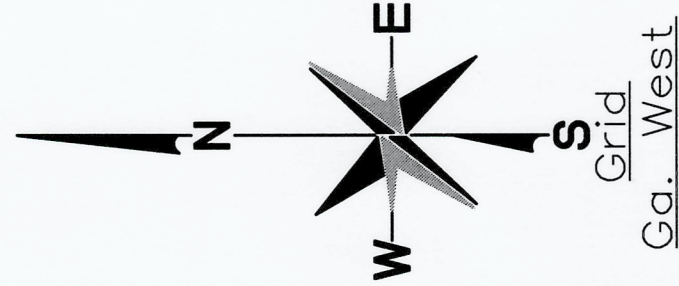


ALTA/NSPS Retracement Survey for
HC2 Heritage Pointe, LLC; D. R. Horton, Inc.; and
Commonwealth Land Title Insurance Company

Located in Land Lots 419, 420, 445, & 446
2nd District, 3rd Section, City of Dallas,
Paulding County, Georgia

Plat Date: March 17, 2021 Scale: 1" = 120'
Field Date: September 17, 2021



RECORDING INFORMATION

SURVEY NOTES

1. Total Area: 47.791 Acres
2. This map or plat has been calculated for closure and is found to be accurate within 1 foot in 557,609 feet. Data used to prepare this plat was gathered using a Geomax 5" Robotic Total Station for angle and distance measurements.
3. The field data upon which this map or plat is based has a closure precision of one (1) foot in 19,792 feet and an average angular error of 13 seconds per angle point, and was adjusted using Least Squares.
4. This property does not lie within a 100 year flood hazard zone as defined by the F.E.M.A. Insurance. This property lies in Zone "X" (low risk) per FEMA FIRM Panel 13223C0137C
5. IPF signifies iron pin (1/2 inch re-bar) found unless otherwise noted. IPS signifies 1/2" re-bar set.
6. Survey for Ruth Hutchen Estate by Cecil R. Kelly (Ga. RLS # 2066) Dated October 11, 1988 and recorded in Plat Book 20, Page 167 of Paulding County, Georgia.

SCHEDULE B-I EXCEPTIONS
CALLOWAY TITLE AND ESCROW, LLC
COMMITMENT NO: 2-40526(B)(M)(R1)
FILE NO: 6797.083/GCC
Effective date: July 1, 2021

Items 1-3(F) are matters not usually addressed in a survey
3(G). Sewer Easement from Suzanne H. Kilgo to V. Fred Aiken, dated October 2, 1991, filed for record October 3, 1991 at 12:35 p.m., recorded in Deed Book 244, Page 299, aforesaid Records. (affects property; deed based on proposed structure location; adjusted to field located structures and shown on face of survey)

3(H). Sanitary Sewer Easement from Suzanne H. Kilgo to the City of Dallas, Georgia, dated March 16, 1998, filed for record March 23, 1998 at 12:32 p.m., recorded in Deed Book 666, Page 270, aforesaid Records. (affects property; deed based on proposed structure location; adjusted to field located structures and shown on face of survey)

3(I). All those matters as disclosed by that certain plat recorded in Plat Book 20, Page 167, aforesaid Records. (affects subject property; it is a previous boundary survey of subject property)

3(J). Sewer lines as shown on that certain survey entitled "Retracement Survey For Summerlyn Homes", prepared by Elite, bearing the seal and certification of Douglas R. Bentley, Georgia Registered Land Surveyor No. 2535, dated March 23, 2021. (affects subject property; it is a previous boundary survey of subject property)

This plat is a retracement of an existing parcel of land and does not subdivide or create a new parcel. The recording information of the document(s), map(s), plat(s) or other instrument(s) which created the parcel(s) are stated hereon. Recordation of this survey does not imply approval of the local jurisdiction, availability of permits, compliance with local regulations, requirements, or suitability for any use. This map is the land. Further, this undersigned Land Surveyor certifies that this map is a plat, or plan complies with the minimum 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 O.C.G.A., Section 15-6-67.

Douglas R. Bentley, Registered Land Surveyor #2535 Date _____

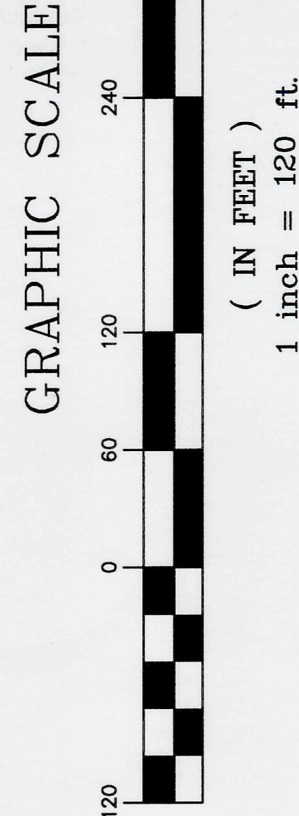
NO.	DATE	DESCRIPTION	BY
1.	5/11/21	corrected elev. datum, mh elev.	rb
2.	9/20/21	rev. bound; esmts(ALTA/ACSM)	rb



This is to certify to HC2 Heritage Pointe, LLC; D. R. Horton, Inc.; and Commonwealth Land Title Insurance Company 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, 6a, 6b, 8, 13, 14, 16, and 17 of Table A thereof. The fieldwork was completed on September 17, 2021.

Douglas R. Bentley 9/20/21

Plat or Map date: March 22, 2021 Douglas R. Bentley



PREPARED BY:

ELITE
ENGINEERING SURVEYING CONSTRUCTION MANAGEMENT
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