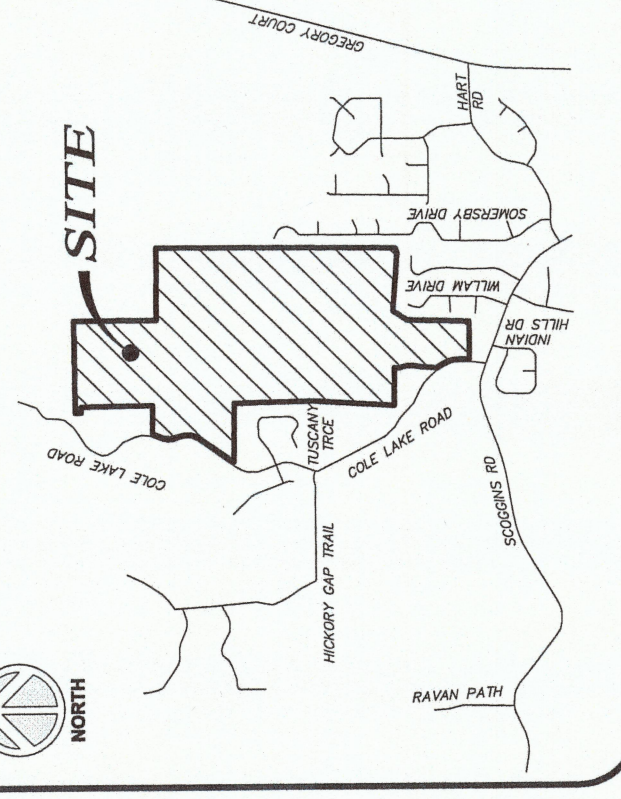
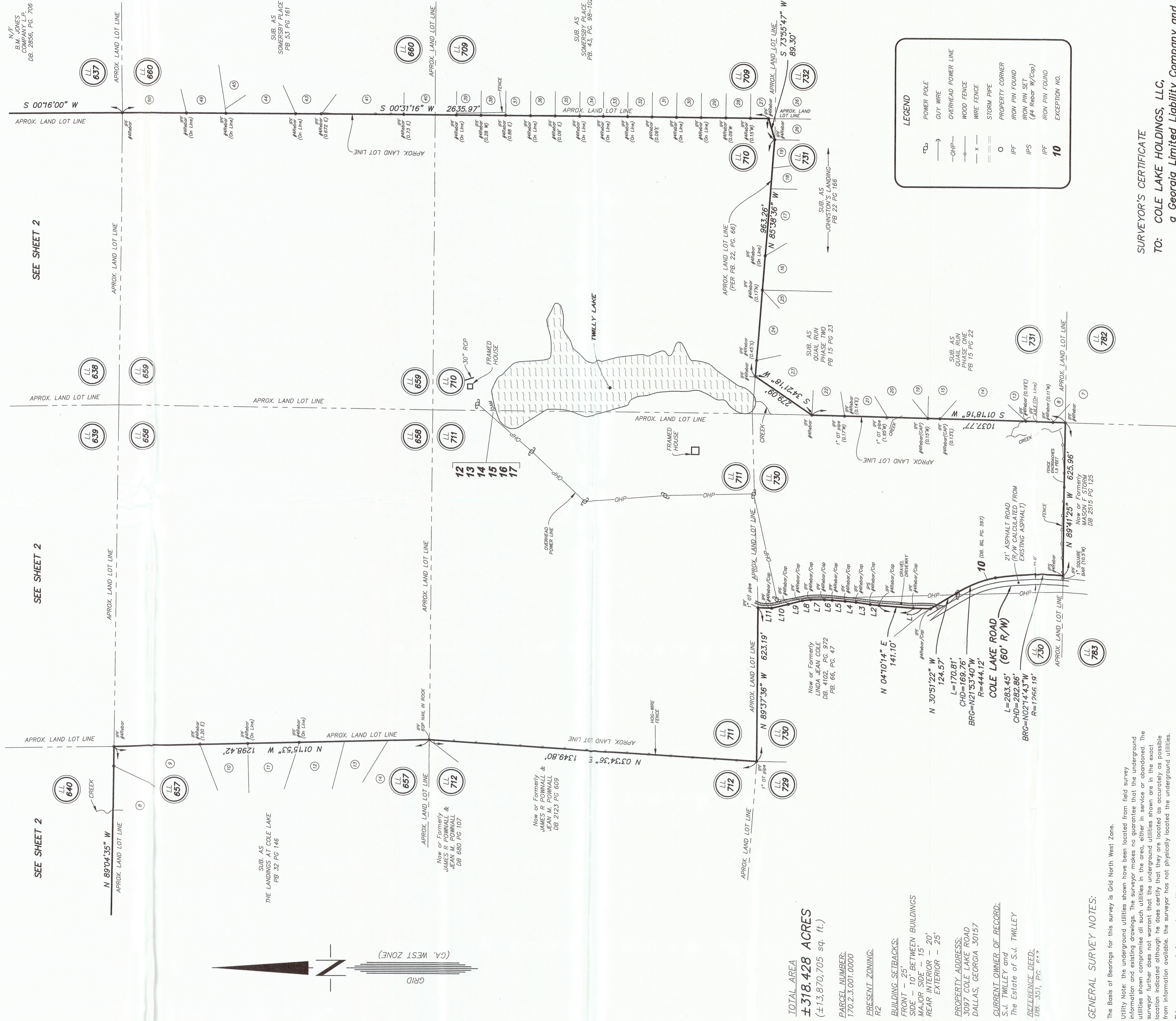


TRANSVERSE CLOSURE 1:11.193
TOTAL ANGULAR ERROR - 58 SEC'S
ADJUSTMENT - COMPASS RULE
PLAT CLOSURE - 1:1,036.932
DATE OF FIELD WORK - 1-13-2022
THIS PROPERTY IS NOT LOCATED WITHIN A FEMA 100
YEAR FLOOD ZONE ACCORDING TO FEMA MAP #
13223001380, DATED: JUNE 7, 2019

LINE	DISTANCE	DIRECTION
L1	70.38'	N07°33'09"E
L2	35.36'	N05°26'10"E
L3	59.26'	N08°30'24"E
L4	44.32'	N05°45'31"E
L5	52.28'	N04°01'04"E
L6	30.89'	N03°20'06"E
L7	56.47'	N00°13'56"E
L8	33.17'	N07°01'28"W
L9	58.89'	N14°34'09"W
L10	70.22'	N12°54'11"W
L11	55.34'	N01°36'25"E



VICINITY MAP
NOT TO SCALE



TOTAL AREA
± 318.428 ACRES
(± 13,870,705 sq. ft.)

PARCEL NUMBER:
170.2.3.001.0000

PRESENT ZONING:
RZ

BUILDING SETBACKS:
FRONT - 25'
SIDE - 10' BETWEEN BUILDINGS
MAJOR SIDE - 15'
REAR INTERIOR - 20'
EXTERIOR - 25'

PROPERTY ADDRESS:
3097 COLE LAKE ROAD
DALLAS, GEORGIA 30157

CURRENT OWNER OF RECORD:
S.J. TWILLEY and
The Estate of S.J. TWILLEY

REFERENCE DEED:
DB: 351, PC: 477

GENERAL SURVEY NOTES:

- The Basis of Bearings for this survey is Grid North West Zone.
- Utility Note: the underground utilities shown have been located from field survey in accordance with the standards of the American Society of Professional Surveyors and existing drawings. The surveyor makes no guarantee that the underground utilities shown are correct, and the surveyor does not warrant that the underground utilities shown are correct. The surveyor further does not warrant that the underground utilities shown are correct. The surveyor further does not warrant that the underground utilities shown are correct. The surveyor further does not warrant that the underground utilities shown are correct.
- This survey was made in accordance with laws and Minimum Standards of the State of Georgia; and, in accordance with 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS.
- The property shown herein is the same property described in Issuing Office File No. 218221.1 with a Commitment Date of May 20, 2024 at 5:00 o'clock p.m., and that all easements, covenants and restrictions which are apparent from a physical inspection of the site or otherwise known to me have been plotted herein or otherwise noted as to their effect on the subject property.
- Flood Insurance Rate Map #13223001380, dated June 07, 2019 for Paulding County, Georgia, which is the current Flood Insurance Rate Map for the community in which said surveyed property is located.
- Surveyed Property has direct access to Cole Lake Road a dedicated public road.
- There has been no evidence of current earth moving work, or evidence of building construction.
- There are no known proposed changes in street right-of-way lines, according to Paulding County, D.O.T.
- And no observed evidence of recent street or sidewalk construction or repairs.
- There is no observed evidence of site use as a solid waste dump, ramp or sanitary landfill.
- Any wetlands shown on this survey were delineated by others.
- ENCROACHMENT STATEMENT: Neighbors Wood Fence encroaches onto surveyed property along south property line as shown. Neighbors driveway encroaches as shown on sheet 2 at the intersection of Cole Lake Road and north line of Land Lot 640.

SURVEYOR'S CERTIFICATE
TO: COLE LAKE HOLDINGS, LLC,
a Georgia Limited Liability Company and
FIRST AMERICAN 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 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN ITEMS 1, 2, 3, 4, 11, 13, 16, 17 AND 18 OF TABLE A THEREOF.

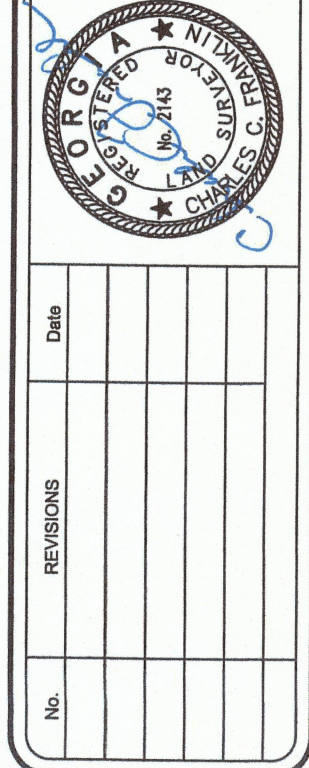
DATE OF ORIGINAL FIELD WORK COMPLETED - JANUARY 13, 2022
SITE FIELD INSPECTION WAS DONE ON MARCH 31, 2024.

Charles C. Franklin
CHARLES C. FRANKLIN GEORGIA RLS #2143

FINAL DETERMINATION AND APPROVAL IN REGARD TO THE LOCATION AND LOCATION OF ANY STATE WATERS OR ANY ADDITIONAL OF THE CITY OR COUNTY LOCAL ISSUING AUTHORITY OR THE STATE EDO.

ALTA/NSPS LAND TITLE SURVEY FOR:
COLE LAKE HOLDINGS, LLC
PROPERTY IS LOCATED IN LAND LOTS
566, 639, 640, 658, 659, 710, 711
730 & 731, 2ND DISTRICT, 3RD SECTION
PAULDING COUNTY, GEORGIA

THIS DRAWING AND ANY COPIES THEREOF ARE THE PROPERTY OF CENTERLINE SURVEYING & LAND PLANNING, INC. AND SHALL NOT BE REPRODUCED OR COPIED IN WHOLE OR IN PART, OR FOR ANY PURPOSE, WITHOUT THE WRITTEN PERMISSION OF CENTERLINE SURVEYING & LAND PLANNING, INC. NO WARRANTY EXPRESSED OR IMPLIED IS GIVEN BY CENTERLINE SURVEYING & LAND PLANNING, INC.



PROJECT No. 921008

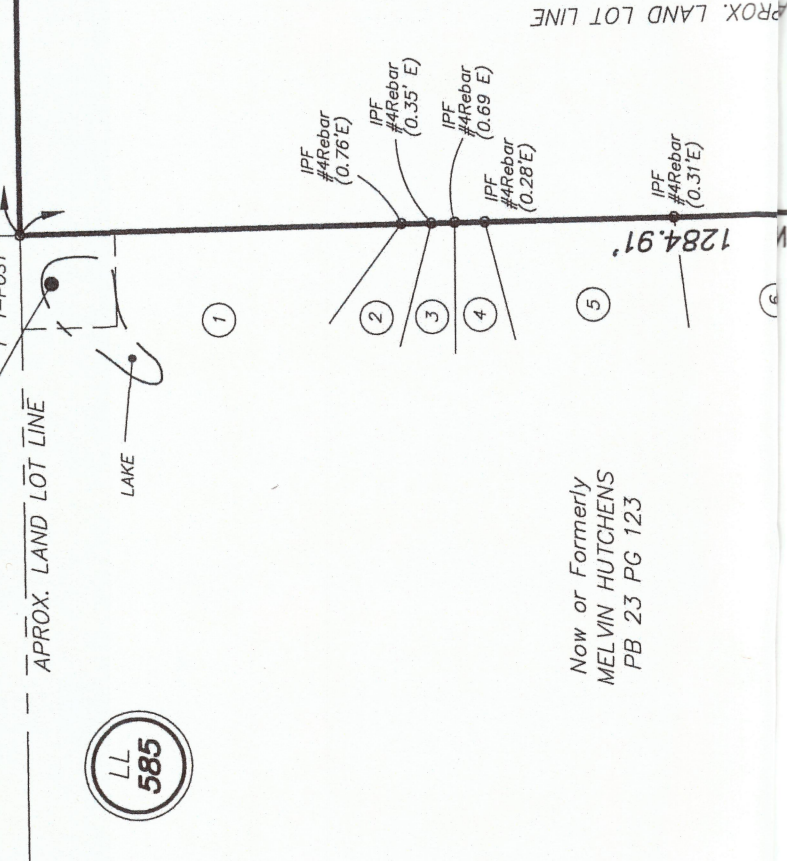
LSF#001286

Sheet No. 1 of 2

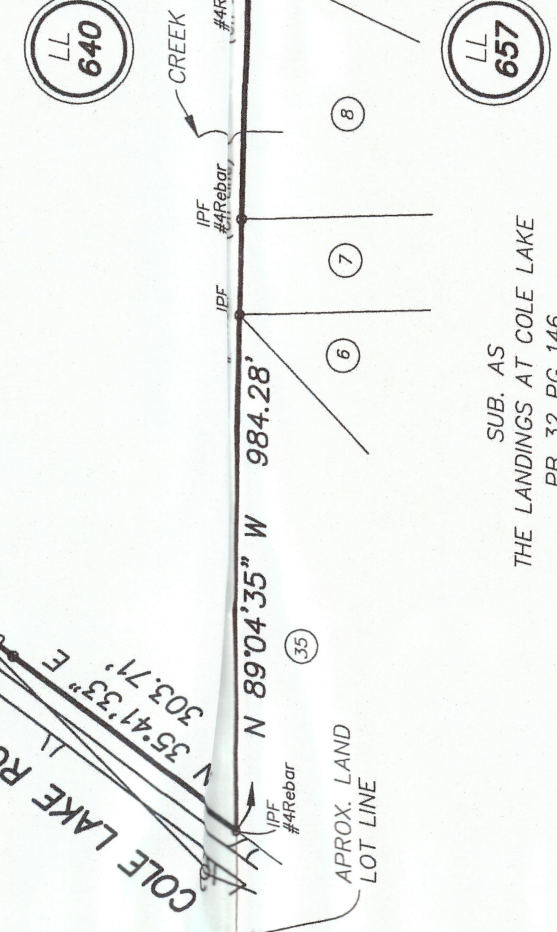
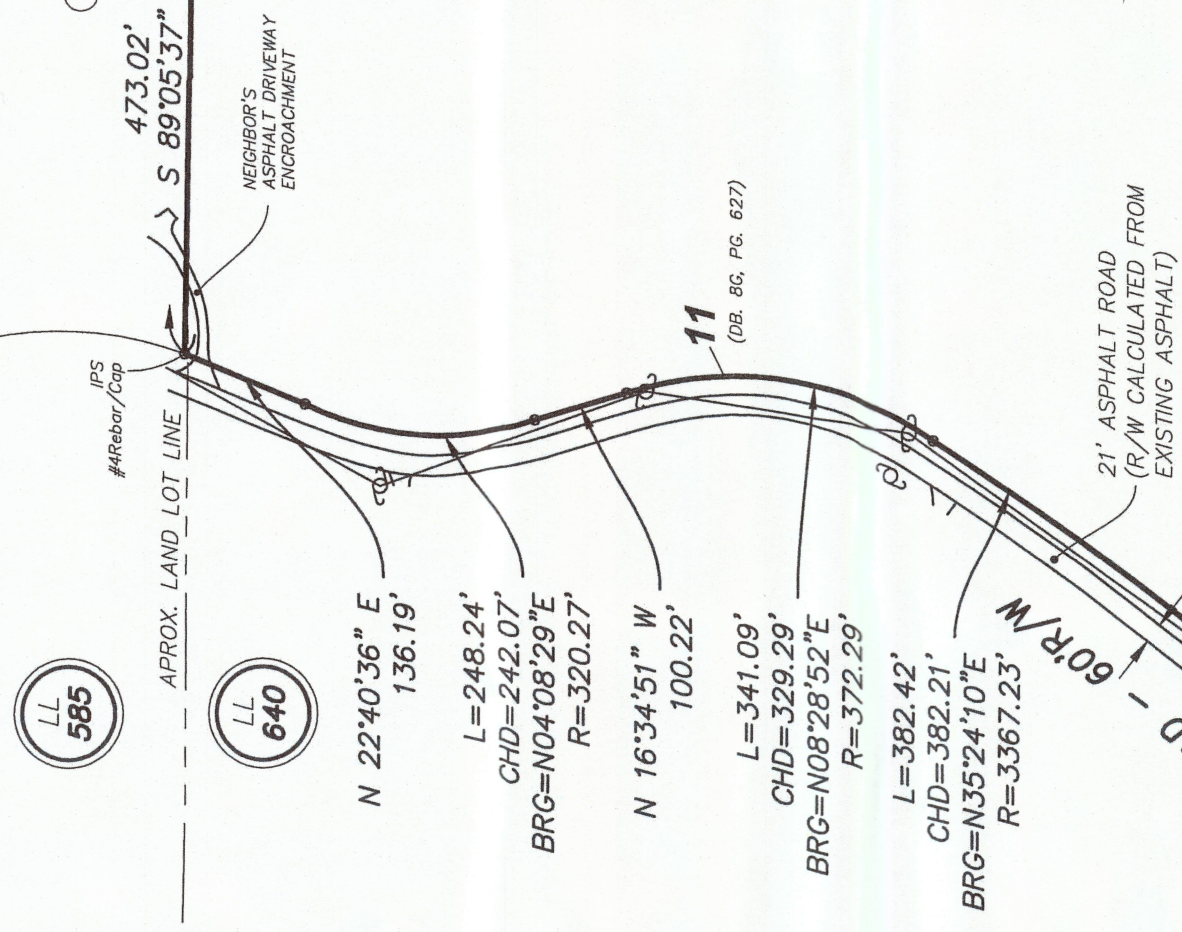
LINE	DISTANCE	DIRECTION
L1	70.38'	N01°33'09"E
L2	35.36'	N05°26'10"E
L3	59.26'	N08°30'24"E
L4	44.32'	N05°45'31"E
L5	52.28'	N04°01'04"E
L6	30.89'	N03°20'06"E
L7	56.47'	N00°13'56"E
L8	33.17'	N07°01'28"W
L9	58.89'	N14°34'09"W
L10	70.22'	N12°54'11"W
L11	55.34'	N01°36'25"E

Now or Formerly
MARJORIE HERRIN PRATHER
DB GE PG 374

LL 568
THIS PILE IS SHOWN AS
BEING "NOT ON PILE" PG. 123
NO REFERENCE DEED FOUND.



Now or Formerly
MELVIN HUTCHENS
PB 23 PG 123



SUB. AS
THE LANDINGS AT COLE LAKE
PB 32 PG 146

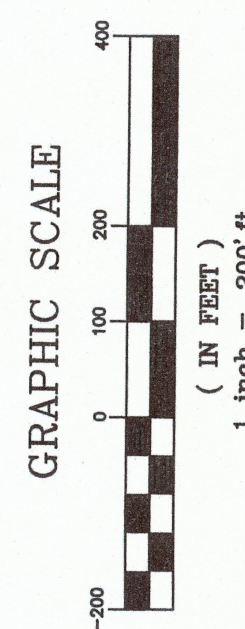
SEE SHEET 1

First American Title Insurance Company
File No. 21R221.1
Schedule B, Part II-Special Exceptions

10. Rural Post Road Right of Way Deed from the S.J. Timley to the Georgia Safe Dams Database, August 16, 1975, filed June 13, 1977 and recorded in Deed Book B-C, Page 337, Pauding County, Georgia Records.
11. Rural Post Road Right of Way Deed from the S.J. Timley to the Georgia Safe Dams Database, August 16, 1975, filed June 13, 1977 and recorded in Deed Book B-C, Page 337, Pauding County, Georgia Records.
12. Georgia Safe Dams Database recorded in Deed Book 2520, Page 868, Pauding County, Georgia Records.
13. Georgia Safe Dams Database recorded in Deed Book 2763, Page 624, Pauding County, Georgia Records.
14. Georgia Safe Dams Database recorded in Deed Book 2851, Page 366, Pauding County, Georgia Records.
15. Georgia Safe Dams Database recorded in Deed Book 2947, Page 353, Pauding County, Georgia Records.
16. Georgia Safe Dams Database recorded in Deed Book 3081, Page 659, Pauding County, Georgia Records.
17. Georgia Safe Dams Database recorded in Deed Book 3225, Page 17, Pauding County, Georgia Records.
18. Georgia Safe Dams Database recorded in Deed Book 3225, Page 17, Pauding County, Georgia Records.
19. Georgia Safe Dams Database recorded in Deed Book 3225, Page 17, Pauding County, Georgia Records.
20. Georgia Safe Dams Database recorded in Deed Book 3225, Page 17, Pauding County, Georgia Records.

GENERAL SURVEY NOTES:

1. The Basis of Bearings for this survey is Grid North West Zone.
2. Utility Note: the underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown compromise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.
3. This survey was made in accordance with laws and Minimum Standards of the State of Georgia; and, in accordance with 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS.
4. The property shown hereon is the same property described in Issuing Office File No. 21R221.1 with a Contingent Deed of May 20, 2019, and that all easements, covenants and restrictions which are apparent from a review of the title records and otherwise known to me have been plotted hereon or otherwise noted as to their effect on the subject property.
5. Surveyed property does not lie within a FEMA special flood hazard area according to FEMA Flood Insurance Rate Map #1322C021380, dated June 07, 2019 for Pauding County, Georgia which is the current Flood Insurance Rate Map for the community in which said surveyed property is located.
6. Surveyed Property has direct access to Cole Lake Road a dedicated public road.
7. There has been no evidence of current earth moving work, or evidence of building construction.
8. There are no known proposed changes in street right-of-way lines, according to Pauding County, D.O.T.
9. And no observed evidence of recent street or sidewalk construction or repairs.
10. There is no observed evidence of site use as a solid waste dump, sump or sanitary landfill.
11. Any wetlands shown on this survey were delineated by others.
12. ENCROACHMENT STATEMENT: Neighbors Wood Fence encroaches onto surveyed property along south property line as shown. Neighbors driveway encroaches as shown on sheet 2 at the intersection of Cole Lake Road and north line of Land Lot 640.



TRAVERSE CLOSURE 1:11.93
ADJUSTMENT - COMPASS RULE
EQUIPMENT - TRIMBLE SS ROBOTIC TOTAL STATION
DATE OF FIELD WORK - 1-13-2022
THIS PROPERTY IS NOT LOCATED WITHIN A FEMA 100 FLOOD HAZARD ZONE ACCORDING TO FEMA MAP # 1322C021380, DATED: JUNE 7, 2019

Now or Formerly
GEOSAM CAPITAL US (GEORGIA) LLC
DB 4057 PG 453

Now or Formerly
MIRELL D. ABNEY
DB 3890, PG. 189

N 89°31'19" E 1428.42'

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

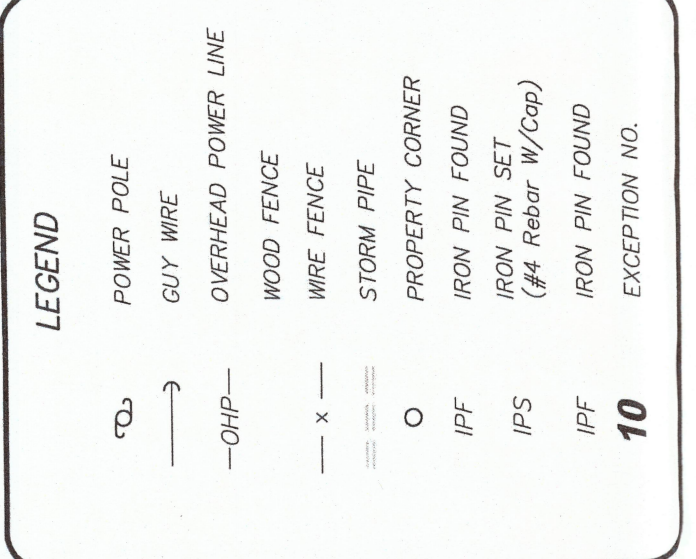
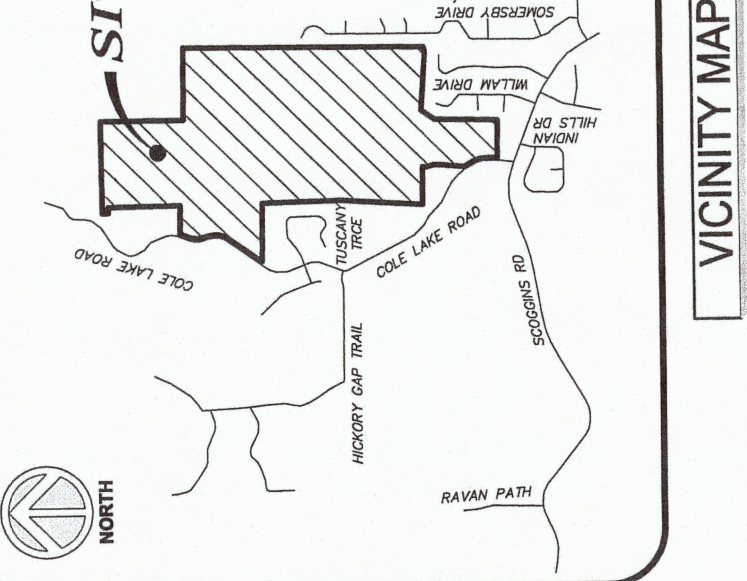
APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE



Now or Formerly
GEOSAM CAPITAL US (GEORGIA) LLC
DB 4057 PG 453

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

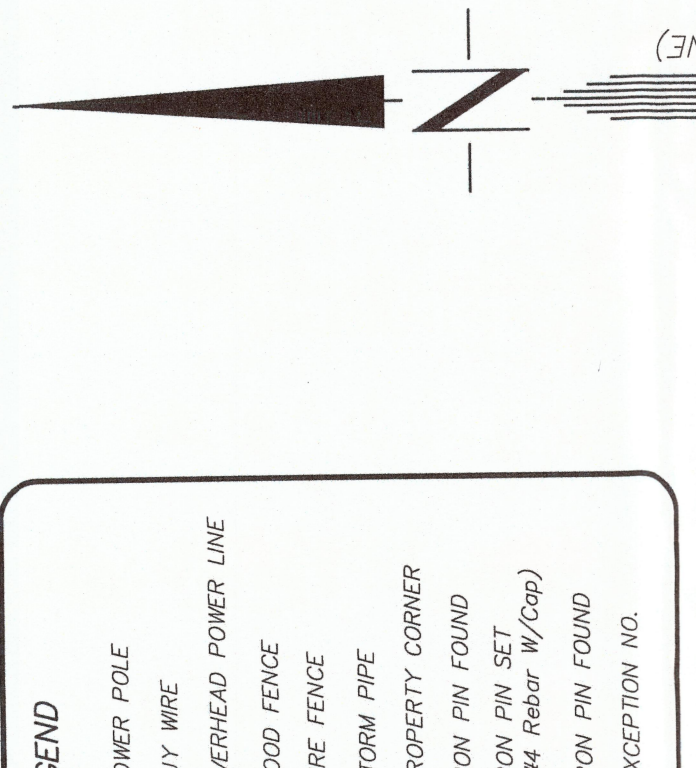
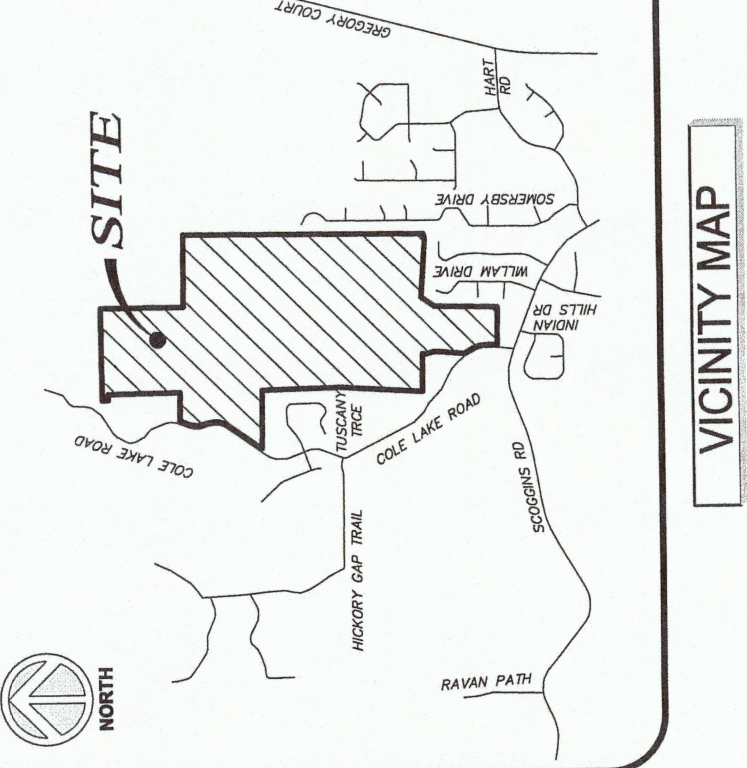
APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE



Now or Formerly
GEOSAM CAPITAL US (GEORGIA) LLC
DB 4057 PG 453

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

