= PROPERTY CORNER FOUND

● = PROPERTY CORNER SET R/W = RIGHT OF WAY= CENTERLINE

= PROPERTY LINE ESMT. = EASEMENT PB = PLAT BOOK DB = DEED BOOK

PG = PAGEP.O.B. = POINT OF BEGINNING N/F = NOW OR FORMERLY SP = SERVICE POLE PP = POWER POLE

POLE = POLE -X- = FENCE -P- = POWER LINE -SS- = SANITARY SEWER LINE

-ST- = STORM SEWER LINE MH = MANHOLE WV = WATER VALVE F.H. = FIRE HYDRANT WM = WATER METER

DI = DROP INLET

CB = CATCH BASIN CO = CLEAN OUT CMP = CORRUGATED METAL PIPE RCP = REINFORCED CONCRETE PIPE

PVC = POLYVINYL CHLORIDE PIPE

BK = BACK FROM CORNER T.C.# = TITLE COMMITMENT EXCEPTION NUMBER

INFRASTRUCTURE NOTE:

1. THE STREETS, ROADS, ALLEYS, ADJACENT SIDEWALKS, WATER MAINS, STORM AND SANITARY SEWER MAINS AND PACKAGE PLANTS OR LIFT STATIONS, IF ANY, ARE THE RESPONSIBILITY OF THE CITY OF BLUE RIDGE, PER DEED BOOK 233, PAGE 28.

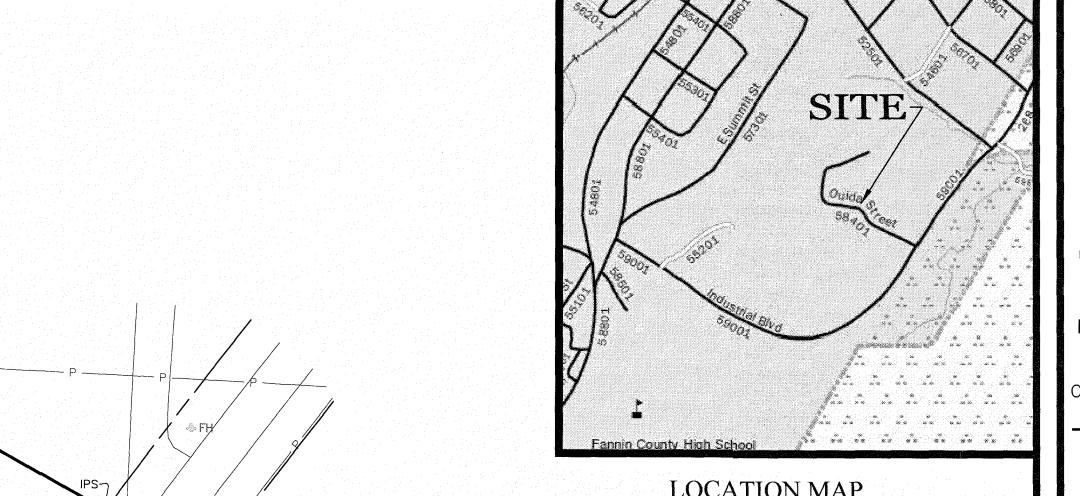
TITLE EXCEPTIONS

COMMONWEALTH LAND TITLE INSURANCE COMPANY SCHEDULE B, PART II as to Exhibit "A" "TRACTS 3 & 4" COMMITMENT NUMBER: 1148479 COMMITMENT DATE: OCTOBER 1, 2019

DEED OF DEDICATION BY THE HOUSING AUTHORITY OF THE CITY OF BLUE RIDGE TO THE CITY OF BLUE RIDGE DATED AUGUST 8, 1995 AND RECORDED IN DEED BOOK 233, PAGES 28-31 IN THE OFFICE OF THE CLERK OF SUPERIOR COURT FANNIN COUNTY, GEORGIA FOR THE PURPOSE OF DEDICATING THE STREETS, ROADS, ALLEYS, ADJACENT SIDEWALKS, WATER MAINS, STORM AND SANITARY SEWER MAINS AND PACKAGE PLANTS OR LIFT STATIONS, IF ANY, FOR PROJECT NUMBER GA-20-2002. (TRACTS THREE AND FOUR) COMMENT: DOES AFFECT SUBJECT TRACT 3 & 4.

9. ELECTRIC LINE RIGHT OF WAY EASEMENT FROM HOUSING AUTHORITY OF THE CITY OF BLUE RIDGE TO TRI-STATE ELECTRIC MEMB. CORP., DATED NOVEMBER 19, 1982 AND RECORDED IN DEED BOOK 80, PAGE 159 IN THE OFFICE OF THE CLERK OF SUPERIOR COURT FANNIN COUNTY, GEORGIA. COMMENT: DOES AFFECT SUBJECT TRACT 3 & 4.

10. RIGHT OF WAY DATED FEBRUARY 17, 1965 AND RECORDED IN DEED BOOK 32, PAGE 528 IN THE OFFICE OF THE CLERK OF SUPERIOR COURT FANNIN COUNTY, GEORGIA. (LOCATION UNKNOWN) COMMENT: DOES NOT AFFECT SUBJECT TRACTS 3 AND 4.



LOCATION MAP NOT TO SCALE

GENERAL NOTES

1. THIS SURVEY IS A RETRACEMENT SURVEY OF AN EXISTING PLATTED LOT. THE FIELDWORK FOR THIS SURVEY WAS COMPLETED ON 09/13/2019. REFERENCE FOR THIS SURVEY SHOULD BE MADE TO A PROPERTY LINE MAP FOR THE HOUSING AUTHORITY OF BLUE RIDGE. DATED SETPEMBER OF 1959. 2. THE BEARING STRUCTURE FOR THIS SURVEY IS BASED ON MONUMENTS FOUND IN THE FIELD AT THE TIME OF THIS SURVEY AND TIED INTO THE NATIONAL GEODETIC SURVEY AND EGPS SOLUTIONS CONTINUALLY OPERATING REFERENCE SYSTEM BY USE OF TRIMBLE GPS EQUIPMENT. 3. THIS PROPERTY DOES NOT LIE WITHIN A FLOOD PRONE AREA BUT LIES WITHIN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE OF FLOOD) AS PER F.I.R.M. COMMUNITY PANEL NO. 13111CO177E, FANNIN COUNTY, GEORGIA, EFFECTIVE DATE 09/17/2010. 4. THE PUBLIC RECORDS SHOWN HEREON REFLECTS THOSE RECORDS NECESSARY TO ESTABLISH THE BOUNDARIES SHOWN HEREON AND REFERENCE TO THE SAME DOES NOT AND IS NOT INTENDED TO CONSTITUTE A TITLE SEARCH OR TITLE OPINION. THIS SURVEY REFLECTS ONLY THOSE MATTERS OF TITLE OF RECORD FURNISHED TO THE SURVEYOR AT THIS TIME. 5. PURSUANT TO RULE 180-6.09 OF THE GEORGIA STATE BOARD OF REGISTRATION

FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, THE TERM "CERTIFY" OR "CERTIFICATION" RELATING TO 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. 6. THE FIRM OF HAYES, JAMES AND ASSOCIATES, INC. DOES NOT CERTIFY TO THE ACCURACY OR THE LOCATION OF ANY UNDERGROUND UTILITIES EITHER SHOWN OR NOT SHOWN HEREON. CONTACT THE UTILITIES PROTECTION CENTER AT 1-800-282- 7411 PRIOR TO ANY CONSTRUCTION. 7. THIS PLAT WAS PREPARED AND CERTIFIED FOR THE INDIVIDUAL, INDIVIDUALS OR GROUP LISTED ON THIS DOCUMENT. THE CERTIFICATION DOES NOT EXTEND TO

OTHER INDIVIDUALS OR GROUPS WITHOUT RECERTIFICATION BY THE SURVEYOR OF RECORD LISTING NEW OR ADDITIONAL INDIVIDUALS OR GROUPS. 8. CERTIFICATION DOES NOT EXTEND TO MATTERS OF TITLE, DEEDS AND PLATS REFERENCED HEREON WERE USED AS EVIDENCE OF PROPERTY LINE LOCATIONS.
THESE REFERENCED INSTRUMENTS DO NOT CONSTITUTE A TITLE SEARCH OR TITLE

9. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 80,561 FEET.

10. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS AN UNADJUSTED CLOSURE OF ONE FOOT IN 44,752 FEET. THE UNADJUSTED ANGULAR ERROR OF 4 SECONDS. THIS SURVEY WAS ADJUSTED USING A LEAST SQUARES ADJUSTMENT.

AS-SURVEYED LEGAL DESCRIPTION:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 314 OF THE 8TH DISTRICT, 2ND SECTION, CITY OF BLUE RIDGE, FANNIN COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT 3: BEGINNING AT AN IRON PIN SET ON THE INTERSECTION OF THE WESTERN RIGHT OF WAY OF INDUSTRIAL BOULEVARD (60' RIGHT OF WAY), AND THE NORTHERN RIGHT OF WAY OF OUIDA STREET (60' RIGHT OF WAY). THENCE ALONG THE NORTHERN RIGHT OF WAY OF OUIDA STREET THE FOLLOWING CALLS: NORTH 63 DEGREES 01 MINUTES 43 SECONDS WEST A DISTANCE OF 94.60 FEET TO A POINT; THENCE NORTH 62 DEGREES 24 MINUTES 13 SECONDS WEST A DISTANCE OF 106.74 FEET TO A POINT; THENCE NORTH 61 DEGREES 34 MINUTES 04 SECONDS WEST A DISTANCE OF 59.48 FEET TO AN IRON PIN SET; THENCE LEAVING SAID RIGHT OF WAY NORTH 14 DEGREES 45 MINUTES 43 SECONDS EAST A DISTANCE OF 234.14 FEET TO AN IRON PIN SET; THENCE NORTH 59 DEGREES 57 MINUTES 17 SECONDS WEST A DISTANCE OF 124.29 FEET TO A CONCRETE MONUMENT FOUND; THENCE NORTH 18 DEGREES 42 MINUTES 14 SECONDS EAST A DISTANCE OF 80.80 FEET TO A CONCRETE MONUMENT FOUND; THENCE ALONG THE PROPERTY NOW AND FORMERLY OWNED BY HIGHLAND BAPTIST (DB 852, PG 325) SOUTH 60 DEGREES 21 MINUTES 17 SECONDS EAST A DISTANCE OF 486.17 FEET TO AN IRON PIN SET ON THE WESTERN RIGHT OF WAY OF INDUSTRIAL BOULEVARD: THENCE ALONG SAID WESTERN RIGHT OF WAY ALONG A CURVE TO THE LEFT WITH A RADIUS OF 4073.45 FEET AND AN ARC LENGTH OF 298.18 FEET, SAID CURVE HAVING A CHORD BEARING OF SOUTH 34 DEGREES 36 MINUTES 16 SECONDS WEST AND A CHORD DISTANCE OF 298.11 FEET TO AN IRON PIN SET, SAID IRON PIN SET BEING THE TRUE POINT OF BEGINNING.

TRACT 4: BEGINNING AT AN IRON PIN SET AT THE INTERSECTION OF THE WESTERN RIGHT OF WAY OF INDUSTRIAL BOULEVARD (60' RIGHT OF WAY) AND THE SOUTHERN RIGHT OF WAY OF OUIDA STREET (60' RIGHT OF WAY), THENCE ALONG THE WESTERN RIGHT OF WAY OF INDUSTRIAL BOULEVARD THE FOLLOWING CALLS: SOUTH 30 DEGREES 32 MINUTES 51 SECONDS WEST A DISTANCE OF 36.71 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 1454.22 FEET AND AN ARC LENGTH OF 703.84 FEET, SAID CURVE HAVING A CHORD BEARING OF SOUTH 42 DEGREES 29 MINUTES 55 SECONDS WEST AND A CHORD DISTANCE OF 696.99 FEET TO A 3/4" OPEN TOP PIPE FOUND; THENCE LEAVING SAID RIGHT OF WAY ALONG THE PROPERTY NOW AND FORMERLY OWNED BY BROOKSDALE HOLDINGS LLC (DB 776, PG 628) NORTH 12 DEGREES 39 MINUTES 12 SECONDS EAST A DISTANCE OF 740.19 FEET TO A POINT ON THE SOUTHERN RIGHT OF WAY OF OUIDA STREET; THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING CALLS SOUTH 54 DEGREES 48 MINUTES 31 SECONDS EAST A DISTANCE OF 11.73 FEET TO A POINT; THENCE SOUTH 58 DEGREES 59 MINUTES 34 SECONDS EAST A DISTANCE OF 44.35 FEET TO A POINT; THENCE SOUTH 61 DEGREES 33 MINUTES 20 SECONDS EAST A DISTANCE OF 118.70 FEET TO A POINT; THENCE SOUTH 62 DEGREES 24 MINUTES 13 SECONDS EAST A DISTANCE OF 107.10 FEET TO A POINT; THENCE SOUTH 63 DEGREES 01 MINUTES 43 SECONDS EAST A DISTANCE OF 90.32 FEET TO AN IRON PIN SET, SAID IRON PIN SET BEING THE TRUE POINT OF BEGINNING.

SURVEY CERTIFICATION:

R = 4073.45'

L=298.18'

-CHD.B&D=

298.11

S34'36'16"W

HIGHLAND

BAPTIST

DB 852, PG 325 PB D60, PG 1

BLUE RIDGE

AUTHORITY

DB 181. PG 249/

N62°24'13"W

106.74

2.39 ACRES

R=1454.22'

L=703.84'

-CHD.B&D=

S42'29'55"W 696.99

PUNCH HOLE IN CONC-

PRUITT

PROPERTIES INC

DB 1076, PG 304

N61°34'04"W

S58'59'34"E

S54*48'31"E

FANNIN COUNTY

HEALTH CENTER

11.73'

CMF

TRACT 4

3.54 ACRES

BLUE RIDGE

HOUSING

AUTHORITY

DB 181, PG 249

BROOKDALE

HOLDINGS LLC

DB 776, PG 628

PB D390, PG 2

5.16' BK

To Blue Ridge Housing Authority, & 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 2016 Minimum Standard Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS. and included Items 1, 2, 3, 4, 6, 8—11a, and 13 of Table A thereof.

The fieldwork was completed on September 13, 2019.

his 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.

(PREMININARY

Georgia Land Surveyor No. 2951

Haves

ENGINEERS, PLANNERS & SURVEYORS 3830 EAST FIRST STREET

BLUE RIDGE, GEORGIA 30513 TEL: (706) 632-4981 FAX: (706) 632-4982

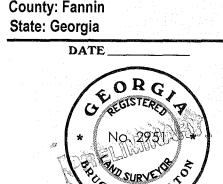
CERTIFICATE OF AUTHORIZATION:

NO. LSF000255

M

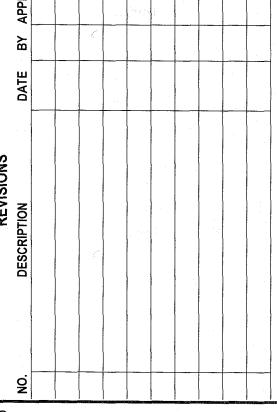
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PROJECT LOCATION Land Lot(s): 314 District: 8th Section: 2nd



Project No. 19-601-BS Drawn By: BWH Checked By: BWH Scale: 1"= 50'

Date: 11/07/2019



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Sheet Number