

ALTA/NSPS LAND TITLE SURVEY

215 5TH STREET SE

MOULTRIE, COLQUITT COUNTY, GEORGIA 31768

SITE INFORMATION

N/F: MOULTRIE PLAZA ASSOCIATES, LLC
215 5TH STREET SE, MOULTRIE, GEORGIA 31768
APN: M035 009
434381 ± SQUARE FEET, OR 9.972 ± ACRES

TITLE COMMITMENT INFORMATION

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, TITLE COMMITMENT #83449-C, DATED AUGUST 6, 2025 AT 8:00 A.M.

SCHEDULE A DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN OR BEING IN THE SOUTHEAST SECTION OF THE CITY OF MOULTRIE, BEING A PORTION OF LOT #6, BLOCK #56, IN LAND LOT #291, 8TH LAND DISTRICT, COLQUITT COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY OF 7TH STREET SE AND THE SOUTH RIGHT-OF-WAY OF 2ND AVENUE SE;
THENCE SOUTH 00 DEGREES 00 MINUTES 43 SECONDS WEST FOR A DISTANCE OF 767.15 FEET TO A POINT;
THENCE NORTH 87 DEGREES 23 MINUTES 01 SECONDS WEST FOR A DISTANCE OF 507.27 FEET TO A POINT;
THENCE NORTH 00 DEGREES 04 MINUTES 28 SECONDS EAST FOR A DISTANCE OF 150.00 FEET TO A POINT;
THENCE NORTH 87 DEGREES 23 MINUTES 01 SECONDS WEST FOR A DISTANCE OF 150.00 FEET TO A POINT;
THENCE NORTH 00 DEGREES 04 MINUTES 28 SECONDS EAST FOR A DISTANCE OF 334.78 FEET TO A POINT;
THENCE SOUTH 89 DEGREES 20 MINUTES 53 SECONDS EAST FOR A DISTANCE OF 150.00 FEET TO A POINT;
THENCE NORTH 00 DEGREES 04 MINUTES 28 SECONDS EAST FOR A DISTANCE OF 259.83 FEET TO A POINT;
THENCE SOUTH 89 DEGREES 20 MINUTES 53 SECONDS EAST FOR A DISTANCE OF 505.82 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO COVENANTS, EASEMENTS AND RESTRICTIONS OF RECORD.

SAID PROPERTY CONTAINS 9.98 ACRES.

AS PER PLAT OF SURVEY PREPARED FOR LN MOULTRIE PLAZA, LLC, INTEGRITY BANK AND CHICAGO TITLE INSURANCE COMPANY DELINEATED BY CARTER SURVEYING, LLC, GREGORY MORRIS CARTER, GRLS #2959, DATED AUGUST 25, 2006.

NOTES CORRESPONDING TO SCHEDULE B

- SUBJECT TO TERMS, CONDITIONS AND OBLIGATIONS AS SET FORTH IN A LEASE DATED JUNE 10, 1970 BY AND BETWEEN ROCKY CREEK PROPERTIES, INC., A GEORGIA CORPORATION AND MURPHEY TAYLOR AND ELLIS PROPERTIES, INC. (LESSOR) AND SUPERX DRUGS OF GEORGIA, INC. (LESSEE) AS RECORDED IN [BOOK 289, PAGE 106](#). TRANSFER OF LEASE FROM ROCKY CREEK PROPERTIES, INC. AND MURPHEY TAYLOR AND ELLIS PROPERTIES, INC. TO MOULTRIE PLAZA LIMITED, RECORDED MAY 4, 1972, IN [DEED BOOK 283, PAGE 557](#). ASSIGNMENT OF LEASES FROM MOULTRIE PLAZA LIMITED TO MOULTRIE PLAZA, LLP, RECORDED JANUARY 17, 1997, IN [DEED BOOK 571, PAGE 472](#). (AFFECTS, BLANKET IN NATURE)
- SUBJECT TO TERMS, CONDITIONS AND OBLIGATIONS AS SET FORTH IN A LEASE AGREEMENT DATED NOVEMBER 20, 1969 BY AND BETWEEN ROCKY CREEK PROPERTIES, INC. AND MURPHEY TAYLOR & ELLIS PROPERTIES, INC., AND ROSE'S STORES, INC., AS RECORDED JULY 13, 1970 IN [DEED BOOK 289, PAGE 109](#). TRANSFER OF LEASE FROM ROCKY CREEK PROPERTIES, INC. AND MURPHEY TAYLOR & ELLIS PROPERTIES, INC. TO MOULTRIE PLAZA LIMITED, AS RECORDED MAY 4, 1972 IN [DEED BOOK 283, PAGE 557](#). ASSIGNMENT OF LEASES FROM MOULTRIE PLAZA LIMITED TO MOULTRIE PLAZA, LLP, RECORDED JANUARY 17, 1997, IN [DEED BOOK 571, PAGE 472](#). (AFFECTS, BLANKET IN NATURE)
- SUBJECT TO TERMS, CONDITIONS AND OBLIGATIONS AS SET FORTH IN A SHORT FORM LEASE DATED MAY 27, 1970 BY AND BETWEEN ROCKY CREEK PROPERTIES, INC. AND MURPHEY TAYLOR & ELLIS PROPERTIES, INC., AS LANDLORD AND COLONIAL STORES INCORPORATED, AS TENANT RECORDED DECEMBER 22, 1970 IN [DEED BOOK 272, PAGE 160](#). TRANSFER OF LEASE FROM ROCKY CREEK PROPERTIES, INC. AND MURPHEY TAYLOR & ELLIS PROPERTIES, INC. TO MOULTRIE PLAZA LIMITED, AS RECORDED MAY 4, 1972 IN [DEED BOOK 283, PAGE 559](#). ASSIGNMENT OF LEASES FROM MOULTRIE PLAZA LIMITED TO MOULTRIE PLAZA, LLP, RECORDED JANUARY 17, 1997, IN [DEED BOOK 571, PAGE 472](#). (AFFECTS, BLANKET IN NATURE)
- SUBJECT TO A DECLARATION OF PROTECTIVE COVENANTS DATED MARCH 5, 1963, AS RECORDED IN [BOOK 222, PAGE 304](#). AS AMENDED BY [BOOK 254, PAGE 83](#). (AFFECTS, CONTAINS NO PLOTTABLE EASEMENT ITEMS)
- SUBJECT TO AN INDENTURE DATED MAY 8, 1970 BETWEEN THE CITY OF MOULTRIE AND ROCKY CREEK PROPERTIES, INC. AND MURPHEY TAYLOR & ELLIS PROPERTIES, INC., AS RECORDED IN [BOOK 289, PAGE 123](#). (AFFECTS, BLANKET IN NATURE)
- SUBJECT TO A CERTIFICATE OF COMPLETION OF IMPROVEMENTS DATED MARCH 16, 1971, AS RECORDED IN [BOOK 273, PAGE 603](#). (AFFECTS, CONTAINS NO PLOTTABLE EASEMENT ITEMS)
- SUBJECT TO THE TERMS AND CONDITIONS IN A WARRANTY DEED BETWEEN ROCKY CREEK PROPERTIES, INC. AND MURPHEY TAYLOR & ELLIS PROPERTIES, INC. TO MOULTRIE PLAZA LIMITED, AS RECORDED IN [BOOK 283, PAGE 477](#). (AFFECTS, BLANKET IN NATURE)
- SUBJECT TO AN AGREEMENT DATED APRIL 25, 1972 BETWEEN ROCKY CREEK PROPERTIES, INC. AND MURPHEY TAYLOR & ELLIS PROPERTIES, INC. AND MOULTRIE PLAZA LIMITED WITH FLETCHER BRIGHT COMPANY AND ROBERT L. COLLINS, AS RECORDED IN [BOOK 283, PAGE 563](#). (AFFECTS, BLANKET IN NATURE)

BASIS OF BEARING

THE BASIS OF BEARING OF THIS SURVEY IS GRID NORTH BASED ON THE EASTERN PROPERTY LINE. THE BEARING IS DEVOTED AS S 00°20'28" E PER GPS COORDINATE OBSERVATIONS GEORGIA STATE PLANE, WEST ZONE NAD83.
LATITUDE = 31°10'36.84048"
LONGITUDE = -83°46'55.88580"
CONVERGENCE ANGLE = 0°11'56.53915"

ZONING INFORMATION

PROPERTY IS CURRENTLY ZONED:		AWAITING ZONING REPORT	
OBSERVED USE: COMMERCIAL	USE PERMITTED BY ZONE:	YES	NO
ITEM	REQUIRED	OBSERVED	
MIN. SETBACKS FRONT		56.5'	
MIN. SETBACKS SIDE		33.5'	
MIN. SETBACKS REAR		62.3'	
MAX. BUILDING HEIGHT		23'	
MIN. LOT AREA	434381 SQ. FEET		
MIN. LOT WIDTH	149.95'		
MAX. BLDG COVERAGE	0.22%		
PARKING REGULAR	434		
PARKING HANDICAP	5		
PARKING TOTAL	439		

SIGNIFICANT OBSERVATIONS

NONE OBSERVED AT THE TIME OF THE ALTA/NSPS SURVEY.

UTILITY INFORMATION

THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.

PARKING INFORMATION

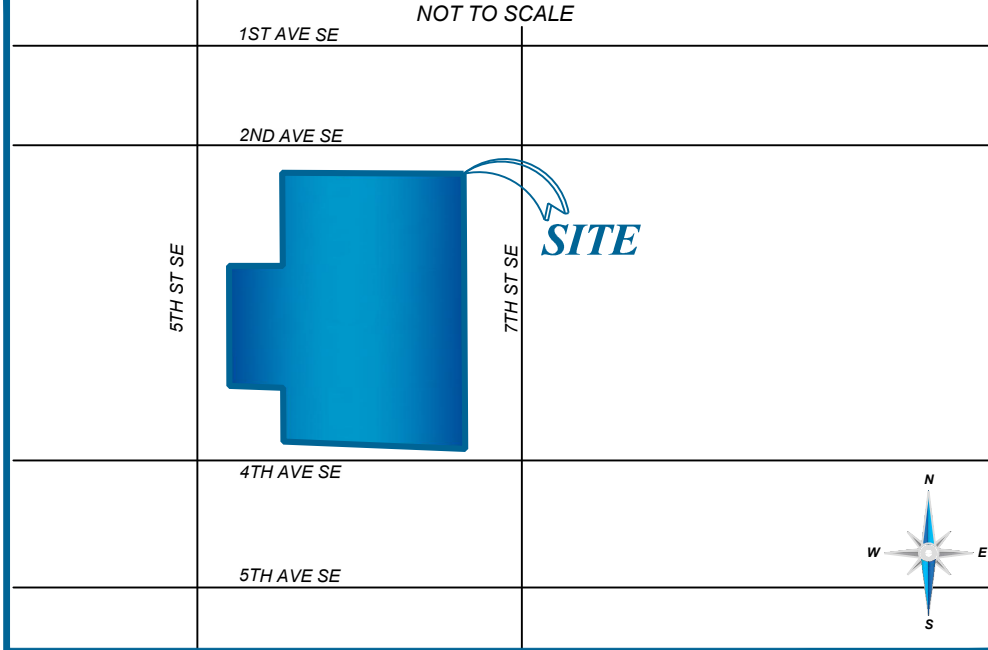
REGULAR= 434
HANDICAP= 5
TOTAL= 439

FLOOD ZONE INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 13071C0191E & 13071C0192E, WHICH BEARS AN EFFECTIVE DATE OF 11/2/2023 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

ZONE "X" - AREA OF MINIMAL FLOOD HAZARD, USUALLY DEPICTED ON FIRMS AS ABOVE THE 500-YEAR FLOOD LEVEL. ZONE "X" IS THE AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD AND PROTECTED BY LEVEE FROM 100-YEAR FLOOD.

VICINITY MAP



GENERAL NOTES

- SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.
- DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.
- IN REGARD TO ALTA/NSPS TABLE A ITEM 16, THERE WAS NO OBSERVABLE EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS EXCEPT AS SHOWN HEREON.
- IN REGARD TO ALTA/NSPS TABLE A ITEM 17, THERE WERE NO KNOWN PROPOSED CHANGES IN RIGHT-OF-WAY LINES, RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS EXCEPT AS SHOWN HEREON.
- AT THE TIME OF THE ALTA/NSPS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
- AT THE TIME OF THE ALTA/NSPS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A CEMETERY, ISOLATED GRAVE SITE OR BURIAL GROUNDS.
- COMPLETED FIELD WORK WAS SEPTEMBER 16, 2025.
- THE DISTANCES SHOWN HEREON ARE UNITS OF GROUND MEASUREMENT.
- THE NEAREST INTERSECTING STREET IS THE INTERSECTION OF 4TH AVENUE SE AND 7TH STREET SE, WHICH IS APPROXIMATELY 26' FROM THE SOUTHEAST CORNER OF THE SUBJECT PROPERTY.
- THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO 5TH STREET SE, 4TH AVENUE SE, 7TH STREET SE, AND 2ND AVENUE SE, ALL BEING A PUBLICLY DEDICATED RIGHT-OF-WAYS.
- EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF SURVEY; RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.
- NO SURVEYOR OR ANY OTHER PERSON OTHER THAN A LICENSED GEORGIA ATTORNEY MAY PROVIDE LEGAL ADVICE CONCERNING THE STATUS OF TITLE TO THE PROPERTY DESCRIBED IN THIS SURVEY ("THE SUBJECT PROPERTY"). THE PURPOSE OF THIS SURVEY, AND THE COMMENTS RELATED TO THE SCHEDULE B-II EXCEPTIONS, IS ONLY TO SHOW THE LOCATION OF BOUNDARIES AND PHYSICAL OBJECTIONS IN RELATION THERETO. TO THE EXTENT THAT THE SURVEY INDICATES THAT THE LEGAL INSTRUMENT "AFFECTS" THE SUBJECT PROPERTY, SUCH STATEMENT IS ONLY INTENDED TO INDICATE THAT PROPERTY BOUNDARIES INCLUDED IN SUCH INSTRUMENT INCLUDE SOME OR ALL OF THE SUBJECT PROPERTY. THE SURVEYOR DOES NOT PURPORT TO DESCRIBE HOW SUCH INSTRUMENT AFFECTS THE SUBJECT PROPERTY OR THE ENFORCEABILITY OR LEGAL CONSEQUENCES OF SUCH INSTRUMENT.
- NAMES AND ADDRESSES OF ADJOINING PROPERTY OWNERS WERE TAKEN FROM COLQUITT COUNTY GIS.
- THE SUBJECT PROPERTY SHOWN HEREON FORMS A MATHEMATICALLY CLOSED FIGURE AND IS CONTIGUOUS WITH THE ADJOINING PUBLIC RIGHT-OF-WAY AND/OR ADJOINING PARCELS WITH NO GAPS OR OVERLAPS.
- IN REGARD TO ALTA/NSPS TABLE A ITEM 10, NO VISIBLE DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES WERE OBSERVED AT THE TIME THE FIELD SURVEY WAS PERFORMED, NOR WERE ANY DESIGNATED BY THE CLIENT.
- PORTIONS OF THIS SURVEY WERE PERFORMED USING GPS EQUIPMENT. GPS EQUIPMENT USED: CARLSON BRX7 USING REAL-TIME KINEMATIC (RTK) METHODS RELATIVE TO THE TOPCON "TORNET" VRS NETWORK. LOCATIONS GENERATED USING RTK VECTORS HAD A ROOT-MEAN SQUARE (RMS) OF NO MORE THAN 0.04' HORIZONTAL.
- THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1:1169136.2 FEET.

SURVEYOR'S CERTIFICATE

TO: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, RESIDENTIAL TITLE & ESCROW COMPANY, YISRAELIAN MANAGEMENT, LLC, 5TH COMMERCIAL LLC, AND ALABAMA CREDIT UNION AND EACH SUCCESSOR AND/OR ASSIGN.

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 2, 3, 4, 6(A), 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 10, 13, 14, 16, 17 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 09/16/2025.

DATE OF PLAT OR MAP: 09/17/2024

THIS 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. SECTION 15-6-67.

DAVID A. NIX
REGISTERED LAND SURVEYOR NO. LS003442
STATE OF GEORGIA
GEORGIA C.O.A. LSP001258

DATE: 09/30/2025

BLEW

Surveying | Engineering | Environmental

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SURVEYOR JOB NUMBER:

25-7700

SURVEY REVIEWED BY:

JCH

SURVEY DRAWN BY:

JGB - 09/17/2025

SHEET:

1 OF 1