DESCRIPTION OF PROPERTY:

All that tract or parcel of land lying and being in Land Lot 131 of the 16th District, 2nd Section, Cobb County, Georgia and being more particularly described as follows:

Beginning at a nail found on the northern boundary line of Shallowford Industrial Park subdivision as recorded in Plat Book 103, Page 48; said point being the land lot corner common to Land Lots 130, 131, 158 and 159 of the 16th District, 2nd Section, Cobb County, Georgia; thence proceeding with said boundary line of Shallowford Industrial Park subdivision along the land lot line common to Land Lots 131 and 158 of aforesaid district and section South 89 degrees 45 minutes 53 seconds West a distance of 722.00 feet to a 1 inch open top pipe found on the northeastern right of way line of CSX Transportation (100 foot right of way width), formerly known as L&N Railroad; thence proceeding along said right of way line of CSX Transportation North 55 degrees 47 minutes 07 seconds West a distance of 190.35 feet to a 1 inch open top pipe found on the southeastern right of way line of Lee Waters Road (50 foot right of way); thence proceeding along said right of way line Lee Waters Road North 61 degrees 08 minutes 08 seconds East a distance of 710.89 feet to a 1 inch open top pipe found at the northwestern property corner of William M. Green as recorded in Deed Book 14626, Page 2492; thence proceeding with the property line of William M. Green the following courses and distances: South 00 degrees 21 minutes 10 seconds East a distance of 199.62 feet to a 1/2 inch rebar found, North 61 degrees 18 minutes 57 seconds East a distance of 130.00 feet to a 1/2 inch rebar set and North 00 degrees 17 minutes 17 seconds West a distance of 200.00 feet to a 1/2 inch open top pipe found on the southeastern right of way line of Lee Waters Road (50 foot right of way); thence proceeding along said right of way line Lee Waters Road North 61 degrees 15 minutes 01 seconds East a distance of 159.94 feet to a 1 inch open top pipe found on the land lot line common to Land Lots 130 and 131 of aforesaid district and section, said point being the a corner of the property of Cobb County Board of Education; thence leaving Lee Waters Road and proceeding with the western property line of Cobb County Board of Education along said land lot line South 00 degrees 13 minutes 38 seconds East a distance of 586.96 feet to the Point of Beginning.

Being the same property as depicted as the "6.3 Acres" tract on the survey plat for Alva E. Jenkins recorded in Plat Book 39, Page 70, Cobb County, Georgia records.

TITLE EXCEPTIONS:

This survey relied upon information contained within a certificate of title file number 64509 prepared by Trinity Title Insurance Agency, Inc., with an effective date of January 23, 2017, with respect to the property surveyed described in Exhibit "A" and the exceptions listed in Exhibit "B":

3. Matters shown on the plat recorded in Plat Book 39, Page 70.

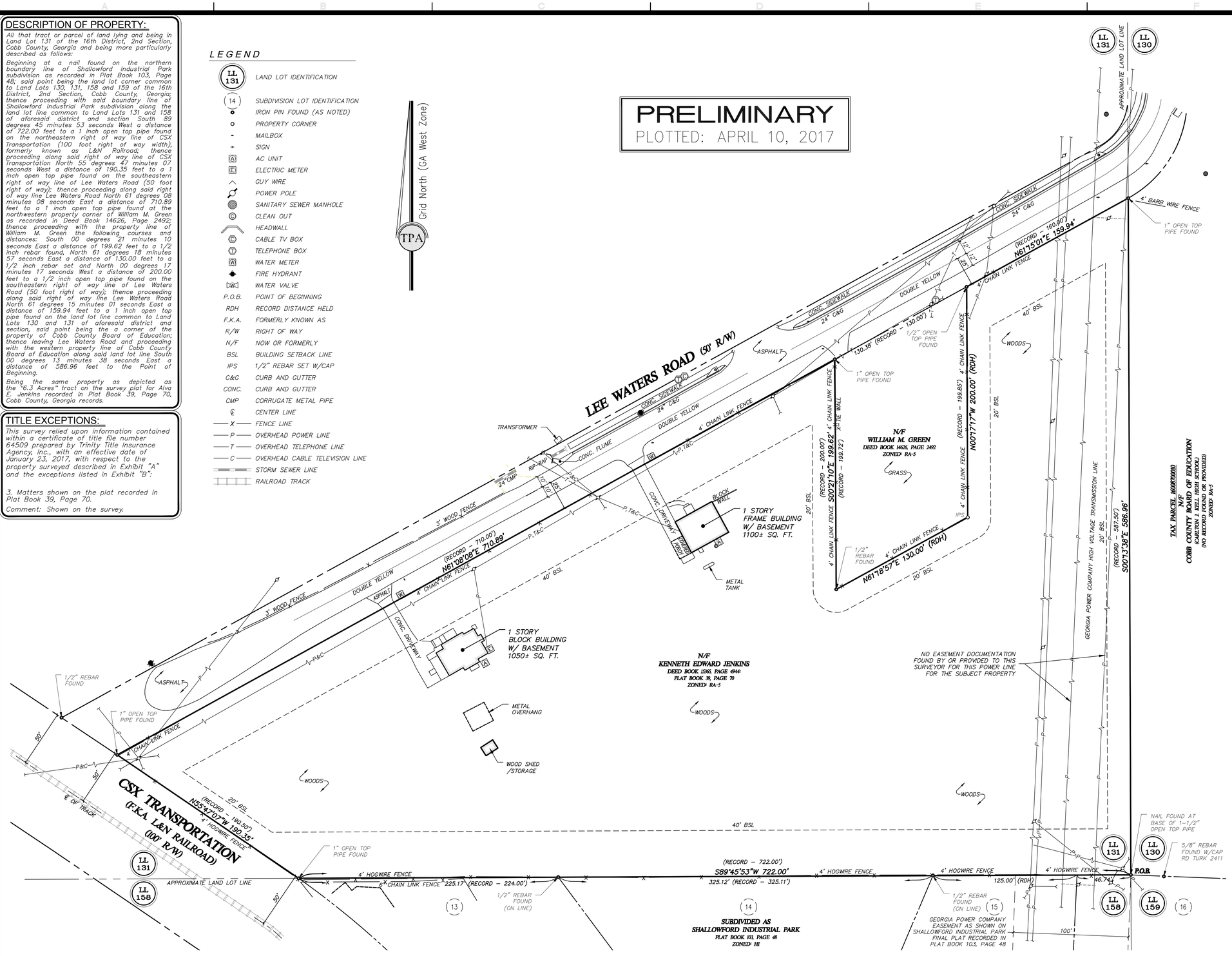
Comment: Shown on the survey.

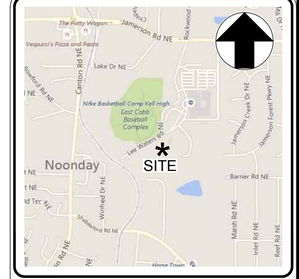
LEGEND

- LL 131 — LAND LOT IDENTIFICATION
- (14) — SUBDIVISION LOT IDENTIFICATION
- IRON PIN FOUND (AS NOTED)
- PROPERTY CORNER
- MAILBOX
- SIGN
- [A] — AC UNIT
- [E] — ELECTRIC METER
- GUY WIRE
- POWER POLE
- SANITARY SEWER MANHOLE
- [C] — CLEAN OUT
- HEADWALL
- [C] — CABLE TV BOX
- [T] — TELEPHONE BOX
- [W] — WATER METER
- FIRE HYDRANT
- WATER VALVE
- P.O.B. — POINT OF BEGINNING
- RDH — RECORD DISTANCE HELD
- F.K.A. — FORMERLY KNOWN AS
- R/W — RIGHT OF WAY
- N/F — NOW OR FORMERLY
- BSL — BUILDING SETBACK LINE
- IPS — 1/2" REBAR SET W/CAP
- C&G — CURB AND GUTTER
- CONC. — CURB AND GUTTER
- CMP — CORRUGATE METAL PIPE
- ℄ — CENTER LINE
- —X— FENCE LINE
- —P— OVERHEAD POWER LINE
- —T— OVERHEAD TELEPHONE LINE
- —C— OVERHEAD CABLE TELEVISION LINE
- STORM SEWER LINE
- RAILROAD TRACK

Grid North (GA West Zone) — TPA

PRELIMINARY
PLOTTED: APRIL 10, 2017





LOCATION MAP
not to scale

SITE ADDRESS:

Lee Waters Road, Marietta, GA 30066

SITE AREA:

6.29 acres or 274,136 square feet

ZONING: RA-5

Front Yard Setback: 25' or 40'
Side Yard Setback: 5' or 20'
Rear Yard Setback: 20' or 40'
This information is reported from public information obtained from Cobb County records. It is not the intent of the surveyor to interpret or make conclusions regarding the zoning designation shown hereon.

NOTES:

1. *This survey is a retracement survey of an existing tract. This survey is not intended to create new tracts of land or change existing tracts of land. This survey is not a subdivision plat and has not been approved by the correct jurisdictional authorities.*
2. *This plat was prepared for the exclusive use of the person, persons, or entity named in the title block. Said use does not extend to any unnamed person without express permission by the surveyor naming said person.*
3. *Unless otherwise specified, all distances as shown are horizontal ground distances in U.S. survey feet (39.37 inches = 1 meter).*
4. *The project horizontal datum is relative to the North American Datum 1983 (NAD83), 2011 adjustment, projected to the Georgia State Plane Coordinate System, West zone. The vertical datum is relative to the North American Vertical Datum of 1988 (NAVD88) using the National Geodetic Survey (NGS) Geoid 2012A.*

Flood Hazard Note:

5. *By graphic plotting only, this property does not lie within a 100 year flood hazard zone as defined by the F.E.M.A Flood Insurance Rate Map of Cobb County, Georgia and incorporated areas map number 13067C0042H, revised March 4, 2013.*

CERTIFICATION:

This is to certify that this survey was made under my supervision and is a true representation of the land surveyed. The field data upon which this survey is based has a closure precision of one foot in 134,215 feet, and an angular error of 2" per angle point, and was adjusted using the compass rule method. Angular and linear measurements were made using a Leica TS 15 Robotic Total Station. A portion of this survey was performed using Leica GS 15 GPS receivers with network adjusted real time kinematic measurements referenced to the eGPS network. The GPS survey included redundant measurements with positional accuracy better than 0.07'.

This map or plat has been calculated for closure and is found to be accurate within one foot in 315,191 feet.

To Taylor Morrison of Georgia, Inc., and Trinity Title Insurance Agency, LLC:

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, 6(a), 7(b)(1), 8, 9, 13 and 20 ($5,000,000) of Table A thereof. The fieldwork was completed on March 30, 2017.

PRELIMINARY FOR REVIEW

Barron M. Dunn — Date
Georgia Reg. Land Surveyor No. 3351
For the Firm Travis Pruitt & Associates, Inc.

UTILITY STATEMENT:

1. *There may be underground utilities not shown on the survey.*

REFERENCE PLATS:

1. *Plat for Alva E. Jenkins recorded in Plat Book 39, Page 70.*
2. *Final Plat for Shallowford Industrial Park recorded in Plat Book 103, Page 48.*

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NO.	DATE	DESCRIPTION	BY
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REVISIONS

Travis Pruitt & Associates, Inc.
4317 Park Drive, Suite 400
Norcross, Georgia 30093
Phone: (770)416-7511
Fax: (770)416-6759
www.travispruitt.com
Certificate of Authorization Number 613

ALTA/NSPS LAND TITLE SURVEY

Lee Waters Road Tract

AUTHORIZED BY Mr. Thad Higgins representing Taylor Morrison of Georgia, Inc.

LAND LOT 131 ~ 16th DISTRICT, 2nd SECTION ~ COBB COUNTY, GEORGIA

GRAPHIC SCALE — 0 20 40 80 120 160 IN FEET

GEORGIA REGISTERED No. 3351 LAND SURVEYOR BARRON M. DUNN — PRELIMINARY

For The Firm
Travis Pruitt & Associates, Inc.

This survey was prepared in conformity with The Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67.

PLAT DATE:	APRIL 10, 2017
FIELD DATE:	MARCH 30, 2017
SCALE:	1"=40'
LSV:	BT
JN:	1-17-0146.600
FN:	162-D-033

Sheet No. 1 of 1

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