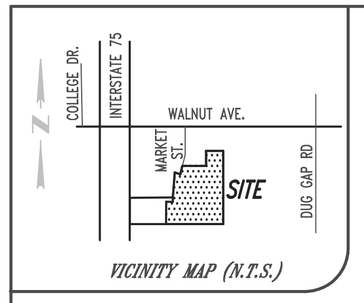
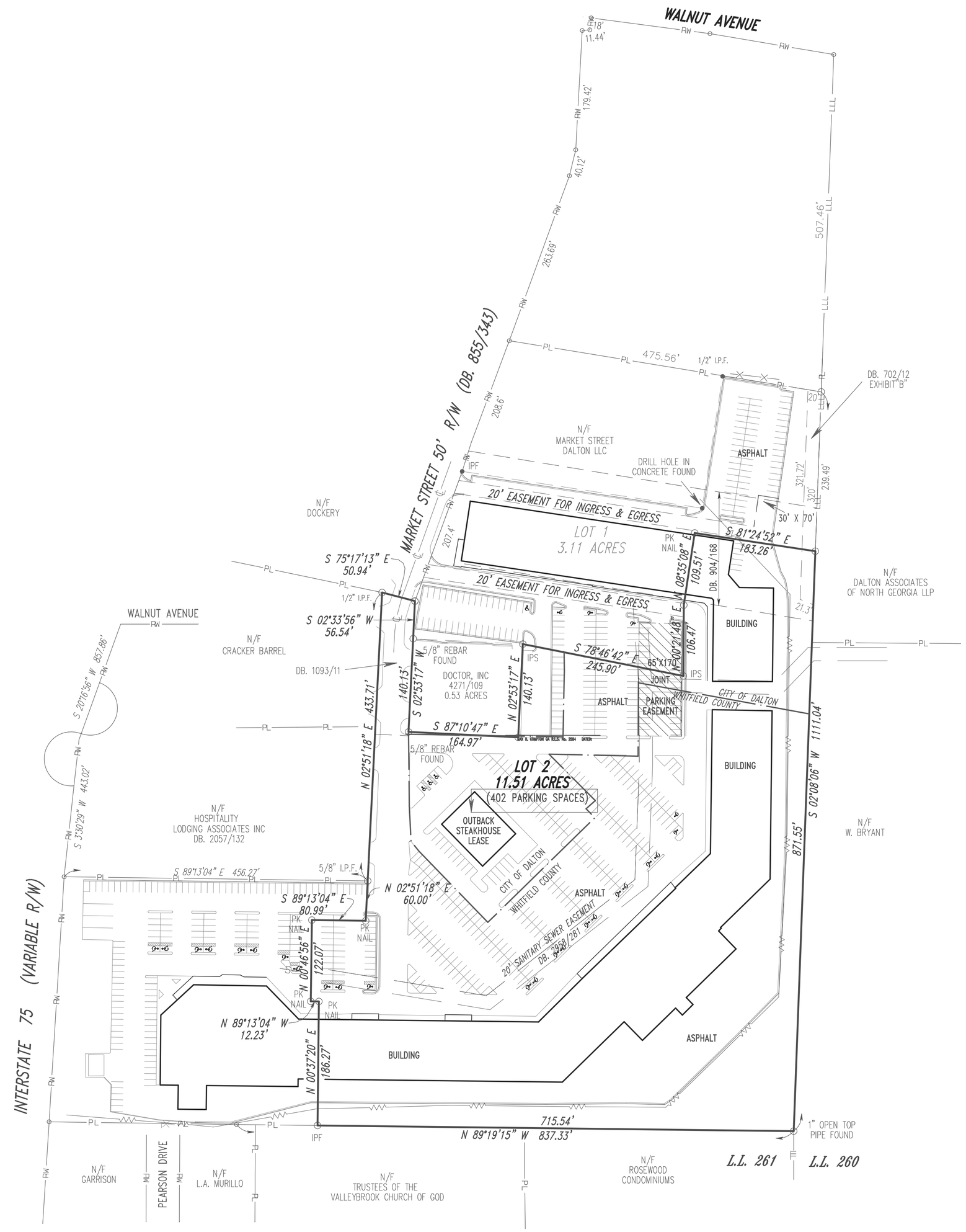


VICINITY MAP (N.T.S.)



DRAFT
NOT FOR THE USE OF WRITING LEGAL DOCUMENTS OR RECORDING. NOT FOR THE USE OF DESIGNING PLAN DRAWINGS

LEGAL DESCRIPTION:

ALL THAT TRACT AND OR PARCEL OF LAND LYING AND BEING IN LAND LOT 261 OF THE 12TH DISTRICT AND 3RD SECTION OF WHITFIELD COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE POINT OF INTERSECTION OF THE SOUTH RIGHT OF WAY OF WALNUT AVENUE AND THE EAST RIGHT OF WAY OF INTERSTATE 75, THENCE ALONG THE EAST RIGHT OF WAY OF INTERSTATE 75 S 20°18'56" W 857.86'; S 3°30'29" W 443.02' TO A POINT ON THE SOUTH LINE HOSPITALITY LODGING ASSOCIATES, INC. RECORDED IN DEED BOOK 2057 PAGE 132 IN THE OFFICE OF SUPERIOR COURT OF WHITFIELD COUNTY, GEORGIA, THENCE ALONG THE SOUTH LINE OF HOSPITALITY LODGING ASSOCIATES, INC. S 89°13'04" E 458.27' TO ITS SOUTHEAST CORNER AND THE POINT OF BEGINNING. THENCE ALONG THE EASTERN LINES OF HOSPITALITY LODGING AND CRACKER BARREL OLD COUNTRY STORE, INC. N 2°51'18" E 433.71' TO THE SOUTHWESTERN CORNER OF THE SOUTHERN TERMINUS OF MARKER STREET (50' RIGHT OF WAY) AS CONVEYED TO THE CITY OF DALTON BY DEED FOUND OF RECORD IN BOOK 855, PAGE 343, IN THE AFORESAID CLERKS OFFICE; THENCE S 75°17'13" E ALONG THE SOUTHERN TERMINUS 50.94' TO THE SOUTHEASTERN TERMINUS OF SAID MARKET STREET; THENCE S 2°33'56" W 56.54' TO A POINT AT THE NORTHWEST CORNER OF DOCTOR, INC. RECORDED IN DEED BOOK 4271, PAGE 109 IN AFORESAID CLERKS OFFICE; THENCE ALONG THE PROPERTY LINE OF SAID DOCTOR INC. THE FOLLOWING CALLS: S 2°53'17" W 140.13'; S 87°10'47" E 164.97'; N 2°53'17" E 140.13' TO ITS NORTHEAST CORNER, THENCE S 78°46'42" E 245.90', THENCE N 0°21'48" E 106.47', THENCE N 8°35'08" E 109.51', THENCE S 81°24'52" E 183.26' TO A POINT ON THE EAST LINE OF LAND LOT 261, THENCE ALONG THE EAST LINE OF LAND LOT 261 S 2°08'06" W 871.55' TO A 1" PIPE FOUND, THENCE N 89°19'15" W 715.54', THENCE N 0°37'20" E 186.27', THENCE N 89°13'04" W 12.23', THENCE N 0°46'56" E 122.07'. THENCE S 89°13'04" E 80.99', THENCE N 2°51'18" E 60.00' TO THE POINT OF BEGINNING.

BEING SHOWN AS LOT 2, MARKET STREET LLC, RECORDED IN PLAT CABINET "E", PAGE 332 IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF WHITFIELD COUNTY, GEORGIA.

EXCEPTIONS:

1. DRAINAGE EASEMENT RESERVED IN WARRANY DEED FROM K-CAROLE, INC. TO MIKE SAVAGE & COMPANY DATED, JANUARY 22, 1982 AND RECORDED IN DEED BOOK 702, PAGE 12. (EXHIBIT "A" & "C" ARE NOT LOCATED ON THIS PROPERTY) (EXHIBIT "B" IS SHOWN ON PLAT.
2. INGRESS AND EGRESS EASEMENT RESREVED IN THE CERTAIN WARRANTY DEED FROM WALLACE C. BRYANT TO TIMOTHY HOGAN DATED NOVEMBER 7, 1985 AND RECORDED IN DEED BOOK 890, PAGE 108. (NOT LOCATED ON THE SUBJECT PROPERTY)
3. INGRESS AND EGRESS EASEMENT RESERVED IN THAT CERTAIN WARRANTY DEED FROM WALLACE C. BRYANT TO TIMOTHY HOGAN DATED JANUARY 1986, AND RECORED IN DEED BOOK 904, PAGE 168. (SHOWN ON PLAT)
4. EASEMENT FROM TIMOTHY HOGAN AAND EDWARD G. JOHNSON TO CRACKER BARREL OLD COUNTRY STORE, INC. DATED MAY 25, 1988 AND RECORDED IN DEED BOOK 1093, PAGE 13. (SHOWN ON PLAT)
5. EASEMENT FOR INGRESS AND EGRESS GRANTED IN THE CERTAIN WARRANTY DEED FROM TIMOTHY T. HOGAN AND EDWARD G. JOHNSON TO WESTCORP, DATED JULY 15, 1988 AND RECORDED IN DEED BOOK 2003, PAGE 18. (DOES NOT APPLY TO THE SUBJECT PROPERTY)
6. EASEMENT TO THE CITY OF DALTON DATED SEPTEMBER 2, 1988 AND RECORDED IN DEED BOOK 2016, PAGE 17, AND AFFECTED BY EASEMENT AMENDMENT DATED MARCH 30, 1988 AND RECORDED IN DEED BOOK 2958, PAGE 281. (SHOWN ON PLAT)
7. EASEMENT FROM TIMOTHY T. HOGAN AND EDWARD G. JOHNSON IN THAT CERTAIN WARRANTY DEED TO J. LARRY SANDERS, DATED OCTOBER 24, 1989 AND RECORDED IN DEED BOOK 2100, PAGE 113. (NOW DOCTOR INC., BUSINESS OF DARIY QUEEN)
8. DECLARATION OF RECIPROCAL EASEMENTS BY DALTON PROEPRTIES, INC., DATED OCTOBER 2, 1990 AND RECORDED IN DEED BOOK 2167, PAGE 131. (BLANKET EASEMENT FOR PARKING AREAS)
9. EASEMENTS CONTAINED IN DEEDS RECORDED ION MAY 25, 2011 IN DEED BOOK 5596, PAGE 247 AND DEED BOOK 5596, PAGE 249. (BLANKET EASEMENT FOR PARKING AREAS)

NOTES:

1. TITLE COMMITMENT NUMBER MTAGA-113518
2. THE PROPERTY NOT LOCATED IN A 100 YEAR FLOOD ZONE AREA. F.E.M.A. F.I.R.M. MAP 13313C0120D & 138D, DATED SEPTEMBER 19, 2007
3. ENTRANCE INTO THE PROPERTY IS FROM A PUBLIC ROAD, MARKET STREET.
4. THE AREA OF THE SITE IS 11.51 ACRES.
5. THIS PROPERTY IS SUBJECT TO REGULATIONS AND RESTRICTION OF ZONING PER THE CITY OF DALTON AND WHITFIELD COUNTY PLANNING AND ZONING.
6. THE PROPERTY IS CURRENTLY ZONED M-U.
7. OVERHEAD UTILITES ARE SERVING THE PROPERTY, OTHER UTILITIES ARE SERVICED UNDERGROUND.

THIS IS TO CERTIFY TO:
MADISON TITLE AGENCY LLC
STEWART TITLE GUARANTY COMPANY
POAL DALTON, LLC, a DELEWARE LIMITED LIABILITY COMPANY
MAUER DALTON, LLC, a DELEWARE LIMITED LIABILITY COMPANY
COHUTTA BANKING COMPANY
THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS: 1, 2, 3, 4, 8, 9, 13, 14. OF TABLE A THEREOF: THE FIELD WORK WAS COMPLETED ON AUGUST 23, 2016.

MAX RANDALL COMPTON GA R.L.S. No. 2584

LEGEND

I.P.F.	1/2" REBAR FOUND
I.P.S.	1/2" CAPPED REBAR SET
M.F.P.	METAL FENCE POST
F.C.	FENCE CORNER
	UTILITY POLE
RIGHT OF WAY	RW
PROPERTY LINE	PL
CENTERLINE ROAD	℄
FENCE	X
ABOVE GRND. UTILITY	
LAND LOT LINE	LLL
SANITARY SEWER	S

SURVEY DATE: 8-23-16	DEED REF.:
	PLAT REF.:
CREW: R.B., D.M.	REVISED:
COMPUTED BY: M.R.C.	
DRAWN BY: M.R.C.	
DATE DRAWN:	

LOCATED IN THE CITY OF DALTON & LOCATED IN LAND LOT 261 12TH DISTRICT 3RD SECTION WHITFIELD COUNTY, GEORGIA

SCALE: 1" = 100' JOB NO. 16-253

COMPTON SURVEYING INC.
P.O. BOX 339
104 CRITTENDEN AVENUE
CHICKAMAUGA, GA 30707-0339
PHONE 706-375-3153
FAX 706-375-2679
www.comptonsurveying.com

Project
1001 MARKET STREET, DALTON, GA

Client
MADISON TITLE AGENCY LLC, STEWART TITLE GUARANTY COMPANY
POAL DALTON, LLC, a DELEWARE LIMITED LIABILITY COMPANY
MAUER DALTON, LLC, a DELEWARE LIMITED LIABILITY COMPANY
COHUTTA BANKING COMPANY

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Revisions	Date

Drawing Title
A.L.T.A. / A.C.S.M.
LAND TITLE SURVEY

DRAWN BY:		DRAWING NO.
DATE:		1 OF 1
PROJECT NO.:		