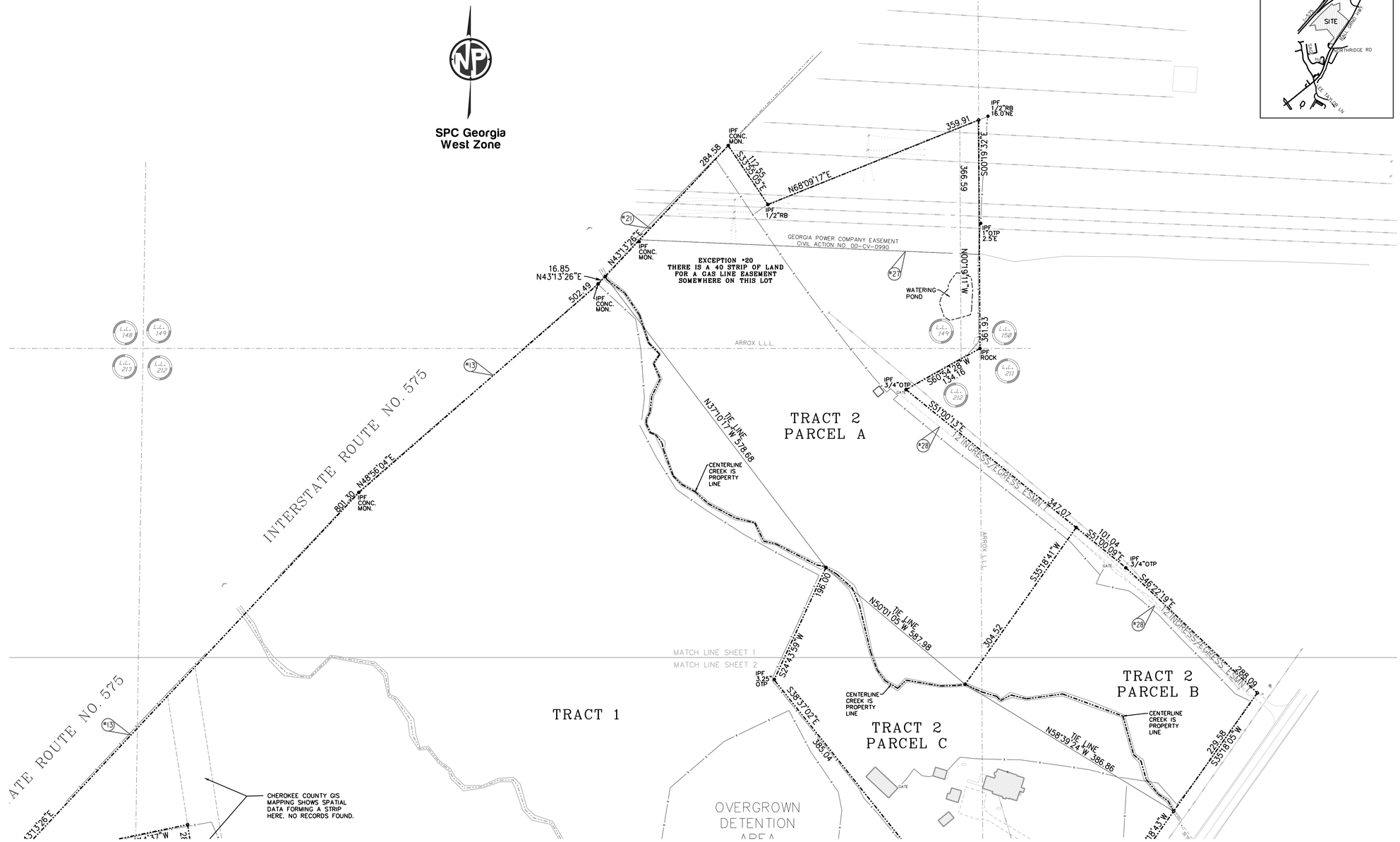


LOCATION MAP

NORTHPOINT
LAND SURVEYING
3104 CREEKSIDE VILLAGE DRIVE
SUITE 406
KENNESAW, GEORGIA 30144
PHONE: (770) 794-5250
EMAIL: RS@NPLandSurveying.com
www.NPLandSurveying.com

LOCATED IN L.L. 149, 211, 212 & 221
3rd DISTRICT, 2nd SECTION
CHEROKEE COUNTY, GA.

BOUNDARY EXHIBIT

FOR

LOYD DEVELOPMENT SERVICES, LLC A GEORGIA LIMITED LIABILITY

Reference Material

FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT NUMBER: 0-132/1587
EFFECTIVE DATE: MARCH 17, 2020

TRACT 1

13. CONVEYANCE OF ACCESS RIGHTS CONTAINED IN THAT CERTAIN RIGHT OF WAY DEED FROM MURIEL WATKINS ROSS TO DEPARTMENT OF TRANSPORTATION, CHEROKEE COUNTY, GEORGIA, DATED APRIL 19, 1982, FILED JULY 6, 1983, RECORDED IN DEED BOOK 324, PAGE 603, AFORESAID RECORDS.
– AFFECTS AS SHOWN

TRACT 2

20. EASEMENT FROM WOODROW WILSON AND WILLIE MAE WILSON TO ATLANTA GAS LIGHT COMPANY, DATED JULY 20, 1968, FILED JULY 20, 1968, RECORDED IN DEED BOOK 96, PAGE 610, AFORESAID RECORDS.
– AFFECTS. NEED FIELD DATA TO FIND

21. CONVEYANCE OF ACCESS RIGHTS IN THAT CERTAIN RIGHT OF WAY DEED FROM WOODROW WILSON AND WILLIE MAE WILSON TO DEPARTMENT OF TRANSPORTATION, CHEROKEE COUNTY, GEORGIA, DATED DECEMBER 4, 1981, FILED JULY 6, 1982, RECORDED IN DEED BOOK 324, PAGE 589, AFORESAID RECORDS.
– AFFECTS AS SHOWN

22. RIGHT OF WAY EASEMENT FROM MRS. WOODROW WILSON TO NELSON BALL GROUND TELEPHONE COMPANY, DATED OCTOBER 20, 1984, FILED NOVEMBER 16, 1984, RECORDED IN DEED BOOK 428, PAGE 338 AFORESAID RECORDS.
– AFFECTS. EASEMENT IS BLANKET IN NATURE

23. EASEMENT FROM WOODROW AND WILLIE MAE WILSON TO GEORGIA POWER COMPANY, DATED SEPTEMBER 19, 1984, FILED MARCH 25, 1985, RECORDED IN DEED BOOK 447, PAGE 399, AFORESAID RECORDS.
– AFFECTS. EASEMENT APPEARS TO BE BLANKET IN NATURE

24. RIGHT OF WAY EASEMENT FROM WOODROW WILSON AND KEITH RAY TO NELSON BALL GROUND TELEPHONE COMPANY, DATED JUNE 7, 1990, FILED JUNE 12, 1990, RECORDED IN DEED BOOK 875, PAGE 648, AFORESAID RECORDS.
– AFFECTS. EASEMENT APPEARS TO BE BLANKET IN NATURE

27. EASEMENT RIGHTS CONTAINED IN THAT CERTAIN CIVIL ACTION NO. 00-CV-0990 STYLED GEORGIA POWER COMPANY VS. ESTATE OF WOODROW & WILLIE MAE WILSON, DATED MAY 25, 2000, FILED MAY 25, 2000, AFORESAID RECORDS
– AFFECTS AS SHOWN

27. EASEMENT RIGHTS CONTAINED IN THAT CERTAIN CIVIL ACTION NO. 00-CV-0990 STYLED GEORGIA POWER COMPANY VS. ESTATE OF WOODROW & WILLIE MAE WILSON, DATED MAY 25, 2000, FILED MAY 25, 2000, AFORESAID RECORDS
– AFFECTS AS SHOWN

28. RIGHTS OF OTHERS IN AND TO THE USE OF A 12-FOOT INGRESS/EGRESS EASEMENT WHICH CROSSES TRACT 2 AND BEING MORE PARTICULARLY SHOWN ON THAT CERTAIN PLAT OF SURVEY FOR KEITH AND DONNA RAY, DATED OCTOBER 30, 2000, PREPARED BY SOUTHERN SURVEYING & PLANNING, INC., REGISTERED LAND SURVEYORS. (AFFECTS TRACT 2 PARCELS A AND B ONLY).
– AFFECTS AS SHOWN

TRACT 3

26. CORPORATION CONVEYANCE OF EASEMENT FROM CHARLIE W. ROSS, AS TRUSTEE OF THE MURIEL W. ROSS LIVING TRUST, TO NELSON-BALL GROUND TELEPHONE COMPANY, A GEORGIA CORPORATION, D/B/A TDS TELECOM, DATED MARCH 26, 2008, FILED MARCH 27, 2008, RECORDED IN DEED BOOK 101.39, PAGE 202, AFORESAID RECORDS.
– AFFECTS AS SHOWN

TRACT 1 TOTAL AREA 1,021,319 SQ. FT. 23.446 ACRES +/–	TRACT 2A TOTAL AREA 361,662 SQ. FT. 8.303 ACRES +/–
TRACT 2B TOTAL AREA 88,208 SQ. FT. 2.025 ACRES +/–	TRACT 2C TOTAL AREA 183,843 SQ. FT. 4.220 ACRES +/–
TRACT 3 TOTAL AREA 97,457 SQ. FT. 2.237 ACRES +/–	

LEGEND & ABBREVIATIONS

FENCE	TRANSFORMER BOX (TX)
STORM SEWER EASEMENT	FLAG POLE (FP)
SANITARY SEWER	CALCULATED POINT
SANITARY SEWER SERVICE	FIRE HYDRANT (FH)
WATER LINE	WATER VALVE (WV)
GAS LINE	WATER METER (WM)
UNDERGROUND POWER LINE	LIGHT POLE (LP)
OVERHEAD POWER LINE	GAS METER (GM)
TELEPHONE LINE	GAS VALVE (GV)
FIBER OPTIC	HEAD WALL (HW)
CABLE TELEVISION	CURB AND GUTTER (C&G)
TOPOGRAPHIC CONTOUR	SPOT ELEVATION
PROPERTY LINE	ELECTRIC METER (EM)
CATCH BASIN (DWCB)	POWER POLE (PP)
CATCH BASIN (SWCB)	SIGN
DROP INLET (DI)	BENCHMARK
JUNCTION BOX (JB)	CLEANOUT (CO)
SS MANHOLE (MH)	

SURVEYOR'S CERTIFICATE

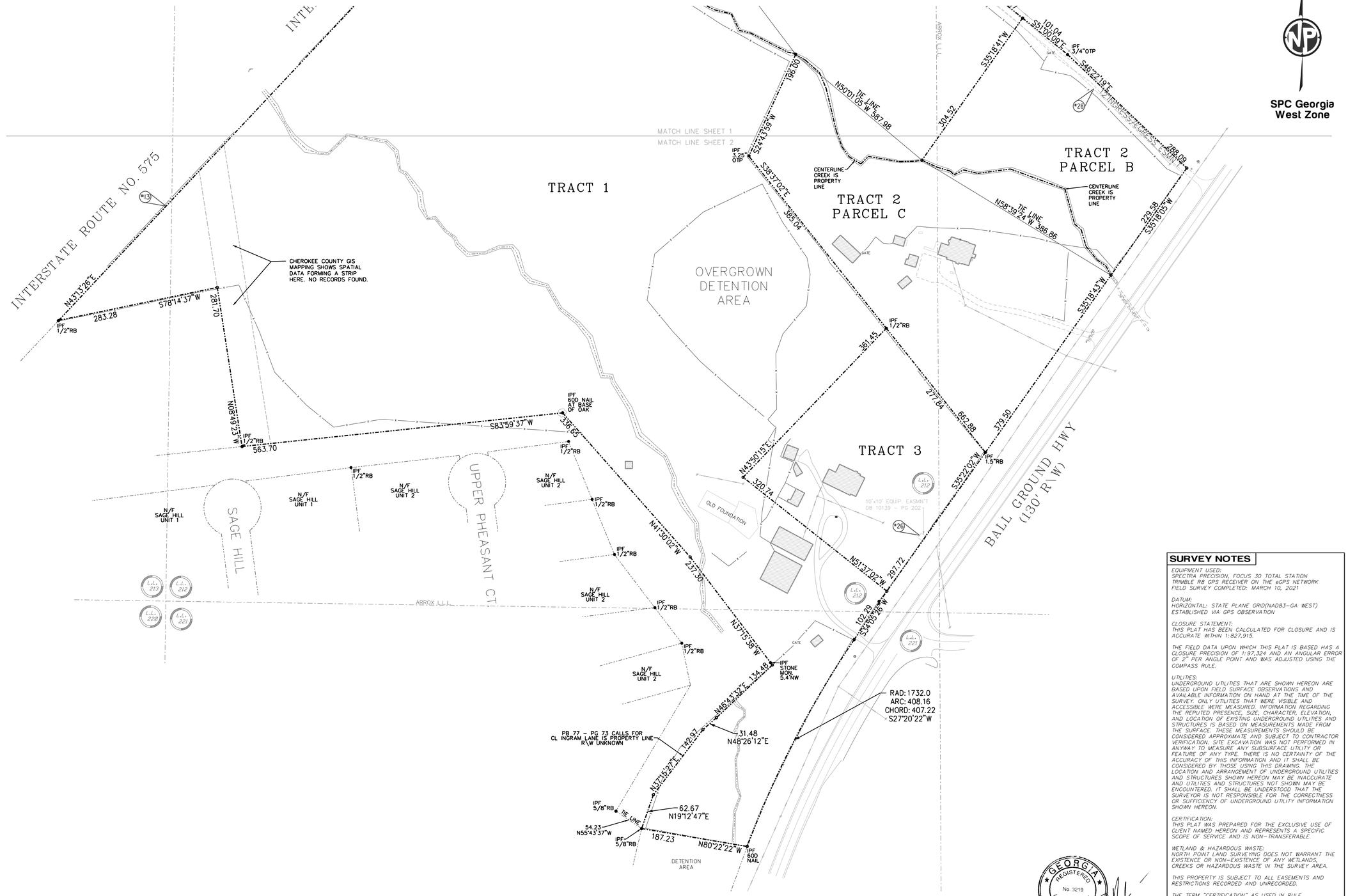
THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION 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.

GEORGIA REGISTERED No. 3219 LAND SURVEYOR RYAN M. SCHULDT

06/14/2021

RYAN M. SCHULDT, RLS
REGISTERED NUMBER: 3219

DATE	: 4/19/2018
PROJECT NO.	: 019-21
SCALE	: 1" = 80'
DRAWN BY	: RYAN M. SCHULDT
CHECKED BY	: JONATHAN PONDER
FIELD CREW	: JON PONDER AUSTIN ADCOCK
24x36 DWG PATH:	2021/019-21/019-21BND
SHEET	: 1 OF 2



80 0 80 160 240 FT.

SCALE: 1'' = 80'

SPC Georgia West Zone

SURVEY NOTES

EQUIPMENT USED:
SPECTRA PRECISION, FOCUS 30 TOTAL STATION
TRIMBLE R8 GPS RECEIVER ON THE eGPS NETWORK
FIELD SURVEY COMPLETED: MARCH 10, 2021

DATUM:
HORIZONTAL: STATE PLANE GRID(NAD83-GA WEST)
ESTABLISHED VIA GPS OBSERVATION

CLOSURE STATEMENT:
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS ACCURATE WITHIN 1:827,915.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF 1:97,324 AND AN ANGULAR ERROR OF 2" PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.

UTILITIES:
UNDERGROUND UTILITIES THAT ARE SHOWN HEREON ARE BASED UPON FIELD SURFACE OBSERVATIONS AND AVAILABLE INFORMATION ON HAND AT THE TIME OF THE SURVEY. ONLY UTILITIES THAT WERE VISIBLE AND ACCESSIBLE WERE MEASURED. INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, ELEVATION, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS BASED ON MEASUREMENTS MADE FROM THE SURFACE. THESE MEASUREMENTS SHOULD BE CONSIDERED APPROXIMATE AND SUBJECT TO CONTRACTOR VERIFICATION. SITE EXCAVATION WAS NOT PERFORMED IN ANYWAY TO MEASURE ANY SUBSURFACE UTILITY OR FEATURE OF ANY TYPE. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. IT SHALL BE UNDERSTOOD THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF UNDERGROUND UTILITY INFORMATION SHOWN HEREON.

CERTIFICATION:
THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF CLIENT NAMED HEREON AND REPRESENTS A SPECIFIC SCOPE OF SERVICE AND IS NON-TRANSFERABLE.

WETLAND & HAZARDOUS WASTE:
NORTH POINT LAND SURVEYING DOES NOT WARRANT THE EXISTENCE OR NON-EXISTENCE OF ANY WETLANDS, CREEKS OR HAZARDOUS WASTE IN THE SURVEY AREA.

THIS PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS RECORDED AND UNRECORDED.

THE TERM "CERTIFICATION" AS USED IN RULE "180-6-.09(2) AND (3)" AND RELATING TO PROFESSIONAL ENGINEERING OR LAND SURVEYING SERVICES AS DEFINED IN O.C.G.A. 43-15-2(6) AND (11), 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.

THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTED (OCGA) 15-6-67, IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.

GEORGIA REGISTERED No. 3219 LAND SURVEYOR RYAN M. SCHULDT

06/14/2021

NORTH POINT LAND SURVEYING
3104 CREEKSIDE VILLAGE DRIVE
SUITE 406
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BOUNDARY EXHIBIT

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LOYD DEVELOPMENT SERVICES, LLC A GEORGIA LIMITED LIABILITY

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CHECKED BY	: JON PONDER
FIELD CREW	: JONATHAN PONDER AUSTIN ADCOCK
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SHEET	: 2 OF 2