

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

GENERAL NOTES

THIS EXHIBIT SURVEY IS FOR THE LESSEE PREMISES AND EASEMENTS ONLY. THIS EXHIBIT SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE TOWERS, LLC AND EXCLUSIVELY FOR THE TRANSFERRAL OF THE LESSEE PREMISES AND THE RIGHTS OF EASEMENT SHOWN HEREON AND SHALL NOT BE USED AS AN EXHIBIT OR EVIDENCE IN THE FEE SIMPLE TRANSFERRAL OF THE PARENT PARCEL NOR ANY PORTION OR PORTIONS THEREOF. BOUNDARY INFORMATION SHOWN HEREON HAS BEEN COMPILED FROM TAX MAPS AND DEED DESCRIPTIONS ONLY. NO BOUNDARY SURVEY OF THE PARENT PARCEL WAS PERFORMED.

THIS DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY.

EQUIPMENT USED FOR ANGULAR & LINEAR MEASUREMENTS: LEICA TPS 1200 ROBOTIC & GEOMAX ZENITH 35. [DATE OF LAST FIELD VISIT: 04/08/2021]

THE 1' CONTOURS AND SPOT ELEVATIONS SHOWN ON THIS EXHIBIT SURVEY ARE ADJUSTED TO NAVD 88 DATUM (COMPUTED USING GEOID18) AND HAVE A VERTICAL ACCURACY OF ± 0.5'. CONTOURS OUTSIDE THE IMMEDIATE SITE AREA ARE APPROXIMATE.

BEARINGS SHOWN ON THIS EXHIBIT SURVEY ARE BASED ON GRID NORTH (NAD 83) GEORGIA EAST ZONE.

PER THE FEMA FLOODPLAIN MAPS, THE SITE IS LOCATED IN AN AREA DESIGNATED AS ZONE X (AREA OF MINIMAL FLOOD HAZARD). COMMUNITY PANEL NO. : 13103C0279E DATED: 03/16/2015

NO WETLAND AREAS HAVE BEEN INVESTIGATED BY THIS EXHIBIT SURVEY.

ALL ZONING INFORMATION SHOULD BE VERIFIED WITH THE PROPER ZONING OFFICIALS.

ANY UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM ABOVE GROUND FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEES THAT ANY UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT ANY UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ANY UNDERGROUND UTILITIES.

CERTIFICATE OF AUTHORIZATION: LSF000843

THERE WERE NO VISIBLE ENCROACHMENTS AFFECTING THE LESSEE PREMISES OR ANY OF THE EASEMENTS, AT THE TIME THE SURVEY WAS COMPLETED.

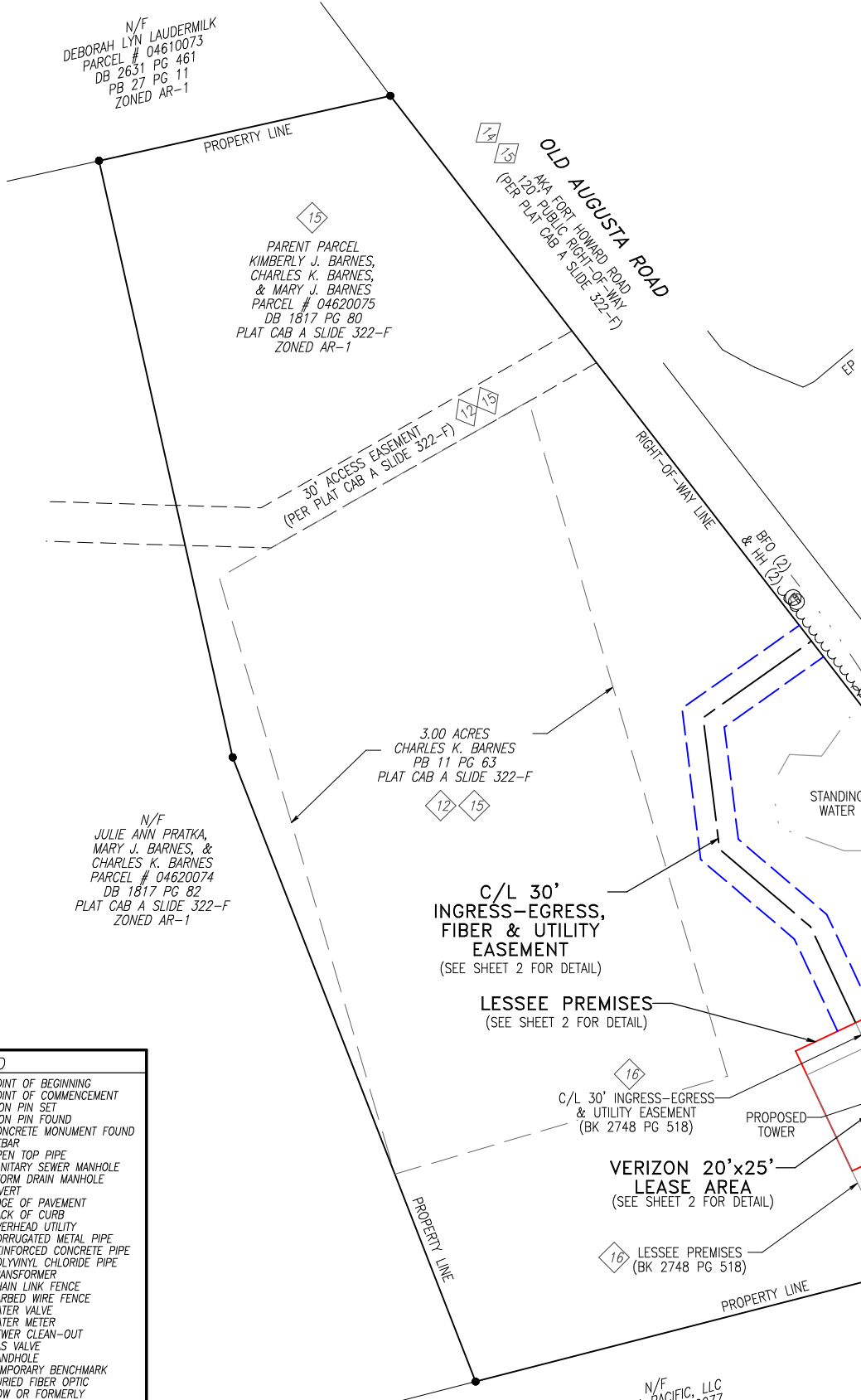
THE LESSEE PREMISES AND ALL EASEMENTS LIE ENTIRELY WITHIN THE PARENT PARCEL.

THE INGRESS-EGRESS AND UTILITY EASEMENTS GO TO A CONFIRMED PUBLIC RIGHT-OF-WAY.

LEGEND	
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
IPS	IRON PIN SET
IPF	IRON PIN FOUND
CMF	CONCRETE MONUMENT FOUND
RB	REBAR
OTP	OPEN TOP PIPE
SSMH	SANITARY SEWER MANHOLE
SDMH	STORM DRAIN MANHOLE
INV	INVERT
EP	EDGE OF PAVEMENT
BC	BACK OF CURB
OU	OVERHEAD UTILITY
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
PVC	POLYVINYL CHLORIDE PIPE
TR	TRANSFORMER
CLF	CHAIN LINK FENCE
BWF	BARBED WIRE FENCE
WV	WATER VALVE
WM	WATER METER
CO	SEWER CLEAN-OUT
GV	GAS VALVE
HH	HANDHOLE
TBM	TEMPORARY BENCHMARK
BFO	BURIED FIBER OPTIC
N/F	NOW OR FORMERLY
R/W	RIGHT-OF-WAY
	FIRE HYDRANT
	CONCRETE MONUMENT FOUND
	TELCO PEDESTAL
	UTILITY POLE
	GUY WIRE ANCHOR
	LIGHT POLE
	BENCHMARK

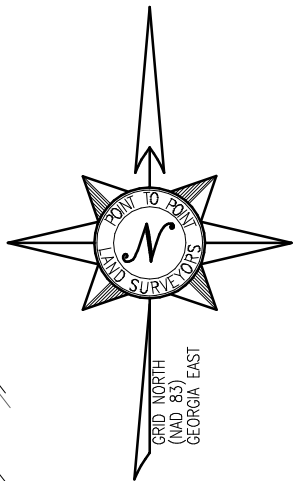


CALL BEFORE YOU DIG



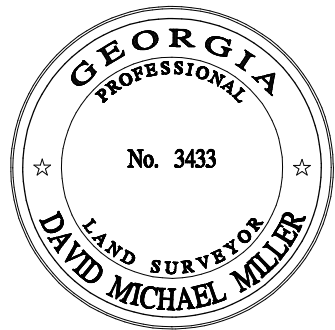
VICINITY MAP

NOT TO SCALE



SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY TO: VERTICAL BRIDGE REIT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUBSIDIARIES, AND THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS; TORONTO DOMINION (TEXAS) LLC, AS ADMINISTRATIVE AGENT, FOR ITSELF AND ON BEHALF OF THE LENDERS PARTIES FROM TIME TO TIME TO THAT CERTAIN SECOND AMENDED AND RESTATED LOAN AGREEMENT DATED JUNE 17, 2016 WITH VERTICAL BRIDGE HOLDCO, LLC, AS BORROWER, AND VERTICAL BRIDGE HOLDCO PARENT, LLC, AS PARENT, AS MAY BE AMENDED, RESTATED, MODIFIED OR RENEWED, THEIR SUCCESSORS AND ASSIGNS AS THEIR INTERESTS MAY APPEAR; AND TOWER TITLE, LLC.



I HEREBY CERTIFY THAT THIS MAP IS CORRECT AND WAS DRAWN UNDER MY DIRECT SUPERVISION. ANY VISIBLE ENCROACHMENTS ARE SHOWN HEREON.

David M. Miller

04/24/2025

DAVID M. MILLER, GEORGIA PROFESSIONAL LAND SURVEYOR #3433 POINT TO POINT LAND SURVEYORS, INC.

THIS MAP IS NOT A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS. THIS MAP IS ONLY INTENDED FOR THE PARTIES AND PURPOSES SHOWN. THIS MAP IS NOT FOR RECORDATION.

* SPECIFIC PURPOSE SURVEY PREPARED BY:



100 Governors Trace, Ste. 103,
Peachtree City, GA 30269
(p) 678.565.4440 (f) 678.565.4497 (w) p2pls.com

SPECIFIC PURPOSE SURVEY PREPARED FOR:



THE TOWERS, LLC
750 PARK OF COMMERCE DRIVE, SUITE 200
BOCA RATON, FL 33487

FT HOWARD
US-GA-5523

9TH DISTRICT
EFFINGHAM COUNTY, GEORGIA

PARENT PARCEL

OWNER: KIMBERLY J. BARNES, CHARLES K. BARNES, AND MARY J. BARNES, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, THEN TO THE HEIRS, EXECUTORS AND ASSIGNS OF THE SURVIVOR, AS TO FEE INTEREST AND CHARLES K. BARNES, AND MARY J. BARNES, AS TO LIFE ESTATE INTEREST

SITE ADDRESS: 117 BARNES DR., RINCON, GA 31326

PARCEL ID: 04620075

AREA: 9.0 ACRES (PER TAX ASSESSOR)

ZONED: AR-1

REFERENCE: DEED BOOK 1817 PAGE 80 & PLAT CABINET A, SLIDE 322-F



GRAPHIC SCALE IN FEET
SCALE: 1" = 120' (11x17)

NO.	DATE	REVISION	DRAWN BY: NRW	SHEET:
1	11/22/24	ADD RECORD BOX	CHECKED BY: JKL	1
2	04/24/25	1A - 130' SETBACK		
			APPROVED: D. MILLER	
			DATE: OCTOBER 22, 2024	
			P2P JOB #: 241453GA	OF 3

SURVEY NOT VALID WITHOUT ALL SHEETS

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

SURVEYOR'S NOTE

THE 30-FOOT WIDE INGRESS-EGRESS, FIBER AND UTILITY EASEMENT RUNS THROUGH A MARSH AREA. TOPOGRAPHY IN THIS AREA CANNOT BE ACCURATELY SHOWN HEREON.

LEGEND

- POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
IPS IRON PIN SET
IPF IRON PIN FOUND
CMF CONCRETE MONUMENT FOUND
RB REBAR
OTP OPEN TOP PIPE
SSMH SANITARY SEWER MANHOLE
SDMH STORM DRAIN MANHOLE
INV INVERT
EP EDGE OF PAVEMENT
BC BACK OF CURB
OU OVERHEAD UTILITY
CMP CORRUGATED METAL PIPE
RCP REINFORCED CONCRETE PIPE
PVC POLYVINYL CHLORIDE PIPE
TR TRANSFORMER
CLF CHAIN LINK FENCE
BWF BARBED WIRE FENCE
WV WATER VALVE
WM WATER METER
CO SEWER CLEAN-OUT
GV GAS VALVE
HH HANDHOLE
TBM TEMPORARY BENCHMARK
BFO BURIED FIBER OPTIC
N/F NOW OR FORMERLY
R/W RIGHT-OF-WAY
FIRE HYDRANT
CONCRETE MONUMENT FOUND
TELCO PEDESTAL
UTILITY POLE
GUY WIRE ANCHOR
LIGHT POLE
BENCHMARK

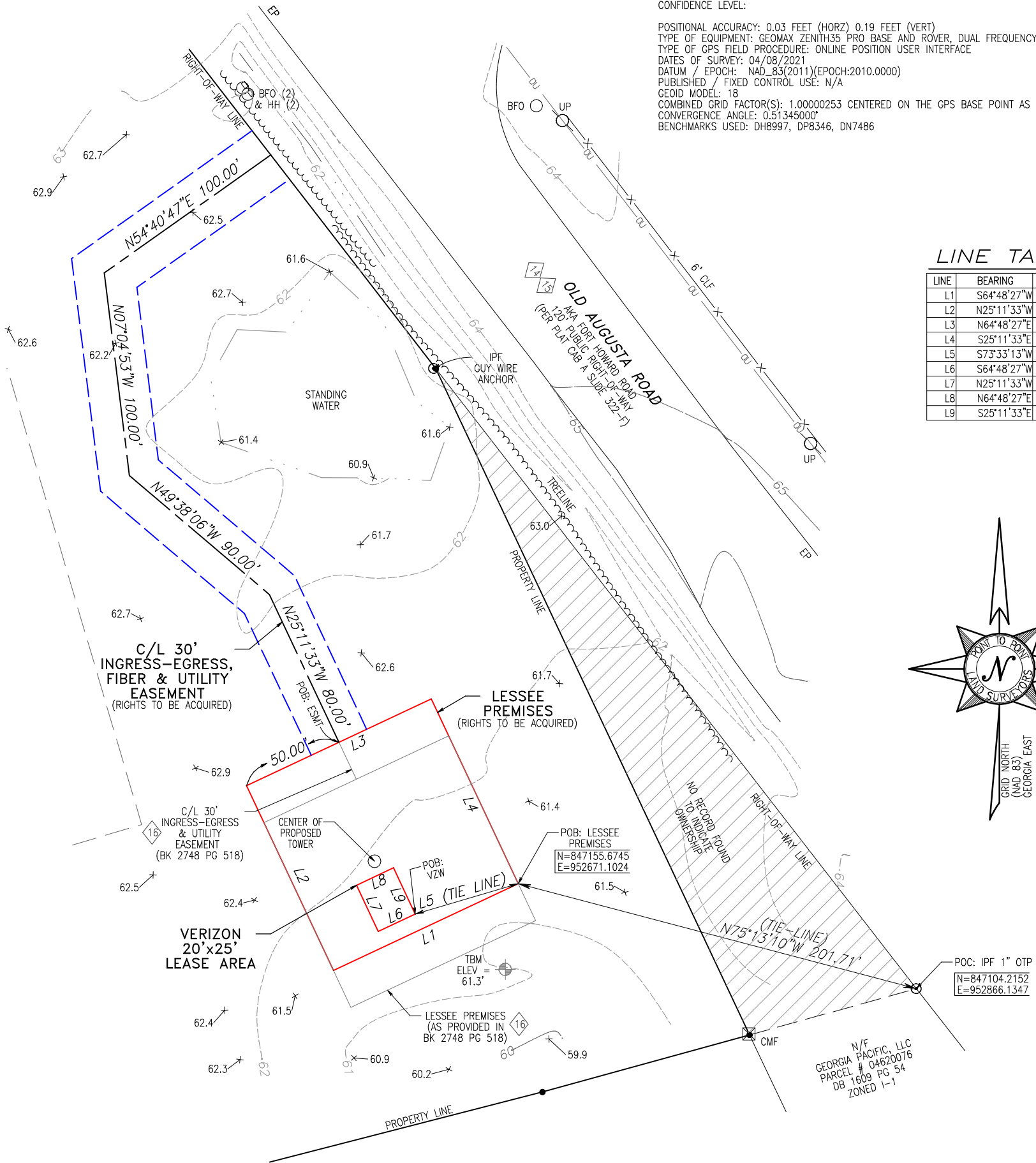
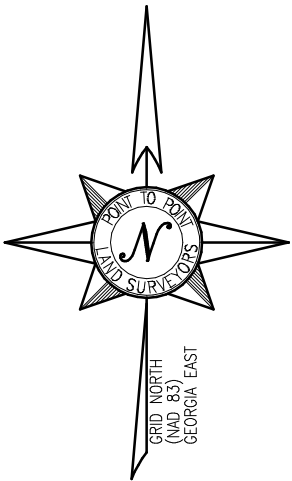
GNSS NOTES

THE FOLLOWING GPS STATISTICS UPON WHICH THIS SURVEY IS BASED HAVE BEEN PRODUCED AT THE 95% CONFIDENCE LEVEL:

POSITIONAL ACCURACY: 0.03 FEET (HORZ) 0.19 FEET (VERT)
TYPE OF EQUIPMENT: GEOMAX ZENITH35 PRO BASE AND ROVER, DUAL FREQUENCY
TYPE OF GPS FIELD PROCEDURE: ONLINE POSITION USER INTERFACE
DATES OF SURVEY: 04/08/2021
DATUM / EPOCH: NAD_83(2011)(EPOCH:2010.0000)
PUBLISHED / FIXED CONTROL USE: N/A
GEOID MODEL: 18
COMBINED GRID FACTOR(S): 1.00000253 CENTERED ON THE GPS BASE POINT AS SHOWN HEREON.
CONVERGENCE ANGLE: 0.51345000°
BENCHMARKS USED: DH8997, DP8346, DN7486

LINE TABLE

LINE	BEARING	DISTANCE
L1	S64°48'27"W	100.00'
L2	N25°11'33"W	100.00'
L3	N64°48'27"E	100.00'
L4	S25°11'33"E	100.00'
L5	S73°33'13"W	52.61'
L6	S64°48'27"W	20.00'
L7	N25°11'33"W	25.00'
L8	N64°48'27"E	20.00'
L9	S25°11'33"E	25.00'



I HEREBY CERTIFY THAT THIS MAP IS CORRECT AND WAS DRAWN UNDER MY DIRECT SUPERVISION. ANY PROBABLE ENCROACHMENTS ARE SHOWN HEREON.

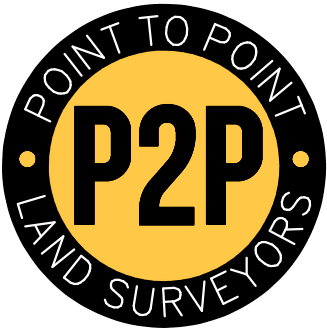
David M. Miller

04/24/2025

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EFFINGHAM COUNTY, GEORGIA

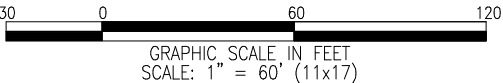
SITE INFORMATION

LESSEE PREMISES = 10,000 SQUARE FEET (0.2296 ACRES)

AT CENTER OF PROPOSED TOWER:
LATITUDE: 32°19'31.94" (NAD 83) (32.325539°)
LONGITUDE: -81°12'25.18" (NAD 83) (-81.206994°)
ELEVATION = 61.8' A.M.S.L.

VERTICAL DATUM: NAVD 1988 (COMPUTED USING GEOID18)
HORIZONTAL DATUM: NAD83

BEARINGS ARE BASED ON GEORGIA GRID NORTH (EAST ZONE)



NO.	DATE	REVISION	DRAWN BY: NRW	SHEET:
1	11/22/24	ADD RECORD BOX	CHECKED BY: JKL	2
2	04/24/25	130' SETBACK	APPROVED: D. MILLER	
			DATE: OCTOBER 22, 2024	
			P2P JOB #: 241453GA	OF 3

SURVEY NOT VALID WITHOUT ALL SHEETS

LEGAL DESCRIPTION SHEET

30’ INGRESS–EGRESS, FIBER & UTILITY EASEMENT

TOGETHER WITH A 30–FOOT WIDE INGRESS–EGRESS, FIBER AND UTILITY EASEMENT (LYING 15 FEET EACH SIDE OF CENTERLINE) LYING AND BEING IN THE 9TH G. M. DISTRICT, EFFINGHAM COUNTY, GEORGIA, AND BEING A PORTION OF THE LANDS OF KIMBERLY J. BARNES, CHARLES K. BARNES, AND MARY J. BARNES, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, AS RECORDED IN DEED BOOK 1817, PAGE 80, EFFINGHAM COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY THE FOLLOWING CENTERLINE DATA:

TO FIND THE POINT OF BEGINNING, COMMENCE AT A 1–INCH OPEN TOP PIPE FOUND AT THE NORTHERNMOST PROPERTY CORNER OF THE LANDS OF GEORGIA PACIFIC, LLC, AS RECORDED IN DEED BOOK 1609, PAGE 54, EFFINGHAM COUNTY RECORDS, SAID PIPE LYING ON THE SOUTHWESTERN RIGHT–OF–WAY LINE OF FORT HOWARD ROAD (HAVING A 120–FOOT PUBLIC RIGHT–OF–WAY, PER PLAT CABINET A, SLIDE 322–F, EFFINGHAM COUNTY RECORDS), AND HAVING A GEORGIA GRID NORTH, NAD 83, EAST ZONE VALUE OF N: 847104.2152 E: 952866.1347; THENCE RUNNING ALONG A TIE–LINE, NORTH 75°13.10. WEST, 201.71 FEET TO A POINT HAVING A GEORGIA GRID NORTH, NAD 83, EAST ZONE VALUE OF N: 847155.6745 E: 952671.1024; THENCE RUNNING ALONG SAID LESSEE PREMISES, SOUTH 64°48’27” WEST, 100.00 FEET TO A POINT; THENCE, NORTH 25°11’33” WEST, 100.00 FEET TO A POINT; THENCE, NORTH 64°48’27” EAST, 50.00 FEET TO A POINT AND THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID LESSEE PREMISES AND RUNNING, NORTH 25°11’33” WEST, 80.00 FEET TO A POINT; THENCE, NORTH 49°38’06” WEST, 90.00 FEET TO A POINT; THENCE, NORTH 07°04’53” WEST, 100.00 FEET TO A POINT; THENCE, NORTH 54°40’47” EAST, 100.00 FEET TO THE ENDING AT A POINT ON SAID RIGHT–OF–WAY LINE.

BEARINGS BASED ON GEORGIA GRID NORTH, NAD 83, EAST ZONE.

LESSEE PREMISES

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 9TH G. M. DISTRICT, EFFINGHAM COUNTY, GEORGIA, AND BEING A PORTION OF THE LANDS OF KIMBERLY J. BARNES, CHARLES K. BARNES, AND MARY J. BARNES, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, AS RECORDED IN DEED BOOK 1817, PAGE 80, EFFINGHAM COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT A 1–INCH OPEN TOP PIPE FOUND AT THE NORTHERNMOST PROPERTY CORNER OF THE LANDS OF GEORGIA PACIFIC, LLC, AS RECORDED IN DEED BOOK 1609, PAGE 54, EFFINGHAM COUNTY RECORDS, SAID PIPE LYING ON THE SOUTHWESTERN RIGHT–OF–WAY LINE OF FORT HOWARD ROAD (HAVING A 120–FOOT PUBLIC RIGHT–OF–WAY, PER PLAT CABINET A, SLIDE 322–F, EFFINGHAM COUNTY RECORDS), AND HAVING A GEORGIA GRID NORTH, NAD 83, EAST ZONE VALUE OF N: 847104.2152 E: 952866.1347; THENCE RUNNING ALONG A TIE–LINE, NORTH 75°13.10. WEST, 201.71 FEET TO A POINT HAVING A GEORGIA GRID NORTH, NAD 83, EAST ZONE VALUE OF N: 847155.6745 E: 952671.1024, AND BEING THE TRUE POINT OF BEGINNING; THENCE, SOUTH 64°48’27” WEST, 100.00 FEET TO A POINT; THENCE, NORTH 25°11’33” WEST, 100.00 FEET TO A POINT; THENCE, NORTH 64°48’27” EAST, 100.00 FEET TO A POINT; THENCE, SOUTH 25°11’33” EAST, 100.00 FEET TO A POINT AND THE POINT OF BEGINNING.

BEARINGS BASED ON GEORGIA GRID NORTH, NAD 83, EAST ZONE.

SAID TRACT CONTAINS 0.2296 ACRES (10,000 SQUARE FEET), MORE OR LESS.

TITLE EXCEPTIONS

THIS SURVEY WAS COMPLETED WITH THE AID OF TITLE WORK PREPARED BY TOWER TITLE, LLC, COMMITMENT DATE OF AUGUST 27, 2024, BEING COMMITMENT NO. VTB–187252–C, FOR THE PARENT PARCEL, TO DETERMINE THE IMPACTS OF EXISTING TITLE EXCEPTIONS.

EXCEPTIONS 1 – 9 ARE STANDARD AND NOT THE TYPE TO BE DEPICTED.

10. ANY AND ALL MATTERS DISCLOSED ON THE MAP ENTITLED "PLAT OF ONE HUNDRED FOURTEEN ACRES OF LAND" DATED NOVEMBER 27, 1919 AND RECORDED NOVEMBER 27, 1919 IN , IN EFFINGHAM COUNTY, GEORGIA.

[BECAUSE THE DESCRIPTION OF THIS ITEM IS VAGUE, WE ARE UNABLE TO ASCERTAIN THE EXACT LOCATION THEREOF].

11. ANY AND ALL MATTERS DISCLOSED ON THE MAP ENTITLED "PLAT OF EIGHTY–FIVE AND ONE FOURTH ACRES OF LAND" DATED AUGUST 9, 1935 AND RECORDED AUGUST 9, 1935 IN (BOOK) F (PAGE) 584, IN EFFINGHAM COUNTY, GEORGIA.

[THIS ITEM IS NOT APPLICABLE TO THE PARENT PARCEL].

12. ANY AND ALL MATTERS DISCLOSED ON THE MAP ENTITLED "PLAT OF 3.00 ACRES DIVIDED FROM PROPERTY OF MRS. FRIEDA W. HODGES" DATED JULY 29, 1976 AND RECORDED JULY 29, 1976 IN (BOOK) 11 (PAGE) 63, IN EFFINGHAM COUNTY, GEORGIA.

[THIS ITEM IS APPLICABLE TO THE PARENT PARCEL, BUT NOT THE LESSEE PREMISES OR THE INGRESS–EGRESS & UTILITY EASEMENT AND IS PLOTTED HEREON].

13. ANY AND ALL MATTERS DISCLOSED ON THE MAP ENTITLED "A 0.24 ACRE PORTION OF LANDS" DATED AUGUST 28, 1985 AND RECORDED AUGUST 28, 1985 IN (BOOK) 19 (PAGE) 218, IN EFFINGHAM COUNTY, GEORGIA.

[THIS ITEM IS NOT APPLICABLE TO THE PARENT PARCEL].

14. RIGHT–OF–WAY PERMIT BETWEEN RAY LINWOOD SECKINGER, CATHERINE L. FINNEY, JACK R. FINNEY, CHARLES A. CARTER, MARSHA E. CARTER, MICHAEL E. SECKINGER, MARGARET E. CRIBBS, PHILLIP T. CRIBBS, THOMAS A. FLOYD, SR. DUANE R. HOLCOMBE, JOAN HOLCOMBE, J. B. BRADLEY, JR. FREIEDA W. HODGES, MICHAEL L. BRAGDON; AND EFFINGHAM COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF GEORGIA, DATED MAY 21, 1986 AND RECORDED MAY 21, 1986 IN (BOOK) 234 (PAGE) 533, IN EFFINGHAM COUNTY, GEORGIA.

[THIS ITEM IS APPLICABLE TO FORT HOWARD ROAD WHICH PROVIDES ACCESS TO THE PARENT PARCEL. THIS ITEM IS NOT APPLICABLE TO THE LESSEE PREMISES OR THE INGRESS–EGRESS & UTILITY EASEMENT].

15. ANY AND ALL MATTERS DISCLOSED ON THE MAP ENTITLED "9.00 ACRES SURVEYED FOR CHARLES K. BARNES" DATED JUNE 30, 1995 AND RECORDED JUNE 30, 1995 IN (BOOK) A322 (PAGE) F1, IN EFFINGHAM COUNTY, GEORGIA.

[THIS ITEM IS APPLICABLE TO THE PARENT PARCEL, LESSEE PREMISES AND THE INGRESS–EGRESS & UTILITY EASEMENT AND IS PLOTTED HEREON].

16. TERMS AND CONDITIONS OF AN UNRECORDED LEASE, AS EVIDENCED BY A(N) MEMORANDUM OF LAND LEASE AGREEMENT BETWEEN KIMBERLY J. BARNES, CHARLES K. BARNES AND MARY J. BARNES AND VERIZON WIRELESS OF THE EAST LP D/B/A VERIZON WIRELESS, DATED NOVEMBER 22, 2021 AND RECORDED DECEMBER 8, 2021 IN (BOOK) 2748 (PAGE) 518 (INSTRUMENT) 014780, IN EFFINGHAM COUNTY, GEORGIA.

[THIS ITEM IS APPLICABLE TO THE PARENT PARCEL, LESSEE PREMISES & THE INGRESS–EGRESS & UTILITY EASEMENT AND IS PLOTTED HEREON].



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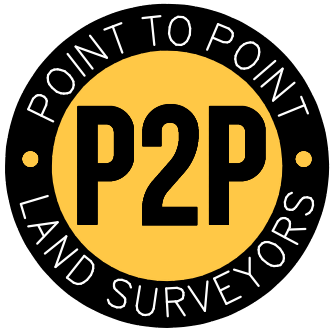
[Signature]

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FT HOWARD
US–GA–5523

9TH DISTRICT
EFFINGHAM COUNTY, GEORGIA

LEGAL DESCRIPTION & TITLE REVIEW SHEET

NO.	DATE	REVISION	DRAWN BY: NRW	SHEET:
1	11/22/24	ADD RECORD BOX	CHECKED BY: JKL	3
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OF 3

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VERIZON 20’x25’ LEASE AREA

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 9TH G. M. DISTRICT, EFFINGHAM COUNTY, GEORGIA, AND BEING A PORTION OF THE LANDS OF KIMBERLY J. BARNES, CHARLES K. BARNES, AND MARY J. BARNES, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, AS RECORDED IN DEED BOOK 1817, PAGE 80, EFFINGHAM COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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BEARINGS BASED ON GEORGIA GRID NORTH, NAD 83, EAST ZONE.

SAID TRACT CONTAINS 0.0115 ACRES (500 SQUARE FEET), MORE OR LESS.

PARENT PARCEL

(AS PROVIDED IN COMMITMENT NO. VTB–187252–C)

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE 9TH G.M. DISTRICT OF EFFINGHAM COUNTY, GEORGIA, CONTAINING SIX (6) ACRES, MORE OR LESS, AND BEING BOUNDED ON THE NORTH BY LANDS OF THOMPSON AND HILLIARD; ON THE EAST BY FORT HOWARD ROAD KNOWN AS COUNTY ROAD #245; ON THE SOUTH BY LANDS OF SARAN GREEN AND MACHIN FLANNEL AND ON THE WEST BY OTHER LANDS OF MRS. FRIEDA W. HODGES, THE GRANTOR HEREIN.

EXPRESS REFERENCE IS HEREBY MADE TO PLAT OF SAID LENDS MADE BY PAUL D. WILDER, R.L.S. ASS9 DATED JUNE 21, 1995 AND RECORDED IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF EFFINGHAM COUNTY, GEORGIA, IN PLAT CABINET 'A', SLIDE 322–F FOR BETTER DETERMINING THE METES AND BOUNDS OF SAID LANDS HEREIN CONVEYED.

SUBJECT, HOWEVER, TO THE THIRTY (30) FOOT WIDE ACCESS EASEMENT SHOWN ON SAID PLAT ABOVE REFERRED TO WHICH EXTENDS FROM THE WESTERLY SIDE OF FORT HOWARD ROAD AND EXTENDS OVER AND ACROSS THE LANDS ABOVE DESCRIBED AND CONVEYED IN A WESTERLY DIRECTION TO A POINT WHERE IT INTERSECTS OTHER LANDS OF FIRST PARTY HEREIN. SAID ACCESS EASEMENT BEING RESERVED UNTO FIRST PARTY, HER HEIRS AND ASSIGNS FOR THE PURPOSE OF INGRESS AND EGRESS AND FOR UTILITY PURPOSES.

THE PLAT ABOVE REFERRED TO SHOWS SAID SIX (61 ACRE TRACT OF LANDS AND ALSO DESCRIBES LYING WITHIN THE PERIMETER THEREOF A THREE (3) ACRE TRACT OF LANDS WHICH WAS PREVIOUSLY CONVEYED BY GIFT DEED FROM MRS. FRIEDA W. HODGES TO CHARLES R. BARNES BY DEED DATED AUGUST 12, 1976 WHICH IS RECORDED IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF SAID COUNTY IN DEED BOOK 175, PAGE 70 WHICH WHEN SAID THREE (3) ACRE TRACT OF LAND IS ADDED TO THE SIX ACRES CONVEYED BY THIS DEED MAKES AND TOTAL AMOUNT OF LAND OWNED BY CHARLES K. BARNES A TOTAL OF NINE (9) ACRES.

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THIS BEING THE SAME PROPERTY AS CONVEYED TO KIMBERLY J. BARNES, CHARLES K. BARNES, AND MARY J. BARNES, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, THEN TO THE HEIRS, EXECUTORS AND ASSIGNS OF THE SURVIVOR FROM CHARLES K. BARNES AND MARY J. BARNES IN A DEED DATED JANUARY 14, 2009 AND RECORDED JANUARY 21, 2009 IN BOOK 01817 AND PAGE 0080 IN EFFINGHAM COUNTY, GA