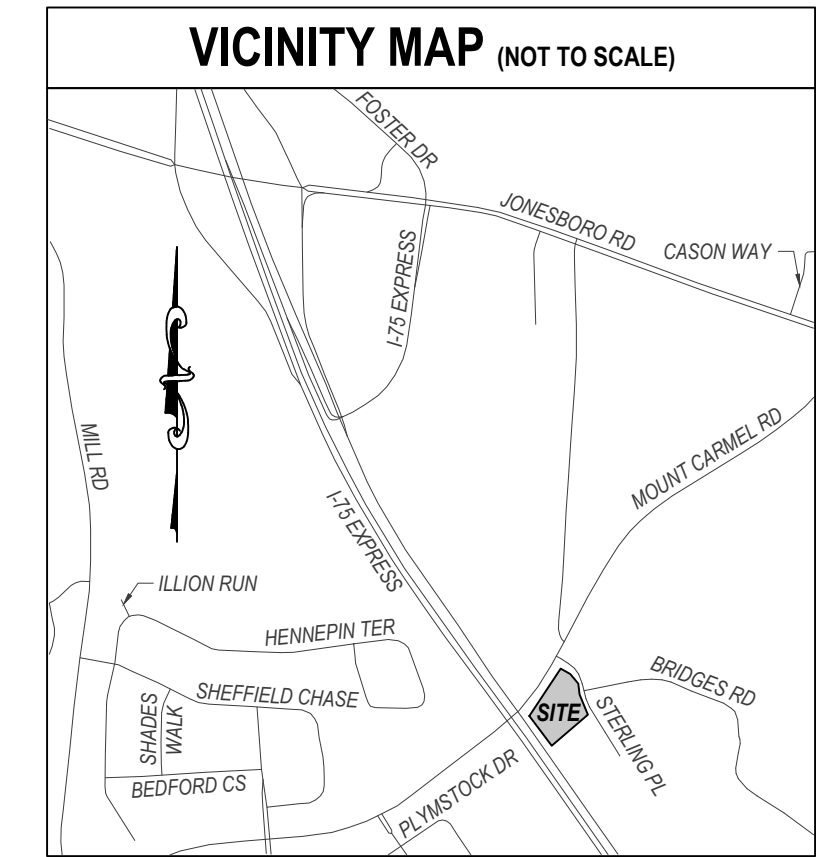


BOUNDARY SURVEY FOR:
ZZ CONSTRUCTION COMPANY & ETEL
 LAND LOT 13 6TH DISTRICT
 HENRY COUNTY, GEORGIA



Moore Bass Consulting, Inc.

- Civil Engineering
- Land Surveying
- Development Consulting
- Landscape Architecture
- Environmental Permitting

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 TALLAHASSEE • ATLANTA

1350 Keys Ferry Court
 McDonough, GA 30253
 770.914.9394

PROJECT NAME
STERLING PLACE
 HENRY COUNTY, GEORGIA

CLIENT NAME
MCGARITY COMMERCIAL PROPERTIES, LLC
 328 MELL AVE. BLDG E
 ATLANTA, GEORGIA 30307

| REVISIONS | DATE | DESCRIPTION |
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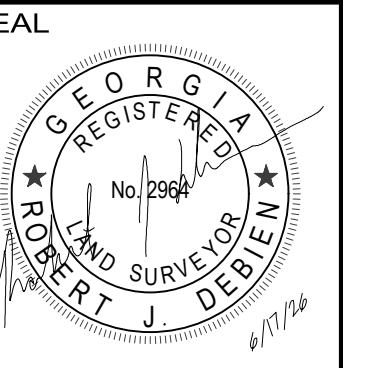
DATE 6-17-2026

CONTRACT # A3897.0003

DRAWN BY RJD, DC

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SHEET TITLE

BOUNDARY SURVEY

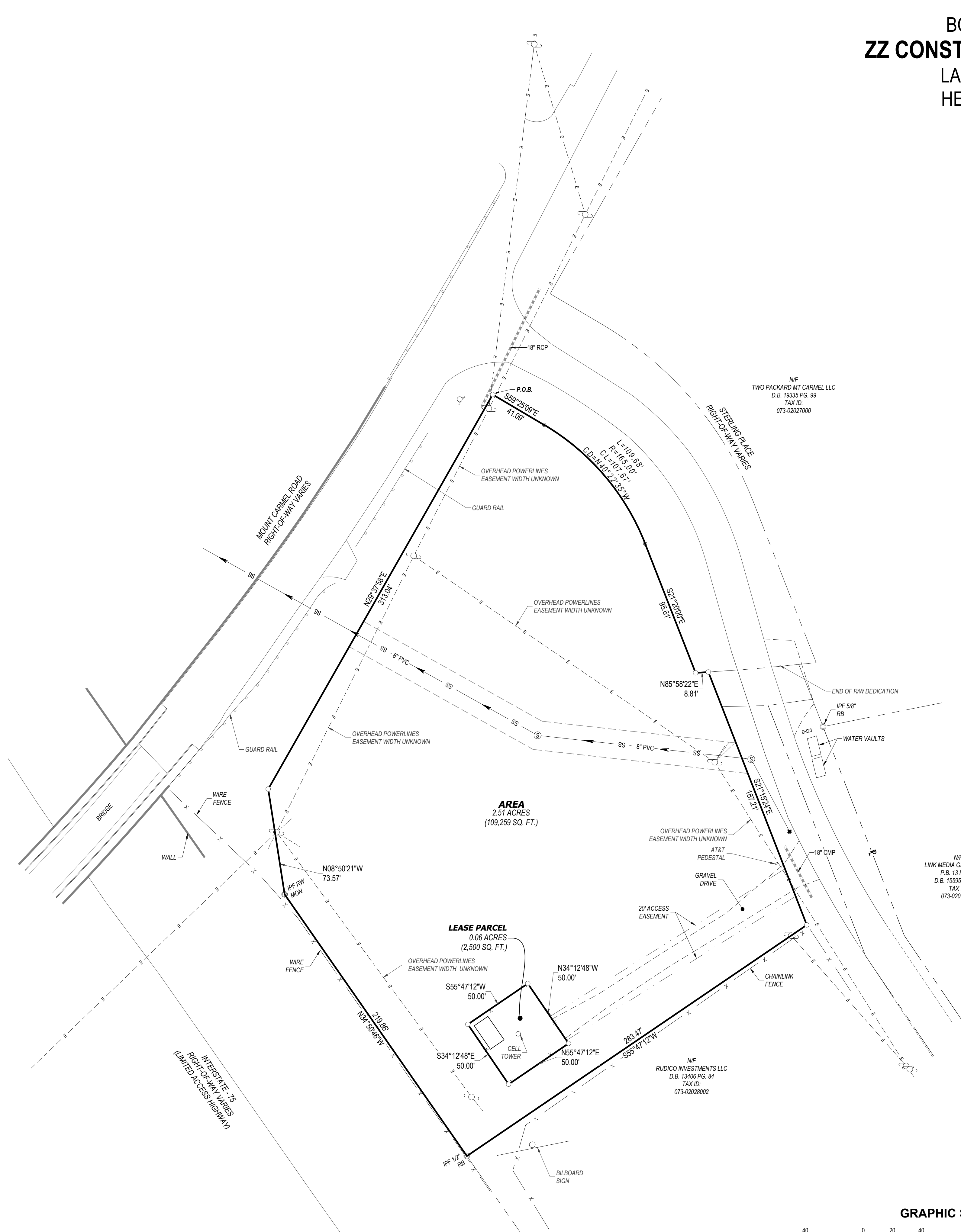
SHEET

1 OF 1

LEGEND

| | | | |
|---------|--------------------------------|-------------|--|
| D.B. | DEED BOOK | L# | LINE LABEL |
| P.B. | PLAT BOOK | C# | CURVE LABEL |
| P.C. | PLAT PAGE | D.E. | DRAINAGE EASEMENT |
| ID. | IDENTIFICATION | A.E. | ACCESS EASEMENT |
| NF | NOW OR FORMERLY | S.S.E. | SANITARY SEWER EASEMENT |
| SQ. FT. | SQUARE FOOT | U.E. | UTILITY EASEMENT |
| FT. | FEET | IPF | IRON PIN FOUND (IPF) |
| LL | LAND LOT | IPF PIN SET | IRON PIN SET (IPS) (1/2" REBAR & CAP LSF 001179) |
| P.O.B. | POINT OF BEGINNING | CP | CALCULATED POINT |
| P.O.C. | POINT OF COMMENCEMENT | PP | POWER POLE (PP) |
| PKS | PK NAIL SET | FH | FIRE HYDRANT (FH) |
| OTF | OPEN TOP PIPE | WV | WATER VALVE (WV) |
| CTP | CRIMP TOP PIPE | WM | WATER METER (WM) |
| RB | REBAR | SMH | SANITARY SEWER MANHOLE (SSMH) |
| CAG | CURB & GUTTER | CO | SEWER CLEAN OUT (CO) |
| RW | RIGHT OF WAY | DI | DROP INLET (DI) |
| SB | SETBACK | CMF | CONCRETE RW MONUMENT FOUND (CMF) |
| CMP | CORRUGATED METAL PIPE | SWCB | SINGLE WING CATCH BASIN (SWCB) |
| RCP | REINFORCED CONCRETE PIPE | DWCB | DOUBLE WING CATCH BASIN (DWCB) |
| DIP | DUCTILE IRON PIPE | H | HOODED INLET (H) |
| PVC | POLYVINYL CHLORIDE PIPE | HW | HEADWALL (HW) |
| HDPE | HIGH DENSITY POLYETHYLENE PIPE | FES | FLARED END SECTION (FES) |
| B.O.C. | BACK OF CURB | LP | LIGHT POST (LP) |
| E.O.P. | EDGE OF PAVEMENT | YI | YARD INLET (YI) |
| | | JB | JUNCTION BOX (JB) |
| | | AI | AREA INLET (AI) |

THIS BOX IS RESERVED FOR THE CLERK OF SUPERIOR COURT RECORDING INFORMATION.



SURVEY NOTES

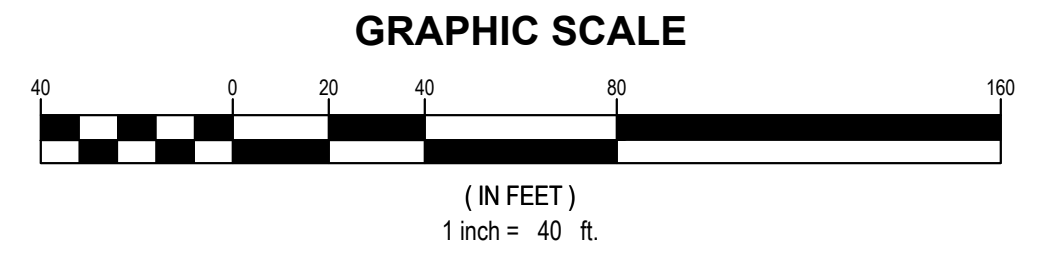
- NO N.G.S. MONUMENT FOUND WITHIN 500 FEET OF ANY POINT ON THE SUBJECT PROPERTY.
- ALL PROPERTY CORNERS REFERENCED AS I.P.S. INDICATES A 1/2" REBAR PLACED W/ICAP LSF 001179 UNLESS OTHERWISE NOTED.
- MOORE BASS CONSULTING AND/OR ROBERT J. DEBIEN DO NOT GUARANTEE THAT ALL EASEMENTS AND SUB-SURFACE CONDITIONS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN.
- THIS DRAWING HAS BEEN GENERATED ELECTRONICALLY. THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED VALID DOCUMENT UNLESS IT HAS BEEN PROPERLY SEALED, SIGNED, AND DATED BY ROBERT J. DEBIEN IN CONTRASTING COLOR OF INK PER O.C.G.A. 43-15-22.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT WHICH COULD REVEAL ENCUMBRANCES NOT SHOWN. ALL MATTERS TO TITLE ARE EXCEPTED.
- THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PARTY OR ENTITY NAMED HEREON AND THE CERTIFICATION DOES NOT EXTEND TO ANY OTHERS.
- THIS PLAT MAY NOT CONFORM TO THE BEARINGS AND DISTANCES RECORDED ON THE DEED AND/OR PLAT OF RECORD DUE TO SEVERAL FACTORS INCLUDING, BUT NOT LIMITED TO, THE NATURE OF THE ADVANCES IN SURVEYING TECHNOLOGY SUCH AS ELECTRONIC DISTANCE MEASURING DEVICES AND THE ADVENT OF SURVEY GRADE G.P.S. MEASUREMENT EQUIPMENT.
- THIS SURVEY IS REFERENCED TO THE NORTH AMERICAN DATUM (N.A.D.) OF 1983/1994 ADJUSTMENT FOR HORIZONTAL DATUM AND THE NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) 1988 FOR THE VERTICAL DATUM. THE USE OF G.P.S. SURVEY MEASURING TECHNIQUES WERE USED FOR THESE DATUMS AND BASED ON THE POSITIONAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK DEVELOPED BY EGPS SOLUTIONS. THE ORTHOMETRIC HEIGHTS WERE DERIVED USING THE GEOID 18.
- ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
- UTILITIES SHOWN ARE BASED ON ABOVE GROUND EVIDENCE. ADDITIONAL UTILITIES MAY EXIST ABOVE OR BELOW GROUND. NO CERTIFICATION OR GUARANTEE IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF THE UTILITIES OR STRUCTURES SHOWN HEREON. PER GEORGIA LAW THE UNDERGROUND UTILITIES PROTECTION SERVICE MUST BE CALLED PRIOR TO THE COMMENCEMENT OF ANY AND ALL EARTH DISTURBING ACTIVITIES.
- THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 80,782 FEET, AND AN ANGULAR ERROR OF 02" PER ANGLE. IT WAS A CLOSED LOOP TRAVERSE AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.
- THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 384,843 FEET. THE CLOSURE PRECISION PLACED ON THE SURVEY SHALL BE BASED ON AN ACTUAL MAP CLOSURE THAT HAS BEEN INDEPENDENTLY CALCULATED BY THE SURVEYOR BY USING THE BEARINGS AND DISTANCES FROM THE FACE OF THE PLAT, AND SHALL NOT BE A GENERALIZATION.
- LINEAR AND ANGULAR MEASUREMENTS SHOWN ON THIS SURVEY WERE OBTAINED USING A TRIMBLE ROBOTIC TOTAL STATION & CARLSON 8007 GPS UNIT. THE FIELDWORK WAS COMPLETED JUNE 9TH, 2026 ON THIS PROJECT.

GEORGIA SURVEY CERTIFICATE

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR. THIS PLAT HAS BEEN APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS THAT REQUIRE PRIOR APPROVAL FOR RECORDING THIS TYPE OF PLAT OR ONE OR MORE OF THE APPLICABLE LOCAL JURISDICTIONS DO NOT REQUIRE APPROVAL OF THIS TYPE OF PLAT. FOR ANY APPLICABLE LOCAL JURISDICTION THAT REQUIRES APPROVAL OF THIS TYPE OF PLAT, THE NAMES OF THE INDIVIDUALS SIGNING OR APPROVING THIS PLAT, THE AGENCY OR OFFICE OF THAT INDIVIDUAL, AND THE DATE OF APPROVAL ARE LISTED IN THE APPROVAL TABLE SHOWN HEREON. FOR ANY APPLICABLE LOCAL JURISDICTION THAT DOES NOT REQUIRE APPROVAL OF THIS TYPE OF PLAT, THE NAME OF SUCH LOCAL JURISDICTION AND THE NUMBER OF THE APPLICABLE ORDINANCE OR RESOLUTION PROVIDING THAT NO SUCH APPROVAL IS REQUIRED ARE LISTED IN THE APPROVAL TABLE SHOWN HEREON. SUCH APPROVALS, AFFIRMATIONS, OR ORDINANCE OR RESOLUTION NUMBERS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. 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. IT IS HEREBY CERTIFIED THAT PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, TO THE ACCURACY REQUIRED BY THE SUBDIVISION REGULATIONS OF HENRY COUNTY, GEORGIA, AND THAT THE MONUMENTS SHOWN HAVE BEEN PLACED TO THE SPECIFICATIONS SET FORTH IN SAID REGULATIONS.

Robert J. Debien
 ROBERT J. DEBIEN
 REGISTERED GEORGIA LAND SURVEYOR NO. 2964 (rdebien@moorebass.com)
 MOORE BASS CONSULTING, INC.
 1350 KEYS FERRY CT. MCDONOUGH, GEORGIA 30253
 CERTIFICATE OF AUTHORIZATION NO. LSF-0001179

DATE: 6/17/26



FLOOD NOTE

AS SHOWN ON FLOOD INSURANCE RATE MAPS OF HENRY COUNTY, GEORGIA COMMUNITY PANEL NUMBER: 13151C01550 EFFECTIVE DATE: OCTOBER 6TH, 2016, THIS PROPERTY IS NOT LOCATED IN A FEMA FLOOD HAZARD ZONE.