SPECIAL NOTES

1) ELEVATION AND DESCRIPTION IS MADE TO THE ENTRIES AS LISTED IN THE HILL BLOCK ANDOR ELEVATIONS. THE ELEVATIONS AND DESCRIPTIONS ON THIS PLAT ARE NOT WARRANTED TO ADJACENT DEPTHS OR SUBSURFACE CONDITIONS.

2) SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.

3) THE UNDERSIGNED SURVEYOR MAKES NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

4) PURSUANT TO RULE 180-6-.09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS, THE TERM "CERTIFICATION" RELATING TO PROFESSIONAL ENGINEERING AND LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE RECIPIENT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

MAP CLOSURES

TRACT 1 - IS WITHIN ONE FOOT IN 1,136,362 FEET

TRACT 2 - IS WITHIN ONE FOOT IN 397,943 FEET

EQUIPMENT USED

CARLSON BRX7 GNSS RECEIVER (BASE & ROVER)
GEOMAX ZOOM 90 ROBOTIC TOTAL STATION
DB MARRICS 200 RTK
GEOCUE TRUE VIEW 545 LIDAR
SOKKIA SDL30 DIGITAL LEVEL

GENERAL NOTES

1) THIS SURVEY WAS DONE UNDER MY SUPERVISION USING A CARLSON BRX7 GNSS RECEIVER & A GEOMAX ZOOM 90 ROBOTIC TOTAL STATION WITH AN ANGULAR ERROR OF 05 SECONDS PER STATION. THE TRAVERSE UPON WHICH THIS PLAT IS BASED WAS FIELD CLOSED AND FOR CLOSURE BY THE LEAST SQUARE METHOD AND THE RELATIVE POSITIONAL ACCURACY IS 0.043+10.1 FOOT FOR THE ADJUSTED ACCURACY OF THIS PLAT SEE MAP CLOSURES.

2) ACCORDING TO THE F.I.R.M. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 13063C0088F, DATED 8/3/2010 FOR CLAYTON COUNTY, GEORGIA THIS PROPERTY DOES NOT LIE WITHIN A FEMA FLOOD HAZARD ZONE AS DEFINED BY FEMA.

3) CURRENT ZONING ACCORDING TO CLAYTON COUNTY IS [illegible] AS HI, HEAVY INDUSTRIAL DISTRICT. CLAYTON COUNTY ZONING DEPARTMENT MUST BE REFERENCED FOR ALL REQUIREMENTS UNDER THIS ZONING.
BUILDING SETBACKS:
MINIMUM FRONT SETBACK - 50 FEET
MINIMUM SIDE SETBACK - 30 FEET
MINIMUM REAR SETBACK - 30 FEET
MAXIMUM BUILDING HEIGHT IS NOT SPECIFIED

4) HORIZONTAL AND VERTICAL REFERENCE SHOWN HEREON WAS TAKEN FROM REAL-TIME ADJUSTED GPS OBSERVATIONS. (NAD 83 / NAVD 88)

5) ALL DISTANCES SHOWN HEREON ARE "GROUND" DISTANCES. UNLESS OTHERWISE STATED AS "GRID" DISTANCES.

6) CONTOUR INTERVALS SHOWN ARE ONE FOOT.

PLAT REFERENCES

1) "SURVEY FOR CLAYTON COUNTY WATER AUTHORITY" PREPARED BY B&B SURVEYING, DATED 12/27/1999, RECORDED IN PLAT BOOK 36, PAGE 136, CLAYTON COUNTY, GEORGIA RECORDS

2) "ALTA/ ACSM LAND TITLE SURVEY FOR CORPORATE PROPERTY ASSOCIATES 13 INC., HAMMER (DE) LIMITED PARTNERSHIP, & MORGAN STANLEY BANK" PREPARED BY PEARSON & ASSOCIATES INC., DATED 4/28/2006.

3) "ALTA/ ACSM LAND TITLE SURVEY FOR REED SMITH, LLP" PREPARED BY WILLIAMS NATIONAL LAND SERVICES, DATED 7/30/2013.

4) "ALTA/ NSPS LAND TITLE SURVEY FOR VALMEO GLOBAL INVESTMENTS LLC" PREPARED BY VALENTINO & ASSOCIATES SURVEYING AND GEOMATICS, DATED 9/4/2018, LAST REVISED 10/17/2021.

ENCROACHMENT NOTE

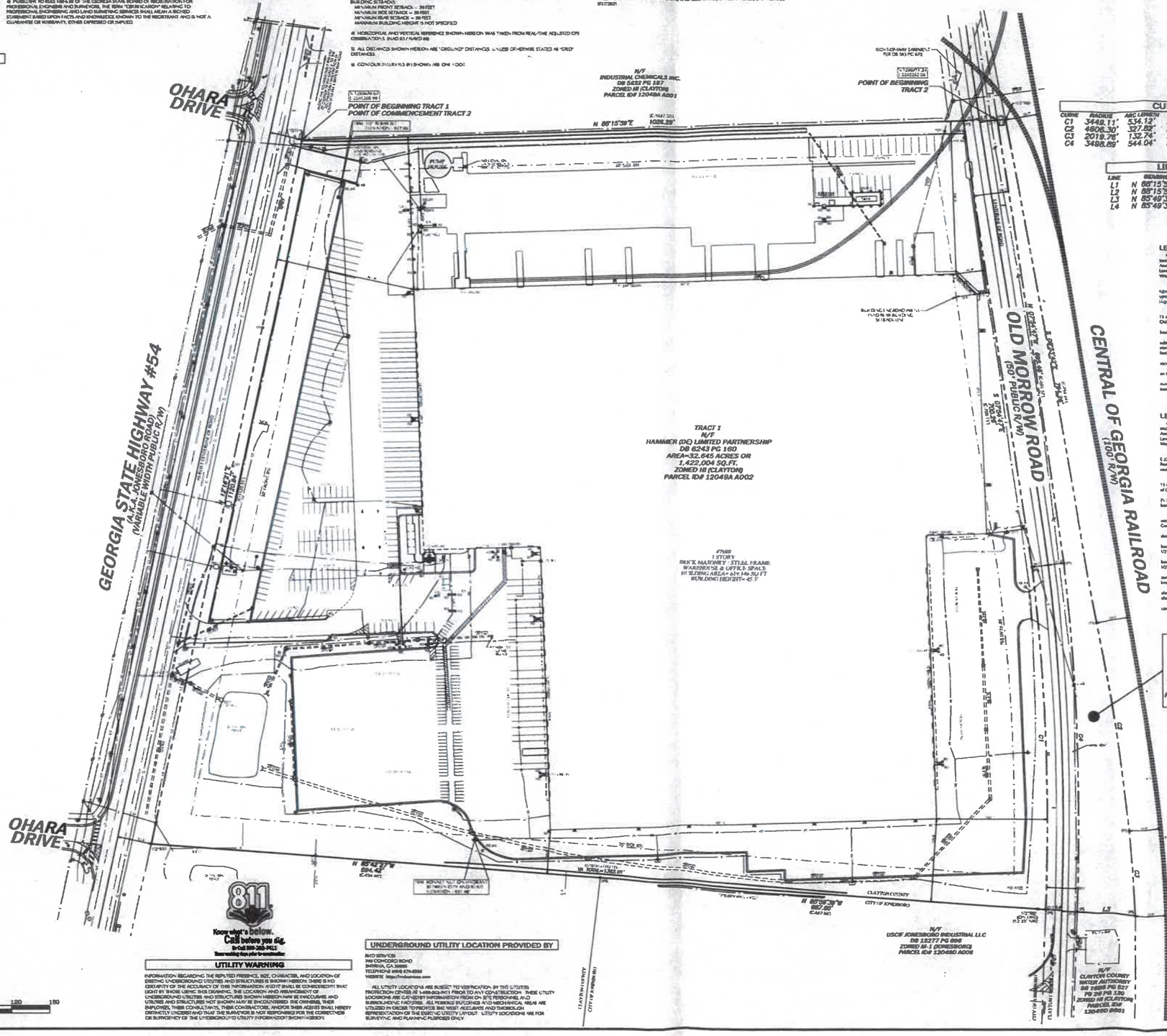
A) BUILDING ENCROACHMENT INTO REAR BUILDING SETBACK LINE

THE PURPOSE OF THIS PLAT IS TO ANNEX TRACT 1 INTO THE CITY OF JONESBORO

RESERVED FOR CLERK OF COURT

LEGEND

	BOUNDARY LINE - NOT TO SCALE
	FENCE LINE
GUARDRAIL	GUARDRAIL
UG	UNDERGROUND GAS LINE
OH	OVERHEAD ELECTRIC LINE
OH	OVERHEAD TELEPHONE LINE
	SANITARY SEWER LINE
	SANITARY SEWER FORCEMAIN LINE
UE	UNDERGROUND ELECTRIC LINE
UT	UNDERGROUND TELEPHONE LINE
UNK	UNKNOWN UNDERGROUND UTILITY LINE
	WATER LINE
WET	WETLANDS AREA
	CATCH BASIN SINGLE WING
	CATCH BASIN DOUBLE WING
	COMPUTED POINT
	BORING HOLE
	CLEANOUT
	COMMUNICATION BOX
	ELECTRIC BOX
	ELECTRIC LINE MARKER/PANEL
	ELECTRIC MANHOLE
	ELECTRIC METER
	ELECTRIC OUTLET
	ELECTRIC SWITCH
	FIBER OPTIC BOX
	FIBER OPTIC LINE MARKER
	FIRE HYDRANT
	FLARED END SECTION
	GAS LINE MARKER
	GAS METER
	GAS VALVE
	GROUND LIGHT
	GUY POLE
	GUY WIRE
	HEADWALL
	HVAC/AIR CONDITIONING UNIT
	IRRIGATION CONTROL VALVE
	LIGHT POLE
	POST INDICATOR VALVE
	POWER POLE
	SANITARY SEWER MANHOLE
	SIGN POST
	STORM WATER DROP INLET
	STORM WATER JUNCTION BOX
	STORM WATER YARD INLET
	TELEPHONE MANHOLE
	TELEPHONE POLE
	TRAFFIC SIGNAL BOX
	TRAFFIC SIGNAL POLE
	WATER MANHOLE
	WATER METER
	WATER VALVE
	WATER VALVE/LINE MARKER
BO	BOLLARD
CMF	CONCRETE MONUMENT FOUND
CTF	CRIMPED TOP PIPE FOUND
FFE	FINISHED FLOOR ELEVATION
BB	IRRIGATION BOX
IFF	IRON PIN FOUND
IFS	1/2" IRON PIN & CAP SET #2528
MB	MAIL BOX
OTF	OPEN TOP PIPE FOUND
PKF	PK NAIL FOUND
PKS	PK NAIL SET
RBF	REBAR FOUND
RMF	REPORTED MONUMENT FOUND
RRS	RAILROAD SIGNAL BOX
SO	STUB OUT
BSL	BUILDING SETBACK LINE
C&G	CURB & GUTTER
CP	CONCRETE PAD
CLF	CHAIN LINK FENCE
CMP	CORRUGATED METAL PIPE
DB PG	DEED BOOK & PAGE
DIP	DUCTILE IRON PIPE
HC	HEADER CURB
HDPE	HIGH DENSITY POLYETHYLENE PIPE
INV	INVERT ELEVATION
OCS	OUTLET CONTROL STRUCTURE
PB PG	PLAT BOOK & PAGE
PVC	PLASTIC PIPE
RCP	REINFORCED CONCRETE PIPE
TBM	TEMPORARY BENCHMARK
N XXX.XX	SPOT ELEVATION
(C-XXX.XX)	DEED CALL FOR DISTANCE
1	REFERENCE TO TITLE EXCEPTION ITEM
A	REFERENCE TO ENCROACHMENT ITEM



VICINITY MAP
NOT TO SCALE

GRID NORTH
GEORGIA WEST ZONE

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DEED DIST.
C1	3448.11'	534.12'	S 01°55'12"E	533.58'	(C-533.62')
C2	4806.30'	327.62'	S 06°39'56"E	327.75'	(C-327.73')
C3	2019.79'	132.74'	S 03°51'40"E	132.71'	(C-132.84')
C4	3498.89'	544.04'	N 01°54'51"W	543.49'	(C-543.34')

LINE TABLE

LINE	BEARING	DISTANCE	DEED DIST.
L1	N 88°15'39"E	50.29'	(C-50.29')
L2	N 88°15'39"E	11.56'	(C-10.74')
L3	N 85°49'31"W	91.49'	(C-92.11')
L4	N 85°49'31"W	50.02'	(C-50.02')

LEGAL DESCRIPTION - TRACT 1 (BASED ON THIS SURVEY)

All that tract or parcel of land lying and being in Land Lots 49, 12th District, Clayton County, Georgia, and tract or parcel of land being more fully shown and designated on a plat of survey prepared by Valentino & Associates, Inc. Job #25-096, Drawing File #25-096B, bearing the seal of Glenn A. Valentino, Ga. Registered Land Surveyor #2528, and being more particularly described, with bearings relative to Grid North, Georgia West Zone, as follows:

BEGINNING at a 1" open top pipe found (N: 1,129,576.62, E: 2,241,268.98) on the southwesterly right-of-way line of Georgia State Highway #54 (A.K.A. Jonesboro Road/Variable Width Public R/W), said 1" open top pipe found being approximately 1,200 feet more or less from the centerline intersection of Georgia State Highway #54 and Battle Creek Road;

THENCE departing said southwesterly right-of-way line of Georgia State Highway #54, north 88 degrees 15 minutes 39 seconds East a distance of 1028.29 feet to a 1/2" rebar pin set;

THENCE along said westerly right-of-way line of Old Morrow Road the following courses and distances, South 01 degrees 55 minutes 12 seconds East a distance of 533.58 feet to a 1/2" rebar pin set;

THENCE along a curve to the right having a radius of 3448.11 feet for an arc length of 534.12 feet, being subtended by a chord of South 06 degrees 39 minutes 56 seconds East for a distance of 327.75 feet to a 1/2" rebar pin set;

THENCE along a curve to the right having a radius of 2019.79 feet for an arc length of 132.74 feet, being subtended by a chord of South 03 degrees 51 minutes 40 seconds East for a distance of 132.71 feet to a 1/2" rebar pin set;

THENCE departing said westerly right-of-way line of Old Morrow Road, South 88 degrees 39 minutes 39 seconds West a distance of 50.29 feet to a 1/2" rebar pin set on the aforesaid westerly right-of-way line of Old Morrow Road;

THENCE along said westerly right-of-way line of Old Morrow Road the following courses and distances, along a curve to the left having a radius of 3498.89 feet for an arc length of 544.04 feet, being subtended by a chord of North 01 degrees 54 minutes 51 seconds West for a distance of 543.49 feet to a 1/2" rebar pin set;

THENCE North 06 degrees 39 minutes 47 seconds West a distance of 327.62 feet to a 1/2" rebar pin set;

THENCE North 03 degrees 51 minutes 40 seconds West a distance of 132.74 feet to a 1/2" rebar pin set, said 1/2" rebar pin set being the POINT OF BEGINNING.

Said tract of parcel of land contains 1.164 acres or 50,736 square feet

LEGAL DESCRIPTION -TRACT 2 (BASED ON THIS SURVEY)

All that tract or parcel of land lying and being in Land Lot 49, 12th District, Clayton County, Georgia, and tract or parcel of land being more fully shown and designated on a plat of survey prepared by Valentino & Associates, Inc. Job #25-096, Drawing File #25-096B, bearing the seal of Glenn A. Valentino, Ga. Registered Land Surveyor #2528, and being more particularly described, with bearings relative to Grid North, Georgia West Zone, as follows:

To find the POINT OF BEGINNING, COMMENCE at a 1" open top pipe found (N: 1,129,576.62, E: 2,241,268.98) on the southwesterly right-of-way line of Georgia State Highway #54 (A.K.A. Jonesboro Road/Variable Width Public R/W), said 1" open top pipe found being approximately 1,200.00 feet more or less from the centerline intersection of Georgia State Highway #54 and Battle Creek Road;

THENCE departing said southwesterly right-of-way line of Georgia State Highway #54, north 88 degrees 15 minutes 39 seconds East a distance of 1028.29 feet to a 1/2" rebar pin set on the westerly right-of-way line of Old Morrow Road (50' Public R/W);

THENCE departing said westerly right-of-way line of Old Morrow Road, north 88 degrees 15 minutes 39 seconds East a distance of 11.56 feet to a 1/2" rebar pin set on the westerly right-of-way line of the Central of Georgia Railroad (100' R/W);

THENCE along said westerly right-of-way line of Central of Georgia Railroad the following courses and distances, South 09 degrees 53 minutes 42 seconds East a distance of 794.26 feet to a 1/2" rebar pin set;

THENCE along a curve to the right having a radius of 4806.30 feet for an arc length of 327.62 feet, being subtended by a chord of South 06 degrees 39 minutes 56 seconds East for a distance of 327.75 feet to a 1/2" rebar pin set;

THENCE along a curve to the right having a radius of 2019.79 feet for an arc length of 132.74 feet, being subtended by a chord of South 03 degrees 51 minutes 40 seconds East for a distance of 132.71 feet to a 1/2" rebar pin set;

THENCE departing said westerly right-of-way line of Central of Georgia Railroad, north 88 degrees 49 minutes 35 seconds West a distance of 91.49 feet to a 1/2" rebar pin set on the aforesaid westerly right-of-way line of Old Morrow Road;

THENCE along said westerly right-of-way line of Old Morrow Road the following courses and distances, along a curve to the left having a radius of 3498.89 feet for an arc length of 544.04 feet, being subtended by a chord of North 01 degrees 54 minutes 51 seconds West for a distance of 543.49 feet to a 1/2" rebar pin set;

THENCE North 06 degrees 39 minutes 47 seconds West a distance of 685.48 feet to a 1/2" rebar pin set, said 1/2" rebar pin set being the POINT OF BEGINNING

Said tract of parcel of land contains 1.164 acres or 50,736 square feet

FIELD DATES: 12/29/2025 - 1/28/2026

STATE OF GEORGIA PLAT ACT CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OR LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDED INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON.
RECORDATION OF THIS PLAT DOES NOT SATISFY APPLICABLE OR ANY LOCAL JURISDICTIONAL AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS 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.

GLENN A. VALENTINO GA R.L.S. #2528
DATE OF DEPARTURE: 1/27/2026

811
Know what's below. Call before you dig.
Or Call: 800-282-7411
Three working days prior to construction

UTILITY WARNING

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED BY WHAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNERS, THEIR EMPLOYEES, THEIR CONSULTANTS, THEIR CONTRACTORS, AND/OR THEIR AGENTS SHALL HEREBY DEFINITELY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON.

UNDERGROUND UTILITY LOCATION PROVIDED BY

RHO SERVICES
248 CONCORD ROAD
SMYRNA, GA 30080
TELEPHONE (404) 874-2555
WEBSITE: https://rhoexpress.com

ALL UTILITY LOCATIONS ARE SUBJECT TO VERIFICATION BY THE STATE'S PROTECTION CENTER (811-800-282-7411) PRIOR TO ANY CONSTRUCTION. THESE UTILITY LOCATIONS ARE CAPTURED INFORMATION FROM ON SITE PERSONNEL AND SUBCONTRACTOR PERSONNEL. ALL MARKED BUFFERING AND MISCELLANEOUS AREAS ARE UTILIZED IN ORDER TO PROVIDE THE MOST ACCURATE AND THOROUGH REPRESENTATION OF THE EXISTING UTILITY LAYOUT. UTILITY LOCATIONS ARE FOR SURVEYING AND PLANNING PURPOSES ONLY.

ANNEXATION PLAT FOR:
W.P. CAREY,
HAMMER (DE) LIMITED PARTNERSHIP,
&
FIRST AMERICAN TITLE INSURANCE COMPANY
LAND LOT 49 12TH DISTRICT CLAYTON COUNTY, GEORGIA

VALENTINO & ASSOCIATES, INC.
LAND SURVEYORS
4845 ORCHARD ROAD
BUILDING 200
SMYRNA, GEORGIA 30080
PHONE: (770) 438-0815
FAX: (770) 425-8898
WEB: VALENTINOSURVEY.COM
STATE OF GEORGIA LAND SURVEYING FIRM LICENSE NO. LSF000804

REVISIONS

SCALE:	1" = 60'
DATE:	3/13/2026
JOB NUMBER:	25-096
FILE NUMBER:	25-096
PLOTTED:	3/13/2026

ANNEXATION PLAT

SHEET 1 OF 1

GEORGIA REGISTERED LAND SURVEYOR No. 2528 GLENN A. VALENTINO

S:\2025 Projects\25-096 (DHC) 25-096 C3D3

SPECIAL NOTES

1) CERTIFICATION AND DECLARATION IS MADE TO THE LIMITES AS USED BY THE TITLE BLOCK AND/OR CERTIFICATIONS. THE CERTIFICATIONS AND DECLARATIONS ON THIS PLAT ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS

2) SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD COMPANIES OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.

3) THE UNDERSIGNED SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

4) PURSUANT TO RULE 180-6-.09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS, THE TERM "CERTIFICATION" RELATING TO PROFESSIONAL ENGINEERING AND LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

RESERVED FOR CLERK OF COURT

MAP CLOSURES

TRACT 1 - IS WITHIN ONE FOOT IN 1,339,952 FEET
TRACT 2 - IS WITHIN ONE FOOT IN 987943 FEET

EQUIPMENT USED

CARLSON BRIZ GNSS RECEIVER (BASE & ROVER)
GEOMAX ZOOM 90 ROBOTIC TOTAL STATION
DB MASTER 300 RTK
GEOCUE TRUE VIEW 340 LIDAR
SOKKIA SDL30 DIGITAL LEVEL

GENERAL NOTES

1) THIS SURVEY WAS DONE UNDER NORMAL SUPERVISION USING A CARLSON BRIZ GNSS RECEIVER & A GEOMAX 90 TOTAL STATION WITH AN ANGULAR ERROR OF 01 SECONDS PER STATION. THE TRAVERSE UPON WHICH THIS PLAT IS BASED, HAS BEEN CALCULATED FOR CLOSURE BY THE LEAST SQUARE RULE AND THE RELATIVE POSITIONAL ACCURACY IS 0.04 FEET FOR THE ADJUSTED ACCURACY OF THIS PLAT SEE MAP CLOSURES.

2) ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 13063C0084D, DATED 6/7/2017 FOR CLAYTON COUNTY, GEORGIA THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY F.E.M.A.

3) CURRENT ZONING ACCORDING TO CLAYTON COUNTY IS LISTED AS HI, HEAVY INDUSTRIAL DISTRICT. CLAYTON COUNTY ZONING DEPARTMENT MUST BE REFERENCED FOR ALL REQUIREMENTS UNDER THIS ZONING.
BUILDING SETBACKS:
MINIMUM FRONT SETBACK - 50 FEET
MINIMUM SIDE SETBACK - 50 FEET
MINIMUM REAR SETBACK - 50 FEET
MAXIMUM BUILDING HEIGHT IS NOT SPECIFIED

4) HORIZONTAL AND VERTICAL REFERENCE SHOWN HEREON WAS TAKEN FROM REAL-TIME ADJUSTED GPS OBSERVATIONS, (NAD 83 / NAVD 88)

5) ALL DISTANCES SHOWN HEREON ARE "GROUND" DISTANCES, UNLESS OTHERWISE STATED AS "GRID" DISTANCES.

6) CONTOUR INTERVALS (8) SHOWN ARE ONE FOOT

PLAT REFERENCES

1) "SURVEY FOR CLAYTON COUNTY WATER AUTHORITY" PREPARED BY B&B SURVEYING, DATED 12/27/1990, RECORDED IN PLAT BOOK 36, PAGE 130, CLAYTON COUNTY, GEORGIA RECORDS.

2) "ALTA/ACSM LAND TITLE SURVEY FOR CORPORATE PROPERTY ASSOCIATES 13 INC., HAMMER (DE) LIMITED PARTNERSHIP, & MORGAN STANLEY BANK" PREPARED BY PARSONS & ASSOCIATES INC., DATED 8/30/1996.

3) "ALTA/ACSM LAND TITLE SURVEY FOR REED SMITH, LLP" PREPARED BY WILLIAMS NATIONAL LAND SERVICES, DATED 10/09/01

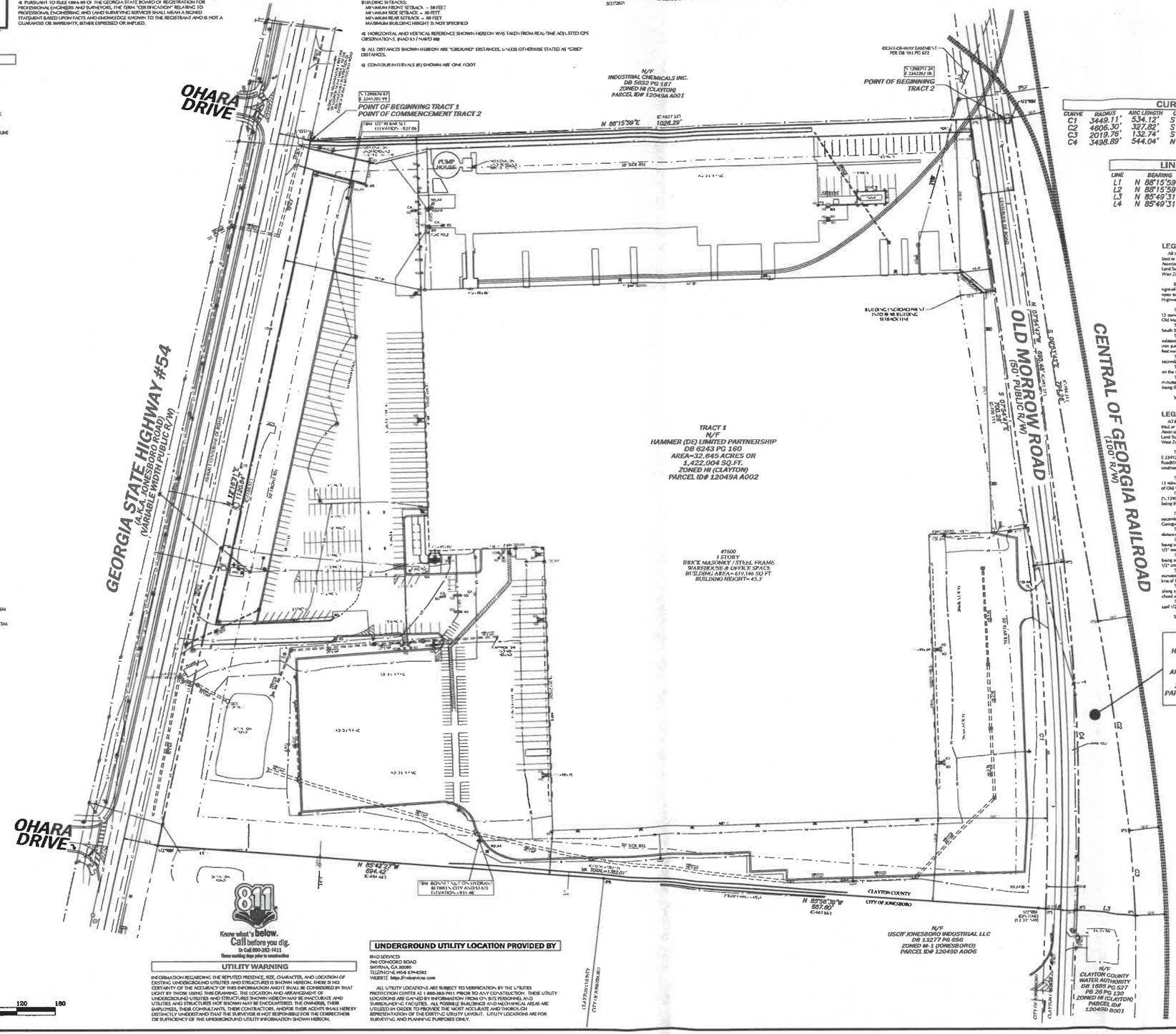
4) "ALTA/NSPS LAND TITLE SURVEY FOR VALVES GLOBAL INVESTMENTS LLC" PREPARED BY VALENTINO & ASSOCIATES SURVEYING AND GEOMATICS, DATED 04/2020, LAST REVISED 5/27/2021

ENCROACHMENT NOTE

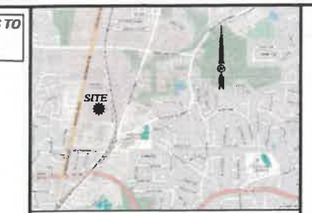
A) BUILDING ENCROACHMENT INTO REAR BUILDING SETBACK LINE

LEGEND

- BROKEN LINE NOT TO SCALE
- FENCE LINE
- GUARDRAIL
- UNDERGROUND GAS LINE
- OVERHEAD ELECTRIC LINE
- OVERHEAD TELEPHONE LINE
- SANITARY SEWER LINE
- SANITARY SEWER FORCEMAIN LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND TELEPHONE LINE
- UNKNOWN UNDERGROUND UTILITY LINE
- WATER LINE
- WETLANDS AREA
- CATCH BASIN SINGLE WING
- CATCH BASIN DOUBLE WING
- COMPUTED POINT
- BORING HOLE
- CLEANOUT
- COMMUNICATION BOX
- ELECTRIC BOX
- ELECTRIC LINE MARKER/PANEL
- ELECTRIC MANHOLE
- ELECTRIC METER
- ELECTRIC OUTLET
- ELECTRIC SWITCH
- FIBER OPTIC BOX
- FIBER OPTIC LINE MARKER
- FIRE HYDRANT
- FLARED END SECTION
- GAS LINE MARKER
- GAS METER
- GAS VALVE
- GROUND LIGHT
- GUY POLE
- GUY WIRE
- HEADWALL
- HEATING/AIR CONDITIONING UNIT
- IRRIGATION CONTROL VALVE
- LIGHT POLE
- POST INDICATOR VALVE
- POWER POLE
- SANITARY SEWER MANHOLE
- HIGH POINT
- STORM WATER DROP INLET
- STORM WATER JUNCTION BOX
- STORM WATER YARD INLET
- TELEPHONE MANHOLE
- TELEPHONE POLE
- TRAFFIC SIGNAL BOX
- TRAFFIC SIGNAL POLE
- WATER MANHOLE
- WATER METER
- WATER VALVE
- WATER VALVE/LINE MARKER
- BO BOLLARD
- CMF CONCRETE MONUMENT FOUND
- CTF CRIMPED TOP PIPE FOUND
- FFE FINISHED FLOOR ELEVATION
- IRB IRRIGATION BOX
- IPF IRON PIN FOUND
- IPS 1/2" IRON PIN & CAP SET #2528
- MB MAIL BOX
- OTF OPEN TOP PIPE FOUND
- PKF PK NAIL FOUND
- PKS PK NAIL SET
- RBF REBAR FOUND
- RMF RIGHT OF WAY MONUMENT FOUND
- RRSB RAILROAD SIGNAL BOX
- SO STUB OUT
- BSL BUILDING SETBACK LINE
- C&G CURB & GUTTER
- CP CONCRETE PAD
- CLF CHAIN LINK FENCE
- CMP CORRUGATED METAL PIPE
- DB PG DEED BOOK & PAGE
- DIP DUCTILE IRON PIPE
- HC HEADER CURB
- HDPE HIGH DENSITY POLYETHYLENE PIPE
- INV INVERT ELEVATION
- OCS OUTLET CONTROL STRUCTURE
- PB PG PLAT BOOK & PAGE
- PVC PLASTIC PIPE
- RCP REINFORCED CONCRETE PIPE
- TBM TEMPORARY BENCHMARK
- X 100.00 SPOT ELEVATION
- (C-100.00) DEED CALL FOR DISTANCE
- 1 REFERENCE TO TITLE EXCEPTION ITEM
- A REFERENCE TO ENCROACHMENT ITEM



THE PURPOSE OF THIS PLAT IS TO ANNEX TRACT 1 INTO THE CITY OF JONESBORO



VICINITY MAP
NOT TO SCALE

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DEED DIST.
C1	3449.11'	534.12'	S 01°55'12"E	533.58'	(C-533.62')
C2	4606.30'	327.82'	S 08°26'56"E	327.75'	(C-327.75')
C3	2019.76'	132.74'	S 03°51'48"E	132.71'	(C-132.84')
C4	3498.89'	544.04'	N 01°54'51"W	543.49'	(C-543.54')

LINE TABLE

LINE	BEARING	DISTANCE	DEED DIST.
L1	N 88°15'59"E	50.29'	(C-50.25')
L2	N 88°15'59"E	11.56'	(C-10.74')
L3	N 85°49'31"W	91.49'	(C-92.11')
L4	N 85°49'31"W	50.02'	(C-50.02')

GRID NORTH
GEORGIA WEST ZONE

LEGAL DESCRIPTION - TRACT 1 (BASED ON THIS SURVEY)

All that tract or parcel of land lying and being in Land Lot 49, 12th District, Clayton County, Georgia, said tract or parcel of land being more fully shown and designated on a plat of survey prepared by Valentino & Associates, Inc. dwk #23-096, Drawing File #23-096, bearing the seal of Glenn A. Valentino, Ga. Registered Land Surveyor #2528, and being more particularly described, with bearings relative to Grid North, Georgia West Zone, as follows:

BEGINNING at a 1" open top pipe found (N 1290678.67, E 2241205.99) on the southeasterly right-of-way line of Georgia State Highway #54 (A.K.A. Jonesboro Road)(Variable Width Public R/W), said 1" open top pipe found being approximately 1,040.00 feet from the southeasterly intersection of Georgia State Highway #54 and Battle Creek Road

THENCE departing said southeasterly right-of-way line of Georgia State Highway #54, North 88 degrees 15 minutes 59 seconds East a distance of 1026.29 feet to a 1/2" iron pin set on the westerly right-of-way line of Old Morrow Road (50' Public R/W);

THENCE along said westerly right-of-way line of Old Morrow Road the following courses and distances, South 07 degrees 54 minutes 47 seconds East a distance of 708.26 feet to a 1/2" iron pin set;

THENCE along a curve to the right having a radius of 3449.11 feet for an arc length of 534.12 feet, being subtended by a chord of South 01 degrees 55 minutes 12 seconds East for a distance of 533.58 feet to a 1/2" iron pin set, said 1/2" iron pin set being witnessed by a 1/2" rebar found on line to the processing call 12.33 feet northwest thereof;

THENCE departing said westerly right-of-way line of Old Morrow Road, North 65 degrees 56 minutes 39 seconds West a distance of 657.60 feet to a 1/2" iron pin set;

THENCE North 85 degrees 42 minutes 27 seconds West a distance of 694.42 feet to a 1/2" rebar found on the aforesaid southeasterly right-of-way line of Georgia State Highway #54;

THENCE along said southeasterly right-of-way line of Georgia State Highway #54, North 12 degrees 16 minutes 21 seconds East a distance of 11.20 feet to a 1" open top pipe found, said 1" open top pipe found being the POINT OF BEGINNING.

Said tract of parcel of land contains 32.645 acres or 1,422,004 square feet.

LEGAL DESCRIPTION -TRACT 2 (BASED ON THIS SURVEY)

All that tract or parcel of land lying and being in Land Lot 49, 12th District, Clayton County, Georgia, said tract or parcel of land being more fully shown and designated on a plat of survey prepared by Valentino & Associates, Inc. dwk #23-096, Drawing File #23-096, bearing the seal of Glenn A. Valentino, Ga. Registered Land Surveyor #2528, and being more particularly described, with bearings relative to Grid North, Georgia West Zone, as follows:

To find the POINT OF BEGINNING, COMMENCE at a 1" open top pipe found (N 1290678.67, E 2241205.99) on the southeasterly right-of-way line of Georgia State Highway #54 (A.K.A. Jonesboro Road)(Variable Width Public R/W), said 1" open top pipe found being approximately 1,040.00 feet from the southeasterly intersection of Georgia State Highway #54 and Battle Creek Road;

THENCE departing said southeasterly right-of-way line of Georgia State Highway #54, North 88 degrees 15 minutes 59 seconds East a distance of 1026.29 feet to a 1/2" iron pin set on the westerly right-of-way line of Old Morrow Road (50' Public R/W);

THENCE North 88 degrees 15 minutes 59 seconds East a distance of 50.29 feet to a 1/2" iron pin set (N 1290711.34, E 2242282.08) on the easterly right-of-way line of Old Morrow Road, said 1/2" iron pin set being the POINT OF BEGINNING

THENCE departing said westerly right-of-way line of Old Morrow Road, North 88 degrees 15 minutes 59 seconds East a distance of 11.56 feet to a 1/2" iron pin set on the westerly right-of-way line of the Central of Georgia Railroad (100' R/W);

THENCE along said westerly right-of-way line of Central of Georgia Railroad the following courses and distances, South 09 degrees 33 minutes 42 seconds East a distance of 294.26 feet to a 1/2" iron pin set;

THENCE along a curve to the right having a radius of 4606.30 feet for an arc length of 327.82 feet, being subtended by a chord of South 08 degrees 26 minutes 56 seconds East for a distance of 327.75 feet to a 1/2" iron pin set;

THENCE along a curve to the right having a radius of 2019.76 feet for an arc length of 132.74 feet, being subtended by a chord of South 03 degrees 51 minutes 48 seconds East for a distance of 132.71 feet to a 1/2" iron pin set;

THENCE departing said westerly right-of-way line of Central of Georgia Railroad, North 85 degrees 49 minutes 31 seconds West a distance of 91.49 feet to a 1/2" iron pin set on the aforesaid easterly right-of-way line of Old Morrow Road;

THENCE along said easterly right-of-way line of Old Morrow Road the following courses and distances, along a curve to the left having a radius of 3498.89 feet for an arc length of 544.04 feet, being subtended by a chord of North 01 degrees 54 minutes 51 seconds West for a distance of 543.49 feet to a 1/2" iron pin set;

THENCE North 07 degrees 54 minutes 47 seconds West a distance of 695.48 feet to a 1/2" iron pin set, said 1/2" iron pin set being the POINT OF BEGINNING

Said tract of parcel of land contains 1.164 acres or 50,736 square feet

FIELD DATES: 12/29/2025 - 1/28/2026

STATE OF GEORGIA PLAT ACT CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON.
RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS 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.

GLENN A. VALENTINO GA RLS #2528
DATE OF EXPIRATION: 12/31/2026

Know what's below. Call before you dig.
Or Call 800-282-7411
Three working days prior to construction

UTILITY WARNING

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNERS, THEIR EMPLOYEES, THEIR CONSULTANTS, THEIR CONTRACTORS, AND/OR THEIR AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON.

UNDERGROUND UTILITY LOCATION PROVIDED BY

RHD SERVICES
740 CONCORD ROAD
SMYRNA, GA 30080
TELEPHONE #404 874-6581
WEBSITE https://rhdservices.com

ALL UTILITY LOCATIONS ARE SUBJECT TO VERIFICATION BY THE UTILITIES PROTECTION CENTER AT 1-800-282-7411 PRIOR TO ANY CONSTRUCTION. THESE UTILITY LOCATIONS ARE GIVEN BY INFORMATION FROM OWNER PERSONNEL AND SUBSURFACE FACILITIES. ALL POSSIBLE BUILDINGS AND MECHANICAL AREAS ARE UTILIZED IN ORDER TO PROVIDE THE MOST ACCURATE AND THOROUGH REPRESENTATION OF THE EXISTING UTILITY LAYOUT. UTILITY LOCATIONS ARE FOR SURVEYING AND PLANNING PURPOSES ONLY.

ANNEXATION PLAT FOR:
W.P. CAREY,
HAMMER (DE) LIMITED PARTNERSHIP,
&
FIRST AMERICAN TITLE INSURANCE COMPANY
LAND LOT 49 12TH DISTRICT CLAYTON COUNTY, GEORGIA

VALENTINO & ASSOCIATES, INC.
LAND SURVEYORS
4045 ORCHARD ROAD
BUILDING 200
SMYRNA, GEORGIA 30080
PHONE: (770) 438-0015
FAX: (770) 435-6020
WEB: VALENTINOSURVEY.COM
STATE OF GEORGIA LAND SURVEYING FIRM LICENSE NO. LSF000794

REVISIONS

SITE PLAN

GEORGIA REGISTERED No. 2528 LAND SURVEYOR GLENN A. VALENTINO

SCALE:	1" = 60'
DATE:	2/12/2026
JOB NUMBER:	25-096
FILE NUMBER:	25-096
PLOTTED:	2/12/2026

ANNEXATION PLAT

SHEET 1 OF 1

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