

LOCATION MAP

- LEGEND:**
- ARC LENGTH OF CURVE
 - A/C AIR-CONDITIONED
 - BC BACK OF CURB
 - BFP BACKFLOW PREVENTER
 - BSL BUILDING SETBACK LINE
 - BSMH BELL SOUTH MANHOLE
 - C CENTERLINE
 - CB CATCH BASIN
 - CHD LENGTH OF CHORD
 - CLF CHAIN LINK FENCE
 - CMP CORRUGATED METAL PIPE
 - CG CURE AND GUTTER
 - CO CLEAN OUT
 - COMM COMMUNICATIONS
 - CONC CONCRETE
 - CPB CONDO PLAT BOOK
 - CTP CRIMP-TOP PIPE
 - DB DEED BOOK
 - DIP DUCTILE-IRON PIPE
 - DWCB DOUBLE-WING CATCH BASIN
 - EB ELECTRIC BOX
 - EM ELECTRIC METER
 - EP EDGES OF PAVEMENT
 - ESM'E EASEMENT
 - FH FIRE HYDRANT
 - FDC FIRE DEPARTMENT CONNECTION
 - GI GATE INLET
 - GM GAS METER
 - GL GROUND LIGHT
 - GP GUARD POST
 - GV GAS VALVE
 - GW GUY WIRE
 - HW HEADWALL
 - IPF IRON PIN FOUND
 - IPS IRON PIN SET
 - JB JUNCTION BOX
 - LL LAND LOT
 - LP LIGHT POLE
 - N'BO'RS NEIGHBOR'S
 - N/F NOW OR FORMERLY
 - OTP OPEN TOP PIPE
 - PB PLAT BOOK
 - PG PAGE
 - PIV POST INDICATOR VALVE
 - PL PROPERTY LINE
 - P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCEMENT
 - PP POWER POLE
 - PVC POLYVINYL CHLORIDE
 - RAD RADIUS OF CURVE
 - RCP REINFORCED CONCRETE PIPE
 - RR RAILROAD
 - R/W RIGHT-OF-WAY
 - SDMH STORM DRAIN MANHOLE
 - SSE SANITARY SEWER EASEMENT
 - SSMH SANITARY SEWER MANHOLE
 - SS SANITARY SEWER LINE
 - SV SPRINKLER VALVE
 - SWCB SINGLE-WING CATCH BASIN
 - S/W SIDEWALK
 - TBX TELEPHONE BOX
 - TRANS TRANSFORMER
 - TYP TYPICAL
 - UGC UNDERGROUND CABLE
 - UE UNDERGROUND ELECTRIC CABLE
 - UT UNDERGROUND TELEPHONE
 - UMH UTILITY MANHOLE
 - W WATER LINE
 - WI WEIR INLET
 - W.I.F. WROUGHT-IRON FENCE
 - WM WATER METER
 - WRF WIRE FENCE
 - WV WATER VALVE

PARKING SPACES (STRIPED):
 10 REGULAR
 1 HANDICAPPED
 11 TOTAL SPACES

- NOTES:**
- BEARINGS ARE TO GRID NORTH.
 - ALL PINS SET ARE 5/8" REBAR AND CAPPED, UNLESS SPECIFIED OTHERWISE.
 - PROPERTY ADDRESSES: 1812 & 1819 SOUTH COBB INDUSTRIAL BLVD. SMYRNA, GA 30341.
 - THE TAX PARCEL Nos. ARE: 17061900170 (1812) & 17061900160 (1819).
 - SUBJECT PROPERTY IS KNOWN AS LOT 3/4 AND LOT 5 OF THE "REVISED ADDITION TO SOUTH COBB INDUSTRIAL PARK"; DATED 01/12/79; LAST REVISED 10/05/79; RECORDED IN PLAT BOOK 74, PAGE 89.
 - THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH-MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS.
 - THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
 - THERE IS NO OBSERVED EVIDENCE OF SITES BEING USED AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
 - SITE HAS DIRECT ACCESS TO SOUTH COBB INDUSTRIAL BLVD. AT ONE (1) PLACE.
 - THE LEGAL DESCRIPTION FOR THE SITE ON THIS SURVEY IS NOT VERBATIM TO THE LEGAL DESCRIPTION SET FORTH IN THE VESTING DEED FOR THE PROPERTY; HOWEVER, IT DESCRIBES THE SAME EXACT TRACT OF LAND IN SAID VESTING DEED.

- STANDARD SURVEY NOTES:**
- THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 11,667 FEET AND AN ANGULAR ERROR OF 1.5 SECS PER ANGLE POINT, AND ADJUSTED USING THE COMPASS RULE.
 - THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN 74,704 FEET.
 - THE MEASUREMENT FOR FIELD DATA USED FOR PREPARING THIS PLAT WAS TAKEN BY A TOPCON GTS-311.
- NOTES:**
- THIS PROPERTY IS LOCATED ON PANEL 13067C0209J OF THE F.I.A. FLOOD INSURANCE RATE MAP DATED 10/05/18 FOR COBB COUNTY & INCORP. AREAS AND IT IS NOT LOCATED IN AN AREA HAVING SPECIAL FLOOD HAZARDS, ZONE X
- UTILITY LOCATIONS ARE FROM FIELD OBSERVATION, AND/OR DOCUMENTATION FURNISHED BY THE OWNER AND/OR OWNER'S REPRESENTATIVE. NEITHER ACCURACY NOR COMPLETENESS OF UNDERGROUND UTILITIES ARE GUARANTEED.

REVISIONS

DATE	Δ	DESCRIPTION
12/07/92	1	FIELD CHECK AND ADDED IMPROVEMENT
03/01/19	2	FIELD-CHECKED & FOUND IMPROVEMENTS AS SHOWN; ADDED CERTIFICATION & TITLE BLOCK INFO

SURVEYOR'S CERTIFICATION

TO: TBD (OWNER)
 TBD (LENDER)
 FIRST AMERICAN TITLE INSURANCE COMPANY

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(b), 7a, 7(b) (1), 7(c), 8, 9, 11, 13, 14, 16, 17, 18, 19, and 20 of Table A thereof. The field work was completed on October 01, 2018.

Date of Plat or Map: MARCH 01, 2019

LEGAL DESCRIPTION
 1812 AND 1819 SOUTH COBB INDUSTRIAL BLVD.

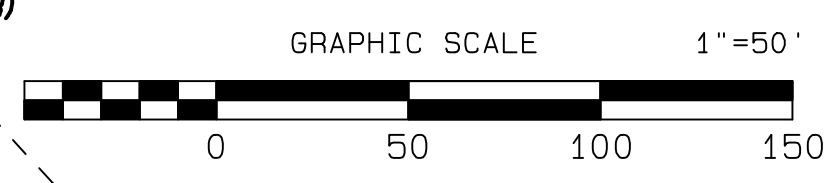
ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 618 and 619; 17th District; 2nd Section; Cobb County, Georgia, and being more particularly described as follows:

TO FIND THE POINT OF BEGINNING, COMMENCE AT a point on the intersection of the northerly right-of-way line for South Cobb Industrial Boulevard (50-foot right-of-way) with the land lot line common to Land Lots 619 and 678 (said point the southeastern corner for Lot 1; Revised Addition to South Cobb Industrial Park; last revised 10/05/79; recorded in Plat Book 74, Page 89); THENCE along said right-of-way line, in a southwesterly direction, a distance of 609.59 feet to a point (1.2-inch rebar found 1.02 feet northeast), said point being the POINT OF BEGINNING; THENCE along said right-of-way line along a curve to the left having an arc length of 50.65 feet and a radius of 40.00 feet, being subtended by a chord bearing North 61 degrees 59 minutes 31 seconds West, a distance of 47.33 feet to a point; THENCE along said right-of-way line along a curve to the left having an arc length of 106.66 feet and a radius of 60.00 feet, being subtended by a chord bearing North 84 degrees 40 minutes 09 seconds West, a distance of 93.16 feet to a point; THENCE along said right-of-way line along a curve to the left having an arc length of 157.81 feet and a radius of 60.00 feet, being subtended by a chord bearing South 28 degrees 35 minutes 03 seconds East, a distance of 116.10 feet to a point (1/2-inch rebar found 1.87 feet southeast); THENCE leaving said right-of-way line South 16 degrees 39 minutes 00 seconds West, a distance of 90.12 feet to a 1/2-inch rebar found; THENCE South 04 degrees 23 minutes 00 seconds East, a distance of 276.61 feet to a point on the northerly right-of-way line for Argo Drive (right-of-way varies); THENCE along said right-of-way line North 42 degrees 38 minutes 00 seconds West, a distance of 273.69 feet to a 1/2-inch rebar found; THENCE along said right-of-way line North 54 degrees 41 minutes 04 seconds West, a distance of 80.48 feet to a point; THENCE along said right-of-way line North 27 degrees 18 minutes 25 seconds East, a distance of 5.05 feet to a point; THENCE along said right-of-way line North 64 degrees 04 minutes 32 seconds West, a distance of 126.30 feet to a point; THENCE along said right-of-way line South 63 degrees 17 minutes 45 seconds West, a distance of 6.28 feet to a point; THENCE along said right-of-way line North 64 degrees 03 minutes 00 seconds West, a distance of 326.99 feet to a right-of-way monument found on the land lot line common to Land Lots 606 and 609; THENCE leaving said right-of-way line along said land lot line North 00 degrees 07 minutes 00 seconds East, a distance of 410.84 feet to a point at the southerly right-of-way line for Seaboard Coastline Railroad (190-foot right-of-way); THENCE leaving said land lot line along said right-of-way line South 72 degrees 32 minutes 00 seconds East, a distance of 340.66 feet to a point; THENCE along said right-of-way line along a curve to the left having an arc length of 353.56 feet and a radius of 1049.95 feet, being subtended by a chord bearing South 81 degrees 52 minutes 27 seconds East, a distance of 351.89 feet, being subtended by a chord bearing South 81 degrees 52 minutes 27 seconds East, a distance of 1,049.95 feet, being subtended by a chord bearing South 81 degrees 52 minutes 27 seconds East, a distance of 281.93 feet to an aforementioned point on the northerly right-of-way line for South Cobb Industrial Boulevard (50-foot right-of-way), said point being the POINT OF BEGINNING.

Said tract or parcel of land contains 7.572 acres, or 329,836 square-feet, more or less.

- TITLE EXCEPTIONS: 1812 & 1819 SOUTH COBB INDUSTRIAL BLVD.**
- SCHEDULE B, PART II**
- EXCEPTIONS**
- THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.
- THE POLICY WILL NOT INSURE AGAINST LOSS OR DAMAGE RESULTING FROM THE TERMS AND PROVISIONS OF ANY LEASE OR EASEMENT IDENTIFIED IN SCHEDULE A, AND WILL INCLUDE THE FOLLOWING EXCEPTIONS UNLESS CLEARED TO THE SATISFACTION OF THE COMPANY:
- NONE KNOWN; NOT A SURVEY ITEM;
 - NONE KNOWN;
 - NONE KNOWN;
 - EXCEPT AS SHOWN, NONE KNOWN;
 - NOTED;
 - NOT A SURVEY ITEM;
 - NONE KNOWN;
 - NOT A SURVEY ITEM;
 - NOTED;
 - NOTED;
 - NOT A SURVEY ITEM;
 - DB 2243, PG 399 - GEORGIA POWER COMPANY EASEMENT..... APPLIES, BLANKET;
 - DB 2364, PG 414 - GEORGIA POWER COMPANY EASEMENT..... APPLIES, BLANKET;
 - DB 12858, PG 506 - SEWER EASEMENT..... APPLIES, AS SHOWN;
 - DB 14304, PG 410 - RIGHT-OF-WAY EASEMENT..... APPLIES, AS SHOWN;
 - DB 14304, PG 4106 - COBB COUNTY TEMP. CONSTRUCTION EASEMENT..... DOES NOT APPLY; PROVISIONS HAVE EXPIRED;
 - DB 15507, PG 1767 - GRANT OF EASEMENT..... TOO VAGUE TO LOCATE;
 - PB 56, PG 53 - SURVEY FOR W. RANDOLPH CORPORATION..... APPLIES, BLANKET;
 - PB 57, PG 136 - SURVEY & PLOT..... APPLIES TO SITE; SUPERSEDED;
 - PB 72, PG 193 - REVISED ADDITION TO SOUTH COBB INDUSTRIAL PARK..... APPLIES TO SITE; SUPERSEDED;
 - PB 73, PG 13 - REVISED ADDITION TO SOUTH COBB INDUSTRIAL PARK..... APPLIES TO SITE; SUPERSEDED;
 - PB 74, PG 65 - REVISED ADDITION TO SOUTH COBB INDUSTRIAL PARK..... APPLIES TO SITE; SUPERSEDED;
 - PB 74, PG 89 - REVISED ADDITION TO SOUTH COBB INDUSTRIAL PARK..... APPLIES, AS SHOWN;
 - MATTERS DISCLOSED BY CURRENT AND ACCURATE SURVEY..... THIS SURVEY, ONCE FINALIZED.

ALTA/NSPS LAND TITLE SURVEY FOR:
TBD (OWNER)
TBD (LENDER)
FIRST AMERICAN TITLE INSURANCE COMPANY
 LAND LOTS 618 & 619; 17th DISTRICT; 2nd SECTION
 COBB COUNTY, GEORGIA



SCALE: 1" = 50' DATE: 11/03/80