ALTA / NSPS LAND TITLE BOUNDARY SURVEY

for

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:

MITCHELL SURVEYING & CONSULTING, LLC

This area reserved for the Clerk of Superior Court

LEGEND

MEASUREMENT NOTE
DIMENSIONS ENCLOSED BY "( )" ARE RECORD AND NOTED IN THE RECORD DOCUMENT INDEX. ALL OTHER DIMENSIONS ARE ACTUAL BASED ON FIELD MEASUREMENTS.
EXAMPLE: (128.26') - RECORD DIMENSION

ABBREVIATIONS
AC = ACRE
ASPH = ASPHALT
BSL = BUILDING LINE
BOC = BACK OF CURB
CB = CHORD BEARING
CH = CHORD
CONC = CONCRETE
CMP = CORRUGATED METAL PIPE
DB = DEED BOOK
DE = DRAINAGE EASEMENT
DIP = DUCTILE IRON PIPE
ELEV = ELEVATION
ESMT = EASEMENT
FC = FENCE
FFE = FINISHED FLOOR ELEVATION
HWM = HIGH WATER MARK
IE = INVERT ELEVATION
L = ARC LENGTH
HC = HANDICAPPED
N/F = NOW OR FORMERLY
OTP = OPEN TOP PIPE
PB = PLAT BOOK
PG = PAGE
PID=TAX PARCEL IDENTIFICATION NUMBER
POC = POINT OF COMMENCEMENT
POB = POINT OF BEGINNING
PVC = POLYVINYL CHLORIDE PIPE
R = RADIUS
RCP = REINFORCED CONCRETE PIPE
R/W = RIGHT-OF-WAY
SF = SQUARE FEET
SPID =STATE PLANE GRID
SSE = SANITARY SEWER EASEMENT
WE = WATER EASEMENT
ELEVATIONS = + 925.17 - SPOT ELEVATION

SYMBOL KEY

- BOLLARD
- CABLE TV PEDESTAL
- CALCULATED POINT
- CATCH BASIN (SINGLE WING)
- CATCH BASIN (DOUBLE WING)
- CENTRAL ANGLE (DELTA)
- CONIFER/CU TREE
- CURB INLET
- DECIDUOUS TREE
- DROP INLET
- ELECTRICAL MANHOLE
- ELECTRIC METER
- ELECTRICAL TRANSFORMER
- FIRE HYDRANT
- GAS VALVE
- GAS METER
- GAS PEDESTAL
- GUY ANCHOR WIRE
- HANDICAP
- HEADWALL
- JUNCTION BOX
- LAND LOT NUMBER
- LIGHT POLE
- LOT NUMBER
- MAIL BOX
- CAPPED RE-BAR SET MSC
- MONUMENT FOUND
- CONCRETE MONUMENT FOUND
- PULL BOX
- SANITARY SEWER CLEANOUT
- SANITARY SEWER MANHOLE
- SHRUB OR BUSH
- SIGN (ONE POLE)
- SIGN (TWO POLES)
- SITE BENCHMARK
- STREET ADDRESS
- TELEPHONE BOX
- TELEPHONE MANHOLE
- TRAFFIC POLE
- UTILITY POLE
- WATER METER
- WATER VALVE
- YARD/GRATE INLET

LINETYPES

- CENTERLINE
- EASEMENT / SETBACK
- FENCE - BARBED
- FENCE - CHAIN LINK
- FENCE - WOOD
- PROPERTY BOUNDARY
- ELECTRICAL
- GAS LINE
- OVERHEAD UTILITY
- POWER LINE
- SANITARY SEWER
- STORM SEWER
- WATER LINE
- RETAINING WALL
- BUILDING LINE

TITLE RESOURCES GUARANTY COMPANY - COMMITMENT FOR TITLE INSURANCE
(Commitment No. W-00017-23-CC-1 - Effective Date: March 3, 2023 at 8:00am)
Kerley Family Homes, LLC, a limited liability company, KFH Title, LLC, and Title Resources Guaranty Company
SCHEDULE B - SECTION 2 - EXCEPTIONS

1. 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.
2. All taxes for the year 2023 and subsequent years, not yet due and payable.
3. Encroachments, overlaps, boundary line disputes, violations, variations in measurement, area, or 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 Public Records.
4. 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.
5. Rights or claims of parties in possession not shown by the Public Records.
6. 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.
7. 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.
8. Covenants, conditions, restrictions, easements, and/or servitudes, if any, appearing in the Public Records.
9. 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 sand, 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 such interests.
10. This policy does not insure as to the exact amount of acreage contained within the Land.
11. All matters shown on plat recorded in Plat Book 45, Page 156, Paulding County, Georgia Records. [Affects property as per "Tract Two - Ingress/Egress Easement" as shown]
12. Easement from H.S. Graham, Sr. to Georgia Power Company, dated August 12, 1957, filed for record January 10, 1958 at 9:00 a.m., recorded in Deed Book 58, Page 372, aforesaid Records. [Unable to determine affect due to lack of metes and bounds description - possible location as shown]
13. Radius Encroachment Easement Agreement by and between June G. Rakestraw and C & D Petroleum, LLC, dated August 25, 2003, filed for record August 28, 2003 at 3:14 p.m., recorded in Deed Book 1475, Page 961, aforesaid Records. [Does not affect - radius does not encroach]
14. Easement by and between C & D Petroleum, LLC and June G. Rakestraw, dated August 28, 2003, filed for record August 28, 2003 at 3:16 p.m., recorded in Deed Book 1475, Page 964, aforesaid Records. [Affects property as shown]
15. 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 9, 2004 at 11:49 a.m., recorded in Deed Book 1565, Page 168, aforesaid Records. [Affects property as shown]
16. Utility Easement from June G. Rakestraw to the City of Dallas, Georgia, dated April 28, 2005, filed for record April 28, 2005 at 10:20 a.m., recorded in Deed Book 2141, Page 080, aforesaid Records. [Unable to determine affect due to lack of metes and bounds description - possible location as shown]

VESTING DEED

EXHIBIT A

The Land is described as follows:

As to Property 1: 200 Clay Drive and As to Property 2: 260 Merchants Drive A CURRENT SURVEY OR PLAT OF 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 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 of said by-pass highway 870 feet; thence South 86 degrees East 155 feet; thence South 50 degrees East 538 feet; thence North 1 degree 30 minutes East 300 feet; thence North 83 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 East 455 feet along the North line of Land Lot 273 to the Northeast corner thereof and the Point of Beginning. Said tract containing 15.64 acres, 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) of 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 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) 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) 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 Kenny F. Harris, Paulding County Surveyor, on March 1, 1956, and recorded in Deed Book, Page of the Deed Records on file in the Office of the Superior Court of Paulding County, Georgia. Parcel Two: 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 on the North Original 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 distance of Two Hundred Fifty (250) feet, to an Iron Stake; thence running West for a distance of Seventy-Six (76) 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 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 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 Sixteen (16) feet, to an Iron Stake at the point of beginning. Less and Except: Parcel of land lying and being in the Second District and Third Section of Paulding County, Georgia, and being a part of Original Lot of Land Number 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 Dallas, Georgia, and 18 feet South of the North original line of said lot and running thence East parallel with the North line of said lot, 200 feet to an iron stake; thence South 90 feet to an iron stake; 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 tract 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 83 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. Graham.

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 235.89 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 leaving said Land Lot Line S 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 18.22 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 13°04'25" E and 18.22 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 273 S 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°08'07" 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 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 18.22 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 18.22 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 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 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°08'07" 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 235.89 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 **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 or may not coincide with fact relative to matters of public records, actual use of the property, use of improvements to the property, or actual property access.

(A) ZONING INFORMATION SHOWN HEREON IS TAKEN FROM PAULDING COUNTY GIS DATA.
(B) STRUCTURE (SHED) ENCROACHMENTS OVER INTERIOR PROPERTY LINE
(C) STRUCTURE (HOUSE) ENCROACHMENT OVER BUILDING SETBACK LINE
(D) PRIVATE DRIVE WITH REFERENCE TO NAME FOUND IN GIS
(E) OLD ROAD BED NOT FOUND AT TIME OF SURVEY, AS REFERENCED IN PARENT DEED AND PLAT
(F) STORAGE BIN ENCROACHMENT

ALTA / NSPS LAND TITLE SURVEY CERTIFICATION

To: 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 2,3(b),7(a),8,9,10,11(b) and 21 of Table A thereof. The field work was completed on June 26, 2023.

6/26/2023
Date of Plat or Map

Surveyor's Signature

Charles Mitchell, PLS
Surveyor's Printed Name

GEORGIA CHARLES R. MITCHELL

Seal with Registration / License No.

SURVEYOR'S NOTES

EQUIPMENT AND FIELD SURVEY STATEMENT
TYPE OF EQUIPMENT: TOPCON GT-3233W TOTAL STATION, & SPECTRA PRECISION EPOCH 50 DUAL BAND GPS RECEIVER ON THE eGPS NETWORK.
FIELD SURVEY COMPLETED: 6/26/2023

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

PREDICTED POSITIONAL ERROR
+/- (0.03 + 1.0 ppm) HORIZONTAL
+/- (0.06 + 1.0 ppm) VERTICAL
BASED ON A STANDARD DEVIATION OF GPS AND CONVENTIONAL TOTAL STATION ERROR ESTIMATES.

SITE PROJECTION USED FOR GRID VALUES
METHOD: CENTROID
CENTROID LOCATION
N 1,428,594.85
E 2,095,656.59
ELEV: 1015.8 (MEAN SITE ELEVATION)
GEOID MODEL: GEOID12A ELLIPSOID: GRS 80
COMBINED SCALE FACTOR: 1.00005338

CLOSURE STATEMENT
THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF 1 FT IN 484 AND AN ANGULAR ERROR OF 04"SEC 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 FT IN 484,105.

FLOOD ZONE
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 28, 2006, USER OF THIS MAP IS CAUTIONED THAT A MORE PRECISE FLOOD DELINEATION MAY BE NEEDED TO VERIFY THIS INFORMATION, IF IT IS A MAP REVISIONS, IF ANY ARE NOT ADDRESSED AS PART OF THIS SURVEY.

ZONING
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-NOBLE 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 UTILITIES.

UTILITIES
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 AND REGULATIONS 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 WORK SHOULD NOT PERFORMED IN ANYWAY 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 GOVERNMENTAL AUTHORITIES CONCERNING POSSIBLE BUFFERS OR RESTRICTIONS.

ARCHAEOLOGICAL & HISTORIC
UNLESS SHOWN HEREON, NO CEMETERIES, ARCHEOLOGICAL SITES, OR ARCHITECTURAL LANDMARKS ARE KNOWN 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 03/09/1990, REVISED ON 03/09/1990 (PB 28, PG 89)

OTHER
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.

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AREA
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

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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

GA WEST
NORTH ARROW

GRAPHIC SCALE
60 0 30 60 120
1 inch = 60 ft

6/26/2023

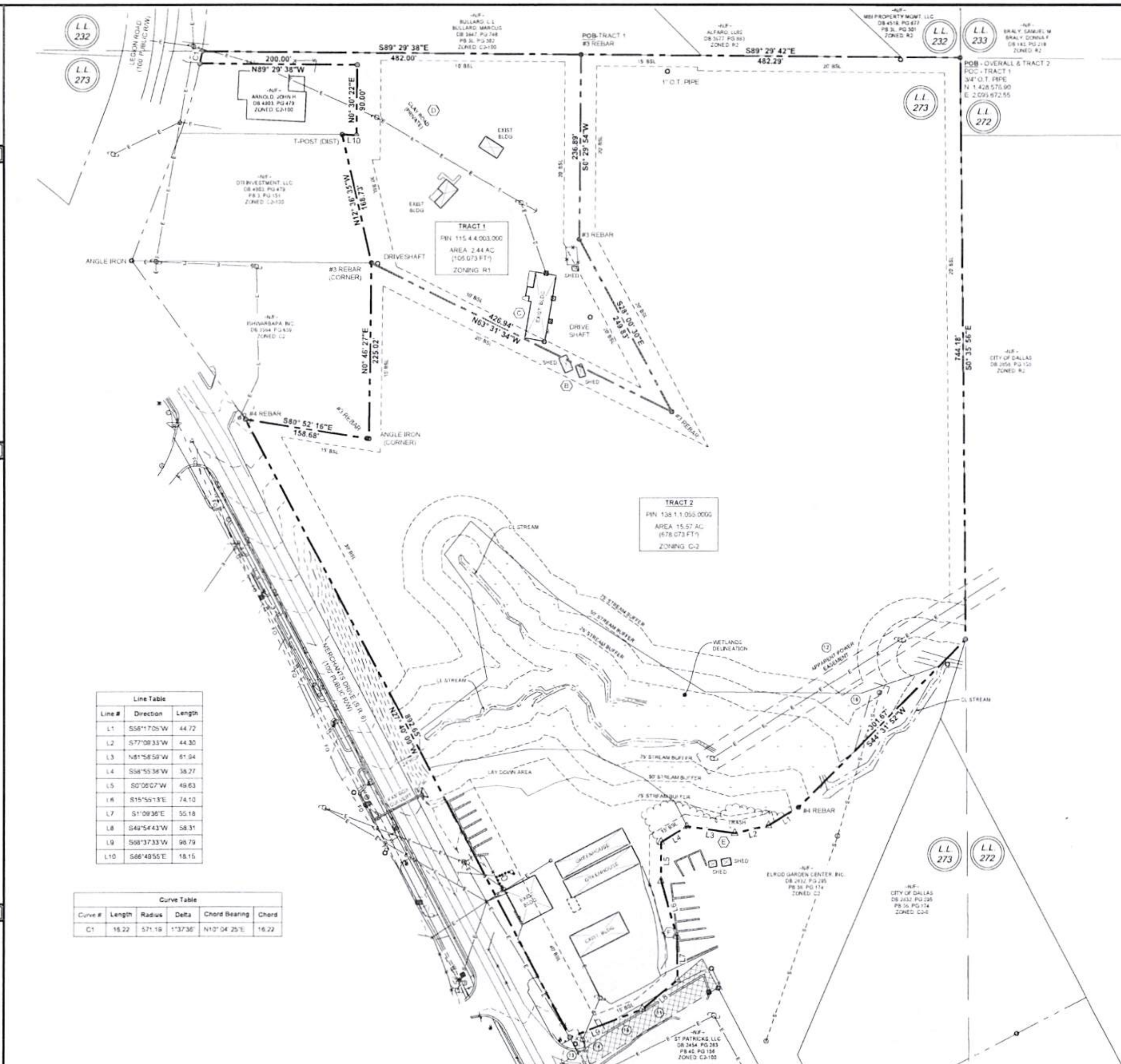
SHEET RECORD

DATE	DESCRIPTION
07/26/2023	ISSUED

DRAWING INFORMATION
CAD FILE: 23032-ALTA-1.DWG
DRAWN BY: RPH CHECKED BY: CRM

SHEET NAME:
COVER

PROJECT: 23032.00 SHEET 1 OF 1



Line Table		
Line #	Direction	Length
L1	S56°17'05"W	44.72
L2	S77°08'33"W	44.30
L3	N81°58'59"W	61.94
L4	S58°55'38"W	38.27
L5	S0°08'07"W	49.63
L6	S15°55'13"E	74.10
L7	S1°09'38"E	55.18
L8	S49°54'43"W	58.31
L9	S68°37'33"W	98.79
L10	S86°48'55"E	18.15

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord
C1	16.22	571.19	1°37'38"	N10° 04' 25"E	16.22

This box reserved for the Clerk of Superior Court

LEGEND

MEASUREMENT NOTE

DIMENSIONS ENCLOSED BY "( )" ARE RECORD AND NOTED IN THE "RECORD DOCUMENT INDEX." ALL OTHER DIMENSIONS ARE ACTUAL BASED ON FIELD MEASUREMENTS.

EXAMPLE: (125.28') - RECORD DIMENSION

ABBREVIATIONS

AC = ACRE
ASPH = ASPHALT
BSL = BUILDING LINE
BOC = BACK OF CURB
CB = CHORD BEARING
CH = CHORD
CONC = CONCRETE
CMP = CORRUGATED METAL PIPE
DB = DEED BOOK
DE = DRAINAGE EASEMENT
DIP = DUCTILE IRON PIPE
ELEV = ELEVATION
ESMT = EASEMENT
FC = FENCE
FFE = FINISHED FLOOR ELEVATION
HWM = HIGH WATER MARK
IE = INVERT ELEVATION
L = ARC LENGTH
HC = HANDICAPPED
N/F = NOW OR FORMERLY
OTP = OPEN TOP PIPE
PB = PLAT BOOK
PG = PAGE
PID=TAX PARCEL IDENTIFICATION NUMBER
POC = POINT OF COMMENCEMENT
POB = POINT OF BEGINNING
PVC = POLYVINYL CHLORIDE PIPE
R = RADIUS
RCP = REINFORCED CONCRETE PIPE
R/W = RIGHT-OF-WAY
SF = SQUARE FEET
SPG =STATE PLANE GRID
SSE = SANITARY SEWER EASEMENT
WE = WATER EASEMENT
ELEVATIONS + 908.17 - SPOT ELEVATION

SYMBOL KEY

- BOLLARD
- CABLE TV PEDESTAL
- CALCULATED POINT
- CATCH BASIN (SINGLE WING)
- CATCH BASIN (DOUBLE WING)
- CENTRAL ANGLE (DELTA)
- CONIFEROUS TREE
- CURB INLET
- DECIDUOUS TREE
- DROP INLET
- ELECTRICAL MANHOLE
- ELECTRIC METER
- ELECTRICAL TRANSFORMER
- FIRE HYDRANT
- GAS VALVE
- GAS METER
- GAS PEDESTAL
- GUY ANCHOR WIRE
- HANDICAP
- HEADWALL
- JUNCTION BOX
- LAND LOT NUMBER
- LIGHT POLE
- LOT NUMBER
- MAIL BOX
- CAPPED RE-BAR SET MSC
- MONUMENT FOUND
- CONCRETE MONUMENT FOUND
- PULL BOX
- SANITARY SEWER CLEANOUT
- SANITARY SEWER MANHOLE
- SHRUB OR BUSH
- SIGN (ONE POLE)
- SIGN (TWO POLES)
- SITE BENCHMARK
- STREET ADDRESS
- TELEPHONE BOX
- TELEPHONE MANHOLE
- TRAFFIC POLE
- UTILITY POLE
- WATER METER
- WATER VALVE
- YARD/GRATE INLET

LINETYPES

CENTERLINE
EASEMENT / SETBACK
FENCE - BARBED

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

DATUM

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**
E: **2,095,666.99**
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 ADJUSTED USING THE COMPASS RULE.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1:498,105.

FLOOD ZONE

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 28, 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)

ZONING

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 UTILITIES.

UTILITIES

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 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 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 05/08/1990 (PB 26, PG 68)

OTHER
1. AS SHOWN IN TITLE EXCEPTIONS

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PROJECT: 23032.00 SHEET 1 OF 1