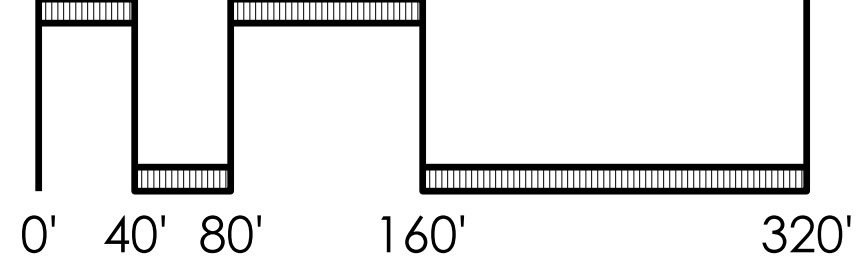


GRAPHIC SCALE : 1" = 80'



CURVE TABLE			
CURVE	LENGTH	RADIUS	CHORD
C1	54.89	502.31	54.86
C2	199.41	324.71	196.29
C3	85.84	2039.91	85.83

LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°40'47"W	6.58

Legal Description

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN LAND LOT 615 & 614, OF THE 17TH DISTRICT, 3RD SECTION IN BARTOW COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT AN IRON PIN FOUND (#4 REBAR) AT THE INTERSECTION OF THE NORTHERN LAND LOT LINE OF LAND LOT 613 AND THE WESTERN RIGHT-OF-WAY (R/W) OF ADAMS CHAPEL ROAD (VARIABLE PUBLIC R/W); THENCE ALONG SAID R/W IN A SOUTHEASTERLY DIRECTION WITH CURVE TURNING TO THE LEFT WITH A RADIUS OF 502.31 FEET, HAVING A CHORD BEARING OF S 3°22'35" E, A CHORD DISTANCE OF 54.86 FEET AND AN ARC DISTANCE OF 6.58 FEET TO A POINT; THENCE WITH A BEARING OF S 34°30'31" E, A DISTANCE OF 332.08 FEET TO A POINT; THENCE IN A SOUTHERLY DIRECTION WITH CURVE TURNING TO THE RIGHT WITH A RADIUS OF 324.71 FEET, HAVING A CHORD BEARING OF S 16°54'49" E, A CHORD DISTANCE OF 196.29 FEET AND AN ARC LENGTH OF 199.41 FEET TO A POINT; THENCE WITH A BEARING OF S 00°40'47" W, A DISTANCE OF 6.58 FEET TO AN IRON PIN FOUND (#4 REBAR - BENT); THENCE LEAVING SAID R/W WITH A BEARING OF S 87°42'14" W, A DISTANCE OF 625.32 FEET TO AN IRON PIN FOUND (#4 REBAR); THENCE WITH A BEARING OF S 00°32'56" W, A DISTANCE OF 467.84 FEET TO AN IRON PIN FOUND (#4 REBAR); THENCE WITH A BEARING OF S 00°35'52" W, A DISTANCE OF 274.66 FEET TO A POINT ALONG THE NORTHERN R/W OF EUHARLEE ROAD (VARIABLE PUBLIC R/W); THENCE ALONG SAID R/W IN A WESTERLY DIRECTION WITH A CURVE TURNING TO THE LEFT WITH A RADIUS OF 2039.91 FEET, HAVING A CHORD BEARING OF N 88°45'02" W, A CHORD DISTANCE OF 85.83 FEET AND AN ARC LENGTH OF 85.84 FEET TO A POINT; THENCE WITH A BEARING OF N 89°57'22" W, A DISTANCE OF 982.00 FEET TO AN IRON PIN FOUND (#4 REBAR); THENCE LEAVING SAID R/W WITH A BEARING OF N 04°02'56" W, A DISTANCE OF 549.69 FEET TO AN IRON PIN FOUND (#4 REBAR); THENCE WITH A BEARING OF N 04°03'06" W, A DISTANCE OF 686.42 FEET TO AN IRON PIN PLACED (#4 REBAR) ALONG THE NORTHERN LAND LOT LINE OF LAND LOT 614; THENCE ALONG SAID LAND LOT LINE FOLLOWED BY THE NORTHERN LAND LOT LINE OF LAND LOT 613 WITH A BEARING OF N 88°45'51" E, A DISTANCE OF 1514.29 FEET TO AN IRON PIN FOUND (#4 REBAR) AT THE INTERSECTION OF THE NORTHERN LAND LOT LINE OF LAND LOT 613 AND THE WESTERN R/W OF ADAMS CHAPEL ROAD (VARIABLE PUBLIC R/W) AND THE POINT OF BEGINNING.

Commitment no: 2363344C
 Effective Date: JULY 26, 2023 at 12:00 am

- DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT. - NOT A SURVEY MATTER.
- ALL TAXES FOR THE YEAR 2023 AND SUBSEQUENT YEARS ARE LIENS NOT YET DUE AND PAYABLE, AND ANY ADDITIONAL TAXES WHICH MAY RESULT FROM A REBILLING OR REASSESSMENT OF THE SUBJECT PROPERTY. - NOT A SURVEY MATTER.
- ENCROACHMENTS, OVERLAPS, SHORTAGE IN AREA, BOUNDARY LINE DISPUTES, OR OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY OR INSPECTION OF THE PREMISES.
- EASEMENTS OR CLAIMS OF EASEMENTS NOT SHOWN BY THE PUBLIC RECORDS. - NOT A SURVEY MATTER.
- RIGHTS OR CLAIM OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS. - NOT A SURVEY MATTER.
- LIENS OR RIGHTS TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. - NOT A SURVEY MATTER.
- TAXES OR SPECIAL ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS. - NOT A SURVEY MATTER.
- ANY DISCREPANCY IN THE QUANTITY OF THE AREA, SQUARE FOOTAGE, OR ACREAGE OF THE LAND OR OF ANY IMPROVEMENT TO THE LAND. - SURVEYED ACREAGE AS SHOWN.
- RIGHTS OF UPPER AND LOWER RIPARIAN OWNERS IN AND TO THE WATERS OF CREEKS AND BRANCHES CROSSING SUBJECT PROPERTY AND THE NATURAL FLOW THEREOF WITHOUT DIMINUTION. - NOT A SURVEY MATTER.
- SEWER LINE EASEMENT TO BARTOW COUNTY, GEORGIA, RECORDED APRIL 11, 2019, IN DEED BOOK 3080, PAGE 608, BARTOW COUNTY, GEORGIA RECORDS. - 20' PERPETUAL SEWER LINE EASEMENT ALONG EUHARLEE ROAD. EASEMENT DOCUMENT REFERENCES PLAN SHOWING APPROXIMATE LOCATION, BUT THE REFERENCED PLANS ARE NOT ATTACHED TO THE EASEMENT DOCUMENT. EASEMENT BASED ON FIELD LOCATED DATA. AFFECTS AS SHOWN.
- APPLICATIONS AND QUESTIONNAIRE FOR CURRENT USE ASSESSMENT OF BONA FIDE AGRICULTURAL PROPERTY FROM CLIFF MARTIN ESTATE, RECORDED FEBRUARY 21, 2022, IN DEED BOOK 3433, PAGE 334, BARTOW COUNTY, GEORGIA RECORDS. - AFFECTS, BLANKET IN NATURE, NOT PLOTTABLE.
- APPLICATIONS AND QUESTIONNAIRE FOR CURRENT USE ASSESSMENT OF BONA FIDE AGRICULTURAL PROPERTY, RECORDED APRIL 11, 2023, IN DEED BOOK 3544, PAGE 801, BARTOW COUNTY, GEORGIA RECORDS. - AFFECTS, BLANKET IN NATURE, NOT PLOTTABLE.
- ALL MATTERS AS SHOWN ON PLAT OF SURVEY RECORDED IN PLAT BOOK 55, PAGE 243, BARTOW COUNTY, GEORGIA RECORDS. - DOES NOT AFFECT.

Surveyor's Certification

I, KEVIN N. COONEY, A REGISTERED LAND SURVEYOR IN THE STATE OF GEORGIA OF THE FIRM OF SOUTHLAND ENGINEERING, INC., CITY OF CARTERSVILLE, BARTOW COUNTY, GEORGIA 30120 (PHONE - (770) 387-0640), HEREBY CERTIFY TO MAC EUHARLEE LLC, A GEORGIA LIMITED LIABILITY COMPANY, NORTH GEORGIA NATIONAL BANK, & FIDELITY NATIONAL TITLE INSURANCE COMPANY THAT THE PREMISES SHOWN HEREON IS A TRUE AND CORRECT PLAT OF THE PROPERTY DESCRIBED HEREON; THAT THE BUILDINGS THEREON ARE LOCATED WITH RESPECT TO PROPERTY BOUNDARIES AS SHOWN; THE SURVEY WAS PREPARED TO INCLUDE 2021 ALTA TABLE A ITEMS 1, 2, 3, 4, 6(A), 7(A), 7(B)(1), 7(C), 8, 9, 10, 11(A), 13, 16, 17, 18, AND 19. I FURTHER CERTIFY THAT I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAPS AS ARE CURRENTLY AVAILABLE AND HAVE FOUND THAT THE SUBJECT PROPERTY DOES LIE IN A SPECIAL FLOOD HAZARD AREA.

WITNESS MY HAND THIS 19TH DAY OF DECEMBER, 2023.

 KEVIN N. COONEY, P.L.S. - GA REG. NO. 2980



General Notes

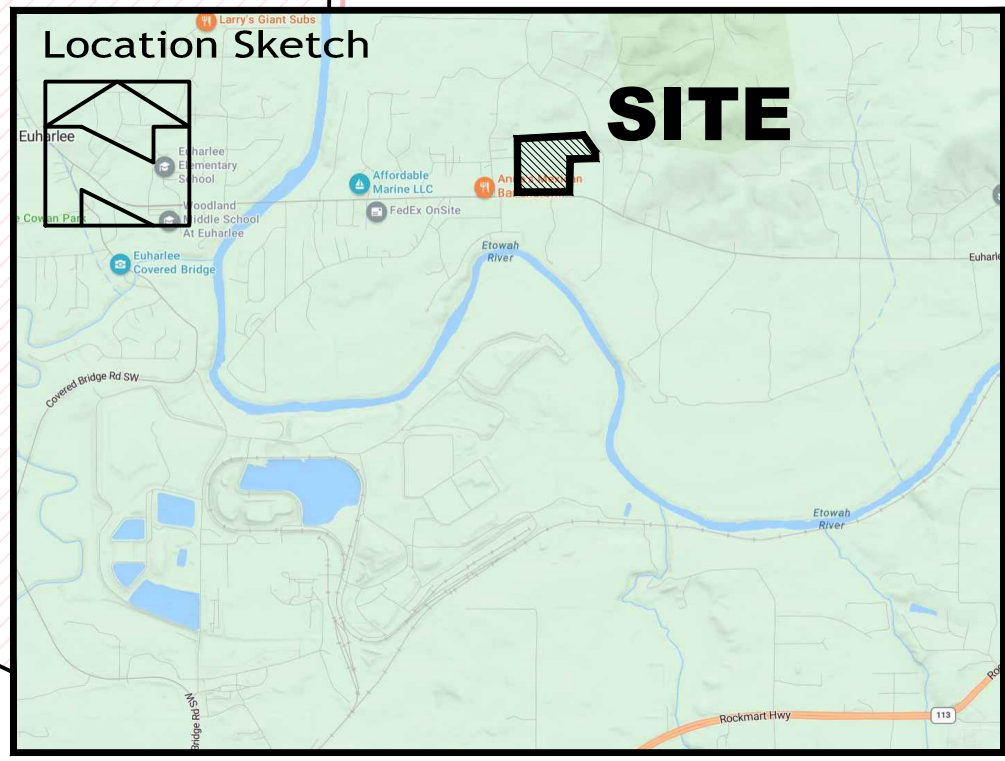
- THE FIELD DATA UPON WHICH THIS SURVEY IS BASED WAS COLLECTED USING NETWORK ADJUSTED RTK GPS WITH POSITIONAL ACCURACIES OF +/- 0.07' VERTICAL AND +/- 0.05' HORIZONTAL.
- THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1" IN 561,069 FEET.
- EQUIPMENT USED: TOPCON 3005W TOTAL STATION, EGPS 20T BASE AND ROVER, WITH DATA COLLECTOR.
- RIGHTS OF WAY ARE BASED UPON PINS FOUND AND/OR CENTERLINES OF PATHS OF TRAVEL.
- THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS.
- DISTANCES SHOWN ON THIS PLAT ARE GROUND DISTANCES.
- UTILITIES SHOWN ON THIS SURVEY ARE BASED UPON ABOVE GROUND OBSERVATIONS. ACTUAL LOCATIONS OF UNDERGROUND UTILITIES MAY VARY AND UTILITIES NOT SHOWN ON THIS SHEET MAY EXIST ON THIS SITE.
- THE SURVEYED LAND IS A LAWFULLY CREATED PARCEL AND HAS BEEN SUBDIVIDED IN ACCORDANCE WITH ALL APPLICABLE LAWS, STATUTES, ORDINANCES, AND REGULATIONS INCLUDING WITHOUT LIMITATION APPLICABLE SUBDIVISION ORDINANCES.
- AT TIME OF SURVEY, BUILDINGS EXIST ON THE SUBJECT PROPERTY.
- AT TIME OF SURVEY, NO PARKING SPACES EXIST ON THE SUBJECT PROPERTY.
- AT TIME OF SURVEY, THERE WAS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SLUMP, OR SANITARY LAND FILL.
- AT TIME OF SURVEY, THERE WAS NO RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ALTERATIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- AT TIME OF SURVEY, THERE WERE NO KNOWN PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES OR EVIDENCE RECENT STREET OR SIDEWALK REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- NO ZONING INFORMATION PROVIDED AS PART OF THIS TITLE PACKAGE.
- THE PROPERTY DESCRIBED HEREON (THE "PROPERTY") IS THE SAME AS THE PROPERTY DESCRIBED IN FIDELITY NATIONAL TITLE COMMITMENT NO. 2363344C WITH AN EFFECTIVE DATE OF JULY 26, 2023 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPEARING FROM A PHYSICAL INSPECTION OF THE PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE PROPERTY.
- THERE ARE NO ENCROACHMENTS ONTO ADJOINING PREMISES, STREETS OR ALLEYS BY ANY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS LOCATED ON THE PROPERTY, AND NO ENCROACHMENTS ONTO THE PROPERTY BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES.
- THE PROPERTY HAS DIRECT ACCESS TO EUHARLEE ROAD AND ADAMS CHAPEL ROAD, BOTH A DEDICATED PUBLIC STREET OR HIGHWAY.

Flood Statement

THE F.I.R.M. (FLOOD INSURANCE RATE MAP) SHOWS THE REFERENCED PARCEL TO BE IN ZONE X AND IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS. ACCORDING TO MAP NO. 13015C0215H, DATED: 10/05/2018. HOWEVER, AS SHOWN BY THE BARTOW COUNTY REGULATORY FLOOD MAP DOES SHOW POTENTIAL 100-YR FLOOD THAT IMPACTS THE SUBJECT PROPERTY.

Utility Notes

SOURCE INFORMATION FROM PLANS AND MARKINGS WERE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.



SOUTHLAND ENGINEERING
 CIVIL ENGINEERS - LAND SURVEYORS - LAND PLANNERS
 114 OLD MILL ROAD, CARTERSVILLE, GA 30120
 PH: 770.387.0440 FAX: 770.607.5151
 DATE: 09/26/2023 REV: 12/19/2023 JOB NO: 23120-6
 DATE OF FIELDWORK: 09/25/2023 DR: JPC CH: KNC APP: KNC

ALTA/NSPS LAND TITLE SURVEY FOR:
MAC Euharlee LLC, a Georgia limited liability company
North Georgia National Bank
FIDELITY NATIONAL TITLE INSURANCE COMPANY
 LOCATED in LAND LOT(S) 613 & 614, of the 17th DISTRICT, 3rd SECTION, BARTOW COUNTY, GEORGIA

○ = IRON PIN FOUND	⊠ = DOUBLE WING CATCH BASIN	⊗ = GAS VALVE	⊕ = SEWER MANHOLE	⊖ = POWER POLE
⊠ = CONCRETE MON.FOUND	⊠ = SINGLE WING CATCH BASIN	⊗ = GAS METER	⊕ = CLEAN OUT	⊖ = GUY WIRE
● = IRON PIN PLACED	⊠ = JUNCTION BOX	⊗ = TELEPHONE MANHOLE	⊕ = WATER VALVE	⊖ = ELECTRIC METER
⊕ = BENCHMARK	⊠ = CURB INLET	⊗ = ELECTRIC MANHOLE	⊕ = WATER METER	⊖ = TRANSFORMER
⊕ = PHOTO REFERENCE	⊠ = YARD INLET	⊗ = TELEPHONE PEDESTAL	⊕ = FIRE HYDRANT	⊖ = LIGHT POLE
⊕ = EXCEPTIONS	⊠ = DROP INLET	⊗ = SIGN	⊕ = IRRIGATION CONT. VALVE	⊖ = FLOW ARROW
⊕ = PARKING BOLLARD	⊠ = HEADWALL	⊗ = BENCHMARK	⊕ = WELL	⊖ = MAILBOX
— = STORM PIPE	— = OVERHEAD PWR.	— = WATER LINE	— = COMM. LINE	
— = SEWER PIPE	— = FENCE LINE	— = GAS LINE	— = UND. PWR.	