- Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I--Requirements are met.
- All taxes for the year 2023 and subsequent years, not yet due and payable.
- Encroachments, overlaps, boundary line disputes, violations, variations in measurement, area, o content, and other adverse circumstances affecting the Title that would be disclosed by an accurate and complete land survey and/or physical inspection of the Land and not shown by the
- Easements or claims of easements not shown by the Public Records, roadways, streams, riparian and/or littoral rights, and the title to any filled-in lands.
- Rights or claims of parties in possession not shown by the Public Records.

This hay reserved for the Clerk of Superior Court

LEGEND

MEASUREMENT NOTE

RECORD AND NOTED IN THE

ASPH = ASPHALT

CH = CHORD

BSL = BUILDING LINE

BOC = BACK OF CURE

CB = CHORD BEARING

CONC = CONCRETE

DB = DEED BOOK

**ELEV = ELEVATION** 

ESMT = EASEMENT

L = ARC LENGTH

PB = PLAT BOOK

R = RADIUS

HC = HANDICAPPED

FC = FENCE

DIMENSIONS ENCLOSED BY "( )" ARE

"RECORD DOCUMENT INDEX." ALL

OTHER DIMENSIONS ARE ACTUAL

BASED ON FIELD MEASUREMENTS

CMP = CORRUGATED METAL PIPE

FFF = FINISHED FLOOR FLEVATION

PID=TAX PARCEL IDENTIFICATION NUMBER

POC = POINT OF COMMENCEMENT

PVC = POLYVINYL CHLORIDE PIPE

RCP = REINFORCED CONCRETE PIPE

SSE = SANITARY SEWER EASEMENT

- BOLLARD

ELEVATIONS: + 608.17 - SPOT ELEVATION

SYMBOL KEY

- CABLE TV PEDESTAL

- CALCULATED POINT

- CONIFEROUS TREE

- DECIDUOUS TREE

- ELECTRIC METER

- FIRE HYDRANT

- GAS VALVE

- GAS METER

- HANDICAP

- HEADWALL

- LIGHT POLE

- LOT NUMBER

- MAIL BOX

- PULL BOX

- JUNCTION BOX

- LAND LOT NUMBER

- MONUMENT FOUND

- SHRUB OR BUSH

- SIGN (ONE POLE)

- SIGN (TWO POLES)

- SITE BENCHMARK

- STREET ADDRESS

- TELEPHONE BOX

- TRAFFIC POLE

- UTILITY POLE

- WATER METER

- WATER VALVE

- YARD/GRATE INLET

LINETYPES

FENCE - BARBED

FLOOD ZONE BOUNDAR

FENCE - WOOD

— — — G - GAS

— — — E – — — E - ELECTRIC

— — — S — — — S- SANITARY

- - - - RIGHT-OF-WAY

POLITICAL BOUNDARY

- - FO - FO - FIBER OPTIC

---- EASEMENT / SETBACK

- FENCE - CHAIN LINE

LAND HOOK

LAND LOT LINE

NOT TO SCALE

E - ELECTRIC

— T - TELEPHONE

- C - CABLE

STORM PIPES TREE / BRUSH LINE

OVERHEAD UTILITY

SUBSURFACE UTILITY

- TELEPHONE MANHOLE

00

0

- CAPPED RE-BAR SET MSC

- CONCRETE MONUMENT FOUND

- SANITARY SEWER CLEANOUT

- SANITARY SEWER MANHOLE

- GAS PEDESTAL

- GUY ANCHOR WIRE

- ELECTRICAL MANHOLE

- ELECTRICAL TRANSFORMER

- CURB INLET

- DROP INLET

E 833

- CATCH BASIN (SINGLE WING)

- CATCH BASIN (DOUBLE WING)

- CENTRAL ANGLE (DELTA)

POB = POINT OF BEGINNING

DE = DRAINAGE EASEMENT

HWM = HIGH WATER MARK

IE = INVERT ELEVATION

N/F = NOW OR FORMERL

OTP = OPEN TOP PIPE

R/W = RIGHT-OF-WAY

SPG =STATE PLANE GRID

WE = WATER EASEMENT

SF = SQUARE FEET

DIP = DUCTILE IRON PIPE

EXAMPLE: (135.26') - RECORD DIMENSION

- Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
- Taxes and special assessments which are not shown as existing liens by the Public Records, including without limitation retroactive and/or additional taxes and assessments, interest, and penalties which may be imposed by adjustment, reappraisal, reassessment, appeal, amendment to the tax records, reversal of exemptions, or otherwise,
- Covenants, conditions, restrictions, easements, and/or servitudes, if any, appearing in the Public
- Any lease, grant, exception, or reservation of minerals or mineral rights; and minerals of whatsoever kind, subsurface and surface substances, including but not limited to kaolin, coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under, and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. Nothing herein shall insure against loss or damage resulting from subsidence.
- . This policy does not insure as to the exact amount of acreage contained within the Land
- All matters shown on plat recorded in Plat Book 40, Page 156, Paulding County, Georgia Records. (Affects property as per "Tract Two - Ingress/Egress Easement" as shown)
- Easement from H.B. Graham, Sr. to Georgia Power Company, dated August 12, 1957, filed for record January 16, 1958 at 8:00 a.m., recorded in Deed Book 3R, Page 372, aforesaid Records. (Unable to determine affect due to lack of metes and bounds description - possible
- Radius Encroachment Easement Agreement by and between June G. Rakestraw and C & D Petroleum, LLC, dated August 25, 2003, filed for record August 29, 2003 at 3:14 p.m., recorded in Deed Book 1475, Page 981, aforesaid Records. (Does not affect - radius does not encreach)
- Easement by and between C & D Petroleum, LLC and June G. Rakestraw, dated August 28, 2003, filed for record August 29, 2003 at 3:16 p.m., recorded in Deed Book 1475, Page 984, aforesaid Records. (Affects property as shown)
- Boundary Line Agreement by and between C&D Petroleum, LLC, a Georgia limited liability company and June Rakestraw, dated December 18, 2003, filed for record January 8, 2004 at 11:49 a.m., recorded in Deed Book 1565, Page 148, aforesaid Records. (Affects property as
- . Utility Easement from June G. Rakestraw to the City of Dallas, Georgia, dated April 26, 2005, filed for record April 28, 2006 at 10:00 a.m., recorded in Deed Book 2141, Page 590, aforesaid Records. (Unable to determine affect due to lack of metes and bounds description possible location as shown)

# **VESTING DEED**

The Land is described as follows: THE PROPERTY IS REQUIRED FOR AN ACCURATE LEGAL DESCRIPTION. All that tract or parcel of land lying and being in that tract of land located in Land Lot Two Hundred Seventy Three (273), the Second (2nd) District and Third (3rd) Section, City of Dallas, Paulding County, Georgia, described as Beginning at the Northeast corner of Land Lot 273, running thence South 770 feet to the centerline of the Old Pumping Station (now closed); thence South 42 degrees 40 minutes West along the center of said road 195 feet; continuing of said by-pass highway 870 feet; thence South 86 degrees East 155 feet; thence South 55 degrees East 538 feet; thence North 1 degree 30 minutes East 300 feet; thence North 63 degrees West 74 feet to the property of John Clay; thence running Northwesterly along the Easterly line of the John Clay property 250 feet to a point: thence North 237 feet to the North line of Land Lot 273; thence South 88 degrees East 485 feet along the North more or less, and being improved commercial property known as 260 Merchants Drive, Dallas, Georgia 30132, and being further identified as Pin# R011656 by the Paulding County Tax Assessor's Office. and Parcel One: Lying and being in the Second (2nd) District and Third (3rd) Section of Paulding County, Georgia, and being in Ward Three (3) in the City of Dallas and being a part and fraction of Original Lot of Land Number Two Hundred Seventy-Three (273), and being more fully and particularly described as follows: Beginning at a point, said point being an Iron Stake, on the South side of an Old Road leading from the Paved By-Pass that runs East of and in Degrees West for a distance of One Hundred Seventy-Two (172) feet, to an Iron Stake on the South side of the said Old Road; thence running North Fifty-Five (55) Degrees West along the South side of the said Old Road for a distance of Three Hundred Twenty-Seven (327) feet, to an Iron Stake at the point of beginning. Said tract containing One and One-Half (1 1/2) acres, more or less. Said tract being in accordance with a Plat and Survey made by Aubrey F. Harris, Paulding County Surveyor, on August 11, 1956, said Plat being recorded in Deed Book, Page of the Deed Records on file in the Office of the Superior Court of Paulding County, Georgia. Parcel a part and fraction of Original Lot of Land Number Two Hundred Seventy-Three (273), and being more fully and particularly described as follows: Beginning at a point on the North Orighal Line of said Lot Number 273, said point being an Iron Stake located Fifty (50) feet East of the Center of the Street that runs in front of and on the East side of the American Legion Home; thence running East along the said North Original Line for a distance of Four Hundred Eighty-Two (482) feet, to an Iron Stake; thence running South for a distance of Two Hundred Thirty-Seven (237) feet, to an Iron Stake; thence running in a Southeasterly direction on a straight line for a feet, to an Iron Stake at the present Southeast corner of the Home lot of John B. Clay, Sr.; thence running in a Northerly direction along the present East Property Line of said Home Lot for a distance of One Hundred Seventy-Two (172) feet, to an Iron Stake at the present Northeast corner of said Home Lot; thence running Northwesterly along the present North Boundary Line of said Home Lot for a distance of Three Hundred Twenty-Seven (327) feet, to an Iron Stake; thence running South along the present West Boundary line of the of the Old Sudie Carter Lot (now John B. Clay, Sr.); thence running North along the East side of the said Old Sudie Carter lot for a distance of Ninety (90) feet, to an Iron Stake; thence running West along the North side of the Said Old Sudie Carter Lot for a distance of Two Hundred (200) feet, thence running North for a distance of Second District and Third Section of Paulding County, Georgia, and being a part of Original Lot of Land Number of said lot and running thence East parallel with the North line of said lot, 200 feet to an iron stake; thence South

### **EXHIBIT A**

As to Property 1: 200 Clay Drive and As to Property 2: 260 Merchants Drive A CURRENT SURVEY OR PLAT OF thence along the center of said road the following courses and distances: South 60 degrees 40 minutes West 120 feet. South 83 degrees West 155 feet, South 5 degrees 31 minutes East 200 feet, South 68 degrees 59 minutes West 170 feet to the right-of-way of the Dallas-Atlanta Highway Bypass; thence Northwesterly along the East side front of the American Legion Home, said point being located Seventy-Five (75) feet South of a point on the North Original Line of said Lot Number 273 (said point on the said North Line being located Five Hundred Seventy (570) feet East of the Northwest Corner of said Lot Number 273); thence running South One (1) Degree and Thirty (30)

line of Land Lot 273 to the Northeast corner thereof and the Point of Beginning. Said tract containing 15.64 acres, Minutes West, for a distance of Two Hundred (200) feet, to an Iron Stake; thence running South Sixty-Three (63) Degrees East for a distance of Three Hundred Fifty (350) feet, to an Iron Stake; thence running North Fifteen (15) Two: Lying and being in the Second (2nd) District and Third (3rd) Section of Paulding County, Georgia, and being distance of Two Hundred Fifty (250) feet; to an Iron Stake; thence running West for a distance of Seventy-Six (76) said Home Lot for a distance of Two Hundred (200) feet, to an Iron Stake; thence running in a Northerly direction on a straight line for a distance of One Hundred Sixty (160) feet, to an Iron Stake at the present Southeast corner Sixteen (16) feet, to an Iron Stake at the point of beginning. Less and Except: Parcel of land lying and being in the 273, more particularly described as follows: Beginning at a point 50 feet East of the center of the street running in front of the present American Legion Hut in the City of Dalles, Georgia, and 16 feet South of the North original line 90 feet to an iron stob; thence West parallel with the first call, (that is, the original land line) a distance of 200 feet to a point 50 feet East of the center of the street running in front of the American Legion Huts; thence Northerly in a straight line to the point of beginning a distance of 90 feet. and All that fract or parcel of land lying and being in the Second (2nd) District and Third (3rd) Section of Paulding County, Georgia, and being a part and fraction of Original Lot of Land Number Two Hundred Seventy-Three (273), and being more fully and particularly described as follows: Beginning at a point designated by an iron stake located Two Hundred Seventy-Five (275) feet South of the North Original Line of said Land Lot Number 273 and being the Southwest corner of the property of John B Clay; thence running South (South 1 degree 30 minutes West) for a distance of Two Hundred Twenty-Five (225) feet, to an iron stake; thence running Southeasterly (South 55 degrees East) for a distance of Five Hundred Thirty-Eight (538) feet, to an iron stake; thence running North (North 1 degree 30 minutes East) for a distance of Three Hundred (300) feet, to an iron stake; thence running Northwesterly (North 63 degrees West) for a distance of Five Hundred (500) feet, to the iron stake at the point of beginning. Said tract being bounded on the North by the property of John B. Clay and Nera M. Graham, and on the East, South and West by the lands of Nera M.

# **ALTA / NSPS LAND TITLE BOUNDARY SURVEY**

Kerley Family Homes, LLC, a limited liability company, KFH Title, LLC, and **Title Resources Guaranty Company** 

LOCATED IN

LAND LOT 273 ~ 2nd DISTRICT ~ 3rd SECTION

CITY OF DALLAS

PAULDING COUNTY, GEORGIA

COMMITMENT NO. W-00017-23-CC-1 - EFFECTIVE DATE: March 3, 2023 at 8:00am PARCEL ID: 115.4.4.003.0000 & 138.1.1.055.0000

PREPARED BY:



# AS SURVEYED DESCRIPTION - TRACT 1

#### **MERCHANTS DRIVE PROPERTY** TRACT 1 LEGAL DESCRIPTION

A tract or parcel of land situated in Land Lot 273, 2nd District, City of Dallas, Paulding County, Georgia, the bearings of which are based on State Plane Grid System (Georgia West Zone) and being more particularly described as follows:

Commencing at a 3/4" O.T. Pipe at the common corner of Land Lots 232, 233, 272 and 273 of said county and district and having State Plane Coordinates of N-1,428,576.90 and E-2,095,672.55; thence along the common line of said Land Lots 232 and 273 N 89°29'42" W for a distance of 482.29 feet to a #3 Rebar to the **POINT OF BEGINNING**; thence leaving said Land Lot Line S 00°29'54" W for a distance of 236.89 feet to a #3 Rebar; thence S 28°00'30" E for a distance of 249.83 feet to a #3 Rebar; thence N 63°31'34" W for a distance of 426.94 feet to a #3 Rebar; thence N 12°36'35" W for a distance of 168.73 feet to a T-Post; thence S 86°49'55" E for a distance of 18.15 feet to a #4 Rebar set; thence N 00°30'22" E for a distance of 90.00 feet to a #4 Rebar set; thence N 89°29'38" W for a distance of 200.00 feet to a #4 Rebar set at the Easterly right-of-way of Legion Road (100' R/W); thence along said Easterly right-of-way 16.22 feet along the arc of a curve to the left having a radius of 571.19 feet, a central angle of 1°37'36", and a chord bearing and distance of N 10°04'25" E and 16.22 feet to a #4 Rebar set at the intersection of said Easterly right-of-way and the common line of said Land Lots 232 and 273; thence leaving said Easterly right-of-way and along said Land Lot Line S 89°29'38" E for a distance of 482.00 feet to said #3 Rebar at the POINT OF BEGINNING.

Containing 2.44 acres or 106,402 square feet being more specifically shown on an ALTA Survey prepared for Kerley Family Homes, LLC, by Mitchell Surveying & Consulting, LLC, dated June 26, 2023 (Job No. 22032), unto which reference is hereby made.

## AS SURVEYED DESCRIPTION - TRACT 2

#### **MERCHANTS DRIVE PROPERTY** TRACT 2 **LEGAL DESCRIPTION**

A tract or parcel of land situated in Land Lot 273, 2nd District, City of Dallas, Paulding County, Georgia, the bearings of which are based on State Plane Grid System (Georgia West Zone) and being more particularly described as follows:

Beginning at a 3/4" O.T. Pipe at the common corner of Land Lots 232, 233, 272 and 273 of said county and district and having State Plane Coordinates of N-1,428,576.90 and E-2,095,672.55, said point being the POINT OF BEGINNING; thence along the common line of said Land Lots 272 and 273S 00°35'56" E for a distance of 744.18 feet to a #4 Rebar set; thence leaving said Land Lot Line S 44°31'52" W for a distance of 301.67 feet to a #4 Rebar; thence S 58°17'05" W for a distance of 44.72 feet to a point; thence S 77°09'33" W for a distance of 44.30 feet to a point; thence N 81°58'59" W for a distance of 61.94 feet to a point; thence S 58°55'38" W for a distance of 38.27 feet to a point; thence S 00°06'07" W for a distance of 49.63 feet to a point; thence S 15°55'13" E for a distance of 74.10 feet to a point; thence S 01°09'36" E for a distance of 55.18 feet to a point; thence S 49°54'43" W for a distance of 58.31 feet to a point; thence S 68°37'33" W for a distance of 98.79 feet to a #4 Rebar set at the Northeasterly right-of-way of Merchants Drive (100' R/W); thence along said Northeasterly right-of-way N 27°40'09" W for a distance of 892.65 feet to a #4 Rebar; thence leaving said Northeasterly right-of-way S 80°52'16" E for a distance of 158.68 feet to an Angle Iron; thence N 00°46'27" E for a distance of 225.02 feet to a #3 Rebar; thence S 63°31'34" E for a distance of 426.94 feet to a #3 Rebar; thence N 28°00'30" W for a distance of 249.83 feet to a #3 Rebar; thence N 00°29'54" E for a distance of 236.89 feet to a #3 Rebar at the common line of said Land Lots 232 and 273; thence along said Land Lot Line S 89°29'42" E for a distance of 482.29 feet to said 3/4" O.T. Pipe at the POINT OF BEGINNING.

Containing 15.57 acres or 678,073 square feet being more specifically shown on an ALTA Survey prepared for Kerley Family Homes, LLC, by Mitchell Surveying & Consulting, LLC, dated June 26, 2023 (Job No. 22032), unto which reference is hereby made.

## AS SURVEYED DESCRIPTION - OVERALL

#### MERCHANTS DRIVE PROPERTY **OVERALL** LEGAL DESCRIPTION

A tract or parcel of land situated in Land Lot 273, 2nd District, City of Dallas, Paulding County, Georgia, the bearings of

Beginning at a 3/4" O.T. Pipe at the common corner of Land Lots 232, 233, 272 and 273 of said county and district and having State Plane Coordinates of N-1,428,576.90 and E-2,095,672.55, said point being the **POINT OF BEGINNING**; thence along the common line of said Land Lots 272 and 273S 00°35'56" E for a distance of 744.18 feet to a #4 Rebar set; thence leaving said Land Lot Line S 44°31'52" W for a distance of 301.67 feet to a #4 Rebar; thence S 58°17'05" W for a distance of 44.72 feet to a point; thence S 77°09'33" W for a distance of 44.30 feet to a point; thence N 81°58'59" W for a distance of 61.94 feet to a point; thence S 58°55'38" W for a distance of 38.27 feet to a point; thence S 00°06'07" W for a distance of 49.63 feet to a point; thence S 15°55'13" E for a distance of 74.10 feet to a point; thence S 01°0936" E for a distance of 55.18 feet to a point; thence S 49°54'43" W for a distance of 58.31 feet to a point; thence S 68°37'33" W for a distance of 98.79 feet to a #4 Rebar set at the Northeasterly right-of-way of Merchants Drive (100' R/W); thence along said Northeasterly right-of-way N 27°40'09" W for a distance of 892.65 feet to a #4 Rebar; thence leaving said Northeasterly right-of-way S 80°52'16" E for a distance of 158.68 feet to an Angle Iron; thence N 00°46'27" E for a distance of 225.02 feet to a #3 Rebar; thence N 12°36'35" W for a distance of 168.73 feet to a T-Post; thence S 86°49'55" E for a distance of 18.15 feet to a #4 Rebar set; thence N 00°30'22" E for a distance of 90.00 feet to a #4 Rebar set; thence N 89°29'38" W for a distance of 200.00 feet to a #4 Rebar set at the Easterly right-of-way of Legion Road (100' R/W); thence along said Easterly right-of-way 16.22 feet along the arc of a curve to the left having a radius of 571.19 feet, a central angle of 1°37'36", and a chord bearing and distance of N 10°04'25" E and 16.22 feet to a #4 Rebar set at the intersection of said Easterly right-of-way and the common line of Land Lots 232 and 273; thence leaving said Easterly right-of-way and along said Land Lot Line the following 2 courses and distances: {S 89°29'38" E for a distance of 482.00 feet to a #3 Rebar; S 89°29'42" E for a distance of 482.29 feet} to said 3/4" O.T. Pipe at the POINT OF

Containing 18.01 acres or 784,475 square feet being more specifically shown on an ALTA Survey prepared for Kerley Family Homes, LLC, by Mitchell Surveying & Consulting, LLC, dated June 26, 2023 (Job No. 22032), unto which reference is hereby made.

#### STATEMENT OF ENCROACHMENTS & SIGNIFICANT OBSERVATIONS

The statements below contain opinions based on field observations and may o may not coincide with facts relative to matters of public records actual use of the property, use of improvements to the property, or actual projecty access.

- A ZONING INFORMATION SHOWN HEREON IS TAKEN FROM PAULDING COUNTY
- $|\mathsf{B}\rangle$  structure (shed) encroachments over interior proferty line
- $|\mathbf{C}
  angle$  structure (house) encroachment over building setback line
- D PRIVATE DRIVE WITH REFERENCE TO NAME FOUND IN GIS
- OLD ROAD BED NOT FOUND AT TIME OF SURVEY, AS REFERENCED IN PARENT DEED AND PLAT
- STORAGE BIN ENCROACHMENT

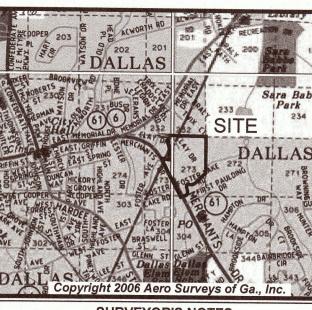
## ALTA / NSPS LAND TITLE SURVEY CERTIFICATION

Fo: Kerley Family Homes, LLC, a limited liability company, KFH Title, LLC, and Title Resources 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 2.6(b),7(a),9,16,18,19 and 21 of Table A thereof. The field work was completed on June



Charles Mitchell, PLS Surveyor's Printed Name:



#### **SURVEYOR'S NOTES**

### **EQUIPMENT AND FIELD SURVEY STATEMENT**

TYPE OF EQUIPMENT: TOPCON GTS-233W TOTAL STATION. & SPECTRA PRECISION EPOCH 50 DUAL BAND GPS RECEIVER ON THE eGPS NETWORK. FIELD SURVEY COMPLETED: 6/26/2023

HORIZONTAL: STATE PLANE GRID (NAD83 - GA WEST) VERTICAL: MEAN SEA LEVEL (NAVD 88 - GEOID 12A) ESTABLISHED BY GPS OBSERVATIONS.

### PREDICTED POSITIONAL ERROR

+/- (0.03 + 1:10.000) HORIZONTAL +/- (0.06 + 1:10,000) VERTICAL BASED ON A COMBINATION OF GPS AND CONVENTIONAL

### TOTAL STATION ERROR ESTIMATES. SITE PROJECTION USED FOR GRID VALUES

METHOD: CENTROID **CENTROID LOCATION** 

N: 1,428,506.65 2.095,696,99

ELEV: 1015.0 (MEAN SITE ELEVATION) GEOID MODEL: GEOID12A ELLIPSOID: GRS 80 COMBINED SCALE FACTOR: 1.0000538

### **CLOSURE STATEMENT**

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF 1:18,484 AND AN ANGULAR ERROR OF 00°00'02" PER ANGLE POINT, AND WAS ADJUSTE USING THE COMPASS RULE

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1:496,105.

BASED ON GRAPHICAL INTERPRETATION, A PORTION OF THIS PROPERTY IS SITUATED IN A FLOOD ZONE "AE" AS DEPICTED ON THE NFIP FLOOD INSURANCE RATE MAP NO. 13223C0137 C, HAVING AN EFFECTIVE DATE OF SEPTEMBER 29, 2006. USER OF THIS MAP IS CAUTIONED THAT A MORE PRECISE FLOOD DELINEATION MAY BE NEEDED TO VERIFY THIS INFORMATION. (F.E.M.A MAP REVISIONS, IF ANY, ARE NOT ADDRESSED AS PART OF THIS SURVEY)

PARCEL ID 115.4.4.003.0000: R-1 (RESIDENTIAL) PARCEL ID 138.1.1.055.0000: C-2 (CBD)

ZONING SHOWN HEREON IS BASED ON CURRENT TAX RECORDS AND IS SHOWN FOR INFORMATION ONLY. SURVEYOR MAKES NO WARRANTY AS TO THE EFFECT OF ZONING TO THE CURRENT OR FUTURE USE OF THE SUBJECT PROPERTY. USER OF THIS MAP IS HEREBY CAUTIONED TO CONSULT THE APPROPRIATE GOVERNING BODY FOR FINAL INTERPRETATION CONCERNING ZONING.

ONLY NON-MOBILE AND SUBSTANTIAL "MAN MADE" SURFACE STRUCTURAL IMPROVEMENTS ARE SHOWN HEREON FEATURES SUCH AS STREAMS, DRAINAGE COURSES, OR VEGETATION ARE NOT SHOWN UNLESS THEY FORM PART OF THE BOUNDARY LIMITS. CAUTION - FEATURES SHOWN INSIDI ROAD RIGHT-OF-WAY LIMITS ARE FOR INFORMATION ONLY AND MAY OR MAY NOT COMPRISE ALL IMPROVEMENTS OR

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. DUE TO STATE AND FEDERAL RULES REGULATING CONFINED SPACES, THE INFORMATION SHOWN WITH REGARD TO INVERT **ELEVATIONS AND PIPE SIZES WAS OBTAINED FROM** MEASUREMENTS MADE AT THE SURFACE. THESE MEASUREMENTS SHOULD BE CONSIDERED APPROXIMATE AND SUBJECT TO CONTRACTOR VERIFICATION. SITE EXCAVATION WAS NOT PERFORMED IN ANY WAY TO MEASURE ANY SUBSURFACE UTILITY OR FEATURE OF ANY TYPE. NOTICE IS HEREBY GIVEN THAT "GEORGIA ONE CALL" UTILITY LOCATION SERVICE (1-800-282-7411) SHOULD BE NOTIFIED PRIOR TO ANY EXCAVATION OF THE SITE.

## STREAMS, BODIES OF WATER, & WETLANDS

ALL STREAMS, BODIES OF WATER, AND WETLANDS MAY BE SUBJECT TO STATE, COUNTY, AND LOCAL BUFFERS OR RESTRICTIONS. SURVEYOR MAKES NO INTERPRETATION REGARDING THESE BUFFERS OR RESTRICTIONS. USER OF THIS MAP IS CAUTIONED TO CONSULT WITH THE APPROPRIATE GOVERNING AUTHORITIES CONCERNING

## ARCHAEOLOGICAL & HISTORIC

POSSIBLE BUFFERS OR RESTRICTIONS

JNLESS SHOWN HEREON, NO CEMETERIES, ARCHEOLOGICAL, OR ARCHITECTURAL LANDMARKS ARE KNOW TO EXIST ON THIS SITE. HOWEVER, SURVEYOR HAS NOT EXCAVATED THE SITE OR CONSULTED WITH A QUALIFIED PROFESSIONAL IN THIS FIELD FOR ABSOLUTE CONFORMATION.

## REFERENCE INFORMATION

SOURCE OF SURVEY PLAT OF SURVEY FOR JUNE G. RAKESTRAW, PERFORMED BY CRUSSELLE, RAKESTRAW AND ASSOC. DATED 02/20/1990 REVISED ON 05/09/1990 (PB 28, PG 69)

# 1. AS SHOWN IN TITLE EXCEPTIONS

## CERTIFICATION

THIS SURVEY IS INVALID WITHOUT ORIGINAL SIGNATURE OR IF ANY ALTERATIONS HAVE BEEN MADE BY OTHER THAN THE SURVEYOR. IN ADDITION, THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE FOR THE CLIENT NAMED HEREON AND REPRESENTS A SPECIFIC SCOPE OF SERVICES.

CERTIFY THAT 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 AS AMENDED BY HB 1004 (2016). IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL

TRACT 1: 2.44 ACRES OR 106,402 SQUARE FEET TRACT 2: 15.57 ACRES OR 678,073 SQUARE FEET

OVERALL: 18.01 ACRES OR 784,475 SQUARE FEET

MITCHELL SURVEYING

Surveying • Construction Layout • Const 3201 South Cherokee Lane • Suite 31 Woodstock, GA 30188 Tel. 770-924-2955 Fax: 770-516-8693

Email: cmitchell@msc-survey.com

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## ALTA / NSPS LAND TIT **BOUNDARY SURVE**

SITUATED IN LAND LOT 273 2ND DISTRICT - 3RD SECT CITY OF DALLAS PAULDING COUNTY, GEOF

PREPARED FOR

KERLEY FAMILY HOMES. A LIMITED LIABILITY COMP KFH TITLE, LLC, AND TITLE RESOURCES **GUARANTY COMPANY** 

STATE PLANE GRID



NORTH ARROW

GRAPHIC SCALE

BAR BELOW IS 1" LONG FOR SCALE SHOWN ON THIS



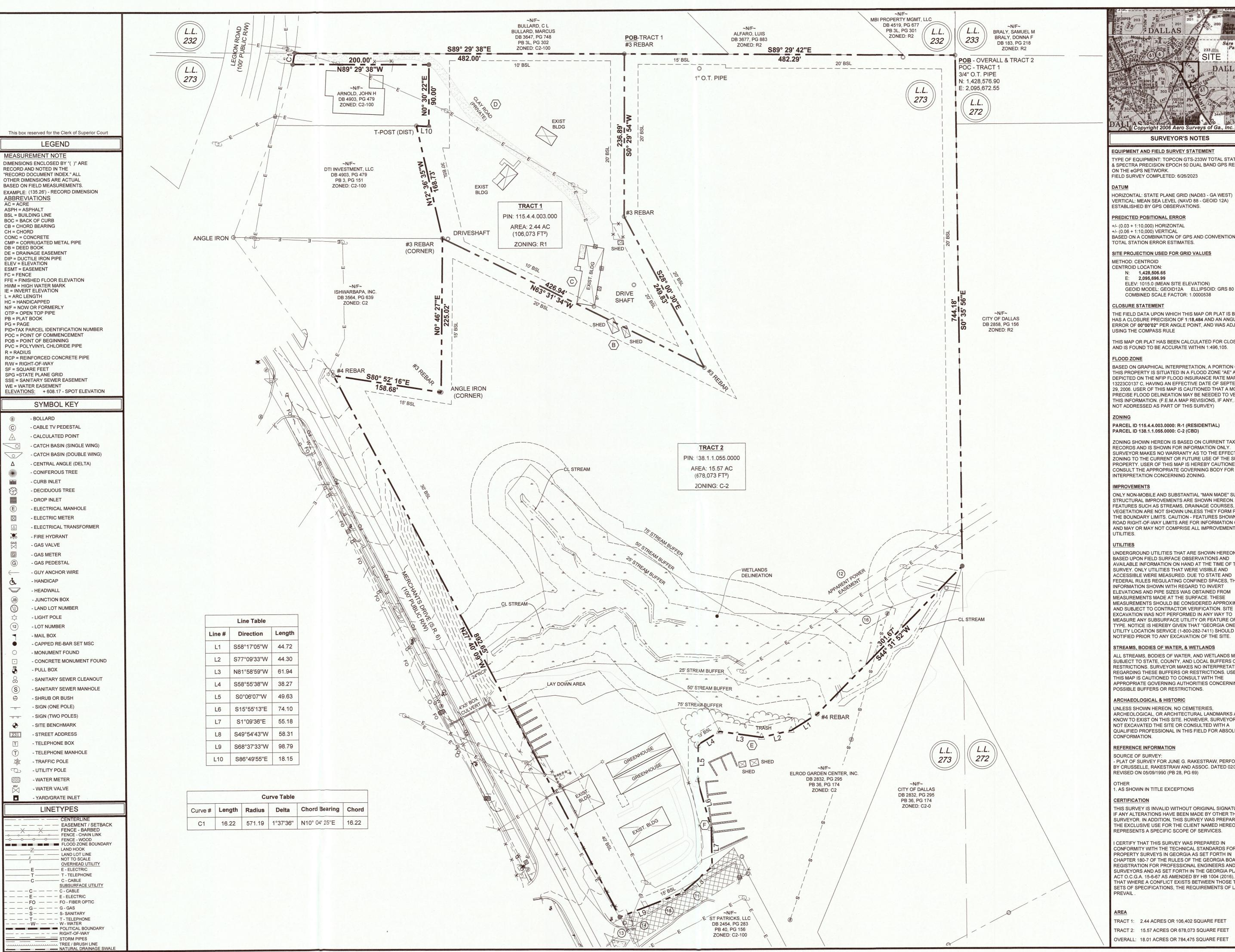
SHEET RECORD

07/26/2023

DRAWING INFORMATION CAD FILE: 23032-ALTA-1.DWC

DRAWN BY: RPH CHECKED BY: ( SHEET NAME:

PROJECT: 23032.00 SHEET 1 OF





### SURVEYOR'S NOTES

**EQUIPMENT AND FIELD SURVEY STATEMENT** TYPE OF EQUIPMENT: TOPCON GTS-233W TOTAL STATION. & SPECTRA PRECISION EPOCH 50 DUAL BAND GPS RECEIVER ON THE eGPS NETWORK. FIELD SURVEY COMPLETED: 6/26/2023

# HORIZONTAL: STATE PLANE GRID (NAD83 - GA WEST)

VERTICAL: MEAN SEA LEVEL (NAVD 88 - GEOID 12A) ESTABLISHED BY GPS OBSERVATIONS.

### PREDICTED POSITIONAL ERROR

+/- (0.03 + 1:10.000) HORIZONTAL +/- (0.06 + 1:10,000) VERTICAL BASED ON A COMBINATION OF GPS AND CONVENTIONAL TOTAL STATION ERROR ESTIMATES.

#### SITE PROJECTION USED FOR GRID VALUES METHOD: CENTROID

N: 1,428,506.65 E: 2,095,696.99 ELEV: 1015.0 (MEAN SITE ELEVATION)

## COMBINED SCALE FACTOR: 1.0000538

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF 1:18,484 AND AN ANGULAR ERROR OF 00°00'02" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1:496,105.

BASED ON GRAPHICAL INTERPRETATION, A PORTION OF THIS PROPERTY IS SITUATED IN A FLOOD ZONE "AE" AS DEPICTED ON THE NFIP FLOOD INSURANCE RATE MAP NO. 13223C0137 C, HAVING AN EFFECTIVE DATE OF SEPTEMBER 29, 2006. USER OF THIS MAP IS CAUTIONED THAT A MORE PRECISE FLOOD DELINEATION MAY BE NEEDED TO VERIFY THIS INFORMATION. (F.E.M.A MAP REVISIONS, IF ANY, ARE NOT ADDRESSED AS PART OF THIS SURVEY)

# PARCEL ID 115.4.4.003.0000: R-1 (RESIDENTIAL)

PARCEL ID 138.1.1.055.0000: C-2 (CBD)

ZONING SHOWN HEREON IS BASED ON CURRENT TAX RECORDS AND IS SHOWN FOR INFORMATION ONLY. SURVEYOR MAKES NO WARRANTY AS TO THE EFFECT OF ZONING TO THE CURRENT OR FUTURE USE OF THE SUBJECT PROPERTY. USER OF THIS MAP IS HEREBY CAUTIONED TO CONSULT THE APPROPRIATE GOVERNING BODY FOR FINAL INTERPRETATION CONCERNING ZONING.

### IMPROVEMENTS

ONLY NON-MOBILE AND SUBSTANTIAL "MAN MADE" SURFACE STRUCTURAL IMPROVEMENTS ARE SHOWN HEREON. FEATURES SUCH AS STREAMS, DRAINAGE COURSES, OR VEGETATION ARE NOT SHOWN UNLESS THEY FORM PART OF THE BOUNDARY LIMITS. CAUTION - FEATURES SHOWN INSIDE ROAD RIGHT-OF-WAY LIMITS ARE FOR INFORMATION ONLY AND MAY OR MAY NOT COMPRISE ALL IMPROVEMENTS OR

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. DUE TO STATE AND FEDERAL RULES REGULATING CONFINED SPACES, THE INFORMATION SHOWN WITH REGARD TO INVERT ELEVATIONS AND PIPE SIZES WAS OBTAINED FROM MEASUREMENTS MADE AT THE SURFACE. THESE MEASUREMENTS SHOULD BE CONSIDERED APPROXIMATE AND SUBJECT TO CONTRACTOR VERIFICATION. SITE EXCAVATION WAS NOT PERFORMED IN ANY WAY TO MEASURE ANY SUBSURFACE UTILITY OR FEATURE OF ANY TYPE. NOTICE IS HEREBY GIVEN THAT "GEORGIA ONE CALL" UTILITY LOCATION SERVICE (1-800-282-7411) SHOULD BE

## STREAMS, BODIES OF WATER, & WETLANDS

ALL STREAMS, BODIES OF WATER, AND WETLANDS MAY BE SUBJECT TO STATE, COUNTY, AND LOCAL BUFFERS OR RESTRICTIONS. SURVEYOR MAKES NO INTERPRETATION REGARDING THESE BUFFERS OR RESTRICTIONS. USER OF THIS MAP IS CAUTIONED TO CONSULT WITH THE APPROPRIATE GOVERNING AUTHORITIES CONCERNING POSSIBLE BUFFERS OR RESTRICTIONS.

## ARCHAEOLOGICAL & HISTORIC

UNLESS SHOWN HEREON, NO CEMETERIES, ARCHEOLOGICAL, OR ARCHITECTURAL LANDMARKS ARE KNOW TO EXIST ON THIS SITE. HOWEVER, SURVEYOR HAS NOT EXCAVATED THE SITE OR CONSULTED WITH A QUALIFIED PROFESSIONAL IN THIS FIELD FOR ABSOLUTE

## REFERENCE INFORMATION

SOURCE OF SURVEY: - PLAT OF SURVEY FOR JUNE G. RAKESTRAW, PERFORMED BY CRUSSELLE, RAKESTRAW AND ASSOC. DATED 02/20/1990 REVISED ON 05/09/1990 (PB 28, PG 69)

## 1. AS SHOWN IN TITLE EXCEPTIONS

## CERTIFICATION

THIS SURVEY IS INVALID WITHOUT ORIGINAL SIGNATURE OR IF ANY ALTERATIONS HAVE BEEN MADE BY OTHER THAN THE SURVEYOR. IN ADDITION, THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE FOR THE CLIENT NAMED HEREON AND REPRESENTS A SPECIFIC SCOPE OF SERVICES.

I CERTIFY THAT 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 AS AMENDED BY HB 1004 (2016), IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW

TRACT 1: 2.44 ACRES OR 106,402 SQUARE FEET TRACT 2: 15.57 ACRES OR 678,073 SQUARE FEET MITCHELL SURVEYING & CONSULTING, LLC

Surveying • Construction Layout • Consulting 3201 South Cherokee Lane • Suite 310 Woodstock, GA 30188 Tel. 770-924-2955 Fax: 770-516-8697 Email: cmitchell@msc-survey.com

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## ALTA / NSPS LAND TITLE **BOUNDARY SURVEY**

SITUATED IN LAND LOT 273 2ND DISTRICT - 3RD SECTION CITY OF DALLAS PAULDING COUNTY, GEORGIA

PREPARED FOR

KERLEY FAMILY HOMES, LLC, A LIMITED LIABILITY COMPANY, KFH TITLE, LLC, AND TITLE RESOURCES **GUARANTY COMPANY** 

STATE PLANE GRID



NORTH ARROW

**GRAPHIC SCALE** 

BAR BELOW IS 1" LONG FOR SCALE SHOWN ON THIS SHEET



6/26/2023

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DATE	DESCRIPTION
7/07/2023	ISSUED
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DRAWING INFORMATION CAD FILE: 23032-ALTA-1.DWG DRAWN BY: RPH CHECKED BY: CRM

SHEET NAME:

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PROJECT: 23032.00 SHEET 1 OF 1