SPECIAL NOTES

1) COMMUNICATION AND COORDINATION IS MADE TO THE ENTITIES AS LISTED IN THE TITLE BLOCK AND/OR CERTIFICATIONS. THE CERTIFICATIONS AND DELINEATIONS ON THIS PLAT ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

2) GEOTECHNICAL 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 WAS 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-.08 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 1,139,893 FEET
TRACT 2 - IS WITHIN ONE FOOT IN 397,243 FEET.

EQUIPMENT USED

CARLSON BRIZ GNSS RECEIVER (BASE & ROVER)
CARLSON SURVEYOR SR ROBOTIC TOTAL STATION
QB MATRIX 300 RTK
GEOCUE TRUE VIEW 540 LIDAR
SOKKIA SDL30 DIGITAL LEVEL

GENERAL NOTES

1) THIS SURVEY WAS DONE UNDER MY SUPERVISION USING A CARLSON BRIZ GNSS RECEIVER & A GEOMAX 365 TOTAL STATION WITH AN ANGULAR ERROR OF 05 SECONDS PER STATION. THE TRAVERSE UPON WHICH THIS PLAT IS BASED WAS BEST ADJUSTED FOR CLOSURE BY THE LEAST SQUARE RULE AND THE RELATIVE POSITIONAL ACCURACY IS 0.04 FEET + 100 PPM. ADJUSTED ACCURACY OF THIS PLAT EXCEEDS THE 0.07 FOOT MINIMUM.

2) ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 13063C0095F, DATED 8/2/2013 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 - 20 FEET.
MINIMUM REAR SETBACK - 20 FEET.
MAXIMUM BUILDING HEIGHT IS NOT SPECIFIED

4) HORIZONTAL AND VERTICAL REFERENCE SHOWN HEREON WAS TAKEN FROM REAL-TIME ADJUSTED GPS OBSERVATIONS, NAD83 / NAVD88

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

6) CONTOUR INTERVALS (IF) SHOWN ARE ONE FOOT

PLAT REFERENCES

1) "SURVEY FOR CLAYTON COUNTY WATER AUTHORITY" PREPARED BY B&B SURVEYING, DATED 12/28/1998, RECORDED IN PLAT BOOK 28, PAGE 130, CLAYTON COUNTY, GEORGIA RECORDS.

2) "ALTA/ ACSM LAND TITLE SURVEY FOR CORPORATE PROPERTY ASSOCIATES 13 LTD., HAMMER (DE) LIMITED PARTNERSHIP, & MORGAN STANLEY BANK" PREPARED BY PEARSON & ASSOCIATES INC., DATED 8/28/2006.

3) "ALTA/ ACSM LAND TITLE SURVEY FOR REED SMITH, LLP" PREPARED BY WILLIAMS NATIONAL LAND SERVICES, DATED 10/02/2013

4) "ALTA/ NSPS LAND TITLE SURVEY FOR "NUVEEN GLOBAL INVESTMENTS LLC" PREPARED BY VALENTINO & ASSOCIATES SURVEYING AND GEOMATICS, DATED 8/30/2018, LAST REVISED 3/27/2021

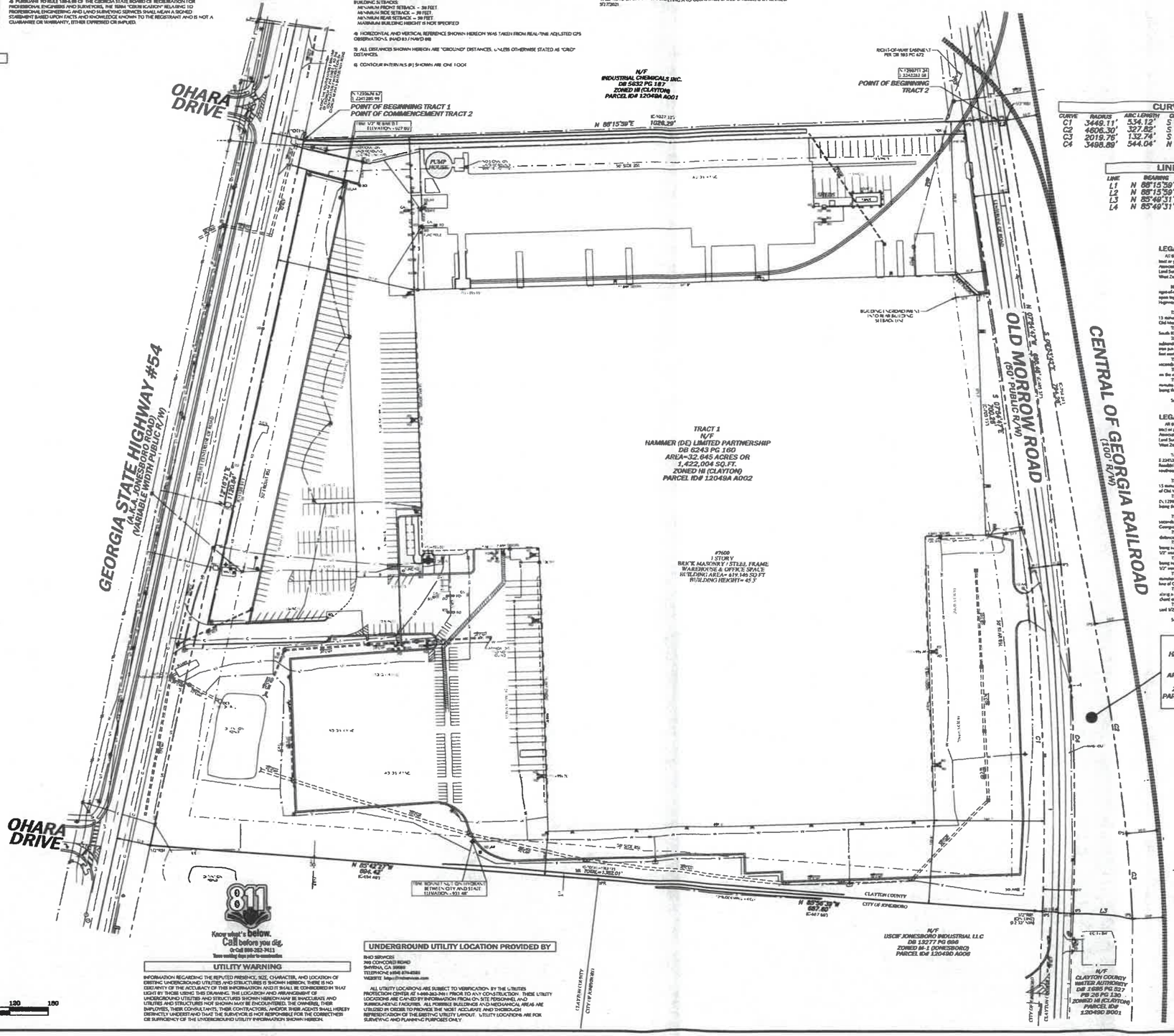
ENCROACHMENT NOTE

A) BUILDING ENCROACHMENT INTO REAR BUILDING SETBACK LINE

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

LEGEND

- BROKEN LINE NOT TO SCALE
- FENCE LINE
- CLEARCUT
- 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
- 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
- BOLLARD
- CONCRETE MONUMENT FOUND
- CRIMPED TOP PIPE FOUND
- FINISHED FLOOR ELEVATION
- IRRIGATION BOX
- IRON PIN FOUND
- 1/2" IRON PIN & CAP SET A0028
- MAIL BOX
- OPEN TOP PIPE FOUND
- PK NAIL FOUND
- PK NAIL SET
- REBAR FOUND
- RIGHT-OF-WAY MONUMENT FOUND
- RR SIGNAL BOX
- STUB OUT
- BSL BUILDING SETBACK LINE
- CURB & GUTTER
- 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
- IE/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



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°51'45"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°15'39"E	50.29'	(C-50.29')
L2	N 88°15'39"E	11.58'	(C-10.34')
L3	N 85°49'31"W	91.40'	(C-92.11')
L4	N 85°49'31"W	50.02'	(C-50.02')

GRID NORTH
GEORGIA STATE PLANE COORDINATE SYSTEM

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. 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: 1,298,676.67, E: 2,241,285.99) 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 1,848.88 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 39 seconds East a distance of 1028.29 feet to a 1/2" iron pin set on the westerly right-of-way line of Old Morrow Road (80' 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 42 seconds East a distance of 709.26 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 56 minutes 32 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 in the preceeding call 12.30 feet southeast thereof;

THENCE departing said westerly right-of-way line of Old Morrow Road, North 88 degrees 56 minutes 39 seconds West a distance of 667.68 feet to a 1/2" iron pin set;

THENCE North 88 degrees 42 minutes 27 seconds West a distance of 684.42 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 29 seconds East a distance of 1128.84 feet to a 1" open top pipe found, said 1" open top pipe found being the POINT OF BEGINNING.

Said tract or 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. 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 1,298,676.67, E 2,241,285.99) 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 1,848.88 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 39 seconds East a distance of 1028.29 feet to a 1/2" iron pin set on the westerly right-of-way line of Old Morrow Road (80' Public R/W);

THENCE North 88 degrees 15 minutes 39 seconds East a distance of 50.29 feet to a 1/2" iron pin set (N 1,298,711.34, E 2,242,282.98) on the westerly 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 39 seconds East a distance of 11.58 feet to a 1/2" iron pin set on the westerly right-of-way line of 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 08 degrees 53 minutes 42 seconds East a distance of 794.26 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 06 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 45 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 88 degrees 49 minutes 31 seconds West a distance of 91.40 feet to a 1/2" iron 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" iron pin set;

THENCE North 07 degrees 54 minutes 42 seconds West a distance of 685.48 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. R.L.S. #2528
DATE OF EXPIRATION: 12/31/2026

UTILITY WARNING

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO GUARANTY 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.

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

UNDERGROUND UTILITY LOCATION PROVIDED BY

RHO SERVICES
249 CONCORD ROAD
SMYRNA, GA 30080
TELEPHONE (404) 874-6281
WEBSITE http://rhoservices.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 CAPABLE BY INFORMATION FROM ON-SITE PERSONNEL AND SURROUNDING 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.

GRAPHIC SCALE - FEET
60 0 60 120 180

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

VA
VALENTINO & ASSOCIATES, INC.
LAND SURVEYORS
4045 ORCHARD ROAD
BUILDING 200
SMYRNA, GEORGIA 30080
PHONE: (770) 438-0015
FAX: (770) 435-8058
WEB: VALENTINOSURVEY.COM
STATE OF GEORGIA LAND SURVEYING FIRM LICENSE NO. LF000794

REVISIONS

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

E:\2025\25-096\25-096.DWG (25-096.CTB)

SPECIAL NOTES

1) CERTIFICATION AND DECLARATION IS MADE TO THE ENTITIES SHOWN IN 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 OIL OR HERBICIDE CONTAINERS 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.

MAP CLOSURES

TRACT 1 - 05 WITHIN ONE FOOT IN 1,138,552 FEET
TRACT 2 - 05 WITHIN ONE FOOT IN 387,943 FEET

EQUIPMENT USED

CARLSON BRIZ GNSS RECEIVER (BASE & ROVER)
GEOMAX ZOOM 90 ROBOTIC TOTAL STATION
DR MATRIX 300 RTK
GEOCUE TRUE VIEW 540 LIDAR
SOKKIA SOLID DIGITAL LEVEL

GENERAL NOTES

1) THIS SURVEY WAS DONE LANDMARK SUPERVISION USING A CARLSON BRIZ GNSS RECEIVER & GEOMAX 90 TOTAL STATION WITH AN ANGULAR ERROR OF 05 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 0.043 FEET FOR THE RELATED ACCURACY OF THIS PLAT SEE MAP CLOSURES.

2) ACCORDING TO THE F.I.R.M. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 13063C0084F, DATED 8/17/2018 FOR CLAYTON COUNTY, GEORGIA THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY F.I.R.M.

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 ACCLISTED GPS OBSERVATIONS. (NAD 83 / NAVD 88)

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

6) CONTOUR INTERVALS (IF) 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 26, PAGE 130, CLAYTON COUNTY, GEORGIA RECORDS.

2) "ALTA/ ACSM LAND TITLE SURVEY FOR CORPORATE PROPERTY ASSOCIATES 15 INC., HAMMER (DE) LIMITED PARTNERSHIP, & MORGAN STANLEY BANK" PREPARED BY PEARSON & ASSOCIATES INC., DATED 8/30/1998.

3) "ALTA/ ACSM LAND TITLE SURVEY FOR REED SMITH, LLP" PREPARED BY WILLIAMS NATIONAL LAND SERVICES, DATED 10/07/2013

4) "ALTA/ NSPS LAND TITLE SURVEY FOR VULVET GLOBAL INVESTMENTS LLC" PREPARED BY VALENTINO & ASSOCIATES SURVEYING AND GEOMATICS, DATED 04/9/2020, LAST REVISED 5/27/2021

ENCROACHMENT NOTE

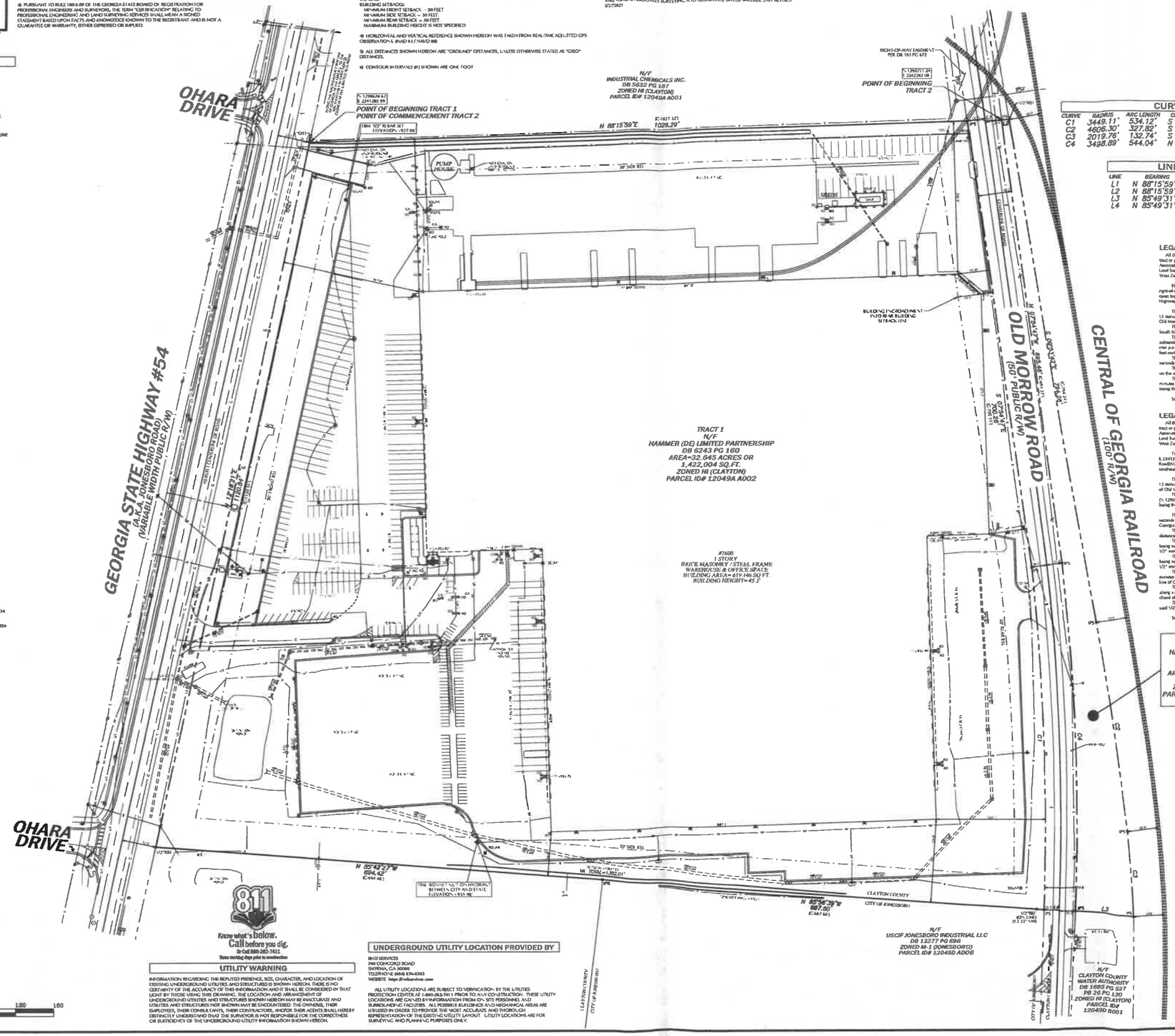
A) BUILDING ENCROACHMENT INTO REAR BUILDING SETBACK LINE

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

RESERVED FOR CLERK OF COURT

LEGEND

- BROKEN LINE NOT TO SCALE
- FENCE LINE
- GUARDRAIL
- UNDERGROUND GAS LINE
- OVERHEAD ELECTRIC LINE
- OVERHEAD TELEPHONE LINE
- SANITARY SEWER LINE
- SANITARY SEWER HORSEMAN 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
- 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
- BOLLARD
- CONCRETE MONUMENT FOUND
- CRIMPED TOP PIPE FOUND
- FINISHED FLOOR ELEVATION
- IRRIGATION BOX
- IRON PIN FOUND
- 1/2" IRON PIN & CAP SET #2528
- MAIL BOX
- OPEN TOP PIPE FOUND
- PK NAIL FOUND
- PK NAIL SET
- REBAR FOUND
- RIGHT-OF-WAY MONUMENT FOUND
- RAILROAD SIGNAL BOX
- STUB OUT
- BUILDING SETBACK LINE
- CURB & GUTTER
- CONCRETE PAD
- CHAIN LINK FENCE
- CORRUGATED METAL PIPE
- DEED BOOK & PAGE
- DUCTILE IRON PIPE
- HEADER CURB
- HDPE HIGH DENSITY POLYETHYLENE PIPE
- INVERT ELEVATION
- OCS OUTLET CONTROL STRUCTURE
- PB PG PLAT BOOK & PAGE
- PVC PLASTIC PIPE
- RCP REINFORCED CONCRETE PIPE
- TBM TEMPORARY BENCHMARK
- X.XXX.XX SPOT ELEVATION
- (C-XXX.XX) DEED CALL FOR DISTANCE
- 1 REFERENCE TO TITLE EXCEPTION ITEM
- A REFERENCE TO ENCROACHMENT ITEM



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 05°15'48"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-50.29')
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. Job #25-096, Dimensions #25-096A, 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 1,290678.67, E 2,241203.99) 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 1,848.60 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 706.26 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 preceeding call 13.33 feet northwest thereof;

THENCE departing said westerly right-of-way line of Old Morrow Road, North 85 degrees 56 minutes 39 seconds West a distance of 687.00 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 14 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. Job #25-096, Dimensions #25-096A, 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 1,290678.67, E 2,241203.99) 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 1,848.60 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 1,290671.24, E 2,242262.08) 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 easterly 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 easterly right-of-way line of the Central of Georgia Railroad (100' R/W);

THENCE along said easterly 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 794.26 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 05 degrees 15 minutes 48 seconds East for a distance of 132.71 feet to a 1/2" iron pin set;

THENCE departing said easterly right-of-way line of Central of Georgia Railroad, North 85 degrees 49 minutes 31 seconds West a distance of 91.48 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 685.48 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 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 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 R.L.S #2528
DATE OF EXPIRATION: 12/31/2026

Know what's below. Call before you dig.
Or Call 800-282-7411
Notice 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

BHD SERVICES
248 CONCORD ROAD
SMYRNA, GA 30080
TELEPHONE (404) 876-8585
WEBSITE https://bhdservices.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 GAINED FROM INFORMATION FROM OPS SITE PERSONNEL AND SUBBLANDING 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.

GRAPHIC SCALE - FEET
60 0 60 120 180

VICINITY MAP
NOT TO SCALE

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) 435-6050
WEB: VALENTINOSURVEY.COM
STATE OF GEORGIA LAND SURVEYING FIRM LICENSE NO. LSF000794

REVISIONS

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

SITE PLAN