

TITLE COMMITMENT INFORMATION

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT FILE NO. NTS-201175-GA-1, WITH AN EFFECTIVE DATE OF JUNE 12, 2022 AT 08:00 AM.

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND CONSISTING OF 6.582 ACRES IN BIBB COUNTY, GEORGIA, AND BEING DESIGNATED AS PARCEL "D" AS SHOWN ON A PLAT PREPARED BY CECIL A. KELLY, LAND SURVEYOR, DATED NOVEMBER 19, 1992 AND RECORDED IN PLAT BOOK 87, PAGE 657, CLERK'S OFFICE, BIBB SUPERIOR COURT, THE DIMENSIONS OF WHICH ARE HEREBY INCORPORATED INTO THIS DESCRIPTION AND MADE A PART HEREOF BY REFERENCE.

THE PROPERTY DESCRIBED ABOVE IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT FILE NO. NTS-201175-GA-1, WITH AN EFFECTIVE DATE OF JUNE 12, 2022 AT 08:00 AM.

NOTES CORRESPONDING TO SCHEDULE B

12. RIGHT OF WAY AND EASEMENT GRANTED IN THE RIGHT OF WAY EASEMENT RECORDED APRIL 16, 1959, IN BOOK 795, PAGE 273. (MAY AFFECT, EXACT LOCATION OF EASEMENT NOT DISCLOSED)
13. EASEMENT GRANTED UNTO THE CITY OF MACON IN THE DOCUMENT RECORDED JANUARY 3, 1969, IN BOOK 1031, PAGE 44. (MAY AFFECT, EXACT LOCATION OF EASEMENT NOT DISCLOSED)
14. EASEMENT GRANTED TO GEORGIA POWER COMPANY RECORDED AUGUST 2, 1985, IN BOOK 1552, PAGE 225. (MAY AFFECT, EXACT LOCATION OF EASEMENT NOT DISCLOSED)
15. EASEMENT AND RIGHT-OF-WAY GRANTED BY THE WATER LINE EASEMENT RECORDED OCTOBER 19, 1989, IN BOOK 1795, PAGE 318. (AFFECTS, PLOTTED AND SHOWN)
16. TERMS, EASEMENTS, AND CONDITIONS OF THE UNRECORDED LEASE AS MENTIONED IN THE MEMORANDUM OF LEASE RECORDED SEPTEMBER 2, 1992, IN BOOK 2185, PAGE 62. AS AMENDED BY THE AMENDMENT TO MEMORANDUM OF LEASE RECORDED MARCH 21, 1995, IN BOOK 2645, PAGE 133. AS AFFECTED BY THE ASSIGNMENT OF LEASOR'S INTEREST IN LEASES RECORDED NOVEMBER 17, 2003, IN BOOK 6010, PAGE 224. (AFFECTS, BLANKET IN NATURE)
17. RIGHT OF WAY GRANTED TO BIBB COUNTY GEORGIA, A POLITICAL SUBDIVISION IN THE BIBB COUNTY GEORGIA RIGHT OF WAY DEED RECORDED MARCH 12, 1998, IN BOOK 4132, PAGE 114. (AFFECTS, PLOTTED AND SHOWN)
18. RIGHT OF WAY GRANTED TO BIBB COUNTY GEORGIA, A POLITICAL SUBDIVISION IN THE BIBB COUNTY GEORGIA RIGHT OF WAY DEED RECORDED APRIL 29, 1998, IN BOOK 4164, PAGE 40. (AFFECTS, PLOTTED AND SHOWN)
19. EASEMENTS AND CONDITIONS GRANTED IN THE RECIPROCAL EASEMENT AGREEMENT RECORDED JUNE 9, 1999, IN BOOK 4457, PAGE 9. (AFFECTS, APPROXIMATE LOCATION SHOWN)
20. TERMS, EASEMENTS, CONDITIONS CONTAINED IN THE SHORT FORM LEASE BETWEEN RUTLAND HOLDINGS, LLC, A GEORGIA LIMITED LIABILITY COMPANY, LANDLORD AND FAMILY DOLLAR STORES OF GEORGIA, INC., A GEORGIA CORPORATION, TENANT, RECORDED MAY 26, 2004, IN BOOK 6211, PAGE 321. (AFFECTS, CONTAINS NO PLOTTABLE EASEMENT ITEMS)
21. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, SETBACK LINES AND ANY AMENDMENTS THERETO AS DISCLOSED ON THE PLAT OF SUBDIVISION RECORDED JUNE 17, 1988, IN PLAT BOOK 78 PAGE 122. WE DELETE ANY COVENANT, CONDITION, OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTION VIOLATE 42 U.S.C. 3604(C). (AFFECTS, PLOTTED AND SHOWN)
22. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, SETBACK LINES AND ANY AMENDMENTS THERETO AS DISCLOSED ON THE PLAT OF SUBDIVISION RECORDED SEPTEMBER 24, 1993, IN PLAT BOOK 87 PAGE 657. WE DELETE ANY COVENANT, CONDITION, OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTION VIOLATE 42 U.S.C. 3604(C). (AFFECTS, PLOTTED AND SHOWN)
23. MATTERS APPEARING ON THE PLAT RECORDED IN BOOK 91, PAGE 432, INCLUDING, BUT NOT LIMITED TO, ANY BUILDING SETBACK LINES AND/OR EASEMENTS LYING WITHIN THE LOT(S) DESCRIBED IN SCHEDULE "A". (AFFECTS, PLOTTED AND SHOWN)

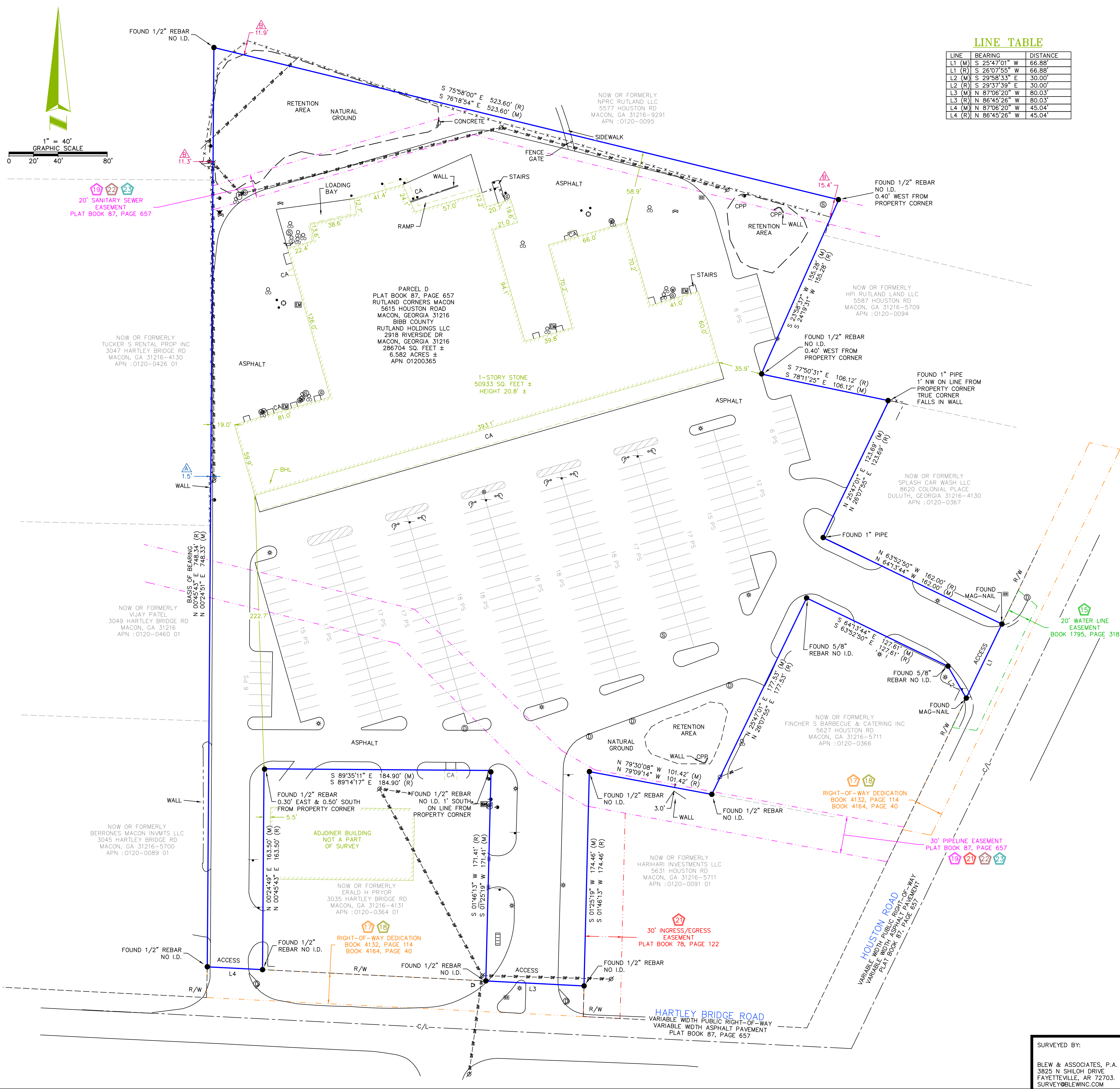
LEGEND

●	FOUND MONUMENT AS NOTED	R/W	RIGHT OF WAY
▨	NO PARKING AREA	C/L	RIGHT OF WAY
Ⓢ	HANDICAP PARKING SPACE	Ⓢ	GAS METER
Ⓢ	PARKING SPACE(S)	Ⓢ	DRAINAGE INLET
Ⓢ	COVERED AREA	Ⓢ	WATER VALVE
Ⓢ	WATER METER	Ⓢ	ELECTRIC BOX
Ⓢ	ELECTRIC METER	Ⓢ	STORM MANHOLE
Ⓢ	TELEPHONE PEDESTAL	Ⓢ	SANITARY MANHOLE
Ⓢ	CLEAN OUT	Ⓢ	UTILITY POLE
Ⓢ	FIRE DEPARTMENT CONNECTION	Ⓢ	GUY ANCHOR
Ⓢ	CORRUGATE PLASTIC PIPE	Ⓢ	LIGHT POLE
Ⓢ	RECORD DIMENSION	Ⓢ	FIRE HYDRANT
Ⓢ	MEASURED/CALCULATED DIMENSION	Ⓢ	SIGN
Ⓢ		Ⓢ	BOLLARD
Ⓢ		Ⓢ	MONUMENT SIGN
Ⓢ		Ⓢ	REINFORCED CONCRETE PIPE

SIGNIFICANT OBSERVATIONS

▲ WALL LINE CROSSES OVER THE WEST LINE OF THE SUBJECT PROPERTY BY AS MUCH AS 1.5'

▲ FENCE LINE CROSSES OVER NORTH LINE OF THE SUBJECT PROPERTY IN MULTIPLE LOCATIONS



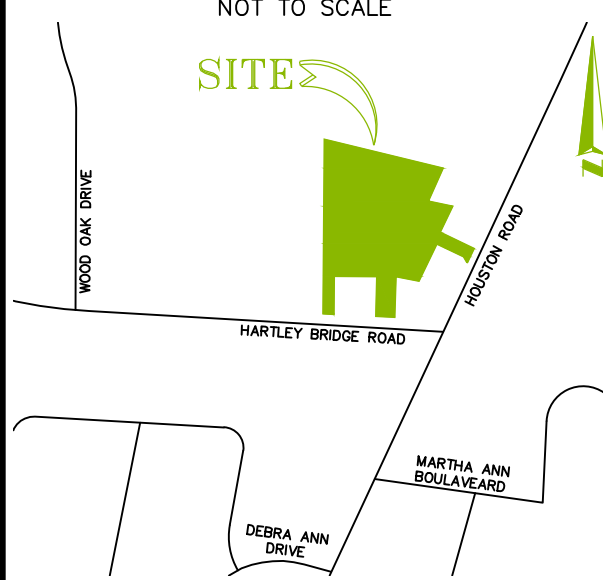
LINE TABLE

LINE	BEARING	DISTANCE
L1 (M)	S 25°47'01" W	66.88'
L1 (R)	S 26°07'55" W	66.88'
L2 (M)	S 29°58'33" E	30.00'
L2 (R)	S 29°37'39" E	30.00'
L3 (M)	N 87°06'20" W	80.03'
L3 (R)	N 86°45'28" W	80.03'
L4 (M)	N 87°06'20" W	45.04'
L4 (R)	N 86°45'26" W	45.04'

VICINITY MAP

NOT TO SCALE

SITE



SHEET 1 OF 1

LAND AREA

286,704 ± SQUARE FEET
6.582 ± ACRES

PARKING

REGULAR= 233
HANDICAP= 8
TOTAL= 241

FLOOD INFORMATION

FLOOD NOTE: BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.MSC.FEMA.GOV, AND BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE X ON FLOOD INSURANCE RATE MAP NUMBER 1302IC02356, WHICH BEARS AN EFFECTIVE DATE OF 06/07/2017 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. BY REVIEWING FLOOD MAPS PROVIDED BY THE NATIONAL FLOOD INSURANCE PROGRAM WE HAVE LEARNED THIS COMMUNITY DOES PARTICIPATE IN THE PROGRAM.

BEARING BASIS

THE BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH PER GEORGIA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD83-2011, AS MEASURED ALONG THE WEST LINE OF THE SUBJECT PROPERTY WHICH BEARS N 00°24'51" E PER GPS COORDINATE OBSERVATIONS
LATITUDE: N32°44'47.5283"
LONGITUDE: W83°40'26.3200"
CONVERGENCE ANGLE: N 00°15'59.4424" W

GENERAL NOTES

- NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN.
- ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
- THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS/STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2021 ALTA/NSPS SURVEY REQUIREMENTS.
- THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO HOUSTON ROAD AND HARTLEY BRIDGE ROAD, BOTH BEING DEDICATED PUBLIC STREETS OR HIGHWAYS.
- THERE WAS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.
- THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS.
- BUILDING AREAS SHOWN HEREON ARE FOR THE FOOTPRINT OF THE BUILDING ONLY.
- THERE WAS NO KNOWLEDGE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES AND NO SUCH INFORMATION WAS MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION. THERE WAS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A GEORGIA LICENSED SURVEYOR AND MAPPER, ADDITIONS AND DELETIONS TO SURVEY MAPS, SKETCHES, OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- THE NEAREST INTERSECTING STREET IS THE INTERSECTION OF HOUSTON ROAD AND HARTLEY BRIDGE ROAD, WHICH IS APPROXIMATELY 150' FROM THE SOUTHEAST CORNER OF THE SUBJECT PROPERTY.
- THE DISTANCES SHOWN HEREON ARE UNITS OF GROUND MEASUREMENT.

ALTA/NSPS LAND TITLE SURVEY

AEI JOB #464749
RUTLAND CORNERS
5615 HOUSTON ROAD

BIBB COUNTY MACON, GEORGIA 31216

SITE PICTURE



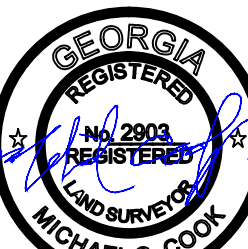
COORDINATED BY:

AEI CONSULTANTS
2500 CAMINO DIABLO
WALNUT CREEK, CA, 94597
TELEPHONE: 925.746.6000
EMAIL: SURVEYS@AEICONCONSULTANTS.COM

SURVEYOR'S CERTIFICATE

TO: SOUTHSTATE BANK, N.A.; NEWMARK TITLE SERVICES, LLC; RUTLAND CORNERS LLC; FIRST AMERICAN TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY 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, 5A, 6B, 7A, 7B1, 7C, 8, 9, 13, 14, 16, 17 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 07/06/2022. DATE OF PLAT OR MAP: 07/11/2022.



MICHAEL O. COOK
PROFESSIONAL LAND SURVEYOR NO. LS002903
STATE OF GEORGIA
GEORGIA C.O.A. LSF001258

DATE	REVISION HISTORY	BY	SURVEYOR JOB NUMBER:
07/14/22	CLIENT COMMENTS	DCO	22-5693
			SCALE: 1" = 40'
			DRAWN BY: WTA
			APPROVED BY: KF

SURVEYED BY:

BLEW & ASSOCIATES, P.A.
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FAYETTEVILLE, AR 72703
SURVEY@BLEWINC.COM