

GENERAL LEGEND

POWER POLE	SP	FENCE POST	SP
POWER POLE W/ GUY WIRE	SP	TREE (AS NOTED)	TR
POWER POLE W/LIGHT	SP	SOIL (AS NOTED)	SO
FIRE HYDRANT	SP	SANITARY SEWER LINE	SS
WATER METER	W	REINFORCED CONCRETE	RC
WATER METER	W	CORRUGATED METAL PIPE	CM
WATER METER	W	IRON PIPE SET	IPS
GAS METER	G	IRON PIPE FOUND	IPF
GAS METER	G	GAS VALVE	GV
SANITARY SEWER MANHOLE	SM	RECORD ANGLE HELD	RAH
CLEAN OUT	CO	RECORD DISTANCE HELD	RDH
WATER METER/STORM SEWER MANHOLE	SM	DOORWOOD	DW
HEADMALL	HM	CHERRY	CH
CATCH BASIN	CB	HARDWOOD	HW
DEEP INLETS	DI	BUILDING SETBACK LINE	BSL
STORM SEWER LINE	P.O.B.	LAND LOT	LL
LAND LOT IDENTIFICATION	P.O.B.	POINT OF BEGINNING	P.O.B.
PROPERTY CORNER	N/F	NEW OR FOUND	N/F
FIELD LOCATED P.O.B. (AS NOTED)	R/W	RIGHT-OF-WAY	R/W
CONCRETE MONUMENT FOUND	D.B.	DEED BOOK	D.B.
DISK CONTROL MARKER AS NOTED	P.B.	PLAT BOOK	P.B.
RMP	PG.	PAGE	PG.

The 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 the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-7.

TOTAL AREA:
27,715.807 S.F.
636.27 ACRES

REFERENCES:

1. Plat by James Handers for D.R.M. Associates dated Feb. 28, 1975.
2. Plat by Donaldson & Carter of the Banks from dated 9/2/2006, 12/27/2006.
3. Plat Book # Page 176.
4. Plat Book # Page 201.
5. G.L.D.T. drawings for project 08-000-000755.
6. This plat is subject to all easements and encumbrances other public or private.
7. All numbers of lots are excepted.

Commitment Number: H089,235 Dated October 14, 2013
Stewart Title Guaranty Company

AS TO PARCEL 1:

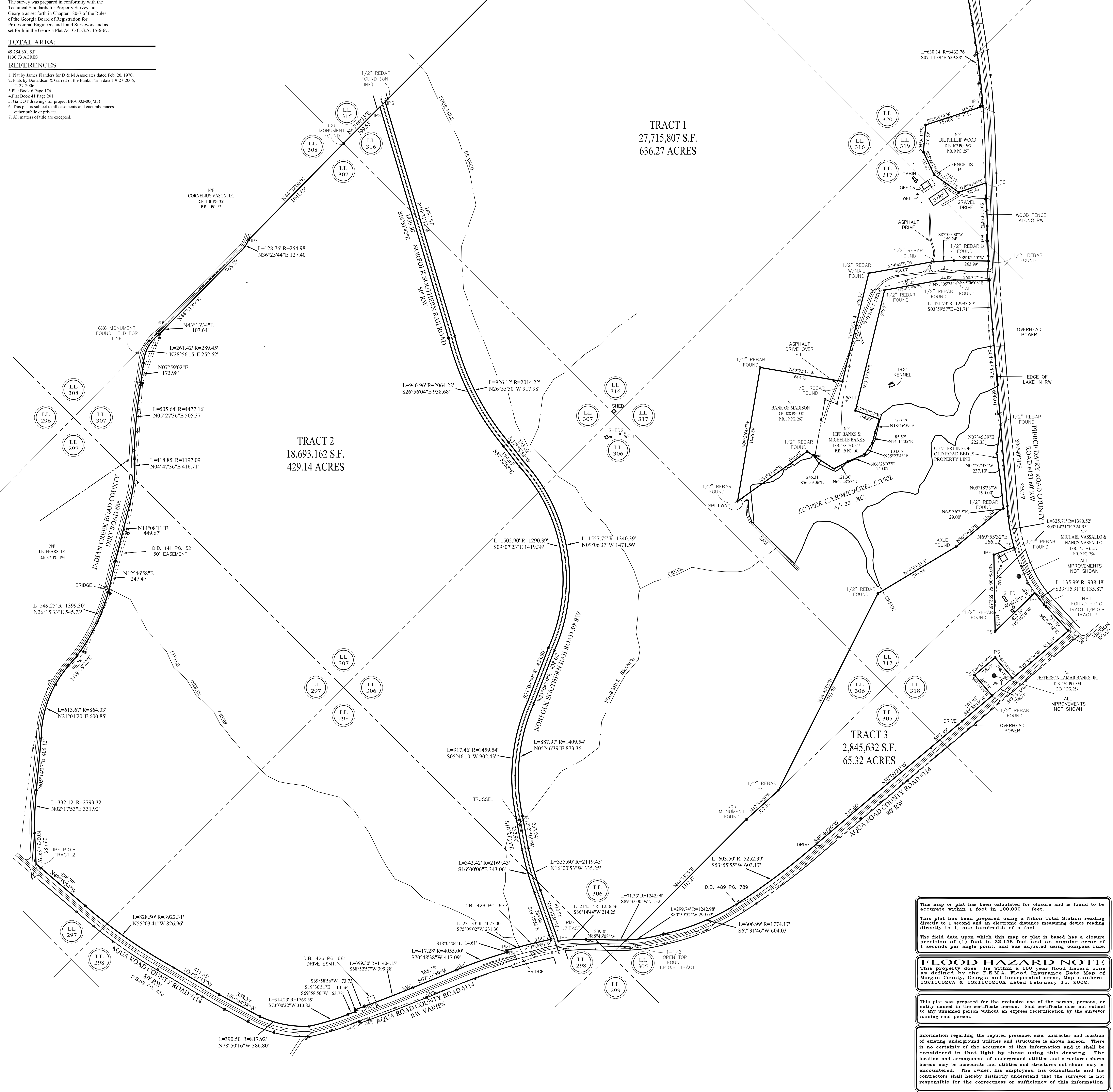
11. Right of Deed from Madison Investment Co. to Morgan Co., Ga. filed May 24, 1967 and recorded in Deed Book 66 Page 353. This document does not affect the subject property.
12. Right of Deed from Madison Investment Co. to Morgan Co., Ga. dated September 7, 1967 and filed April 18, 1968 recorded in Deed Book 69 Page 455. This document does not affect the subject property and is in part in nature.
13. Easement from Madison Investment Company to Georgia Power Company dated November 24, 1969, filed for record November 26, 1969, and recorded in Deed Book 71, Page 615, aforesaid records. This document does not affect the subject property and is in part in nature.
14. Declaration of Protective Covenants for Aqua Rd. by Jefferson Lamar Banks, III dated June 15, 2006, filed June 19, 2006 and recorded in Deed Book 403 page 736. This document does not affect the subject property.
15. Application and Questionnaire for Conservation Use Assessment of Bona Fide Agricultural Property by 2514 Partners L.P., filed March 31, 2009 and recorded in Deed Book 402, Pg. 415. This document does not affect the subject property and is in part in nature.
16. Declaration of Protective Covenants for Aqua Rd. by Jefferson Lamar Banks, III dated June 15, 2006, filed June 19, 2006 and recorded in Deed Book 403 page 736. This document does not affect the subject property.

AS TO PARCEL 2:

17. Right of Deed from Madison Investment Co. to Morgan Co., Ga. filed May 24, 1967 and recorded in Deed Book 66 Page 353. This document does not affect the subject property.
18. Right of Deed from Madison Investment Co. to Morgan Co., Ga. dated September 7, 1967 and filed April 18, 1968 recorded in Deed Book 69 Page 455. This document does not affect the subject property.
19. Easement from Madison Investment Company to Georgia Power Company dated November 24, 1969, filed for record November 26, 1969, and recorded in Deed Book 71, Page 615, aforesaid records. This document does not affect the subject property and is in part in nature.
20. Right of Way Easement from Catherine L. Banks and Jefferson Lamar Banks to Southern Bell Telephone and Telegraph Company, dated April 22, 1986, filed for record May 11, 1986, and recorded in Deed Book 141, Page 52, aforesaid records. This document does not affect the subject property and is in part in nature.
21. Declaration of Protective Covenants for Aqua Rd. by Jefferson Lamar Banks, III dated June 15, 2006, filed June 19, 2006 and recorded in Deed Book 403 page 736. This document does not affect the subject property.
22. Limitation of access in right-of-way Deed from Jefferson Lamar Banks to County of Morgan dated March 29, 2007, filed for record April 9, 2007 and recorded in Deed Book 426, Page 677, aforesaid records. This document does not affect the subject property and is in part in nature.
23. Right-of-Way Deed from JCL Partners, LP and Jefferson Lamar Banks to County of Morgan dated March 29, 2007, filed for record April 9, 2007 and recorded in Deed Book 426, Page 681, aforesaid records. This document does not affect the subject property and is in part in nature.
24. Application and Questionnaire for Conservation Use Assessment of Bona Fide Agricultural Property by Jefferson Lamar Banks, III dated March 31, 2009 and recorded in Deed Book 402, Pg. 415. This document does not affect the subject property and is in part in nature.
25. Easement from Lamar Banks to Georgia Power Company dated February 4, 2011, filed for record June 19, 2011, and recorded in Deed Book 489, Page 789, aforesaid records. This document does not affect the subject property along Aqua Road and is shown in red. A 30' power easement centered on all overhead power and 10' centered on all underground power.

AS TO PARCEL 3:

26. Easement from R.M. Turnell to Georgia Power Company, dated March 10, 1948 and recorded April 24, 1948 in Deed Book 31 Page 354. This document is unlocatable from record and a consent letter should be requested from Ga. Power.
27. Easement from R.M. Turnell to Georgia Power Company, dated July 21, 1953 and recorded July 22, 1953 in Deed Book 44 Page 674. This document is unlocatable from record and a consent letter should be requested from Ga. Power.
28. Right of way deed from R.M. Turnell to Morgan County, Georgia dated June 1, 1954 and filed July 21, 1954 and recorded in Deed Book 47 Page 273. This document does not affect the subject property.
29. Easement as conveyed in right-of-way Deed from R. M. Turnell to Morgan County, Georgia dated March 2, 1952, filed for record March 14, 1952 and recorded in Deed Book 46, Page 204, aforesaid records. This document does not affect the subject property along Aqua Road but is unlocatable from record. The exhibit A is not recorded with this document.
30. Easement from R. M. Turnell to Georgia Power Company dated January 17, 1967, filed for record March 21, 1967, and recorded in Deed Book 60, Page 135, aforesaid records. This document is unlocatable from record and a consent letter should be requested from Ga. Power.
31. Declaration of Protective Covenants for Aqua Rd. by Jefferson Lamar Banks, III dated June 15, 2006, filed June 19, 2006 and recorded in Deed Book 403 page 736. This document does not affect the subject property.
32. Application and Questionnaire for Conservation Use Assessment of Bona Fide Agricultural Property by Jefferson Lamar Banks, III dated March 31, 2009 and recorded in Deed Book 402, Pg. 415. This document does not affect the subject property and is in part in nature.
33. Easement from Lamar Banks to Georgia Power Company dated February 4, 2011, filed for record May 18, 2011, and recorded in Deed Book 489, Page 789, aforesaid records. This document does not affect the subject property along Aqua Road and is shown in red. A 30' power easement centered on all overhead power and 10' centered on all underground power.



This map or plat has been calculated for closure and is found to be accurate within 1 foot in 1,000,000 ± feet.

This plat has been prepared using a Nikon Total Station reading directly to 1 second and an electronic distance measuring device reading directly to 1.0 one hundredth of a foot.

The field date upon which this map or plat is based has a closure proportion of 1.1 foot in 1,000,000 feet and an angular error of 1 seconds per angle point, and was adjusted using compass rule.

FLOOD HAZARD NOTE
This property does lie within a 100 year flood hazard zone as defined by the F.E.M.A. Flood Insurance Rate Map of Morgan County, Georgia and Incorporated areas. Map numbers 13811C002A & 13811C002A, dated February 15, 2006.

This plat was prepared for the exclusive use of the person, persons, or entity named in the certificate hereon. Said certificate does not extend to any unnamed person without an express recertification by the surveyor naming said person.

Information regarding the required presence, size, character and location of existing underground utilities and structures is shown hereon. There is no certainty of the accuracy of this information and it shall be considered in that light by those using this drawing. The location and arrangement of underground utilities and structures shown hereon may be inaccurate and utilities and structures not shown may be encountered. The owner, his employees, his consultants and his contractors shall hereby distinctly understand that the surveyor is not responsible for the correctness or sufficiency of this information.