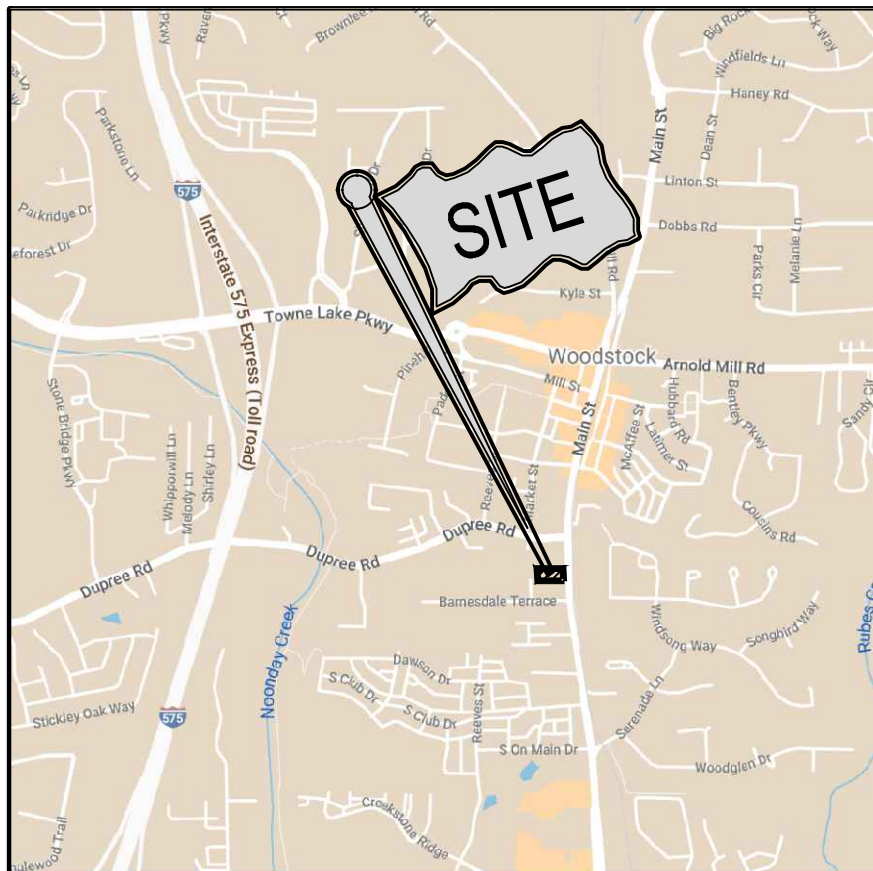


RESERVED FOR CLERK OF COURT

VICINITY MAP



Map data ©2023 Google

PARKING COUNT

REGULAR SPACES - 4
HANDICAP SPACES - 0
TOTAL SPACES - 4

LEGEND

A/C	AIR-CONDITIONER
BOLL	BOLLARD
BSL	BUILDING SETBACK LINE
CB	CATCH BASIN
CBX	COMMUNICATION BOX
CMH	COMMUNICATIONS MANHOLE
CMP	CORRUGATED METAL PIPE
CPED	COMMUNICATIONS PEDESTAL
C&G	CURB AND GUTTER
CO	CLEAN OUT
CONC	CONCRETE
CTP	CRIMP-TOP PIPE
DIP	DUCTILE-IRON PIPE
DI	DROP INLET
DWCB	DOUBLE-WING CATCH BASIN
EBX	ELECTRIC BOX
EM	ELECTRIC METER
FH	FIRE HYDRANT
FDC	FIRE DEPARTMENT CONNECTION
GM	GAS METER
GL	GROUND LIGHT
GV	GAS VALVE
GW	GUY WIRE
HW	HEADWALL
JB	JUNCTION BOX
LP	LIGHT POLE
N/F	NOW OR FORMERLY
OP	OPEN TOP PIPE
OV	OVERHEAD CABLE
PIV	POST INDICATOR VALVE
PB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
RCP	REINFORCED CONCRETE PIPE
R/W	RIGHT-OF-WAY
SD	STORM DRAIN
SSMH	SANITARY SEWER MANHOLE
SS	SANITARY SEWER LINE
SWCB	SINGLE-WING CATCH BASIN
TRANS	TRANSFORMER
TSB	TRAFFIC SIGNAL BOX
UM	UNDERGROUND COMMUNICATIONS
U	UNDERGROUND ELECTRIC
UG	UNDERGROUND GAS
W	UNDERGROUND WATER
UMH	UTILITY MANHOLE
UP	UTILITY POLE
WI	WEIR INLET
WM	WATER METER
WV	WATER VALVE
XX	REGULAR PARKING SPACE COUNT

TITLE EXCEPTIONS

URBAN ENGINEERS, INC. RELIED UPON STEWART TITLE GUARANTY COMPANY'S ALTA COMMITMENT FOR TITLE INSURANCE, FILE NUMBER: 23000090247, EFFECTIVE DATE MARCH 22, 2023, FOR THE PREPARATION OF THIS SURVEY. ALL EASEMENTS AND OTHER ENCUMBRANCES ARE BASED ON THAT COMMITMENT.

5. Easement from C.C. Wheeler to Gene Bennett and Wynelle Bennett, dated February 6, 1970 and recorded in Deed Book 120, Page 142, records of the Superior Court of Cherokee County, Georgia. (Best Copy)

DOES NOT AFFECT SITE

6. Easement from Carl C. Hames, Jr. to Georgia Power Company, dated October 22, 1975 and recorded in Deed Book 191, Page 403, aforesaid records. (Best Copy)

AFFECTS SITE AS SHOWN

7. Easement from Carl C. Hames, Jr. to Georgia Power Company, dated January 5, 1981, filed March 25, 1981 and recorded in Deed Book 301, Page 334, aforesaid records.

AFFECTS SITE - BLANKET EASEMENT - NOT PLOTTABLE

8. Easement from Carl C. Hames, Jr. and Karen L. Hames to Morgan Harvill, Jr. and John Peacock, dated April 15, 1982, filed April 16, 1982 and recorded in Deed Book 320, Page 276, aforesaid records.

AFFECTS SITE AS SHOWN

9. Declaration of Easements by 1655 Sea Dunes Drive, LLC, a Georgia limited liability company, Karen L. Hames, Jordy Properties, LLC, a Georgia limited liability company, William C. Boyle and Kathy L. Boyle, dated September 19, 2013, filed October 8, 2018 and recorded in Deed Book 12620, Page 407, aforesaid records; as may be further amended and/or supplemented.

AFFECTS SITE AS SHOWN

10. All matters affecting subject property as shown on Plat recorded in Plat Book 40, Page 180, aforesaid records.

NO EASEMENTS DEPICTED ON DOCUMENT

VESTING LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 1093 of the 15th District, 2nd Section, Cherokee County, Georgia, being in the City of Woodstock, as shown on a survey for Carl Hames, prepared by Martin & Norton, Inc., dated May 15, 1991 recorded in Plat Book 40, Page 180, Cherokee County Plat Records, said plat being incorporated herein by reference thereto and being more particularly described as follows:

TO ASCERTAIN THE TRUE POINT OF BEGINNING, begin at the point of intersection of the West right of way of Main Street (I/k/a Georgia Highway No. 5 a/k/a Marietta-Canton Road), having a 50 foot right of way at this point with the North right of way of Barnesdale Terrace, having a 30 foot right of way; thence run North along the West right of way of Main Street following the curvatures thereof a distance of 100.0 feet to an iron pin, said iron pin being the TRUE POINT OF BEGINNING; thence leaving said right of way North 89 degrees 25 Minutes 45 seconds West a distance of 210.92 feet to an iron pin; thence North 02 degrees 01 Minutes 40 seconds West a distance of 98.79 feet to an iron pin; thence South 89 degrees 40 minutes 20 seconds East a distance of 209.07 feet to an iron pin located on the West right of way of Main Street; thence South 03 degrees 03 minutes 25 seconds East along the West right of way of Main Street a distance of 100.14 feet to an iron pin, said iron pin being the True Point of Beginning.

The above described property being a portion of that property which was acquired by Carl C. Hames, Jr. and Karen L. Hames by Executor's Deeds from Carl C. Hames, Sr. as Executor of the Last Will and Testament of C. C. Wheeler, deceased dated March 10, 1971 and recorded in Deed Book 122, Page 219, Cherokee County Deed Records.

AS-SURVEYED LEGAL DESCRIPTION

All that tract or parcel of land lying or being in Land Lot 1093, 15th District, 2nd Section, City of Woodstock, Cherokee County, Georgia, and being more particularly described as follows:

COMMENCING at the intersection of the Northerly right-of-way of Barnesdale Terrace (30 foot right-of-way) with the Westerly right-of-way of Main Street (50 foot right-of-way); thence along said right-of-way of Main Street, in a Northerly direction, 100.0 feet to a 1/2 inch rebar found, said 1/2 inch rebar being the POINT OF BEGINNING; Thence leaving said right-of-way South 89 degrees 39 minutes 37 seconds West, a distance of 210.92 feet to a 1 inch open top pipe found; THENCE North 02 degrees 56 minutes 18 seconds West, a distance of 98.79 feet to a 5/8 inch rebar found; THENCE North 89 degrees 19 minutes 02 seconds East, a distance of 209.07 feet to a 1/2 inch rebar found on the Westerly right-of-way of Main Street; THENCE continuing along said right-of-way South 03 degrees 57 minutes 55 seconds East, a distance of 100.14 feet to a 1/2 inch rebar found, said rebar being the POINT OF BEGINNING.

Said tract of land contains 0.479 Acres.

SURVEY NOTES

- THIS PROPERTY IS LOCATED ON PANEL 13057C0332E OF THE FEMA FLOOD INSURANCE RATE MAP DATED 06/07/2019 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA (SITE IS LOCATED IN FLOOD ZONE X).
- THE SITE IS ZONED "DT-RO" (DOWNTOWN RESIDENTIAL OFFICE DISTRICT) AS SHOWN ON THE ZONING MAP OF CITY OF WOODSTOCK GEORGIA.
- ABOVE GROUND EVIDENCE OF UTILITY LOCATIONS ARE FROM FIELD OBSERVATION. NEITHER ACCURACY NOR COMPLETENESS OF UNDERGROUND UTILITIES ARE GUARANTEED BY URBAN ENGINEERS, INC.
- BEARINGS ARE TO GRID NORTH IN THE STATE PLANE COORDINATE SYSTEM (GEORGIA WEST ZONE).
- THE HORIZONTAL & VERTICAL DATUM FOR THIS SITE WAS ESTABLISHED BY GPS OBSERVATIONS MADE BY URBAN ENGINEERS, INC., UTILIZING THE REAL-TIME CARRIER CORRECTED NETWORK PROVIDED BY SMARTNET.
- WELL EASEMENT, SEDIMENT TANK EASEMENT, AND DUMPSTER PAD EASEMENT CONTAINED IN DEED BOOK 10315, PAGE 79 ARE APPURTENANT TO THE SUBJECT PROPERTY.
- THE PROPERTY DEPICTED ON THIS SURVEY IS THE SAME AS DESCRIBED IN STEWART TITLE GUARANTY COMPANY'S ALTA COMMITMENT FOR TITLE INSURANCE; FILE NUMBER: 23000090247, EFFECTIVE DATE MARCH 22, 2023.
- THE SUBJECT PROPERTY HAS DIRECT ACCESS TO MAIN STREET, A PUBLIC RIGHT OF WAY.
- THE ADDRESS OF THE SUBJECT PROPERTY IS 8964 MAIN STREET.
- NO VISIBLE UNPERMITTED ENCROACHMENTS WERE OBSERVED AT THE DATE OF SURVEY.
- THE SUBJECT PROPERTY IS CONTIGUOUS WITH ADJACENT PROPERTIES AND RIGHT OF WAYS WITHOUT GAPS, GORES, OR OVERLAPS.
- THERE IS NO EVIDENCE OF RECENT EARTH-MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED.
- THERE ARE NO KNOWN PROPOSED CHANGES TO STREET'S RIGHTS-OF-WAY. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- NO ABOVE-GROUND VISIBLE EVIDENCE INDICATING THE SITE IS IN USE AS A LANDFILL WAS OBSERVED AT THE DATE OF SURVEY.
- NO ABOVE-GROUND VISIBLE EVIDENCE OF A CEMETERY WAS OBSERVED AT THE DATE OF SURVEY.



Urban Engineers, Inc.

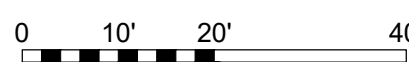
3850 HOLCOMB BRIDGE RD, SUITE 480
PEACHTREE CORNERS, GEORGIA 30092
PHONE: (404) 873-5874
EMAIL: survey@urbanengineers.net
www.urbanengineers.net
CERTIFICATE OF AUTHORIZATION LSF 250

GEORGIA CERTIFICATION

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.

John T. Newman
JOHN T. NEWMAN
GEORGIA PROFESSIONAL
LAND SURVEYOR # 3324

GRAPHIC SCALE



SCALE: 1" = 20'

ALTA/NSPS LAND TITLE SURVEY

8964 MAIN STREET

FOR:

WRE ACQUISITIONS, LLC

STEWART TITLE GUARANTY COMPANY



CLOSURE

The field data upon which this plat is based was collected using a Carlson Brio7 dual frequency gps with a site-localized rtk network, and has a relative positional accuracy of 0.1 feet. This plat has been calculated for closure and was found to be accurate within one foot in 874,496 feet.

SITE INFORMATION

LAND LOT(S): 1093
DISTRICT: 15th SECTION: 2nd
CITY: WOODSTOCK
COUNTY: CHEROKEE
STATE: GEORGIA

PROJECT INFORMATION

PROJECT No: 2304-08
FIELD TECH: MN, CM
CAD TECH: RG
FIELD DATE: 04-24-2023
PLAT DATE: 04-28-2023

REVISIONS

DATE	DESCRIPTION

SHEET NUMBER

1 of 1

ALTA/NSPS SURVEYOR'S CERTIFICATION

TO: WRE ACQUISITIONS, LLC
STEWART TITLE GUARANTY COMPANY

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 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), 6(b), 7(a), 7(b-1), 7(c), 8, 9, 11(a), & 13 of Table A thereof. The field work was completed on April 24, 2023.

Date of Plat or Map: April 28, 2023

