

ALTA/ACSM LAND TITLE SURVEY
COMMONWEALTH LAND TITLE INSURANCE COMPANY
CASE NUMBER: C133506
COMMITMENT DATE: 06/30/2013 @ 5:00 PM

SCHEDULE B-SECTION 2 (EXCEPTIONS) PER THE REFERENCED COMMITMENT

87	ALL MATTERS AS SHOWN ON PLAT OF SURVEY RECORDED IN PLAT BOOK 81, PAGE 65, CHEROKEE COUNTY, GEORGIA RECORDS. - FICKLEN CHURCH WAY RIGHT-OF-WAY AS SHOWN - 6A HWY 20 RIGHT-OF-WAY AS SHOWN - STATE UNDISTURBED BUFFER AND COUNTY UNDISTURBED BUFFER AS SHOWN (PER PLAT BOOK 81, PAGE 65) - IF ACTIVE STREAMS ARE PRESENT, THEY SHALL HAVE A STATE 25' UNDISTURBED BUFFER. ALL STREAMS SHALL HAVE A 50' COUNTY UNDISTURBED BUFFER FROM TOP OF STREAM BANK. 1)
88	RIGHT OF WAY DEEDS CONTAINING EASEMENTS FOR SLOPES, FILLS AND DRAINAGE IN FAVOR OF THE STATE HIGHWAY BOARD OF GEORGIA RECORDED IN DEED BOOK 2, PAGE 206, DEED BOOK 2, PAGE 138, AND DEED BOOK 78, PAGE 297, CHEROKEE COUNTY GEORGIA RECORDS. - DEED BOOK 2, PAGE 206 - DOES NOT APPEAR TO APPLY TO THIS PROPERTY - ACCORDING TO PLANS BY THE STATE OF GEORGIA STATE HIGHWAY DEPARTMENT OF GEORGIA (FEDERAL AID PROJECT 1019(2) AND STATE AID PROJECT 1807-8(4)) THE SURVEYED PROPERTY LIES EAST OF THE PROPERTY AFFECTED BY THIS DEED. THE STATIONS LISTED IN THE DEED (18890 THRU 621+55) DO NOT COINCIDE WITH THE SURVEYED PROPERTY. THESE PLANS WERE RECOVERED BY THIS OFFICE THROUGH THE GEORGIA DEPARTMENT OF TRANSPORTATION'S ONLINE RESEARCH PROGRAM. - DEED BOOK 2, PAGE 138 - DOES NOT APPEAR TO APPLY TO THIS PROPERTY - ACCORDING TO PLANS BY THE STATE OF GEORGIA STATE HIGHWAY DEPARTMENT OF GEORGIA (STATE AID PROJECT 1631A(2)) THE STATIONS LISTED IN THE DEED (38+60 THRU 40+35) DO NOT COINCIDE WITH THE SURVEYED PROPERTY. THESE PLANS WERE RECOVERED BY THIS OFFICE THROUGH THE GEORGIA DEPARTMENT OF TRANSPORTATION'S ONLINE RESEARCH PROGRAM. - DEED BOOK 78, PAGE 297 - DOES NOT APPEAR TO APPLY TO THIS PROPERTY - ONE DEED ON THIS PAGE IS IN LAND LOT 60 AND THE OTHER APPEARS TO BE LOCATED NORTH OF HIGHWAY 20 AND ALONG THE NORTHERLY LAND LOT LINE OF LAND LOT 23 ACCORDING TO GEORGIA STATE HIGHWAY DEPARTMENT PLANS FOR FEDERAL AID PROJECT S-2248(1) RECOVERED BY THIS OFFICE THROUGH THE GEORGIA DEPARTMENT OF TRANSPORTATION'S ONLINE RESEARCH PROGRAM.
89	RIGHT OF WAY EASEMENT IN FAVOR OF AMICALOLA EMC RECORDED IN DEED BOOK 489, PAGE 229, AFOPESAD RECORDS. APPEARS TO APPLY TO THIS PROPERTY - THE DESCRIPTION OF THE SUBJECT PROPERTY IN THIS EASEMENT IS BASED OFF THE LIMITED, BOUNDED BY DESCRIPTION. IT APPEARS THAT THIS EASEMENT AFFECTS THE SURVEYED PROPERTY. THE SURVEYED PROPERTY IS BOUNDED ON THE NORTH BY HWY 20 AND ON THE EAST BY PROPERTY OWNED BY GRAMLING. THE SURVEYED PROPERTY VAGUE. THE SURVEYED PROPERTY IS BOUNDED BY THE PROPERTY OWNED BY J. P. HAYNES & OTHERS THAT BOUNDS THE AFFECTED PROPERTY TO THE SOUTH AND WEST. THIS EASEMENT HAS GRANTED BY RONALD HILLHOUSE AND OTHERS. ACCORDING TO DEED BOOK 7404, PAGES 1-103 THE SURVEYED PROPERTY WAS TRANSFERRED TO DEAN WOODALL AND LISA A. CORKILL FROM RONALD HILLHOUSE, J.W. BARNES, HENRY J. EVANS, FRED CANTRELL, SUSIE P. JOHNSON, H. MICHAEL BRAY, JR. AND CATHERINE HILL ON SEPTEMBER 22, 2004.

RECORD DESCRIPTIONS AS PER REFERENCED TITLE COMMITMENT (SEE NOTE # 8)

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 23 AND 14, 22ND DISTRICT, 2ND SECTION, CHEROKEE COUNTY, GEORGIA BEING 7.12 ACRES AS SHOWN ON A PLAT OF SURVEY FOR DEAN WOODALL, PREPARED BY WIKLE LAND SURVEYING, P.C., BEARING THE SEAL OF DAVID E. MITCHELL, GEORGIA RLS #2665, DATED AUGUST 28, 2004, RECORDED AT PLAT BOOK 81, PAGE 65, CHEROKEE COUNTY RECORDS, SAID PLAT BEING INCORPORATED HEREIN BY REFERENCE THERETO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT AN IRON PIN SET LOCATED AT THE POINT OF INTERSECTION OF THE SOUTH RIGHT OF WAY OF GEORGIA HIGHWAY 20 (GEORGIA HIGHWAY 20 HAVING A 100 FOOT RIGHT OF WAY WITH THE EAST LINE OF LAND LOT 14) THENCE RUN SOUTH 00 DEGREES 59 MINUTES 30 SECONDS EAST ALONG THE EAST LINE OF LAND LOT 14 A DISTANCE OF 250.00 FEET TO AN IRON PIN FOUND; THENCE NORTH 68 DEGREES 08 MINUTES 40 SECONDS WEST A DISTANCE OF 921.16 FEET TO AN IRON PIN FOUND; THENCE ALONG THE EASTERLY RIGHT OF WAY OF FICKLEN CHURCH WAY THENCE RUNNING NORTHWESTERLY AND NORTHEASTERLY ALONG THE EASTERLY RIGHT OF WAY OF FICKLEN CHURCH WAY (FICKLEN CHURCH WAY HAVING A 50 FOOT RIGHT OF WAY) THE FOLLOWING COURSES AND DISTANCES:
NORTH 12 DEGREES 48 MINUTES 48 SECONDS WEST A DISTANCE OF 45.59 FEET TO A POINT;
NORTH 07 DEGREES 58 MINUTES 20 SECONDS WEST A DISTANCE OF 58.00 FEET TO A POINT;
NORTH 02 DEGREES 44 MINUTES 38 SECONDS WEST A DISTANCE OF 45.59 FEET TO A POINT;
NORTH 11 DEGREES 19 MINUTES 30 SECONDS EAST A DISTANCE OF 27.59 FEET TO A POINT;
NORTH 18 DEGREES 49 MINUTES 50 SECONDS EAST A DISTANCE OF 37.40 FEET TO A POINT;
NORTH 31 DEGREES 28 MINUTES 20 SECONDS EAST A DISTANCE OF 30.25 FEET TO A POINT;
NORTH 46 DEGREES 28 MINUTES 55 SECONDS EAST A DISTANCE OF 28.38 FEET TO A POINT;
NORTH 56 DEGREES 40 MINUTES 10 SECONDS EAST A DISTANCE OF 46.39 FEET TO A POINT;
NORTH 61 DEGREES 13 MINUTES 42 SECONDS EAST A DISTANCE OF 57.70 FEET TO A POINT;
NORTH 61 DEGREES 39 MINUTES 40 SECONDS EAST A DISTANCE OF 46.91 FEET TO A POINT;
NORTH 59 DEGREES 43 MINUTES 55 SECONDS EAST A DISTANCE OF 61.48 FEET TO A POINT;
NORTH 58 DEGREES 48 MINUTES 02 SECONDS EAST A DISTANCE OF 33.89 FEET TO A POINT LOCATED ON THE SOUTHERLY RIGHT OF WAY OF GEORGIA HIGHWAY 20 AT THE POINT OF INTERSECTION OF THE EASTERLY RIGHT OF WAY OF FICKLEN CHURCH WAY AND THE SOUTHERLY RIGHT OF WAY OF HIGHWAY 20; THENCE SOUTH 51 DEGREES 59 MINUTES 20 SECONDS EAST ALONG THE SOUTHERLY RIGHT OF WAY OF HIGHWAY 20 A DISTANCE OF 767.86 FEET TO AN IRON PIN SET, SAID IRON PIN BEING THE TRUE POINT OF BEGINNING.

LEGAL DESCRIPTIONS BASED OFF SURVEY BY W.D. GRAY AND ASSOCIATES, INC. (SEE NOTE 8)

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 23 AND 14, 22ND DISTRICT, 2ND SECTION, CHEROKEE COUNTY, GA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A 5/8" REBAR FOUND AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY OF GEORGIA HIGHWAY NO. 20 (100' RIGHT-OF-WAY) AND THE EASTERLY LAND LOT LINE OF LAND LOT 14, THENCE LEAVING SAID RIGHT-OF-WAY ALONG THE EASTERLY LAND LOT LINE OF LAND LOT 14 SOUTH 00 DEGREES 59 MINUTES 20 SECONDS EAST A DISTANCE OF 249.98 FEET TO A 5/8" REBAR FOUND; THENCE LEAVING SAID LAND LOT LINE NORTH 68 DEGREES 08 MINUTES 40 SECONDS WEST A DISTANCE OF 921.16 FEET TO A 5/8" REBAR FOUND ON THE EASTERLY RIGHT-OF-WAY OF FICKLEN CHURCH WAY (50' RIGHT-OF-WAY) THENCE ALONG SAID RIGHT-OF-WAY FOLLOWING A CURVE TO THE RIGHT HAVING A RADIUS OF 763.92 FEET, AN ARC LENGTH OF 117.91 FEET, A CHORD WHICH BEARS NORTH 08 DEGREES 42 MINUTES 59 SECONDS WEST, AND A CHORD LENGTH OF 117.79 FEET TO A POINT; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY FOLLOWING A CURVE TO THE RIGHT HAVING A RADIUS OF 150.78 FEET, AN ARC LENGTH OF 189.56 FEET, A CHORD WHICH BEARS NORTH 27 DEGREES 28 MINUTES 48 SECONDS EAST, AND A CHORD LENGTH OF 177.35 FEET TO A POINT; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY NORTH 60 DEGREES 48 MINUTES 08 SECONDS EAST A DISTANCE OF 100.17 FEET TO A POINT; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY FOLLOWING A CURVE TO THE LEFT HAVING A RADIUS OF 1499.29 FEET, AN ARC LENGTH OF 110.48 FEET, A CHORD WHICH BEARS NORTH 58 DEGREES 38 MINUTES 58 SECONDS EAST, AND A CHORD LENGTH OF 110.45 FEET TO A POINT AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY OF FICKLEN CHURCH WAY AND THE SOUTHERLY RIGHT-OF-WAY OF GEORGIA HIGHWAY NO. 20; THENCE ALONG THE RIGHT-OF-WAY OF GEORGIA HIGHWAY NO. 20 SOUTH 51 DEGREES 57 MINUTES 54 SECONDS EAST A DISTANCE OF 767.86 FEET TO A 5/8" REBAR FOUND AND THE POINT OF BEGINNING. SAID TRACT CONTAINING 7.12 ACRES MORE OR LESS AS SHOWN ON AN ALTA/ACSM LAND TITLE SURVEY FOR SWEETWATER PROPERTY INVESTMENTS, LLC AND COMMONWEALTH LAND TITLE INSURANCE COMPANY DATED JULY 29, 2013.

GENERAL NOTES:

- 1) W.D. GRAY AND ASSOCIATES, INC. HAS MADE NO INVESTIGATION AS TO THE EXISTENCE OR NON-EXISTENCE OF UNDERGROUND UTILITIES AND/OR STRUCTURES. UNDERGROUND UTILITIES SHOULD BE INVESTIGATED BEFORE ANY LAND DISTURBANCE ACTIVITY BEGINS.
- 2) THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED HEREON. SAID PLAT DOES NOT EXTEND TO ANY UNAMED PERSON, PERSONS OR ENTITY WITHOUT A RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS OR ENTITY.
- 3) THE RELATIVE POSITIONAL PRECISION FOR THIS ALTA/ACSM LAND TITLE SURVEY DOES NOT EXCEED 2 CENTIMETERS PLUS 50 PARTS PER MILLION.
- 4) EQUIPMENT USED DURING THE COMPLETION OF THIS SURVEY WAS A TOPCON GPT 3003W TOTAL STATION.
- 5) NO ADJOINING PARCEL INFORMATION WAS PROVIDED TO THIS OFFICE WITHIN THE REFERENCED TITLE COMMITMENT. ALL ADJOINING INFORMATION, INCLUDING BUT NOT LIMITED TO, OWNER NAME AND RECORDING INFORMATION WAS OBTAINED DURING INDEPENDANT RESEARCH CONDUCTED BY THIS OFFICE. THIS OFFICE MAKES NO ASSERTION AS TO THE COMPLETENESS OR ACCURACY OF THIS INFORMATION.
- 6) W.D. GRAY AND ASSOCIATES, INC. HAS MADE NO INVESTIGATION AS TO THE EXISTENCE OR NON-EXISTENCE OF JURISDICTIONAL WETLANDS ON THIS PROPERTY. ANY WETLANDS ON THIS SITE ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS. PROPERTY OWNERS MAY BE SUBJECT TO PENALTY BY LAW FOR THE DISTURBANCE OF ANY WETLAND WITHOUT PROPER AUTHORIZATION.
- 7) THIS OFFICE HAS MADE NO INVESTIGATION AS TO THE EXISTENCE OF BUILDING LINES, SETBACKS, AND/OR BUFFERS OF ANY KIND. THESE MATTERS SHOULD BE INVESTIGATED BEFORE ANY LAND DISTURBANCE ACTIVITY BEGINS.
- 8) NEW LEGAL DESCRIPTION WAS PREPARED TO REFLECT THE CURVE INFORMATION ALONG THE RIGHT-OF-WAY OF FICKLEN CHURCH WAY
- 9) THIS PROPERTY IS SUBJECT TO ANY EASEMENTS, RESTRICTIONS, AND/OR RIGHTS-OF-WAY NOT REVEALED WITHIN THE REFERENCED TITLE COMMITMENT OR RECOVERED BY THE SURVEYOR DURING THE SURVEYOR'S LIMITED RECORD SEARCH.
- 10) AS TO TABLE A (ITEM 16) THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS.
- 11) AS TO TABLE A (ITEM 18) THERE WAS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.

PREPARED FOR:
**SWEETWATER PROPERTY INVESTMENTS, LLC AND
COMMONWEALTH LAND TITLE INSURANCE COMPANY**
LAND LOTS 23 AND 14, 22ND DISTRICT
2ND SECTION, CHEROKEE COUNTY, GA
SCALE: 1" = 50'
DATE: JULY 29TH, 2013

W.D. GRAY

AND ASSOCIATES, INC.

LSF000701

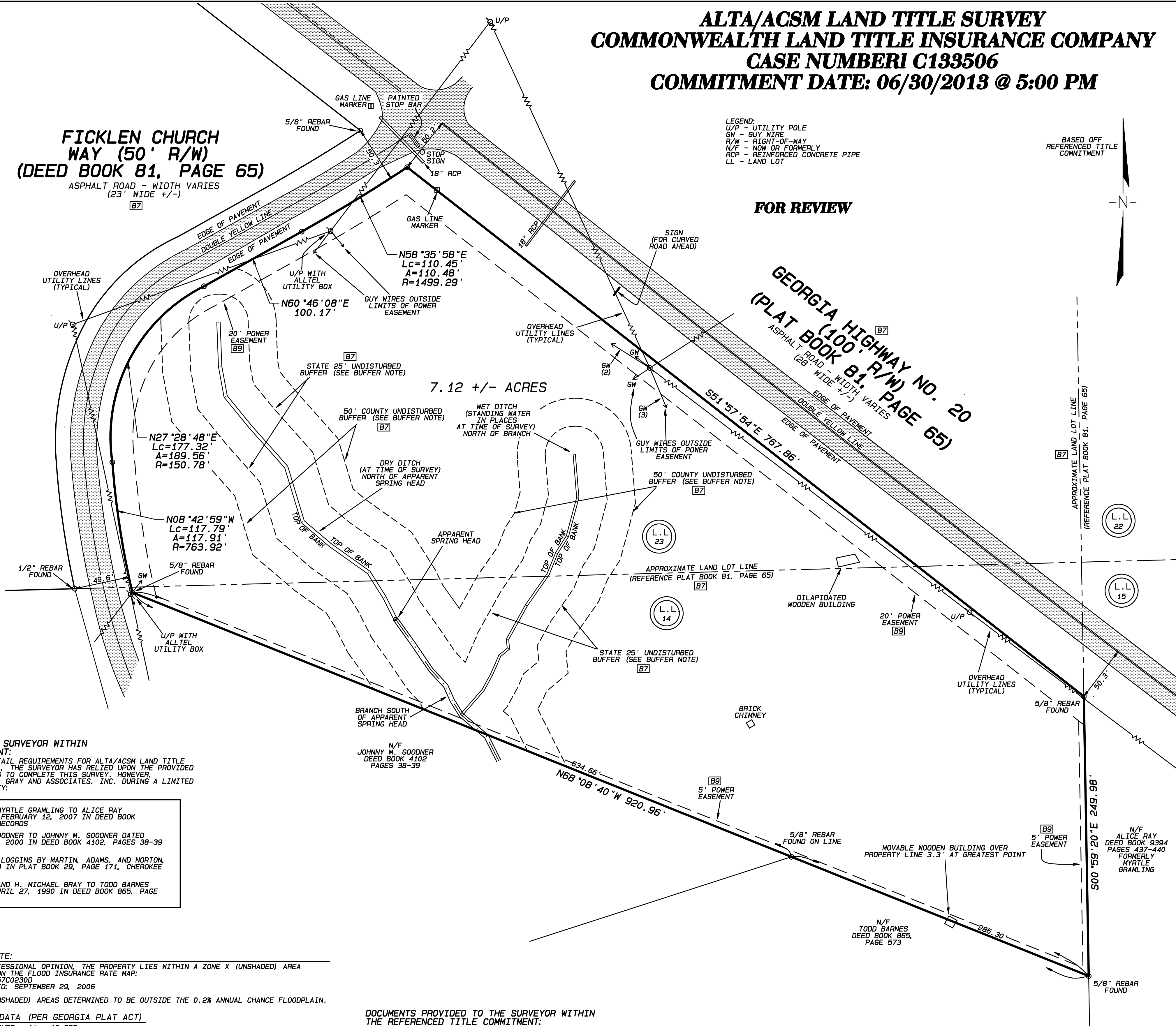
Land Surveyors - Planners

160 Greencastle Road Suite B Tyrone, 30290

PH. 770-466-7552

Fax: 770-466-0496

**FICKLEN CHURCH
WAY (50' R/W)
(DEED BOOK 81, PAGE 65)**
ASPHALT ROAD - WIDTH VARIES
(23' WIDE +/-)



DOCUMENTS NOT PROVIDED TO THE SURVEYOR WITHIN
THE REFERENCED TITLE COMMITMENT:

AS STATED IN THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS (EFFECTIVE FEBRUARY 23, 2011), THE SURVEYOR HAS RELIED UPON THE PROVIDED TITLE COMMITMENT AND RECORD DOCUMENTS TO COMPLETE THIS SURVEY. HOWEVER, BELOW ARE DOCUMENTS RECOVERED BY W.D. GRAY AND ASSOCIATES, INC. DURING A LIMITED RECORD SEARCH OF THE SURVEYED PROPERTY:

- 1) WARRANTY DEED OF CORRECTION FROM MYRTLE GRAMLING TO ALICE RAY DATED FEBRUARY 12, 2007 AND RECORDED FEBRUARY 12, 2007 IN DEED BOOK 9394, PAGES 437-440 CHEROKEE COUNTY RECORDS
- 2) QUIT CLAIM DEED FROM BARBARA A. GOODNER TO JOHNNY M. GOODNER DATED MARCH 18, 2000 AND RECORDED APRIL 18, 2000 IN DEED BOOK 4102, PAGES 38-39 CHEROKEE COUNTY RECORDS.
- 3) SURVEY FOR HERB PRIEST AND RONALD LOGGINS BY MARTIN, ADAMS, AND NORTON, INC. DATED MARCH 3, 1986 AND RECORDED IN PLAT BOOK 29, PAGE 171, CHEROKEE COUNTY RECORDS.
- 4) WARRANTY DEED FROM ROGER JOHNSON AND H. MICHAEL BRAY TO TODD BARNES DATED JANUARY 4, 1990 AND RECORDED APRIL 27, 1990 IN DEED BOOK 865, PAGE 573, CHEROKEE COUNTY RECORDS.

FLOOD NOTE:

IN MY PROFESSIONAL OPINION, THE PROPERTY LIES WITHIN A ZONE X (UNSHADED) AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP:
MAP # 13057C0230D
MAP REVISED: SEPTEMBER 29, 2006
ZONE X (UNSHADED) AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

CLOSURE DATA (PER GEORGIA PLAT ACT)

FIELD CLOSURE = 1' : 18,989
ANGLE POINT ERROR = < 6"
EQUIPMENT USED: TOPCON 3003W
ADJUSTMENT METHOD: NONE
PLAT CLOSURE = 1' : 521,897

BUFFER NOTE:

PER PLAT BOOK 81, PAGE 65 -
- IF ACTIVE STREAMS ARE PRESENT, THEY SHALL HAVE A STATE 25' UNDISTURBED BUFFER. ALL STREAMS SHALL HAVE A 50' COUNTY UNDISTURBED BUFFER FROM TOP OF STREAM BANK.
IT IS THE SURVEYOR'S RECOMMENDATION THAT A PROFESSIONAL WHO SPECIALIZES IN DELINEATING STATE WATERS OR WATERS THAT MAY HAVE RESTRICTIVE BUFFERS VISIT THIS SITE AND REVIEW THESE CREEKS AND DITCHES. THE BUFFERS ARE SHOWN FOR REFERENCE ONLY. THE SURVEYOR DOES NOT CERTIFY THAT THESE BUFFERS APPLY, DO NOT APPLY, OR THAT THE SIZE OF ANY POSSIBLE BUFFERS WILL NOT INCREASE OR DECREASE. ENVIRONMENTAL CONDITIONS AND ANY RELATED BUFFERS WERE NOT PART OF THE SCOPE OF THIS SURVEY.

SWEETWATER PROPERTY INVESTMENTS, LLC AND
COMMONWEALTH LAND TITLE INSURANCE COMPANY

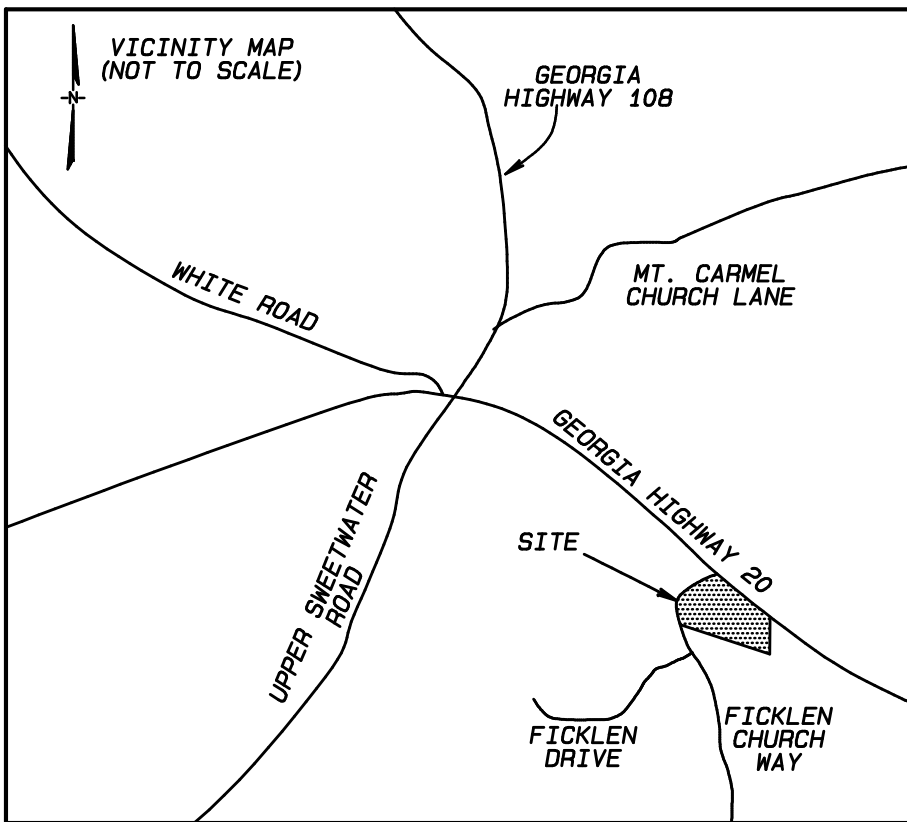
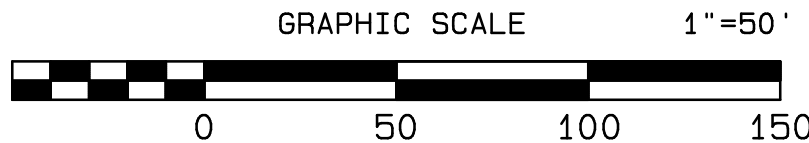
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 4, 8, 11 (a), 13, 15, AND 18 OF TABLE A THEREOF.
THE FIELD WORK WAS COMPLETED ON JULY 23, 2013
DATE OF PLAT OR MAP: JULY 29TH, 2013

FOR REVIEW

WARREN GRAY
GEORGIA REGISTERED LAND SURVEYOR NO. 2984
WDGRAYENG@GMAIL.ORG

DOCUMENTS PROVIDED TO THE SURVEYOR WITHIN
THE REFERENCED TITLE COMMITMENT:

- 1) DEED UNDER POWER FROM TONY BRIAN HOWELL A/K/A TONY B. HOWELL AND KENNETH D. MCCALLISTER A/K/A KENNETH MCCALLISTER TO RENASANT BANK DATED MAY 1, 2012, RECORDED MAY 17, 2012 IN DEED BOOK 11831, PAGES 192-195, CHEROKEE COUNTY RECORDS
- 2) BOUNDARY SURVEY FOR DEAN WOODALL BY WIKLE LAND SURVEYING, P.C., DATED AUGUST 28, 2004, RECORDED OCTOBER 1, 2004 IN PLAT BOOK 81, PAGE 65 CHEROKEE COUNTY RECORDS
- 3) DEED FROM J.W. STARR TO STATE HIGHWAY BOARD OF GEORGIA DATED APRIL 3, 1986 (YEAR NOT LEGIBLE) AND RECORDED IN DEED BOOK 2, PAGE 206, CHEROKEE COUNTY RECORDS.
- 4) DEED FROM MRS. GEORGIA CANNON, ADMINISTRATOR OF THE ESTATE OF W.M. CANNON DECEASED, TO THE STATE HIGHWAY BOARD OF GEORGIA (DATE NOT PRINTED) RECORDED IN DEED BOOK 2, PAGE 138, CHEROKEE COUNTY RECORDS.
- 5) RIGHT OF WAY DEEDS AS DESCRIBED BELOW
1) DEED FROM R.D. MOORE TO THE STATE HIGHWAY DEPARTMENT OF GEORGIA DATED OCTOBER 19TH, 1965 AND RECORDED IN DEED BOOK 78, PAGE 297, CHEROKEE COUNTY RECORDS
2) DEED FROM J.P. HAYNES AND M.G. VANDIVER TO STATE HIGHWAY DEPARTMENT OF GEORGIA (DATE NOT LEGIBLE) RECORDED IN DEED BOOK 78, PAGE 297, CHEROKEE COUNTY RECORDS.
- 6) RIGHT OF WAY EASEMENT FROM FRED CANTRELL TO AMICALOLA ELECTRIC MEMBERSHIP CORPORATION DATED OCTOBER 22, 1965 AND RECORDED OCTOBER 22, 1965 IN DEED BOOK 489, PAGE 229, CHEROKEE COUNTY RECORDS.



JOB NO: 1307003