CERTIFIED TO:
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2011, AND INCLUDES ITEMS 1–6b, 7a, 7b1, 7c, 8–9, 11a–11b, 13–14, AND 16–18 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION. UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION AS A LAND SURVEYOR IN THE STATE OF GEORGIA, THE MAXIMUM RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.
THE FIELDWORK WAS COMPLETED ON MAY 13, 2013

DATE: SIGNED:

LEGAL DESCRIPTION

EXHIBIT "A"

File Number: 200912147
Agent Order/File No.:

Policy Number: 2730610-80051834

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF JOHNSON, STATE OF GEORGIA, AND IS DESCRIBED AS FOLLOWS:

All that tract or parcel of land lying and being in the 1201th Georgia Militia District. The City of Wrightsville, Johnson County, Georgia, and being more particularly described as follows:

Commencing at a rebar found at the intersection of the Western right of way of North Myrtle Street, and the Northern right of way of West Court Street; thence Westerly along the Northern right of way of West Court Street, 199.86 feet to an open top pipe found, and the true point of beginning; thence South 01 degrees 35 minutes 07 seconds West, 3.40 feet to a rebar set on the right of way of West Court Street; thence North 89 degrees 35 minutes 49 seconds West, 161.15 feet along the Northern right of way of West Court Street to an open top pipe found; thence North 01 degrees 19 minutes 39 seconds West, 264.07 feet leaving said right of way to an open top pipe found on the Southern right of way of West Tribley Street (a/k/a GA Hwy 57); thence North 89 degrees 40 minutes 28 seconds East, 174.64 feet along the Southern right of way of West Tribley Street (GA. HWY 57) to a rebar found; thence South 01 degrees 35 minutes 07 seconds West, 262.83 feet leaving said right of way to an open top pipe found which point is the point of beginning having an area of 1.022 acres.

NOTE:
THERE ARE NO ENCROACHMENTS ONTO OR OFF OF THE PROPERTY.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 28,604 FEET AND AN ANGULAR ERROR OF 0.01" PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000+ FEET.

EQUIPMENT USED:TOPCON GTS–313.
AS PER OFFICIAL FLOOD INSURANCE MAPS BY THE F.E.M.A. THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA AS PER COMMUNITY – PANEL NUMBER 13167C0180A DATED: 12–17–2010

SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVSION, AND THAT THE MONUMENTS REFERENCED HEREON, EXIST AND THEIR SIZES, LOCATIONS AND MATERIALS ARE CORRECTLY SHOWN.

NOTE:
THE PROPERTY HAS DIRECT ACCESS WEST TRILBY STREET ON THE NORTH

NOTE:
THE PROPERTY SURVEYED IS THE SAME AS THAT DESCRIBED IN THAT CERTAIN TITLE COMMITMENT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT DATE: FEBRUARY 28, 2013 AS TO LIENS, MARCH 28, 2013 AS TO DEEDS AT 8:00 A.M., COMMITMENT # NCS–601051–ATL

12. TERMS AND PROVISIONS OF THAT CERTAIN, UNRECORDED LEASE AS EVIDENCED BY MEMORANDUM OF LEASE FROM C–TAN INVESTMENTS, LLC. A MISSOURI LIMITED LIABILITY COMPANY TO DOLENCORP, LLC A KENTUCKY LIMITED LIABILITY COMPANY, DATED JANUARY 29, 2010, FILED FOR RECORD FEBRUARY 8, 2010 AND RECORDED IN DEED BOOK 302, PAGE 334, JOHNSON COUNTY, GEORGIA RECORDS. (DOES AFFECT PROPERTY, BLANKET IN NATURE)

UTILITIES SHOWN ARE LOCATION VISIBLE AT TIME OF SURVEY. ADDITIONAL UTILITIES MAY EXIST ABOVE OR BELOW GROUND.

OWNER: C–TAN INVESTMENTS, LLC., BY".
WARRANTY DEED FROM MINK CREEK INVESTMENTS LLC.
DATED DECEMBER 28, 2009 AND RECORDED IN PB. 303, PG. 49

REFERENCES

WARRANTY DEED FROM GAY M. CHAMBLEE TO AL CHAMBLEE
RECORDED IN DB. 112 PG. 194

WARRANTY DEED FROM AL CHAMBLEE TO LYNDA G. WHATLEY
RECORDED IN DB. 159 PG. 152
PB. 10 PG. 60

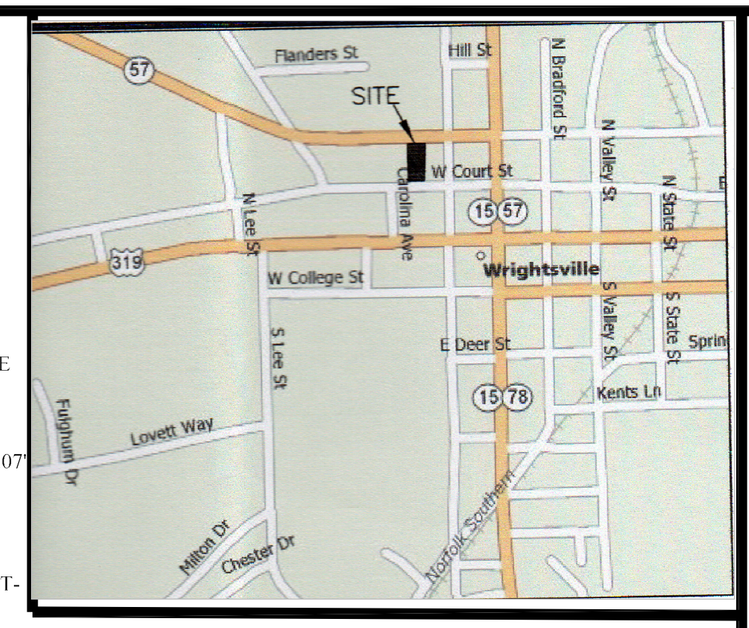
ALTA/ACSM LAND TITLE SURVEY BY LARRY G. SIBLEY
GEORGIA RLS # 2682, DATED APRIL 16, 2009.

NO RECORDED RIGHT–OF–WAY DEEDS FOUND, RIGHT–OF–WAY WAS DETERMINED BY FOUND PINS AND RECORDED ADJOINING PROPERTY PLATS.

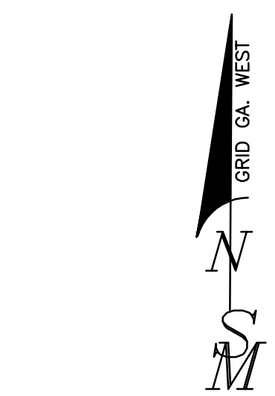
SURVEYED LEGAL DESCRIPTION

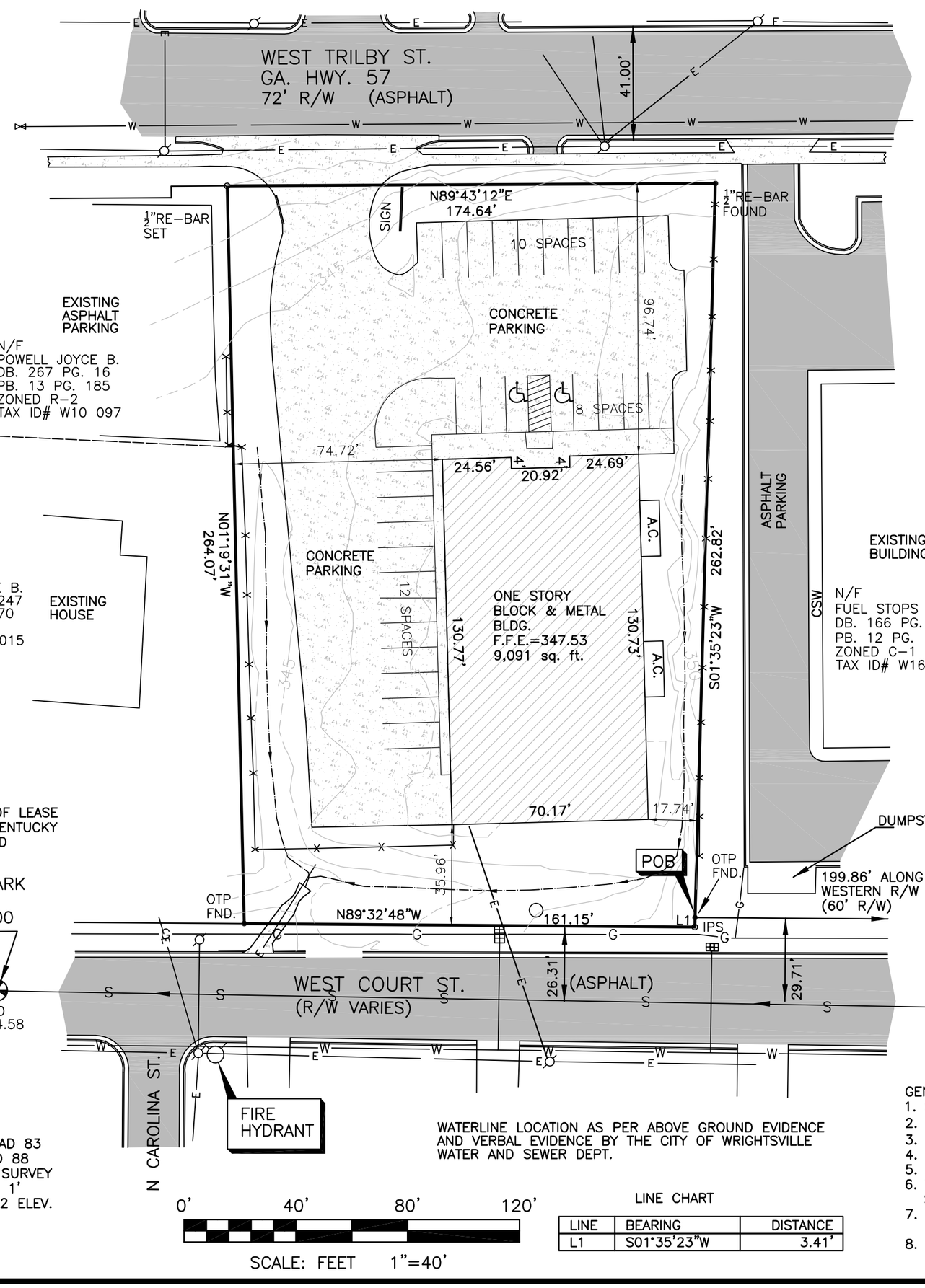
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 1201st. GEORGIA MILITIA DISTRICT. THE CITY OF WRIGHTSVILLE, JOHNSON COUNTY, GEORGIA. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT A REBAR FOUND AT THE INTERSECTION OF THE WESTERN RIGHT-OF WAY OF NORTH MYRTLE ST. AND THE NORTHERN RIGHT-OF-WAY OF WEST COURT ST.
THENCE WESTERLY ALONG THE NORTHERN RIGHT-OF-WAY OF WEST COURT ST. A DISTANCE OF 199.86' TO A OPEN TOP PIPE FOUND, AND THE TRUE POINT OF BEGINNING
THENCE S 01°35'23" W A DISTANCE OF 3.41' TO A ½" REBAR FOUND ON THE RIGHT-OF-WAY OF WEST COURT ST.
THENCE N 89°32'48" W A DISTANCE OF 161.15' ALONG THE NORTHERN RIGHT-OF-WAY OF WEST COURT ST. TO A OPEN TOP PIPE FOUND
THENCE LEAVING SAID RIGHT OF WAY N 01°19'31" W A DISTANCE OF 264.07' TO ½" RE-BAR SET ON THE SOUTHERN RIGHT-OF-WAY OF WEST TRILBY STREET AKA GA. HWY 57
THENCE N 89°43'12" E A DISTANCE OF 174.64' ALONG THE SOUTHERN RIGHT-OF-WAY OF WEST TRILBY STREET (GA. HWY. 57) TO A 1/2" REBAR FOUND THENCE S 01°35'23" W A DISTANCE OF 262.82' LEAVING SAID RIGHT-OF-WAY TO A OPEN TOP PIPE FOUND WHICH POINT IS THE POINT OF BEGINNING: SAID TRACT HAVING AN AREA OF 1.022 ACRES



VICINITY MAP
NTS





LEGEND
POWER POLE
LIGHT POLE
EX. OVERHEAD POWER LINES
APPROXIMATE U.G GAS LINE
SANITARY SEWER MANHOLE
EX. U.G WATER LINE
CSW = CONCRETE SIDEWALK
OTP = OPEN TOP PIPE
IPS = IRON PIN SET (#4 REBAR)
PB = PLAT BOOK
DB. = DEED BOOK
PG. = PAGE
N/F = NOW OR FORMERLY
EP = EDGE PAVEMENT
EC = EDGE CONCRETE
TW = TOP WALL
TBC = TOP BACK OF CURB
MEAS. = MEASURED
REC. = RECORDED
FFE = FINISHED FLOOR ELEV.
SEWER CLEAN–OUT
TBM = TEMPORARY BENCHMARK
EX. FIRE HYDRANT
EX. WATER METER
EX. WATER VALVE
EX. BUILDING
EX. ASPHALT
EX. CONCRETE

PARKING REQUIRMENTS
RETAIL: ONE SPACE FOR EVERY 300 SQ. FT. OF SALES FLOOR AREA, PLUS 1 SPACE FOR EACH EMPLOYEE PER SHIFT AS PER APRIL YOUNG WITH THE THE CITY OF WRIGHTSVILLE, GA.

PARKING SPACES PROVIDED
REGULAR PARKING SPACES----28
HANDICAP PARKING SPACES----2
TOTAL PARKING SPACES------30

ZONING NOTES
ZONED C–1
MIN. LOT WIDTH --- 20' AT BUILDING LINE
FRONT SETBACK --- 10' FROM CURB
REAR SETBACK ---- NONE
SIDE SETBACK ---- NONE
MAX HEIGHT ----- 35'
MIN. BUILDING AREA–5,000 SQ. FT.

GEORGIA EAST ZONE
HORIZONTAL DATUM NAD 83
VERTICAL DATUM NAVD 88
TOPO ON FIELD RUN SURVEY
CONTOUR INTERVAL = 1'
BENCHMARK NGS B 72 ELEV. 321.48

WATERLINE LOCATION AS PER ABOVE GROUND EVIDENCE AND VERBAL EVIDENCE BY THE CITY OF WRIGHTSVILLE WATER AND SEWER DEPT.

0' 40' 80' 120'
SCALE: FEET 1"=40'

LINE CHART

LINE	BEARING	DISTANCE
L1	S01°35'23"W	3.41'

GENERAL NOTES
1. SITE ADDRESS
2. TAX I.D. #
3. SITE AREA----1.022 ACRES/44,502 SQ. FT.
4. HEIGHT OF BUILDING IS 17.2 @ REAR CENTER OF BLDG.
5. FINISHED FLOOR ELEVATION–347.53
6. THERE ARE NO WETLANDS, STATE WATERS OR STREAMS ON THIS SITE.
7. THERE IS NO VISIBLE EVIDENCE OF WASTE BURIAL SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
8. THERE IS NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

SIBLEY–MILLER
SURVEYING & PLANNING INC.
2062 HWY. 42 NORTH
McDONOUGH, GA. 30253
PHONE:(770) 320–7555
FAX:(770) 320–7333
www."sibleysurveying.com"
*TOPOGRAPHICAL SURVEYS
*LAND SURVEYING
*LAND PLANNING
*CONSTRUCTION LAYOUT
*LAND DEVELOPMENT DESIGN
*CIVIL ENGINEERING

ALTA/ACSM LAND TITLE SURVEY

CITY OF WRIGHTSVILLE
1201 GEORGIA MILITIA DISTRICT
JOHNSON COUNTY, GEORGIA

GEORGIA REGISTERED PROFESSIONAL NO. 2682 LAND SURVEYOR LARRY G. SIBLEY

PROJECT NO.:
B13044/ALTA

DRAWN BY: LGS

SCALE:1" = 40'

DATE: 05–21–2013