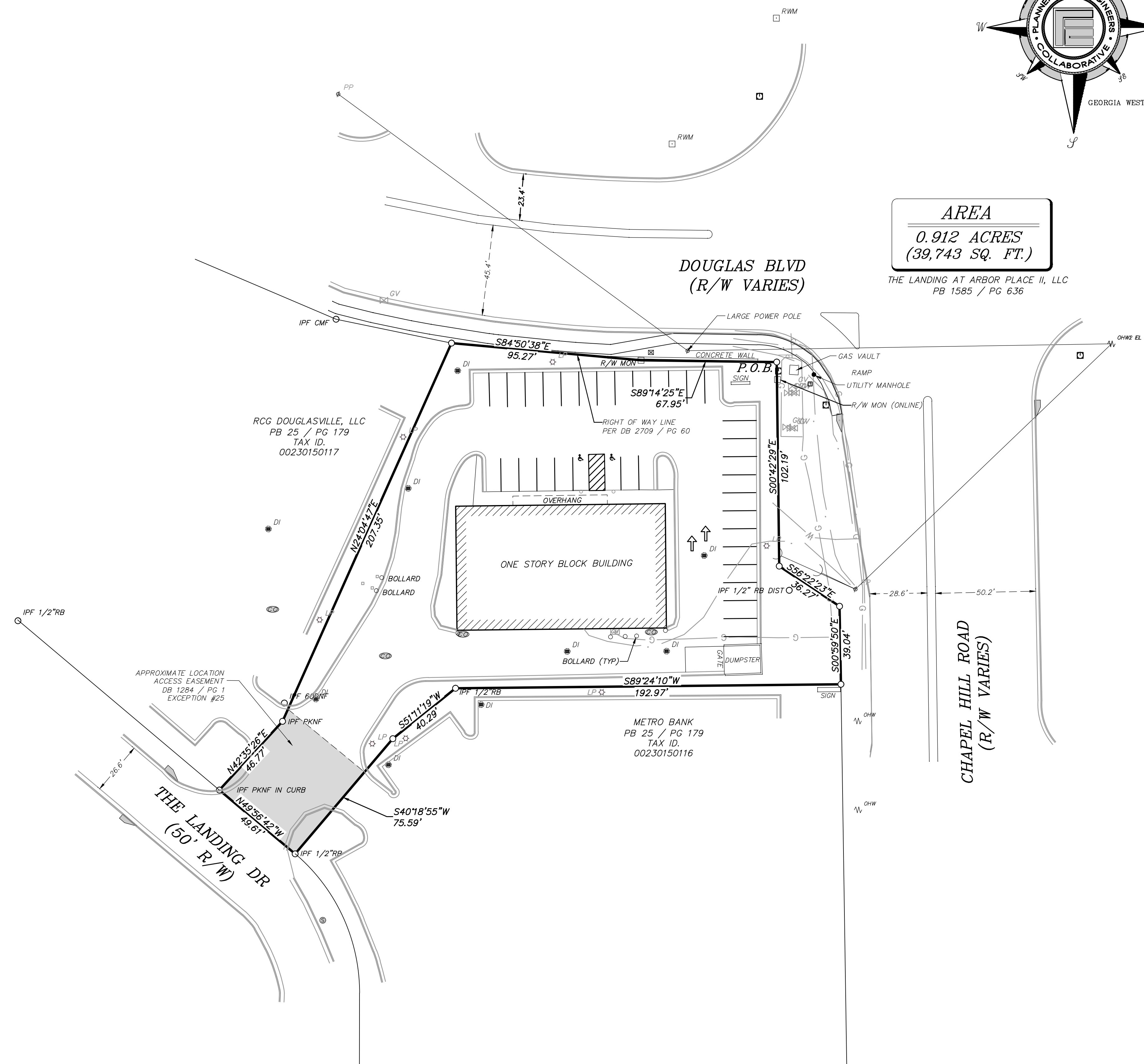


**LEGEND**

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- IPF IRON PIN SET (#A Re-Rod unless noted otherwise)
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- ⊕ BH BENCHM
- ⊕ RCP REINFORCED CONCRETE PIPE
- B.S.L. — BUILDING SETBACK LINE
- S — SIGN
- BOC — BACK OF CURB



**AREA**  
**0.912 ACRES**  
**(39,743 SQ. FT.)**  
 THE LANDING AT ARBOR PLACE II, LLC  
 PB 1585 / PG 636



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REV	DATE	DESCRIPTION	BY
5	-	-	-
4	-	-	-
3	-	-	-
2	-	-	-
1	-	-	-

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 FOR

LAND LOT(S) 23  
 DISTRICT 1st, 5th SECTION

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