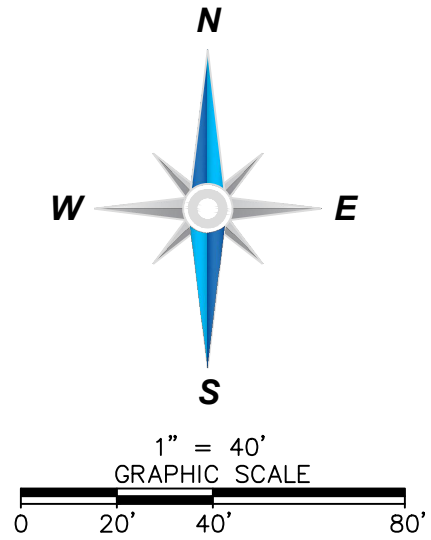


## SOURCE INFORMATION

THE PROPERTY HEREON DESCRIBED IS THE SAME PROPERTY AS DESCRIBED IN DEED BOOK 1411, PAGE 0033, RECORDED JUNE 04, 2020 AT 11:33 A.M.



## LEGEND & SYMBOLS

- FOUND MONUMENT (AS NOTED)
- SET MONUMENT (AS NOTED)
- ⊕ COMPUTED POINT
- ♿ HANDICAP PARKING
- ⚡ FIRE HYDRANT
- ★ LIGHT
- ⊙ SANITARY MANHOLE
- BOLLARD
- ⊗ POWER POLE
- ⊞ ELECTRIC METER
- ELECTRIC BOX
- ⊞ ELECTRIC CABINET
- ⊙ GAS METER
- ⊞ WATER METER
- ⊞ WATER VALVE
- ⊞ DRAIN GRATE
- ⊞ STORM MANHOLE
- ⊞ CLEANOUT
- ⊞ TELEPHONE PEDESTAL
- OVH OVERHANG
- CP CONCRETE PAD
- (M) MEASURED/CALCULATED DIMENSION
- (R) RECORD DIMENSION
- N/F NOW OR FORMERLY
- BHL BUILDING HEIGHT LOCATION
- P.O.B. POINT OF BEGINNING
- SW SIDEWALK
- NG NATURAL GROUND
- PPT PROPANE TANK
- BOUNDARY LINE
- - - EASEMENT LINE
- R/W — RIGHT-OF-WAY LINE
- C/L — CENTERLINE
- x - x - FENCE LINE
- - - - OVERHEAD POWER LINE
- - - WALL
- - - SETBACK LINE

## 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.
- AT THE TIME OF THE SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF RECENT EARTH WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- AT THE TIME OF THE SURVEY, THERE WAS NO KNOWLEDGE OF PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES AND NO SUCH INFORMATION WAS MADE AVAILABLE FROM THE CONTROLLING JURISDICTION. THERE WAS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- AT THE TIME OF THE SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
- AT THE TIME OF THE SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A CEMETERY, ISOLATED GRAVE SITE OR BURIAL GROUNDS.
- FIELD WORK WAS COMPLETED OCTOBER 20, 2022.
- THE DISTANCES SHOWN HEREON ARE UNITS OF GROUND MEASUREMENT.
- THE NEAREST INTERSECTING STREET IS THE INTERSECTION OF 26TH AVENUE AND 5TH STREET SOUTHEAST, WHICH IS ABUTTING THE MOST EASTERLY CORNER OF THE SUBJECT PROPERTY.
- THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO SOUTH MAIN STREET AND 5TH STREET SOUTHEAST, ALL BEING A PUBLICLY DEDICATED RIGHT-OF-WAY.
- 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 OBSTRUCTIONS 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.
- ALL BEARINGS AND DISTANCES SHOWN HEREON ARE MEASURED DIMENSIONS UNLESS OTHERWISE NOTED HEREON. RECORD DIMENSIONS, IF DIFFERING FROM MEASURED DIMENSIONS, WILL BE FOLLOWED BY "RM" WHERE THE "M" INDICATES FROM WHICH REFERENCE DOCUMENT THE DIMENSION ORIGINATED.
- 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 OVERLAPS, GAPS OR GORES.

# BOUNDARY SURVEY

2505 SOUTH MAIN STREET

MOULTRIE, GEORGIA 31768

COLQUITT COUNTY

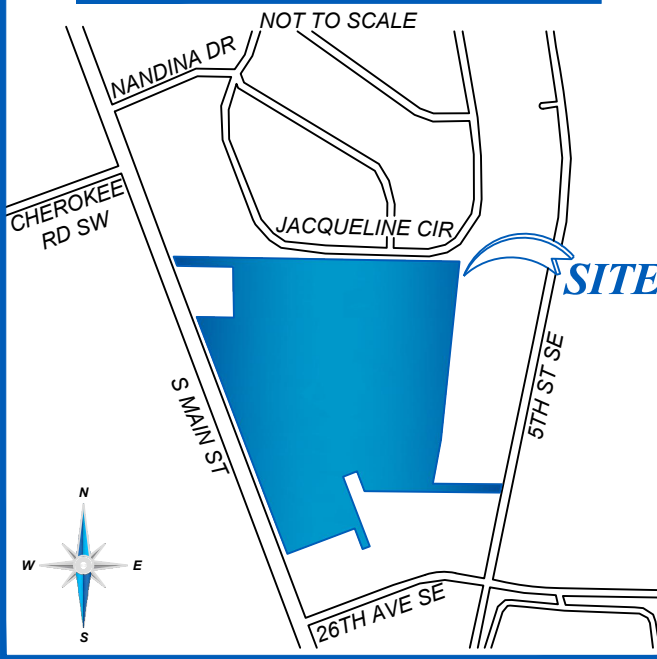
## ZONING INFORMATION

| PROPERTY IS CURRENTLY AWAITING ZONING REPORT |          |                 |
|----------------------------------------------|----------|-----------------|
| ITEM                                         | REQUIRED | OBSERVED        |
| PERMITTED USE                                |          | SHOPPING CENTER |
| MIN. LOT AREA                                |          | 768,622 SQ. FT. |
| MIN. LOT WIDTH                               |          | 289.92'         |
| MAX. BLDG COVERAGE                           |          | 19.6%           |
| MIN. SETBACKS FRONT                          |          | 132.8'          |
| MIN. SETBACKS SIDE                           |          | 50.7'           |
| MIN. SETBACKS REAR                           |          | 84.5'           |
| MAX. BUILDING HEIGHT                         |          | 26.1'           |
| PARKING REGULAR                              |          | 222             |
| PARKING LOADING BAY                          |          | 5               |
| PARKING HANDICAP                             |          | 8               |
| PARKING TOTAL                                |          | 235             |

NOTES:

ZONING PROVIDED BY:

## VICINITY MAP



## LAND AREA

768,622 ± SQUARE FEET  
17.645 ± ACRES

## PARKING INFORMATION

REGULAR= 222  
HANDICAP= 8  
LOADING BAYS= 5  
TOTAL= 235

## FLOOD ZONE INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 13071C0193D, WHICH BEARS AN EFFECTIVE DATE OF 09/25/2009 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.

## EXHIBIT A DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 354, 8TH LAND DISTRICT, COLQUITT COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT WHERE THE NORTHEASTERLY MARGIN OF THE RIGHT OF WAY OF SOUTH MAIN STREET ALSO KNOWN AS MOULTRIE-THOMASVILLE HIGHWAY (GEORGIA STATE HIGHWAY NO. 33) INTERSECTS THE NORTH LINE OF LAND LOT 354, THAT POINT BEING THE SAID POINT OF BEGINNING; THENCE RUN ALONG THE NORTH LINE OF LAND LOT 354 A BEARING OF NORTH 88 DEGREES 24 MINUTES 15 SECONDS EAST, A DISTANCE OF 1,150.93 FEET TO A POINT; THENCE SOUTH 9 DEGREES 22 MINUTES 57 SECONDS WEST LEAVING THE NORTH LAND LOT LINE OF LAND LOT 354, A DISTANCE OF 800.17 FEET TO A POINT; THENCE SOUTH 68 DEGREES 06 MINUTES 11 SECONDS WEST, A DISTANCE OF 0.86 FEET TO A POINT; THENCE SOUTH 1 DEGREES 48 MINUTES 56 SECONDS WEST, A DISTANCE OF 179.09 FEET TO A POINT; THENCE NORTH 87 DEGREES 54 MINUTES 01 SECOND EAST, A DISTANCE OF 276.93 FEET TO A POINT ON THE WEST RIGHT OF WAY OF 5TH STREET S.E. ALSO KNOWN AS OLD THOMASVILLE ROAD; THENCE SOUTH 9 DEGREES 06 MINUTES 31 SECONDS WEST ALONG THE WEST MARGIN OF THE RIGHT OF WAY OF 5TH STREET SE, A DISTANCE OF 34.58 FEET TO A POINT; THENCE LEAVING THE WEST MARGIN OF THE RIGHT OF WAY OF 5TH STREET SE SOUTH 88 DEGREES 02 MINUTES 49 SECONDS WEST, A DISTANCE OF 544.79 FEET TO A POINT; THENCE NORTH 23 DEGREES 28 MINUTES 22 SECONDS WEST, A DISTANCE OF 85.60 FEET TO A POINT; THENCE SOUTH 66 DEGREES 28 MINUTES 52 SECONDS WEST, A DISTANCE OF 80.00 FEET TO A POINT; THENCE SOUTH 23 DEGREES 31 MINUTES 08 SECONDS EAST, A DISTANCE OF 300.19 FEET TO A POINT; THENCE SOUTH 66 DEGREES 30 MINUTES 05 SECONDS WEST, A DISTANCE OF 30.47 FEET TO A POINT; THENCE NORTH 23 DEGREES 31 MINUTES 08 SECONDS WEST, A DISTANCE OF 80.00 FEET TO A POINT; THENCE SOUTH 66 DEGREES 30 MINUTES 05 SECONDS WEST, A DISTANCE OF 289.83 FEET TO A POINT ON THE NORTHEASTERLY MARGIN OF THE RIGHT OF WAY OF SOUTH MAIN STREET; THENCE NORTH 23 DEGREES 31 MINUTES 08 SECONDS WEST ALONG THE NORTHEASTERLY MARGIN OF THE RIGHT OF WAY OF SOUTH MAIN STREET, A DISTANCE OF 882.26 FEET TO A POINT; THENCE LEAVING THE NORTHEASTERLY MARGIN OF THE RIGHT OF WAY NORTH 88 DEGREES 24 MINUTES 48 SECONDS EAST, A DISTANCE OF 150.00 FEET TO A POINT; THENCE NORTH 3 DEGREES 35 MINUTES 58 SECONDS WEST, A DISTANCE OF 204.02 FEET TO A POINT; THENCE SOUTH 88 DEGREES 24 MINUTES 48 SECONDS WEST, A DISTANCE OF 225.00 FEET TO A POINT ON THE NORTHEASTERLY MARGIN OF THE RIGHT OF WAY OF SOUTH MAIN STREET; THENCE NORTH 23 DEGREES 31 MINUTES 08 SECONDS WEST ALONG THE NORTHEASTERLY MARGIN OF THE RIGHT OF WAY OF SOUTH MAIN STREET, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING; SAID DESCRIBED TRACT CONTAINING 17.65 ACRES, MORE OR LESS.

AS DELINEATED ON AN ALTA SURVEY BY DAN HINSON LAND SURVEYING, INC., DAN HINSON, GRLS NUMBER 2895, DATED JANUARY 26, 2007 AS PREPARED FOR TRIPLE L. CO., INC., INTEGRITY BANK AND CHICAGO TITLE INSURANCE COMPANY.

FOR INFORMATION ONLY:  
PARCEL ID: M041-001 & M040-120

## SIGNIFICANT OBSERVATIONS

NONE OBSERVED AT THE TIME OF THE ALTANSPPS 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.

## BASIS OF BEARING

THE BASIS OF BEARING OF THIS SURVEY IS GRID NORTH BASED ON THE NORTH LINE OF THE SUBJECT PROPERTY. THE BEARING IS DENOTED AS S89°04'43"E PER GPS COORDINATE OBSERVATIONS GEORGIA STATE PLANE, WEST ZONE NAD83.  
LATITUDE = 30°25'29.2382"  
LONGITUDE = -85°44'26.31541"  
CONVERGENCE ANGLE = 09°45'15.60002"

## SURVEYOR'S CERTIFICATE

TO: REAL ESTATE NATIONAL LLC:

THIS IS TO CERTIFY THAT PARCEL OR PARCELS AND THE SURVEY ON WHICH IT IS BASED WERE MERELY ESTABLISHED TO BE A BOUNDARY SURVEY AND THAT THIS SURVEY DOES NOT CONSTITUTE FOR AN ALTANSPPS LAND TITLE SURVEY. THE FIELD WORK WAS COMPLETED ON 10/20/2022.

DATE OF PLAT OR MAP: 11/07/2022

JASON T. LOUIRE  
REGISTERED LAND SURVEYOR 3029  
STATE OF GEORGIA  
GEORGIA CCL LSF001258

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.A. SECTION 15-6-67.

SIGNATURE:

**BLEW & ASSOCIATES, P.A.**

Surveying  
Engineering  
Mapping

3825 N. SHILOH DRIVE - FAYETTEVILLE, TN 37203  
EMAIL: SURVEY@BLEWINC.COM  
OFFICE: 479.443.4506 - FAX: 479.582.1883  
EMAIL: SURVEY@BLEWINC.COM

**SURVEYOR JOB NUMBER:**  
22-9820

**SURVEY DRAWN BY:**  
S.F. - 10/20/2022

**SURVEY REVIEWED BY:**  
C.P.

**SHEET:**  
1 OF 2

2505 SOUTH MAIN STREET  
MOULTRIE, GEORGIA 31768  
COLQUITT COUNTY

