

SURVEYORS CERTIFICATE

TO: ANTHONY'S DIRT SOUTHLAKE, LLC, BROOKHAVEN BANK, U.S. SMALL BUSINESS ADMINISTRATION, FLORIDA BUSINESS DEVELOPMENT CORPORATION, DBA GEORGIA SMALL BUSINESS CAPITAL & CHICAGO TITLE INSURANCE COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2011, AND INCLUDES ITEMS 1.2.3.4.7/AL.9.10/AL.11/AL.13.14 AND 16 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN ANY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF GEORGIA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

CHARLES LEE INER, GEORGIA REGISTERED LAND SURVEYOR #2366

8-6-13

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 111 AND 112 OF THE 12TH DISTRICT OF CLAYTON COUNTY, CITY OF MORROW, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT THE NORTHEAST CORNER OF THE MITERED INTERSECTION OF THE SOUTHERN RIGHT-OF-WAY OF MOUNT ZION ROAD (SAID RIGHT-OF-WAY BEING 100 FEET) AND THE EASTERN RIGHT-OF-WAY OF BARTON ROAD (SAID RIGHT-OF-WAY BEING 40 FEET) THENCE RUNNING EASTERLY ALONG THE SOUTHERLY RIGHT-OF-WAY OF MOUNT ZION ROAD A DISTANCE OF 148 FEET, MORE OR LESS, TO A 1/2" REBAR FOUND AND THE TRUE POINT OF BEGINNING; THENCE RUNNING ALONG SAID SOUTHERLY RIGHT-OF-WAY OF MOUNT ZION ROAD, NORTH 87°22'44" EAST, 147.56 FEET TO AN IRON PIN SET; THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY OF MOUNT ZION ROAD AND RUNNING, SOUTH 01°50'41" WEST, 249.06 FEET TO AN IRON PIN SET; THENCE, SOUTH 87°21'36" WEST, 152.02 FEET TO A 1/2" REBAR FOUND; THENCE, NORTH 02°51'30" EAST, 249.30 FEET TO A 1/2" REBAR FOUND ON THE SOUTHERLY RIGHT-OF-WAY OF MOUNT ZION ROAD AND THE TRUE POINT OF BEGINNING.

SAID TRACT CONTAINS 0.8539 ACRES (37,197 SQUARE FEET)

SUBJECT PROPERTY

OWNER: ANTHONY'S DIRT SOUTHLAKE LLC (PER TAX ASSESSOR)

SITE ADDRESS: 1497 MT. ZION ROAD, MORROW, GA, 30260

AREA: 0.8539 ACRES

ZONED: BG (GENERAL BUSINESS)

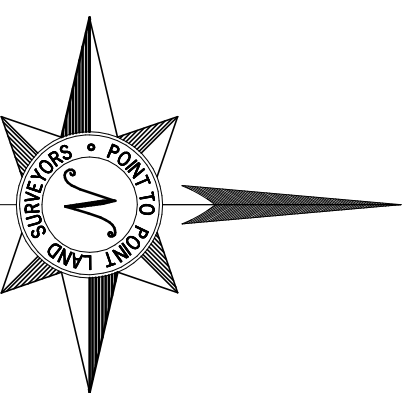
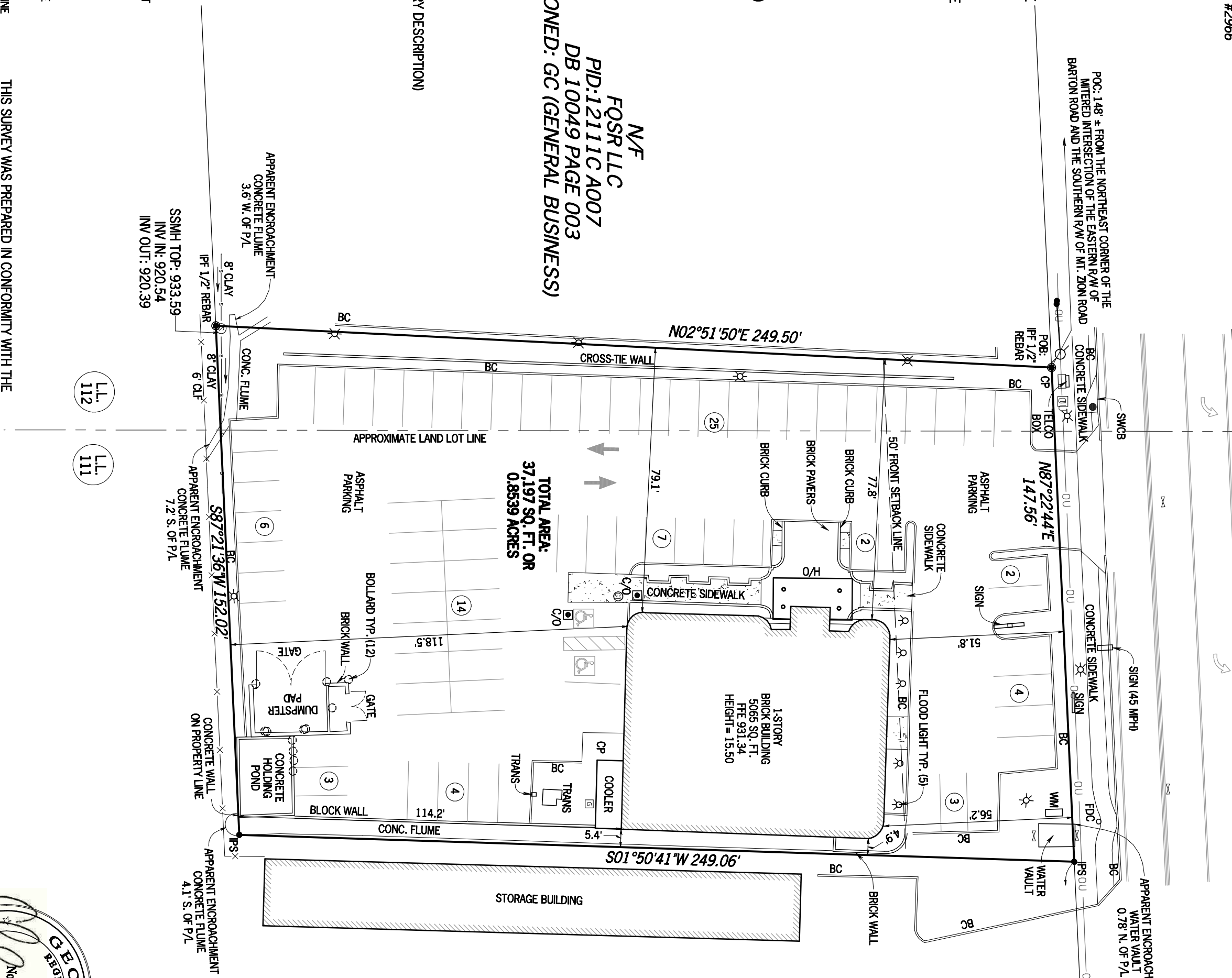
FRONT SETBACK IS 50' NO SIDE OR REAR SETBACKS

ZONING WILL NEED TO BE VERIFIED WITH THE CORRECT OFFICIALS.

SUBJECT PROPERTY IS ON COUNTY SEWER AND WATER

REFERENCE: DEED BOOK 9529 PAGE 965 (SOURCE OF BOUNDARY DESCRIPTION)

MT. ZION ROAD (100' R/W)



N/F
SECURCARE PROPERTIES I LLC.
PID:12111C A008
DB 9249 PAGE 620
ZONED: GC (GENERAL BUSINESS)

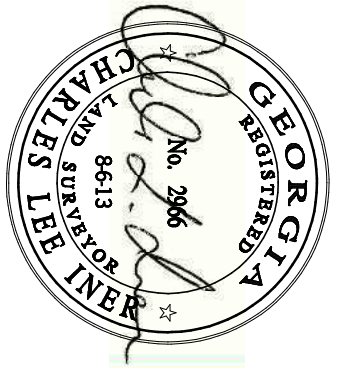
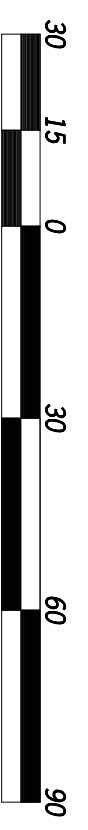
GENERAL NOTES

EQUIPMENT USED FOR ANGULAR & LINEAR MEASUREMENTS: LEICA TCR11 1103
ROBOTIC DATE OF LAST FIELD VISIT: 11/28/12
THE FIELD DATA UPON WHICH THIS SURVEY IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 33,312 FEET AND AN ANGULAR ERROR OF 13" PER ANGLE POINT AND WAS ADJUSTED USING LEAST SQUARES METHOD.
THE PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 302,585 FEET.
BEARINGS SHOWN ON THIS SURVEY ARE FROM GRID NORTH. (GA MGD 83 WEST ZONE)
NO PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD AREA AS PER F.I.R.M. COMMUNITY PANEL NO. 13063C 0079 E DATED SEPTEMBER 5, 2007.
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM ABOVE GROUND FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER INSURANCE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

TITLE EXCEPTIONS

- CHICAGO TITLE INSURANCE COMPANY SCHEDULE B - SECTION 2 COMMITMENT NUMBER: 1772.1340 EFFECTIVE DATE: NOVEMBER 20, 2012
- EASEMENT FROM JOSEPH LAMG TO GEORGIA POWER COMPANY DATED JANUARY 16, 1985, RECORDED AT DEED BOOK 1201, PAGE 856, AFORESAID RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY BUT ITS DESCRIPTION IS TOO VAGUE TO BE PLOTTED)
- EASEMENT FROM DEVELOPMENT 73 TO GEORGIA POWER COMPANY DATED OCTOBER 29, 1971, RECORDED AT DEED BOOK 640, PAGE 199, AFORESAID RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY BUT ITS DESCRIPTION IS TOO VAGUE TO BE PLOTTED)
- EASEMENT FROM DEVELOPMENT 73 TO GEORGIA POWER COMPANY DATED JUNE 28, 1972, RECORDED AT DEED BOOK 657, PAGE 209, AFORESAID RECORDS. THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY)
- RIGHT-OF-WAY EASEMENT FROM W.A. ROOKER, SR. ET. AL. TO CENTRAL OF GEORGIA RAILROAD COMPANY, DATED FEBRUARY 23, 1972, RECORDED AT DEED BOOK 694, PAGE 182, AFORESAID RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY BUT ITS DESCRIPTION IS TOO VAGUE TO BE PLOTTED)
- RIGHT-OF-WAY EASEMENT FROM W.A. ROOKER, SR. ET. AL. TO CENTRAL OF GEORGIA RAILROAD COMPANY, DATED FEBRUARY 23, 1978, RECORDED AT DEED BOOK 898, PAGE 406, AFORESAID RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY BUT ITS DESCRIPTION IS TOO VAGUE TO BE PLOTTED)

- ### LEGEND
- SANITARY SEWER MANHOLE
 - STORM DRAIN MANHOLE
 - UTILITY POLE
 - LIGHT POLE
 - GUY WIRE
 - WATER VALVE
 - WATER METER
 - GAS VALVE
 - GAS METER
 - TELEPHONE BOX
 - FIRE HYDRANT
 - SANITARY SEWER CLEANOUT
 - GREASE TRAP MANHOLE
 - APPROX. WATER LINE
 - SEWER LINE
 - OVERHEAD UTILITIES
 - APPROX. ELECTRIC LINE
 - APPROX. GAS LINE
 - APPROX. TELEPHONE LINE
 - FENCE LINE



DATE:	RELEASE DESCRIPTION
12-7-12	ADDED TITLE
12-11-12	ADDED REVISED TITLE
8-6-13	REVISED PER COMMENTS

AN ALTA/ACSM LAND TITLE SURVEY PREPARED BY:		AN ALTA/ACSM LAND TITLE SURVEY PREPARED FOR:	
<h2>POINT TO POINT LAND SURVEYORS</h2> 810 Jackson Street Locust Grove, Georgia 30248 (p) 678.565.4440 (f) 678.565.4497 (w) pointtopointsurvey.com		ANTHONY'S DIRT SOUTHLAKE, LLC, BROOKHAVEN BANK, U.S. SMALL BUSINESS ADMINISTRATION, FLORIDA BUSINESS DEVELOPMENT CORPORATION, DBA GEORGIA SMALL BUSINESS CAPITAL & CHICAGO TITLE INSURANCE COMPANY	

