

A circular professional seal for Edwin G. Davidson. The outer ring contains the text "GEORGIA" at the top and "EDWIN G. DAVIDSON" at the bottom. The inner circle contains the text "REGISTERED" at the top, "No. 2386" in the center, and "PROFESSIONAL LAND SURVEYOR" at the bottom.

This survey was prepared in conformity with the Technical Standards for Property Surveys in Go. as set forth in Chapter 160-7 of the Rules of the Go. Board of Reg. for Professional Eng. & Land Surveyors and as set forth in the Go. Plat Act O.C.G.A. 15-6-57.

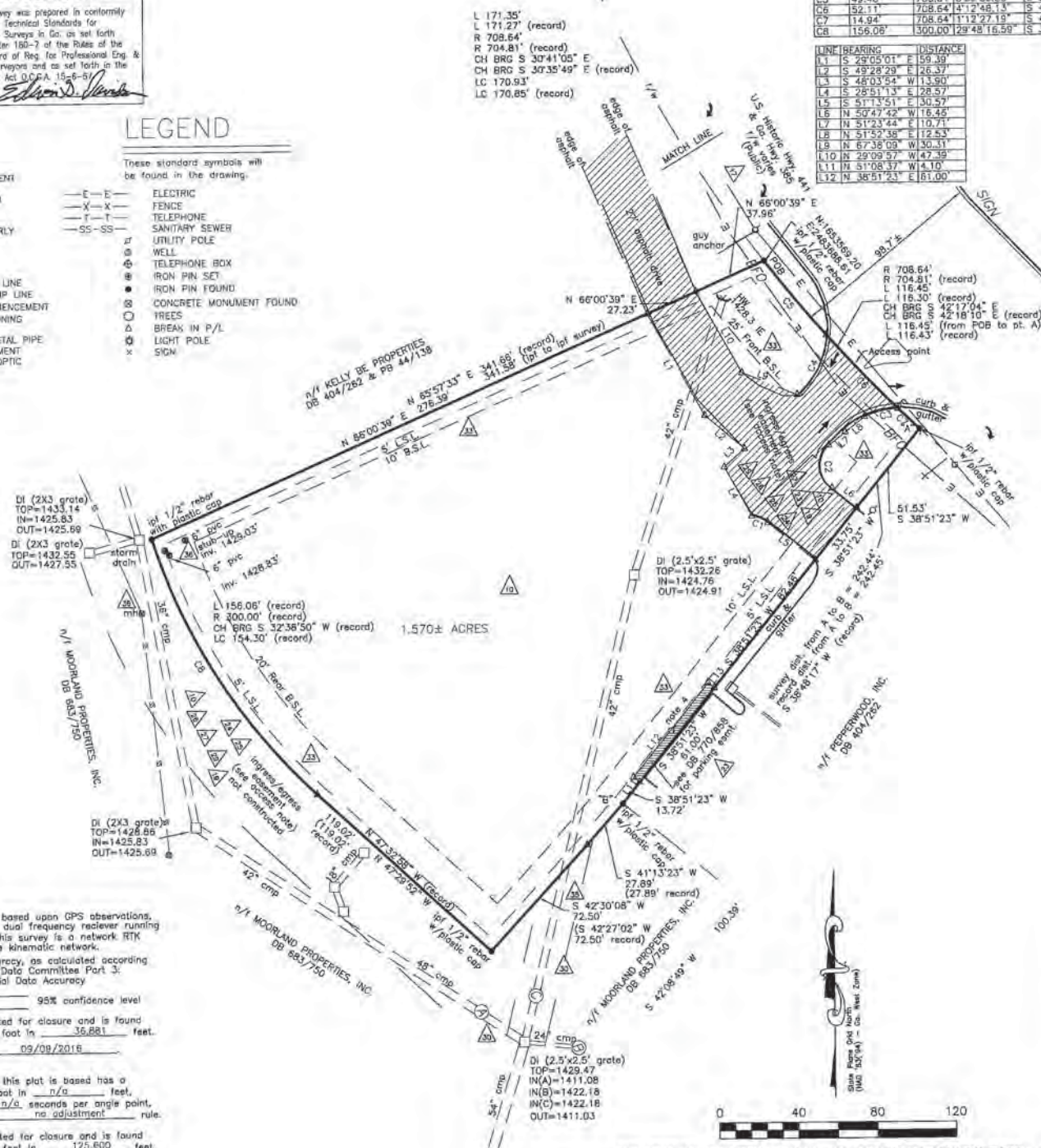
Signed Edwin D. Smith

LEGEND

These standard symbols will be found in the drawing.

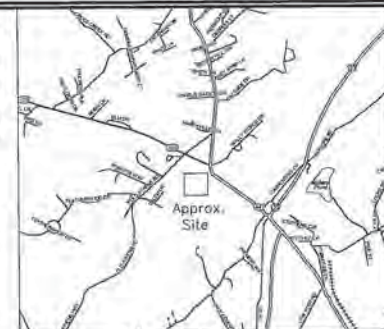
- | | |
|-----|-----------------------|
| C/L | CENTERLINE |
| DB | DEED BOOK |
| EP | EDGE OF PAVEMENT |
| FND | FOUND |
| IPF | IRON PIN FOUND |
| IPS | IRON PIN SET |
| L/L | LAND LOT LINE |
| N/L | NORTH OR FORMERLY |
| OTF | OPEN TOP PIPE |
| PL | PLAT BOOK |
| P/L | PROPERTY LINE |
| R/W | RIGHT OF WAY |
| RSI | BLDG. SETBACK LINE |
| LSL | LANDSCAPE STRIP LINE |
| POC | POINT OF COMMENCEMENT |
| POB | POINT OF BEGINNING |
| WH | WHOLE |
| CHP | CORRUGATED METAL PIPE |
| DE | DRAINAGE EASEMENT |
| BFD | BURIED FIBER OPTIC |

- | | |
|---------|-------------------------|
| —E—E— | ELECTRIC |
| —X—X— | FENCE |
| —T—T— | TELEPHONE |
| —SS—SS— | SANITARY SEWER |
| | UTILITY POLE |
| ⊙ | WELL |
| ⊕ | TELEPHONE BOX |
| ⊗ | IRON PIN SET |
| ● | IRON PIN FOUND |
| ⊗ | CONCRETE MONUMENT FOUND |
| ○ | TREES |
| △ | BREAK IN P/L |
| ⊕ | LIGHT POLE |
| × | SIGN |

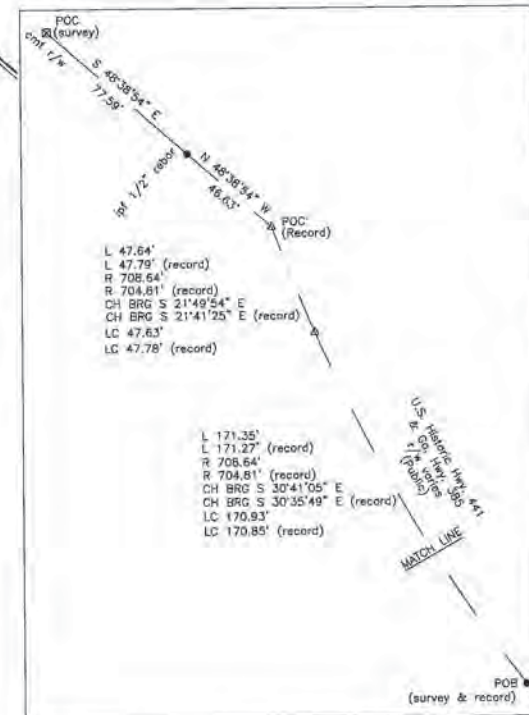


CURVE	ARC LENGTH	IRADIUM	DELTA ANGLE	CHORD	BEARING	CHORD LENGTH
C1	8.92	19.53	26°10'22.1"	S 66°53'19" E	8.84	
C2	25.00	14.31	100°06'15.8"	N 0°57'13" W	21.94	
C3	17.71	45.02	22°32'52.70"	E 76°36'36" E	17.60	
C4	34.65	44.83	44°17'37.71"	S 26°23'22" W	33.80	
C5	49.00	708.64	3°59'39.58"	S 39°34'26" E	49.39	
C6	52.11	708.64	41°42'48.13"	S 42°00'40" E	49.40	
C7	14.64	708.64	1°12'01.88"	S 46°23'18" E	14.93	
C8	26.06	708.60	29°48'16.50"	S 32°35'44" E	154.30	

LINE	BEARING	DISTANCE
L1	S 29°05'01" E	59.39
L2	S 49°28'29" E	26.37
L3	S 48°03'54" W	13.90
L4	S 28°51'13" E	28.57
L5	S 51°13'51" E	30.57
L6	N 50°47'42" W	16.46
L7	N 51°23'44" E	10.71
L8	N 51°52'38" E	12.53
L9	N 67°38'09" W	30.31
L10	N 29°09'59" W	47.39
L11	N 51°08'37" W	14.10
L12	N 38°51'23" E	16.00



Vicinity Map
(not to scale)



Linear measurements obtained using GeoMax Zoom 80
Angular measurements obtained using GeoMax Zoom 80
Field work completed on 09/09/2015

Sheet:	Land Lot: 104	District: 10th	County: Habersham, Georgia
1 of 2	Date: 09/23/2016	Scale: 1"=40'	Job No.: 16-110 Drawing No.: 16-110-3

THIS PROPERTY IS NOT SHOWN TO BE LOCATED WITHIN A 100 YEAR FLOOD HAZARD AREA ACCORDING TO FIRM MAP NO. 13137C0216C DATED 6/2/2009. THIS IS BASED ON GRAPHICALLY LOCATING THIS PROPERTY ON SAID MAP, NO ADDITIONAL FIELD WORK HAS BEEN PERFORMED TO MAKE THIS DETERMINATION.

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
COMMITMENT NO. 01-16043136-01T, EFFECTIVE
JULY 12, 2016

SCHEDULE B SECTION II
EXCEPTIONS

(7) SUBJECT TO COVENANTS, RESTRICTIONS, RESERVATIONS, EASEMENTS, AND RIGHTS OF WAY AND BUILDING SETBACKS AS SHOWN ON THE PLAT, AS RECORDED IN PLAT BOOK 5, PAGE 31 OF HABERSHAM COUNTY RECORDS. (DOES NOT APPLY)

(8) SUBJECT TO COVENANTS, RESTRICTIONS, RESERVATIONS, EASEMENTS, AND RIGHTS OF WAY AND BUILDING SETBACKS AS SHOWN ON THE PLAT, AS RECORDED IN PLAT BOOK 21, PAGE 18 OF HABERSHAM COUNTY RECORDS. (DOES NOT APPLY)

(9) THIS ITEM HAS BEEN INTENTIONALLY DELETED.

(10) EASEMENT IN FAVOR OF GEORGIA POWER COMPANY, RECORDED 11/04/1985, AS BOOK A-89, PAGE 57 OF THE HABERSHAM COUNTY RECORDS. (APPLIES AS SHOWN)

(11) EASEMENT IN FAVOR OF GEORGIA POWER COMPANY, RECORDED 03/08/1997, AS BOOK 151, PAGE 125 OF THE HABERSHAM COUNTY RECORDS. (DOES NOT APPLY)

(12) EASEMENT IN FAVOR OF CITY OF CORNELIA, RECORDED 05/17/1986, AS BOOK 106, PAGE 123 OF THE HABERSHAM COUNTY RECORDS. (DOES NOT APPLY)

(13) EASEMENT AGREEMENT BY AND BETWEEN C. FRANK NELMS AND AMELIA FLOR NELMS, COLEMAN PROPERTIES INCORPORATED, AND, BARRY F. O'NEILL, RECORDED 11/06/1984, IN BOOK 200, PAGE 502 OF THE HABERSHAM COUNTY RECORDS. (DOES NOT APPLY)

(14) EASEMENT AGREEMENT BY AND BETWEEN C. FRANK NELMS AND AMELIA FLOR NELMS, AND COLEMAN PROPERTIES INCORPORATED, RECORDED 11/06/1984, IN BOOK 200, PAGE 514 OF THE HABERSHAM COUNTY RECORDS. (DOES NOT APPLY)

(15) EASEMENT IN FAVOR OF GEORGIA POWER COMPANY, RECORDED 10/04/1985, AS BOOK 208, PAGE 494 OF THE HABERSHAM COUNTY RECORDS. (DOES NOT APPLY)

(16) EASEMENT AGREEMENT BY AND BETWEEN C. FRANK NELMS AND AMELIA FLOR NELMS, AND COLEMAN PROPERTIES INCORPORATED, RECORDED 03/10/1986, IN BOOK 212, PAGE 310 OF THE HABERSHAM COUNTY RECORDS. (DOES NOT APPLY)

(17) RIGHT OF WAY DEED IN FAVOR OF DEPARTMENT OF TRANSPORTATION, RECORDED 11/17/1986 IN BOOK 219, PAGE 762 OF HABERSHAM COUNTY RECORDS. (APPLIES AS SHOWN)

(18) SUBJECT TO COVENANTS, RESTRICTIONS, RESERVATIONS, EASEMENTS, AND RIGHTS OF WAY AND BUILDING SETBACKS AS SHOWN ON THE PLAT, AS RECORDED IN PLAT BOOK 41, PAGE 33 OF HABERSHAM COUNTY RECORDS. (DOES NOT APPLY)

(19) AGREEMENT REGARDING DEVELOPMENT AND RECIPROCAL ACCESS EASEMENT, RECIPROCAL DRAINAGE EASEMENT, RECIPROCAL EASEMENT AND RECIPROCAL EASEMENT, RECIPROCAL EASEMENT BY AND BETWEEN COMMUNITY BANK AND TRUST - HABERSHAM, AND FOCUS ON DESIGN, INC., RECORDED 07/10/1997, IN BOOK 378, PAGE 478 OF THE HABERSHAM COUNTY RECORDS. NOTE: RE-RECORDING OF THE ABOVE EASEMENT RESTRICTIVE COVENANTS RECORDED 01/10/1997, AS BOOK 325, PAGE 368 OF THE HABERSHAM COUNTY RECORDS. (APPLIES AS SHOWN)

NOTE: FIRST AMENDMENT TO AGREEMENT REGARDING DEVELOPMENT BY AND BETWEEN COMMUNITY BANK AND TRUST HABERSHAM, AND FOCUS ON DESIGN, INC., RECORDED IN BOOK 392, PAGE 369 OF THE HABERSHAM COUNTY RECORDS. (APPLIES AS SHOWN)

(20) SUBJECT TO COVENANTS, RESTRICTIONS, RESERVATIONS, EASEMENTS, AND RIGHTS OF WAY AND BUILDING SETBACKS AS SHOWN ON THE PLAT, AS RECORDED IN PLAT BOOK 45, PAGE 128 OF HABERSHAM COUNTY RECORDS. (DOES NOT APPLY)

(21) SUBJECT TO DECLARATION OF RESTRICTIVE COVENANTS RECORDED IN BOOK 392, PAGE 369 OF THE HABERSHAM COUNTY RECORDS. (DOES NOT APPLY)

(22) EASEMENT AGREEMENT BY AND BETWEEN COMMUNITY BANK AND TRUST HABERSHAM, AND PEPPERWOOD, INC., RECORDED 07/04/1998, IN BOOK 392, PAGE 371 OF THE HABERSHAM COUNTY RECORDS. (DOES NOT APPLY)

(23) EASEMENT AGREEMENT BY AND BETWEEN FOCUS ON DESIGN, INC., AND PEPPERWOOD, INC., RECORDED 02/04/1998, IN BOOK 392, PAGE 377 OF THE HABERSHAM COUNTY RECORDS. (DOES NOT APPLY)

NOTE: DECLARATION OF RESTRICTIVE COVENANTS EXECUTED BY FOCUS ON DESIGN, INC., RECORDED 02/04/1998, AS BOOK 392, PAGE 383 OF THE HABERSHAM COUNTY RECORDS. NOTE: AMENDMENT TO EASEMENT AGREEMENT AND AMENDMENT TO DECLARATION OF RESTRICTIVE COVENANTS AND ENCROACHMENT AGREEMENT BY AND BETWEEN RUBY TUESDAY, INC., AND PEPPERWOOD, INC., RECORDED 06/31/2006, AS BOOK 770, PAGE 858 OF THE HABERSHAM COUNTY RECORDS. (APPLIES AS SHOWN)

(24) SUBJECT TO THE EASEMENTS, TERMS AND CONDITIONS SET FORTH IN THE WARRANTY DEED, RECORDED 06/15/1998, IN BOOK 404, PAGE 262 OF THE HABERSHAM COUNTY RECORDS. (DOES NOT APPLY)

NOTE: RELOCATION OF INGRESS/EGRESS EASEMENT RIGHTS AGREEMENT RECORDED 07/23/2001, IN BOOK 511, PAGE 657; BOOK 511, PAGE 661; BOOK 511, PAGE 672; SECOND RELOCATION OF INGRESS/EGRESS EASEMENT RIGHTS AGREEMENT RECORDED IN BOOK 770, PAGE 776; BOOK 770, PAGE 784; BOOK 770, PAGE 792; BOOK 770, PAGE 799; BOOK 770, PAGE 824; AND, BOOK 770, PAGE 905. (APPLIES AS SHOWN)

(25) SUBJECT TO THE EASEMENTS, TERMS AND CONDITIONS SET FORTH IN THE WARRANTY DEED, RECORDED 09/22/1998, IN BOOK 413, PAGE 561 OF THE HABERSHAM COUNTY RECORDS. (DOES NOT APPLY)

NOTE: RELOCATION OF INGRESS/EGRESS EASEMENT RIGHTS AGREEMENT RECORDED 07/23/2001, IN BOOK 511, PAGE 657; BOOK 511, PAGE 661; BOOK 511, PAGE 672; SECOND RELOCATION OF INGRESS/EGRESS EASEMENT RIGHTS AGREEMENT RECORDED IN BOOK 770, PAGE 776; BOOK 770, PAGE 784; BOOK 770, PAGE 792; BOOK 770, PAGE 799; BOOK 770, PAGE 824; AND, BOOK 770, PAGE 905. (APPLIES AS SHOWN)

(26) SUBJECT TO THE EASEMENTS, TERMS AND CONDITIONS SET FORTH IN THE WARRANTY DEED, RECORDED 10/12/1998, IN BOOK 415, PAGE 731 OF THE HABERSHAM COUNTY RECORDS. (DOES NOT APPLY)

NOTE: RELOCATION OF INGRESS/EGRESS EASEMENT RIGHTS AGREEMENT RECORDED 07/23/2001, IN BOOK 511, PAGE 657; BOOK 511, PAGE 661; BOOK 511, PAGE 672; SECOND RELOCATION OF INGRESS/EGRESS EASEMENT RIGHTS AGREEMENT RECORDED IN BOOK 770, PAGE 776; BOOK 770, PAGE 784; BOOK 770, PAGE 792; BOOK 770, PAGE 799; BOOK 770, PAGE 824; AND, BOOK 770, PAGE 905. (APPLIES AS SHOWN)

(27) SUBJECT TO THE EASEMENTS, TERMS AND CONDITIONS SET FORTH IN THE WARRANTY DEED, RECORDED 08/11/2000, IN BOOK 478, PAGE 795 OF THE HABERSHAM COUNTY RECORDS. (DOES NOT APPLY)

NOTE: RELOCATION OF INGRESS/EGRESS EASEMENT RIGHTS AGREEMENT RECORDED 07/23/2001, IN BOOK 511, PAGE 657; BOOK 511, PAGE 661; BOOK 511, PAGE 672; SECOND RELOCATION OF INGRESS/EGRESS EASEMENT RIGHTS AGREEMENT RECORDED IN BOOK 770, PAGE 776; BOOK 770, PAGE 784; BOOK 770, PAGE 792; BOOK 770, PAGE 799; BOOK 770, PAGE 824; AND, BOOK 770, PAGE 905. (APPLIES AS SHOWN)

(28) EASEMENT IN FAVOR OF CITY OF CORNELIA, RECORDED 06/15/2001, AS BOOK 507, PAGE 769 OF THE HABERSHAM COUNTY RECORDS. (DOES NOT APPLY)

(29) DECLARATION OF ACCESS EASEMENT EXECUTED BY FOCUS ON DESIGN, INC., RECORDED 07/23/2001, IN BOOK 511, PAGE 643 OF THE HABERSHAM COUNTY RECORDS.

NOTE: RELOCATION OF INGRESS/EGRESS EASEMENT RIGHTS AGREEMENT RECORDED 08/31/2004, AS BOOK 770, PAGE 832 OF THE HABERSHAM COUNTY RECORDS. (APPLIES AS SHOWN)

(30) DECLARATION OF DRAINAGE EASEMENTS EXECUTED BY FOCUS ON DESIGN, INC., RECORDED 07/23/2001, IN BOOK 511, PAGE 649 OF THE HABERSHAM COUNTY RECORDS. (DOES NOT APPLY)

(31) DECLARATION OF COVENANTS AND RESTRICTIONS EXECUTED BY FOCUS ON DESIGN, INC., RECORDED 07/23/2001, IN BOOK 511, PAGE 681 OF THE HABERSHAM COUNTY RECORDS. (DOES NOT APPLY)

(32) EASEMENT IN FAVOR OF GEORGIA POWER COMPANY, RECORDED 10/31/2002, AS BOOK 569, PAGE 141 OF THE HABERSHAM COUNTY RECORDS. (DOES NOT APPLY)

(33) SUBJECT TO EASEMENTS, RIGHTS OF WAY, AND BUILDING SETBACKS AS SHOWN ON THE PLAT, AS RECORDED IN PLAT BOOK 57, PAGE 87 OF THE HABERSHAM COUNTY RECORDS. (APPLIES AS SHOWN)

(34) STORM SEWER EASEMENT AGREEMENT BY AND BETWEEN CERALDO PIVON AND REVIN S. GILFILLIN AND MICHAEL REYNOLDS AS SHOWN ON THE PLAT, AS RECORDED IN BOOK 770, PAGE 842 OF THE HABERSHAM COUNTY RECORDS. (DOES NOT APPLY)

(35) STORM SEWER EASEMENT AGREEMENT BY AND BETWEEN MOORLAND PROPERTIES, INC., AND RUBY TUESDAY, INC., RECORDED 08/31/2008, IN BOOK 770, PAGE 873 OF THE HABERSHAM COUNTY RECORDS. (APPLIES AS SHOWN)

(36) SANITARY SEWER EASEMENT AGREEMENT BY AND BETWEEN MCLEROY ENTERPRISES, INC., MOORLAND PROPERTIES, INC., ALLEN CREEK, LLC, JASON NICHOLAS ALLEN, AND, RUBY TUESDAY, INC., RECORDED 08/31/2008, IN BOOK 770, PAGE 883 OF THE HABERSHAM COUNTY RECORDS. (APPLIES AS SHOWN)

RECORD LEGAL DESCRIPTION

SITUATED IN THE COUNTY OF HABERSHAM, STATE OF GEORGIA:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 104 OF THE 10TH DISTRICT, HABERSHAM COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY OF GEORGIA STATE ROUTE 105 (80' R/W) AND THE WESTERLY RIGHT-OF-WAY OF U.S. HIGHWAY 441 A.K.A. GEORGIA STATE ROUTE 384 (VARIABLE RIGHT-OF-WAY); THENCE ALONG THE FOLLOWING COURSE AND DISTANCES OF SAID WESTERLY RIGHT-OF-WAY OF U.S. HIGHWAY 441 AND A CURVE TO THE LEFT, AN ARC DISTANCE OF 47.78 FEET, SAID CURVE HAVING A RADIUS OF 704.81 FEET AND BEING SUBTENDED BY A CHORD OF 47.78 FEET, AT SOUTH 21 DEGREES 41 MINUTES 25 SECONDS EAST, TO A POINT; THENCE ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 171.27 FEET, SAID CURVE HAVING A RADIUS OF 704.81 FEET AND BEING SUBTENDED BY A CHORD OF 171.27 FEET, AT SOUTH 30 DEGREES 35 MINUTES 49 SECONDS EAST TO A 5/8" REBAR SET; THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY AND A CURVE TO THE LEFT, AN ARC DISTANCE OF 115.43 FEET, SAID CURVE HAVING A RADIUS OF 704.81 FEET AND BEING SUBTENDED BY A CHORD OF 115.43 FEET, AT SOUTH 41 DEGREES 38 MINUTES 10 SECONDS EAST, TO A POINT; SAID POINT BEING A 5/8" REBAR SET; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY SOUTH 38 DEGREES 48 MINUTES 12 SECONDS WEST, 242.44 FEET TO A POINT; THENCE SOUTH 41 DEGREES 10 MINUTES 17 SECONDS WEST, 27.89 FEET TO A 5/8" REBAR SET; THENCE SOUTH 42 DEGREES 27 MINUTES 02 SECONDS WEST, 72.50 FEET TO A 5/8" REBAR SET; THENCE NORTH 47 DEGREES 32 MINUTES 36 SECONDS WEST, 119.02 FEET TO A 5/8" REBAR SET; THENCE ALONG A CURVE TO THE RIGHT, AN ARC DISTANCE OF 156.06 FEET, SAID CURVE HAVING A RADIUS OF 300.00 FEET AND BEING SUBTENDED BY A CHORD OF 154.30 FEET, AT NORTH 32 DEGREES 38 MINUTES 50 SECONDS WEST, TO A 5/8" REBAR SET; THENCE NORTH 65 DEGREES 57 MINUTES 33 SECONDS EAST, 341.66 FEET TO A 5/8" REBAR SET ON SAID WESTERLY RIGHT-OF-WAY OF U.S. HIGHWAY 441; SAID POINT BEING THE POINT OF BEGINNING.

SURVEY LEGAL DESCRIPTION

SITUATED IN THE COUNTY OF HABERSHAM, STATE OF GEORGIA: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 104 OF THE 10TH DISTRICT, HABERSHAM COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE RIGHT-OF-WAY MONUMENT ON THE SOUTHERN SIDE OF GEORGIA STATE ROUTE 105 (80' R/W); THENCE ALONG THE FOLLOWING COURSE AND DISTANCES OF SAID SOUTHERN RIGHT-OF-WAY OF GEORGIA STATE ROUTE 105 (80' R/W) SOUTH 48 DEGREES 38 MINUTES 54 SECONDS EAST, 77.50 FEET TO A 1/2" REBAR FOUND; THENCE SOUTH 48 DEGREES 38 MINUTES 54 SECONDS EAST, 48.63 FEET TO THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY OF GEORGIA STATE ROUTE 105 (80' R/W) AND THE WESTERLY RIGHT-OF-WAY OF U.S. HIGHWAY 441 A.K.A. GEORGIA STATE ROUTE 384 (VARIABLE RIGHT-OF-WAY); THENCE ALONG THE FOLLOWING COURSE AND DISTANCES OF SAID WESTERLY RIGHT-OF-WAY OF U.S. HIGHWAY 441 AND A CURVE TO THE LEFT, AN ARC DISTANCE OF 47.84 FEET, SAID CURVE HAVING A RADIUS OF 704.84 FEET AND BEING SUBTENDED BY A CHORD OF 47.83 FEET, AT SOUTH 21 DEGREES 41 MINUTES 25 SECONDS EAST, TO A POINT; THENCE ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 171.30 FEET, SAID CURVE HAVING A RADIUS OF 704.84 FEET AND BEING SUBTENDED BY A CHORD OF 170.93 FEET, AT SOUTH 30 DEGREES 41 MINUTES 05 SECONDS EAST TO A 1/2" REBAR FOUND WITH PLASTIC CAP AND THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY AND A CURVE TO THE LEFT, AN ARC DISTANCE OF 116.45 FEET, SAID CURVE HAVING A RADIUS OF 708.64 FEET AND BEING SUBTENDED BY A CHORD OF 114.45 FEET, AT SOUTH 41 DEGREES 38 MINUTES 10 SECONDS EAST, TO A POINT; SAID POINT BEING A 1/2" REBAR FOUND WITH PLASTIC CAP; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY SOUTH 38 DEGREES 48 MINUTES 12 SECONDS WEST, 242.44 FEET, TO A POINT; SAID POINT BEING A 1/2" REBAR FOUND WITH PLASTIC CAP; THENCE SOUTH 41 DEGREES 13 MINUTES 23 SECONDS WEST, 27.89 FEET TO A 1/2" REBAR FOUND WITH PLASTIC CAP; THENCE SOUTH 42 DEGREES 30 MINUTES 08 SECONDS WEST, 72.50 FEET TO A 1/2" REBAR FOUND WITH PLASTIC CAP; THENCE NORTH 47 DEGREES 28 MINUTES 59 SECONDS WEST A DISTANCE OF 119.02 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT, AN ARC DISTANCE OF 156.06 FEET, SAID CURVE HAVING A RADIUS OF 300.00 FEET AND BEING SUBTENDED BY A CHORD OF 154.30 FEET, AT NORTH 32 DEGREES 38 MINUTES 44 SECONDS WEST, TO A 1/2" REBAR FOUND WITH PLASTIC CAP; THENCE NORTH 65 DEGREES 50 MINUTES 30 SECONDS EAST, 341.66 FEET TO A 1/2" REBAR FOUND WITH A PLASTIC CAP ON SAID WESTERLY RIGHT-OF-WAY OF U.S. HIGHWAY 441; SAID POINT BEING THE POINT OF BEGINNING.

Surveyor: Edwin G. Davidson
R.L.S. #2586
328 Bridge Street
Cornelia, GA 30523
Phone (706) 754-7498



NOTE: THIS PLAT IS NOT VALID FOR RECORDING PURPOSES UNLESS SURVEYOR'S SIGNATURE APPEARS IN ORIGINAL BLACK INK OVER THE STAMP.

In my opinion this plat is a correct representation of the land plotted and has been prepared in conformity with minimum standards and requirements of law.

Signed: *Edwin G. Davidson*

SURVEYOR'S CERTIFICATION:

To: Sterling Bank, CGP Founders Cornelia, LLC; Summit Restaurant Development, LLC; Old Republic National Title Insurance Company; Baker, Donelson, Bearman, Caldwell, & Berkowitz, P.C.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1-4, B, 11, & 13 of Table A thereof. The field work was completed on September 9, 2016.

Date of Map: 09/23/2016

Signed: *Edwin G. Davidson*
Edwin G. Davidson, R.L.S. #2586

Access Note:
Refer to following deeds for ingress/egress easements.

DB 770/769-823 DB 770/776-783
DB 770/824-831 DB 770/784-791
DB 770/832-841 DB 770/792-798
DB 770/842-851
DB 770/905-915

NOTES:

- The property has access, including access to U.S. Historic Highway 441 & Ga. Hwy. 385, both of which are public rights of way.
- The property shown on this survey is the same property described in Commitment No. 01-16043136-01T, effective July 12, 2016, issued by Old Republic National Title Insurance Company.
- No buildings exist on the surveyed property.
- Light pole in parking easement area apparently for Pepperwood use.
- Bearings shown here are based upon Georgia State Plane Coordinates - West Zone, NAD 1983.
- The horizontal accuracy of this survey is greater than the required Accuracy Standard for an Urban Survey.
- Underground utilities shown here are based upon the work of a utility location service (U. P. Spec Services, Inc. on 09/01/2016). All above ground utilities are based upon visible evidence.

THIS PLAT IS FOR THE SOLE AND EXCLUSIVE USE OF THE PARTY NAMED IN THE TITLE BLOCK. ALL OTHERS USE AT THEIR OWN RISK.

ALTA/NSPS LAND TITLE SURVEY:

Sterling Bank, CGP Founders Cornelia, LLC; Summit Restaurant Development, LLC; Old Republic National Title Insurance Company; Baker, Donelson, Bearman, Caldwell, & Berkowitz, P.C.

In the City of Cornelia, Georgia

DAVIDSON LAND SURVEYING, INC.
E.G. (EDDIE) DAVIDSON, PLS

328 BRIDGE STREET
CORNELIA, GEORGIA 30523

GA #2586 SC #16127 NC #L-3746 TN # 1877 AL #20350

Sheet:	Land Lot:	104	District:	10th	County:	Habersham, Georgia
2 of 2	Dots:	09/23/2016	Scale:	1"=40'	Job No.:	15-110
					Drawing No.:	15-110-3