

P.B. 54-36

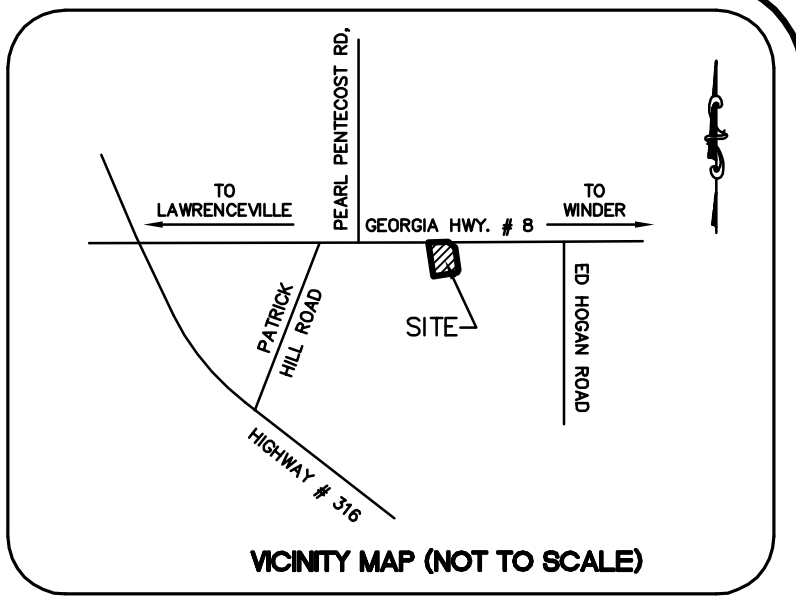
GEORGIA HIGHWAY # 8 (VARIABLE WIDTH RIGHT-OF-WAY)

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE IN 10,000 FEET AND AN ANGULAR ERROR OF 4" PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 10,000. EQUIPMENT TOPCON GTS 605 LINEAR TOPCON GTS 605

I HEREBY STATE THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE STATE OF GEORGIA.

Name: James R. Freeland
Registered Professional Land Surveyor
NO. 2221
Date: 3-25-2014

- ### LEGEND:
- POB POINT OF BEGINNING
 - POC POINT OF COMMENCEMENT
 - IPS NEW IRON PIN (5/8" REBAR)
 - IPF EXISTING IRON PIN
 - R/W RIGHT-OF-WAY
 - PP POWER POLE
 - EM ELECTRIC METER
 - 1 HEAD LIGHT STANDARD
 - 2 HEAD LIGHT STANDARD
 - SDMH STORM DRAIN MANHOLE
 - SBMH SANITARY SEWER MANHOLE
 - CB CATCH BASIN
 - CBDI CATCH BASIN DROP INLET
 - QWTH GREASE TRAP MANHOLE
 - CO CLEANOUT
 - COH GUARD POST
 - SIGN
 - OE OVERHEAD ELECTRIC LINE
 - SS SANITARY SEWER LINE
 - OT OVERHEAD TELEPHONE LINE
 - WL WHITE LINE
 - DWL DASHED WHITE LINE
 - YL YELLOW LINE
 - DYL DOUBLE YELLOW LINE
 - SDR STORM DRAIN PIPE
 - WV WATER VALVE
 - FH FIRE HYDRANT



- ### SURVEYOR'S NOTES:
- ZONING PROVIDED BY THE APPROPRIATE GOVERNMENTAL AGENCY; TO BE USED FOR INFORMATIONAL PURPOSES ONLY.
 - SQUARE FOOTAGE AND DIMENSIONS OF STRUCTURE(S) ARE FOR INFORMATIONAL PURPOSES ONLY, NOT FOR LEASE OR SALE PURPOSES.
 - HEIGHT AND DIMENSIONS OF OVERHEAD ELECTRIC LINES ESTABLISHED BY TRIANGULATION METHODS USING ELECTRONIC SURVEYING EQUIPMENT. ALL HEIGHTS AND DIMENSIONS SHOULD BE VERIFIED BY CONTRACTOR OR LOCAL ELECTRIC COMPANY BEFORE CONSTRUCTION BEGINS.
 - THE WORDS "CERTIFY", "CERTIFIES" OR "CERTIFICATION" AS USED HEREIN ARE UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, BASED UPON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AS SUCH, DO NOT CONSTITUTE A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.
 - THE UNDERGROUND UTILITIES SHOWN HEREON WERE TAKEN FROM PLANS PROVIDED BY THE UTILITY COMPANIES AND FIELD MARKED BY LOCATOR SERVICES AND VISUAL APPARATUS SUCH AS VALVES AND METERS. CONTRACTOR SHALL CALL LOCATOR SERVICE FOR VERIFICATION PRIOR TO ANY CONSTRUCTION OR EXCAVATION.

CURRENT OWNER OF RECORD:

FC WINDER LLC
C/L FELLERS, SCHWEN, SCOTT & ROBERTS, INC.
P.O. BOX 4502333
ATLANTA, GA 31145

POSSIBLE PROJECTIONS:

NONE OBSERVED

LAND AREA:

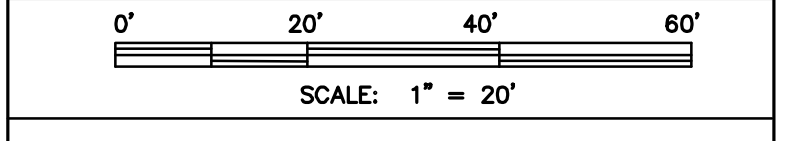
49,115 SQ.FT.
1.128 ACRES

BASIS OF BEARINGS:

BASIS OF BEARINGS BASED ON PLAT BOOK 54-36

FREELAND & ASSOCIATES, INC.
323 WEST STONE AVE.
GREENVILLE S.C. 29609
TEL: (864) 271-4924 FAX: (864) 233-0315
EMAIL: info@freeland-associates.com

DRAWN:	CF	PARTY CHIEF:	VM	CHECKED:	JCC
REF. PLAT BOOK:	54-36				
REF. DEED BOOK:	1286-528				
TAX MAP:	XX050 033C				
DATE OF SURVEY:	3-24-2014				
DATE DRAWN:	3-25-2014				
DRAWING NO.:	65241				
DATE OF LAST REVISION:	6-10-14 TENNANT LIST				



PLS: JAMES R. FREELAND
NO: 2221

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT, O.C.G.A. 15-6-67, AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-5, 43-15-19, 43-15-22.

STATE OF GEORGIA
BARROW COUNTY
CITY OF WINDER
G.M.D. 243
ALTA/ACSM LAND TITLE
SURVEY FOR
RIVERCREST REALTY
ASSOCIATES, LLC

SITE ADDRESS:
444 ATLANTA HWY N.W.
WINDER, GA 30680

TITLE EXCEPTIONS:

- FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT # 3020-660711 EFFECTIVE: MARCH 03, 2014
- Terms and provisions of that certain Easement Agreement, by and between Jasper Dorsey Hutchins Jr., William Jackson Hutchins, Joe Thrash Hutchins, Sr. and Wal-Mart Stores East, Inc., an Arkansas corporation, dated January 23, 2001, filed for record January 24, 2001, and recorded in Deed Book 578, Page 355, Barrow County, Georgia records. * AFFECTS AS SHOWN.
- Terms and provisions of that certain Easement Agreement, by and between Wal-Mart Stores East, Inc., an Arkansas corporation and City of Winder, dated November 26, 2001, filed for record January 2, 2002, and recorded in Deed Book 658, Page 80, aforesaid records. * AFFECTS AS SHOWN.
- Use restrictions as contained in that certain Warranty Deed from Wal-Mart Stores East, LP, a Delaware limited partnership to Timbers 2, LLC, a Georgia limited liability company, dated November 15, 2002, filed for record November 25, 2002, and recorded in Deed Book 748, Page 379, aforesaid records. * AFFECTS AS SHOWN.
- Access Agreement from Wal-Mart Real Estate Business Trust, a Delaware business trust to Timbers 2, LLC, a Georgia limited liability company, dated November 15, 2002, filed for record November 27, 2002, and recorded in Deed Book 749, Page 382, aforesaid records. * AFFECTS AS SHOWN.
- Storm Water Drainage Easement Agreement from Wal-Mart Real Estate Business Trust, a Delaware business trust to Timbers 2, LLC, a Georgia limited liability company, dated December 4, 2002, filed for record December 9, 2002, and recorded in Deed Book 752, Page 787, aforesaid records. * AFFECTS AS SHOWN.
- Easement from Timber 2 LLC to Georgia Power Company dated May 2, 2003, filed for record May 22, 2003, and recorded in Deed Book 808, Page 849, aforesaid records. * AFFECTS AS SHOWN.
- Terms and provisions of that certain Sanitary Sewer Easement Agreement, by and between Timbers 2, LLC and Barrow County, a political subdivision of the State of Georgia dated July 8, 2003, filed for record July 11, 2003, and recorded in Deed Book 827, Page 670, aforesaid records. * AFFECTS AS SHOWN.
- Matters as shown on that certain plat recorded in Plat Book 54, Page 36, aforesaid records. * ALL APPLICABLE MATTERS ARE SHOWN, HOWEVER PLAT COPY IS EXTREMELY ILLEGIBLE.



PARKING INFORMATION:

76 REGULAR SPACES
4 HANDICAP SPACES
80 SPACES TOTAL

ZONING INFORMATION:

ZONED: C-3 (COMMERCIAL)
SETBACK LINE:
FRONT: 30'
SIDE: 5'
REAR: 15'

FLOOD INFORMATION:

THIS PROPERTY IS LOCATED IN FLOOD ZONE "X"
(AREAS OF MINIMAL FLOODING)
THE LOCATION OF THE 100 YEAR FLOOD PER NFIP FIRM COMMUNITY PLAN NO. 13013C0100
EFFECTIVE DATE: 12-18-2009.

PARCEL DESCRIPTION:

All that tract or parcel of land lying and being in G.M.D. 243 of Barrow County, Georgia, being more particularly described as follows:
Beginning at an iron pin located along the south right of way of Georgia Hwy. 8 being the common corner with Hutchins (DB. 1738-45) (PB. 50-112) and running with said right of way N 88°58'13" E for 156.97 feet to an iron pin; thence S 09°09'52" E for 67.06 feet to an iron pin; thence along the common line of Wal-Mart Stores East (DB. 748-372) S 08°55'06" E for 177.15 feet to an iron pin; thence S 36°04'54" W for 226.63 feet to an iron pin; thence S 81°04'22" W for 184.00 feet to an iron pin; thence along Hutchins N 08°51'11" W for 265.14 feet to an iron pin being the Point of Beginning. Said tract contains 1.128 acres or 49,115 square feet more or less.

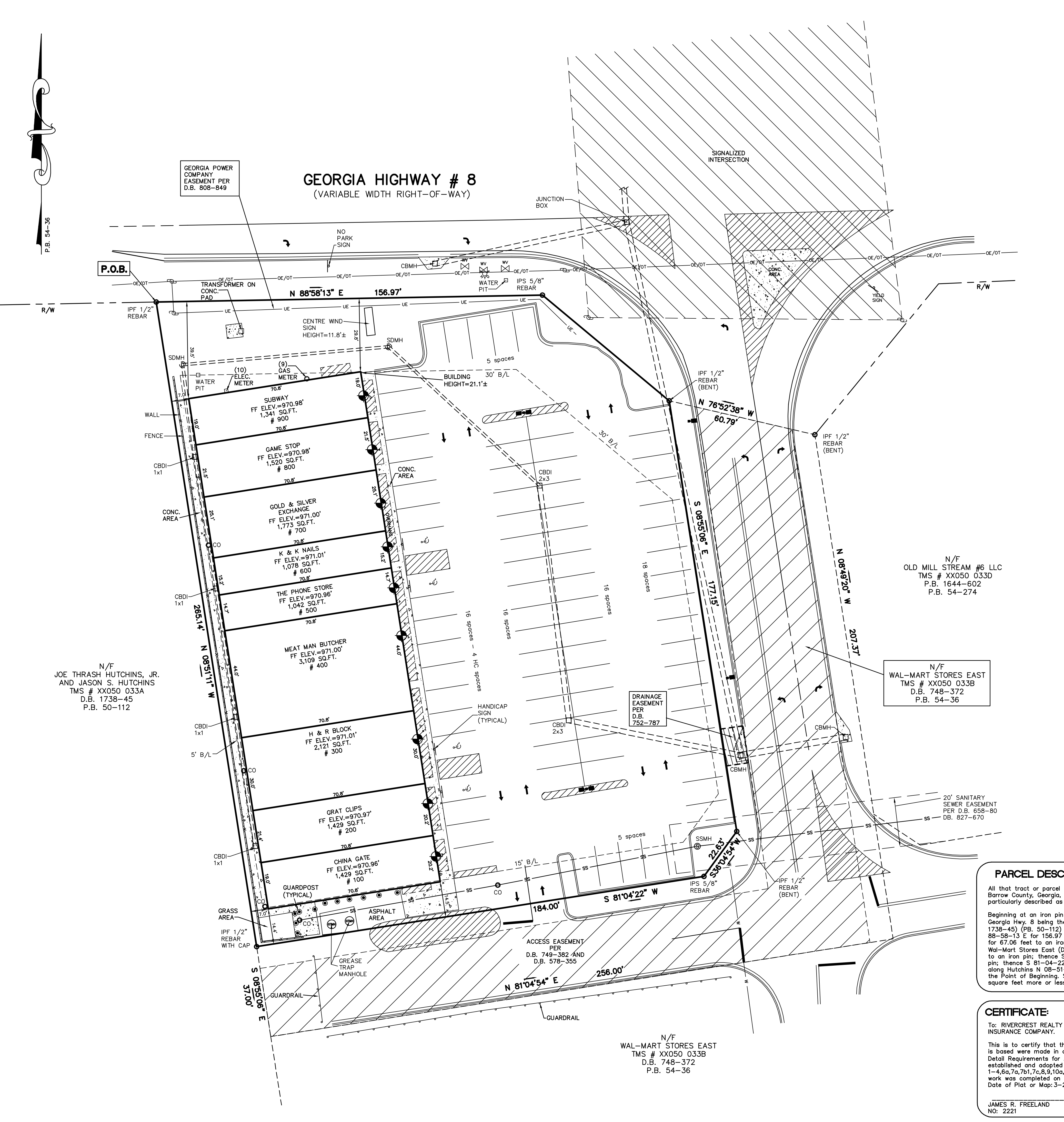
CERTIFICATE:

To: RIVERCREST REALTY ASSOCIATES, LLC AND 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 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1-4, 6a, 7a, 7b1, 7c, 8, 9, 10a, 11a, 13 and 14 of Table A thereof. The field work was completed on 3-24-2014.
Date of Plat or Map: 3-25-2014.
JAMES R. FREELAND
NO: 2221

RECORD DESCRIPTION:

All that tract or parcel of land lying and being in G.M.D. 243 of Barrow County, Georgia, being more particularly described as follows:
To Find The Point of Beginning commence at the intersection of the westerly right-of-way of Ed Hogan Road (80 foot right-of-way) with the southerly right-of-way of Georgia Highway No. 8 (right-of-way varies); Thence run westerly along said right-of-way of Georgia Highway No. 8 a distance of 1688.92 feet to a 1/2 inch rebar set and the True Point of Beginning; thence leave said right-of-way and run South 08 degrees 55 minutes 06 seconds East a distance of 177.38 feet to a 1/2 inch rebar set; Thence run South 36 degrees 04 minutes 54 seconds West a distance of 226.63 feet to a 1/2 inch rebar set; Thence run North 88 degrees 58 minutes 16 seconds East a distance of 156.97 feet to a 1/2 inch rebar set; Continue thence along said right-of-way South 50 degrees 29 minutes 40 seconds East a distance of 67.08 feet to a 1/2 inch rebar set and the True Point of Beginning.

Said parcel containing 1.128 acres and being more particularly shown on that certain ALTA Survey for Timbers 2, LLC, Colonial Bank, Chicago Title Insurance Company & Buckhead Title & Abstract Company, Inc. prepared by D.J. Baggett Land Surveying, David J. Baggett, Georgia Registered Land Surveyor No. 2740, dated July 31, 2002, and last revised November 21, 2002.
Together with the rights, interest and easements contained in that certain Access Easement by and between Wal-Mart Stores East, L.P. and Timbers 2, LLC, dated November 15, 2002, filed and recorded November 27, 2002 in Deed Book 0749, Page 0382, aforesaid records.
Together with the rights, interest and easements contained in that certain Easement Agreement by and between Wal-Mart Stores East, Inc., dated November 26, 2001, recorded January 2, 2002, Deed Book 0658, Page 80, Barrow County, Georgia records.
Together with the rights, interest and easements contained in that certain Stormwater Drainage Easement by and between Wal-Mart Real Estate Business Trust and Timbers 2, LLC dated December 4, 2002, filed and recorded December 9, 2002 in Deed Book 0752, Page 0787, aforesaid records.



N/F
JOE THRASH HUTCHINS, JR.
AND JASON S. HUTCHINS
TMS # XX050 033A
D.B. 1738-45
P.B. 50-112

N/F
OLD MILL STREAM #6 LLC
TMS # XX050 033D
P.B. 1644-602
P.B. 54-274

N/F
WAL-MART STORES EAST
TMS # XX050 033B
D.B. 748-372
P.B. 54-36

N/F
WAL-MART STORES EAST
TMS # XX050 033B
D.B. 748-372
P.B. 54-36