



**PLEASE FIND ATTACHED THE SURVEY
FOR THE FOLLOWING SITE**

BV Project #: **154423.21R000-001.220 [Version 5]**

Site Name: **Westgate- Dublin, GA- Update**

Site Address: **1900 Veterans Blvd**

City/State: **Dublin/GA**

In order to ensure that all comments are addressed properly, please send them to **Max Walker** at **Max.Walker@bureauveritas.com**. Also, please place the BV Project # in the subject line for reference.

If you have any questions regarding this project, please contact **Burk Cornelius** at **burk.cornelius@bureauveritas.com**.



TITLE COMMITMENT EXCEPTION NOTES

- 8. Boundary lines, right of ways, easements, and improvements as appearing on Plat Book 6, Page 63, and Plat Book 8, Book 374, Page 375, Laurens County, Georgia Records, as shown on ALTA/ACSM Land Title Survey prepared by Michael Dorman-Potthoff, Registered Land Surveyor, Georgia License No. 2597, dated November 2008. (AS SHOWN ON SURVEY)
9. Conveyance of Access Rights by and between Department of Transportation and I. Perlis & Sons, dated October 29, 1986, and recorded October 30, 1986, in Book 466, Page 157, aforesaid records. (AS SHOWN ON SURVEY)
10. Easement in favor of Georgia Power Company, recorded December 19, 1974, in Book 325, Page 27, aforesaid records. (AFFECTS PROPERTY, BLANKET IN NATURE)
11. Water Line Easement by and between Hillcrest Parkway, LLC, a Georgia limited liability company, Home Depot U.S.A., Inc., a Delaware corporation, and New Plan Excel Realty Trust, Inc., a Maryland corporation, dated March 4, 2004, and recorded March 25, 2004, in Book 1525, Page 187. (AS SHOWN ON SURVEY, BENEFITS AND BURDENS THE PROPERTY)
12. Terms and conditions of Reciprocal Easement and Operation Agreement by and between New Plan Excel Realty Trust, Inc., a Maryland corporation and Home Depot U. S. A., Inc., a Delaware corporation, dated January 9, 2004, and recorded January 12, 2004, in Book 1505, Page 17, aforesaid records. (AFFECTS PROPERTY, BLANKET IN NATURE)
13. Terms and conditions of unrecorded Adjacent Parcel Agreement, dated October 31, 2002, as evidenced by Memorandum of Agreement by and between New Plan Excel Realty Trust, Inc., a Maryland corporation, and Home Depot U.S.A., Inc., a Delaware corporation, dated January 9, 2004, and recorded January 12, 2004, in Book 1505, Page 53, aforesaid records. (AS SHOWN ON SURVEY)
14. Terms and conditions of unrecorded Lease, as evidenced by Memorandum of Lease by and between New Plan Excel Realty Trust, Inc., a Maryland Corporation, Landlord, and McDonald's Corporation, a Delaware corporation, as Tenant, dated March 16, 2004, and recorded May 10, 2004, in Book 1540, Page 1, aforesaid records, as supplemented by Supplement to Lease, dated August 24, 2004, and recorded October 25, 2004, in Book 1593, Page 55, aforesaid records, as tenants only, without right of first refusal or option to purchase. (REFERS TO SUBJECT PROPERTY, NO PLOTTABLE SURVEY ITEMS)
15. Terms and conditions of unrecorded Lease, as evidenced by Short Form Lease by and between I. Perlis & Sons, a partnership, composed of Isadore R. Perlis, Lamar J. Perlis, Louis D. Perlis, and Marvin A. Perlis, Lessors, and Piggly Wiggly Southern Inc., a corporation, as Lessee, dated May 10, 1974, and recorded July 18, 1974, in Book 321, Page 579, aforesaid records, as supplemented by Supplement to Lease, dated July 1, 1976, and recorded July 28, 1976, in Book 355, Page 540, aforesaid records, as affected by Agreement, dated January 20, 1978, and recorded March 30, 1978, in Book 355, Page 655, aforesaid records, as affected by Recording Form Lease by and between Perlis Realty Company, a general partnership, composed of Louis D. Perlis and Lamar J. Perlis, Lessor and Piggly Wiggly Southern, Inc., a corporation, recorded August 2, 1988, in Book 521, Page 27, aforesaid records, as assigned by Lease Assignment from Bruno's Food Stores, Inc., a Georgia corporation (formerly known as Piggly Wiggly Southern, Inc.) to Southern Family Markets of Dublin Highway 80 LLC, a Delaware limited liability company, dated September 18, 2005, and recorded September 30, 2005, in Book 1703, Page 292, aforesaid records, as tenants only, without right of first refusal or option to purchase. (AFFECTS PROPERTY, NO PLOTTABLE SURVEY ITEMS)
16. Terms and conditions of unrecorded Lease, as evidenced by Lease by and between Perlis Realty, Lessor and Lamar Outdoor of Georgia, Lessee, dated January 8, 1998, and recorded January 21, 1998, in Book 948, Page 183, aforesaid records, as assigned by Assignment of Land Lease by and between Courtesy Leasing, Inc., of Montgomery, Alabama, Lessor, and Leslie Outdoor Advertising Lessee, and Perlis Realty, Owner, dated December 30, 1997, and recorded February 5, 1998, in Book 951, Page 134, aforesaid records, as further assigned by Assignment by and between New Plan Realty Trust, Lessor and The Lamar Corporation of Baton Rouge, Louisiana, as Lessee, and Leslie Outdoor, as Assignee, dated January 8, 1998, and recorded January 21, 1998, in Book 948, Page 185, aforesaid records, as tenants only, without right of first refusal or option to purchase. (AS SHOWN ON SURVEY)

TITLE COMMITMENT EXCEPTION NOTES CONTINUED

- 17. Terms and conditions of unrecorded Lease, dated July 21, 2000, as evidenced by Short Form Lease by and between New Plan Excel Realty Trust, Inc., a Maryland corporation, Lessor and Beall's Outlet Stores-GA, Inc., a Georgia corporation, dated July 21, 2000, and recorded August 15, 2000, in Book 1135, Page 186, aforesaid records, as tenants only, without right of first refusal or option to purchase. (AFFECTS PROPERTY, NO PLOTTABLE SURVEY ITEMS)
18. Terms and conditions of Easements and Covenants set forth in Warranty Deed from Perlis & Sons, a partnership composed of Isadore R. Perlis, Lamar J. Perlis, Louis D. Perlis and Marvin A. Perlis to Dublin Fast Foods, Inc., a corporation, dated May 18, 1977, and recorded March 23, 1977, in Book 344, Page 738, aforesaid records. (AS SHOWN ON SURVEY)
19. Memorandum of Leases and between New Plan Westgate-Dublin, LLC and J.H. Harvey Co., LLC, recorded August 01, 2011, in Deed Book 2278, Page 85, Laurens County, Georgia records. (REFERS TO SUBJECT PROPERTY, NO PLOTTABLE SURVEY ITEMS)
20. Agreement and Declaration of Covenants, Condition and Restrictions, recorded April 05, 2021, in Deed Book 3152, Page 113, Laurens County, Georgia records. (AS SHOWN ON SURVEY)
21. Amended Covenants recorded April 5, 2021, in Deed Book 3152, Page 130, aforesaid records. (REFERS TO SUBJECT PROPERTY, NO PLOTTABLE SURVEY ITEMS)
22. Declaration of Covenants, Conditions and Restrictions and Grant of Easements, recorded October 15, 2021, in Deed Book 3218, Page 247, Laurens County, Georgia records. (AS SHOWN ON SURVEY)
23. All matters as shown on plat of survey recorded in Plat Book 11, Page 726, Laurens County, Georgia records. (AS SHOWN ON SURVEY)

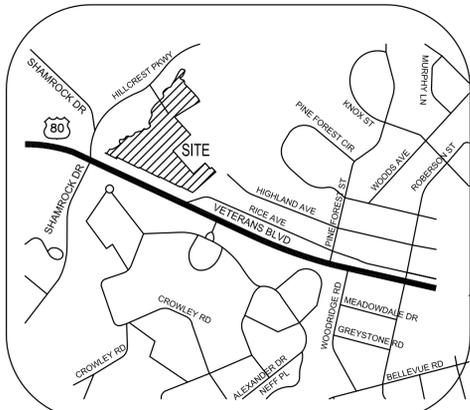
MEASURED LEGAL DESCRIPTION

Tract 1
All that tract or parcel of land lying and being in Land Lots 166 and 181 of the 1st District, of Laurens County, Georgia and being more particularly described as follows:
BEGINNING at a point located at the intersection of V. A. Hospital Branch Creek and the northerly right-of-way line of U.S. Highway No. 80 (Veterans Boulevard) (having a variable right-of-way), said point being approximately 141.4 feet southwesterly along the said right-of-way line from its intersection with the easterly right-of-way line of Hillcrest Parkway; thence; run northeasterly and northwesterly along the centerline of V. A. Hospital Branch and following the meanderings thereof a distance of 1,762.35 feet, more or less, to an iron pin found in the centerline of an unnamed creek, said creek being traversed as follows: North 49 degrees 45 minutes 28 seconds East for a distance of 235.03 feet to a point; thence North 51 degrees 29 minutes 52 seconds East for a distance of 302.50 feet to a point; thence North 54 degrees 48 minutes 16 seconds East for a distance of 165.75 feet to a point; thence North 02 degrees 52 minutes 26 seconds West for a distance of 204.01 feet to a point; thence North 28 degrees 20 minutes 19 seconds East for a distance of 97.07 feet to a point; thence North 40 degrees 44 minutes 21 seconds East for a distance of 84.09 feet to a point; thence North 24 degrees 48 minutes 49 seconds East for a distance of 184.23 feet to a point; thence North 34 degrees 07 minutes 54 seconds East for a distance of 320.59 feet to a point; thence along the center of an unnamed creek 572.38 feet said creek being traversed as follows: South 17 degrees 53 minutes 19 seconds West for a distance of 118.57 feet to a point; thence South 47 degrees 06 minutes 28 seconds East for a distance of 407.83 feet to a point; thence departing said creek South 51 degrees 34 minutes 11 seconds West for a distance of 391.48 feet to a point; thence South 49 degrees 13 minutes 48 seconds East for a distance of 316.66 feet to a point; thence South 40 degrees 43 minutes 50 seconds West for a distance of 295.17 feet to a point; thence South 48 degrees 29 minutes 24 seconds East for a distance of 258.19 feet to a point; thence South 41 degrees 30 minutes 36 seconds West for a distance of 334.63 feet to a point on the northwestern right of way of U.S. Highway 80; thence along said right of way North 70 degrees 38 minutes 16 seconds West for a distance of 123.13 feet to a point; thence South 19 degrees 21 minutes 44 seconds West for a distance of 10.00 feet to a point; thence North 70 degrees 38 minutes 16 seconds West for a distance of 242.32 feet to a point; thence departing said right of way North 41 degrees 11 minutes 53 seconds East for a distance of 221.74 feet to a point; thence North 49 degrees 27 minutes 00 seconds West for a distance of 166.68 feet to a point; thence North 19 degrees 53 minutes 14 seconds East for a distance of 22.61 feet to a point; thence North 70 degrees 06 minutes 46 seconds West for a distance of 184.95 feet to a point; thence South 19 degrees 53 minutes 14 seconds West for a distance of 175.00 feet to a point; thence South 70 degrees 06 minutes 46 seconds East for a distance of 125.00 feet to a point; thence South 19 degrees 53 minutes 14 seconds West for a distance of 124.24 feet to a point on said right of way; thence along said right of way North 70 degrees 38 minutes 20 seconds West for a distance of 242.26 feet to a point; thence South 19 degrees 21 minutes 44 seconds West for a distance of 20.00 feet to a point; thence North 70 degrees 38 minutes 16 seconds West for a distance of 169.20 feet to a point and The True Point of Beginning.

Containing within said bounds 14.671 acres (639,064 square feet) more or less.

LAND AREA

TRACT 1 639,064 S.F. AND 14.671 ACRES
TRACT 2 73,412 S.F. AND 1.685 ACRES



VICINITY MAP

RECORD LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE CITY OF DUBLIN, IN LAND LOTS 166 AND 181, 1ST LAND DISTRICT, LAURENS COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY OF HIGHWAY 80 (SR. 19) (VARIABLE RIGHT-OF-WAY) SAID POINT BEING 185.00 FEET, MORE OR LESS, SOUTH EASTERLY FROM THE EASTERLY RIGHT-OF-WAY OF SHAMROCK DRIVE, AND IN THE CENTER OF A CREEK KNOWN AS V. A. HOSPITAL BRANCH (SAID POINT OF BEGINNING BEING HEREINAFTER REFERRED TO AS "POINT A"); THENCE RUN NORTHEASTERLY AND NORTHWESTERLY ALONG THE CENTERLINE OF V. A. HOSPITAL BRANCH AND FOLLOW THE MEANDERINGS THEREOF A DISTANCE OF 1,582.77 FEET, MORE OR LESS, TO AN IRON PIN FOUND IN THE CENTERLINE OF AN UNNAMED CREEK (HEREINAFTER REFERRED TO AS "POINT B") THE DISTANCE FROM POINT A TO POINT B BEING MORE PARTICULARLY DESCRIBED BY THE FOLLOWING TRAVERSE LINE: NORTH 45° 08' 50" EAST, 225.05 FEET; NORTH 51° 29' 52" EAST, 302.50 FEET; NORTH 54° 48' 16" EAST, 165.75 FEET; NORTH 02° 52' 26" WEST, 204.01 FEET; NORTH 30° 28' 19" EAST, 121.91 FEET; NORTH 46° 59' 01" EAST, 30.21 FEET; NORTH 28° 19' 39" EAST, 212.75 FEET AND NORTH 34° 07' 54" EAST, 320.59 FEET; THENCE KEYING THE CENTERLINE OF V. A. HOSPITAL BRANCH, RUN SOUTHWESTERLY AND SOUTHEASTERLY ALONG THE CENTERLINE OF SAID UNNAMED CREEK AND FOLLOW THE INEARDERINGS THEREOF A DISTANCE OF 1,388.49 FEET, MORE OR LESS, TO A POINT IN THE LINE OF PROPERTY NOW OR FORMERLY T. A. CURRY, JR. AND L. M. CURRY (SAID POINT HEREINAFTER REFERRED TO AS "POINT C") (THE DISTANCE FROM POINT B TO POINT C BEING MORE PARTICULARLY DESCRIBED BY THE FOLLOWING TRAVERSE LINE: SOUTH 17° 53' 19" WEST, 118.57 FEET; SOUTH 47° 19' 29" EAST, 408.42 FEET; AND SOUTH 51° 28' 20" EAST, 841.50 FEET); THENCE LEAVING THE CENTERLINE OF SAID UNNAMED CREEK, AND WITH THE CARRY LINE, RUN SOUTH 41° 30' 40" WEST A DISTANCE OF 910.61 FEET TO AN IRON PIN FOUND ON THE NORTHWESTERLY RIGHT-OF-WAY OF U.S. HIGHWAY 80; THENCE WITH SAID RIGHT-OF-WAY, RUN THE FOLLOWING COURSES AND DISTANCES: NORTH 70° 38' 16" 184.11 FEET TO A PK NAIL FOUND; SOUTH 19° 21' 44" 10.00 FEET TO A PK NAIL FOUND; NORTH 70° 38' 16" 300.00 FEET TO A PK NAIL FOUND; SOUTH 19° 21' 44" 10.00 FEET TO A PK NAIL FOUND; NORTH 70° 38' 16" 300.00 FEET TO A PK NAIL FOUND; SOUTH 19° 21' 44" 20.00 FEEL TO A PK NAIL FOUND; NORTH 70° 38' 16" 320.00 FEET TO A PK NAIL FOUND; SOUTH 19° 21' 44" 20.00 FEET TO A PK NAIL FOUND; NORTH 70° 38' 16" 148.00 FEET TO A PK NAIL FOUND; AND THE POINT OF BEGINNING, DESIGNATED PARCELS A, D E AND F, CONTAINING 30. 12 ACRES, AS SHOWN BY ALTA SURVEY FOR NEW PLAN REALTY TRUST, PREPARED BY TRIBBLE & RICHARDSON, INC., CERTIFIED BY RALPH A. TRUE, G.A., R.L.S. NO. 2202, DATED MAY 7, 1990, LAST REVISED JULY 9, 1990.

LESS AND EXCEPT:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE CITY OF DUBLIN, IN LAND LOT 166, 1ST LAND DISTRICT, LAURENS COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
TO FIND THE POINT OF BEGINNING, COMMENCE AT A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY OF U.S. HIGHWAY 80 (SA. 19) (VARIABLE RIGHT-OF-WAY) SAID POINT BEING 1.85,00 FACT, MORE OR LESS, SOUTHEASTERLY FROM THE EASTERLY RIGHT-OF-WAY OF SHAMROCK DRIVE, AND IN THE CENTER OF A CREEK KNOWN AS V.A. HOSPITAL BRANCH; THENCE WITH THE NORTHWESTERLY RIGHT-OF-WAY OF U.S. HIGHWAY 80, RUN SOUTH 70° 38' 16" EAST A DISTANCE OF 148.00 FEET TO A PK NAIL FOUND; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY, NORTH 19° 21' 44" EAST A DISTANCE OF 20.00 FEET TO A PK NAIL FOUND; THERE CONTINUING ALONG SAID RIGHT-OF-WAY, RUN SOUTH 70° 38' 16" EAST A DISTANCE OF 118.61 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY, RUN NORTH 19° 13' 20" EAST A DISTANCE OF 123.93 FEET TO A POINT AND THE POINT OF BEGINNING, FROM THE POINT OF BEGINNING AS THUS ESTABLISHED, RUN NORTH 19° 15' 23" EAST A DISTANCE OF 175 FEET TO A POINT PIN FOUND; NAITI THENCE SOUTH 70° 44' 37" EAST A DISTANCE OF 125.00 FEET TO AN IRON PIN FOUND; RUIN THENCE SMITH 19° 15' 23" WEST A DISTANCE OF 175.00 FEET TO A POINT; RUN THENCE NORTH 70° 44' 37" WEST A DISTANCE OF 125.00 FEET TO A POINT AND THE POINT OF BEGINNING, DESIGNATED CAPTAIN D'S SEAFOOD AND CONTAINED WITHIN PARCEL F AS SHOWN BY ALTA SURETY FOR NEW PLAN REALTY TRUST, PREPARED BY TRIBBLE & RICHARDSON, INC. CERTIFIED BY RALPH A. TRUE, G.A.,R.L.S. NO. 2202, DATED MAY 7, 1990, LAST REVISED JULY 9, 1990.

LESS AND EXCEPT

ALL THIN TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 181 OR THE 1ST DISTRICT, CITY OF DUBLIN, LAURENS COUNTY, GEORGIA BEING SHOWN AS RETAIL TRACT 1 ON THAT CERTAIN FINAL PLAT FOR HOME DEPOT USA DATED OCTOBER 23, 2002, FILED MAY 48, 2003, RECORDED IN PLAT BOOK 8, PAGES 374-375, LAURENS COUNTY RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIPTION.

TOGETHER WITH ALL RIGHTS AND INTEREST IN EASEMENTS CONTAINED IN THAT CERTAIN RECIPROCAL EASEMENT AGREEMENT BY AND BETWEEN NEW PLAN EXCEL REALTY TRUST, INC. AND HOME DEPOT USA DATED JANUARY 9, 2004, FILED JANUARY 12, 2004, RECORDED IN DEED BOOK 1505, PAGE 17, CLERK'S OFFICE, LAURENS SUPERIOR COURT.

FURTHER LESS AND EXCEPT: LIMITED WARRANTY DEED RECORDED IN DEED Book 3218, Page 243, LAURENS COUNTY, GEORGIA RECORDS; AND LIMITED WARRANTY DEED RECORDED IN DEED Book 3152, Page 109, AFORESAID RECORDS; AND IN LIMITED WARRANTY DEED RECORDED IN DEED Book 3218, Page 243, AFORESAID RECORDS.

GENERAL SURVEY NOTES:

[CONFIRM THESE MATCH THE VENDOR INSTRUCTIONS PROVIDED WITH NTP]

- 1. This survey was made in accordance with laws and/or Minimum Standards of the State of Georgia.
2. The basis of bearing for this survey is the Northeastern property line forming a bearing of S 51°34'11" W, as shown hereon.
3. The property described hereon is the same as the property described in Fidelity National Title Insurance Company Commitment No. DC21-421 with an effective date of November 21, 2021 at 8:00 a.m. and that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the subject property.
4. Said described property is located within an area having a Zone Designation "A" & "X" by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No.13175C0187C, with a date of identification of December 17, 2010, for Community No. 130217, in Laurens County, State of Georgia, which is the current Flood Insurance Rate Map for the community in which said premises is situated.
5. The Property has direct access to U.S. HWY 80/Veterans Boulevard, a dedicated public street or highway.
6. The total number of striped parking spaces on the subject property is 628, including 14 designated handicap spaces.
7. There is no observed evidence of current earth moving work, building construction or building additions.
8. There are no proposed changes in street right of way lines, according to [insert jurisdiction]. There is no observed evidence of recent street or sidewalk construction or repairs.
9. There is no observed evidence of site use as a solid waste dump, sump or sanitary landfill.
10. Utility Note: Observed evidence of utilities has been shown pursuant to Section 5 Paragraph E (iv) of the ALTA/NSPS Minimum Standard Detail Requirements. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.
11. No apparent wetlands are located on the subject property according to the U.S. Fish and Wildlife Service National Wetlands Inventory located at www.fws.gov/wetlands. No markers indicating a delineation of wetlands have been observed during the completion of this survey.
12. The building height, shown hereon, was measured between the highest point of the building and the finished floor elevation in the approximate location as depicted on the drawing.
13. There are not party walls on the subject property.

SURVEYOR'S CERTIFICATION

To: Dublin Equities, LLC, a Georgia limited liability company, Fidelity National Title Insurance Company and Servisfirst Bank, an Alabama banking corporation and each of their respective successors and assigns

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 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(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10, 11(a), 13, 14, 16, 17, and 19 of Table A thereof.

The field work was completed on January 19, 2022

Date of Plat or Map: March 17, 2022



Ronnie Joiner
Registration No. 2488
Within the State of GA

Survey Prepared by:
Atlas Technical Consultants
2450 Commerce Ave Ste 100
Duluth, GA 30096-8910
Phone: 770-263-5945
Fax: 770-263-0166

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.

Survey Coordinated by:

Bureau Veritas

510 E. Memorial Road, Suite A-1

Oklahoma City, OK 73114

800-411-2010

ALTA@bvna.com

www.bvna.com



RESPONSIBLE SURVEYOR CONTACT INFORMATION

ATLAS TECHNICAL CONSULTANTS

2450 COMMERCE AVE STE 100

DULUTH, GEORGIA, 30096-8910

770-263-5945

RONNIE.JOINER@ONEATLAS.COM

21363

SHEET 1 OF 4

ALTA /NSPS LAND TITLE SURVEY

WESTGATE-DUBLIN, GA-UPDATE

SITE NUMBER 001.220

1900 VETERANS BOULEVARD

DUBLIN, LAURENS, GEORGIA

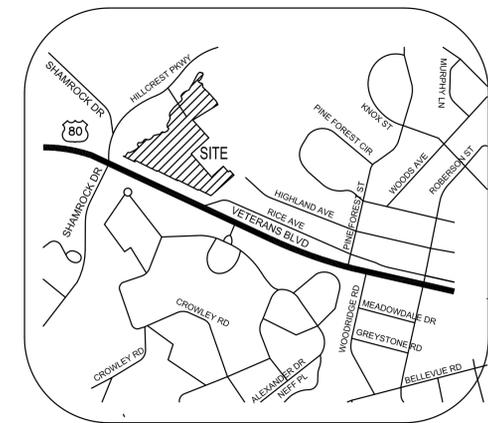
REVISIONS

Table with 4 columns: NO., Description of Revisions, DATE. Contains 3 rows of revision data.

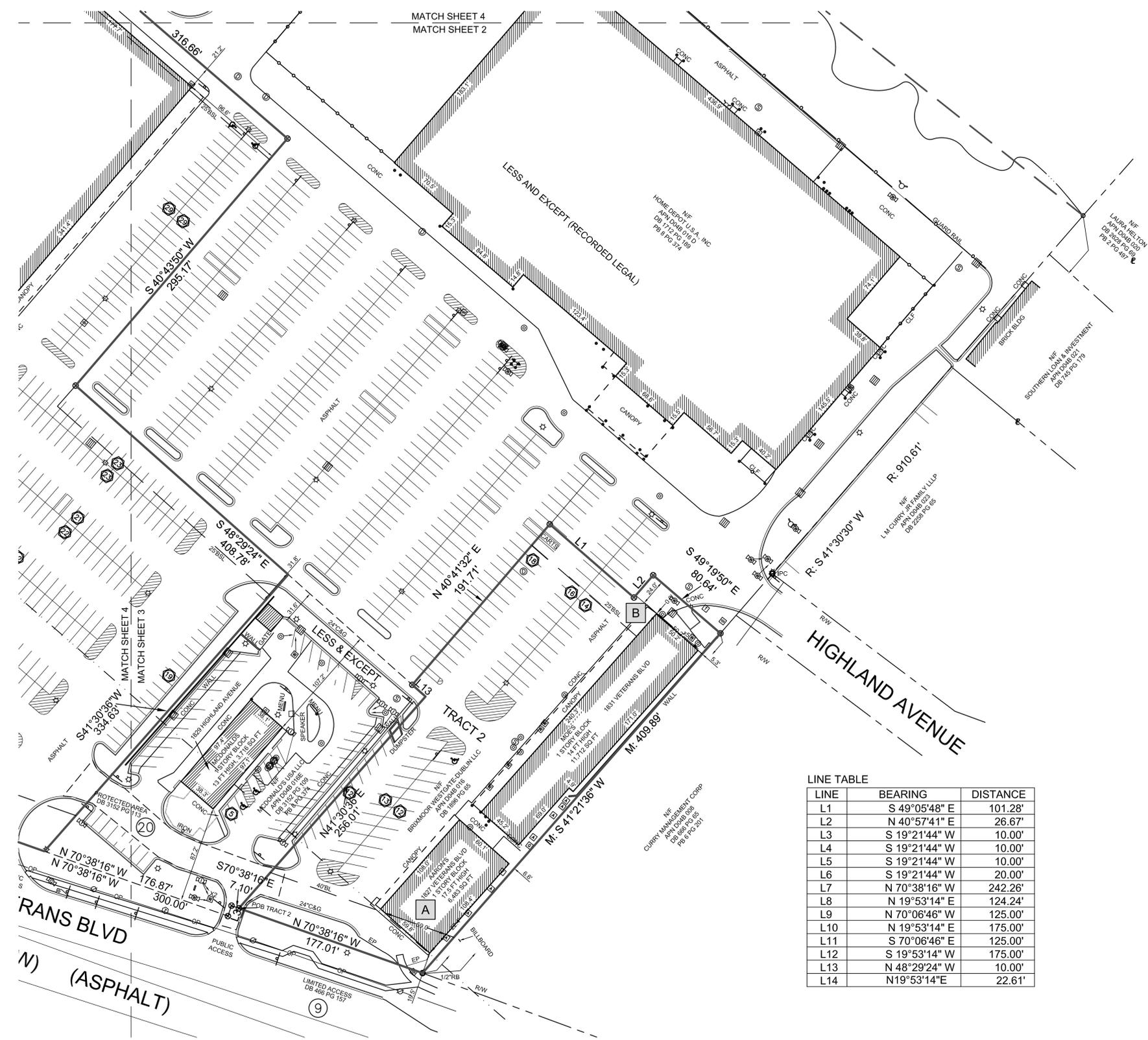
A Building encroaches setback line 22.4' for a maximum distance of 59.0'.

B Building encroaches setback line 0.8' for a maximum distance of 50.2'

C Building encroaches setback line 3.6' for a maximum distance of 177.7'.



VICINITY MAP

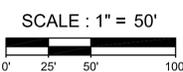


LEGEND OF ALL SYMBOLS USED

- APN Assessor parcel number
- BSL Building setback line
- C&G Curb & gutter
- CL Centerline
- CLF Chain link fence
- CMP Corrugated metal pipe
- CONC Concrete
- DB Deed book
- DIST Disturbed
- EP Edge of pavement
- ESMT Easement
- LL Land lot
- LL.L Land lot line
- M Measured
- MW Monitoring well
- NF Now or formerly
- OH Overhang
- PB Plat book
- PG Page
- POB Point of Beginning
- POC Point of Commencement
- R/W Right-of-way
- RB Rebar
- SF Square feet
- Property line
- Nail set
- Storm sewer manhole
- Light pole
- Fire department connection
- Transformer
- Clean out
- Parking spaces
- Bollard
- Gasoline monitoring well
- Double wing catch basin
- Sanitary sewer manhole
- Capped 1/2" rebar set
- Single wing catch basin
- Handicap (hc)
- Traffic box
- Gas vent pipe
- Sign
- Gas meter
- Water valve
- Water meter
- Power pole
- Electric box
- Guy wire
- Iron pin found
- Grease trap
- Traffic pole
- Air conditioner
- Irrigation control valve
- Gas valve
- Telephone manhole
- Fire hydrant
- Telephone pedestal
- Drop inlet
- Creek centerline
- Flood limit
- Building overhang/canopy
- Fence
- Chain link fence
- Wood fence
- Guardrail
- Edge of gravel
- Overhead power line
- Adjoiner property line
- Land lot line
- Parcel
- Right-of-way
- Building setback line
- Easement

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 49°05'48" E	101.28'
L2	N 40°57'41" E	26.67'
L3	S 19°21'44" W	10.00'
L4	S 19°21'44" W	10.00'
L5	S 19°21'44" W	10.00'
L6	S 19°21'44" W	20.00'
L7	N 70°38'16" W	242.26'
L8	N 19°53'14" E	124.24'
L9	N 70°06'46" W	125.00'
L10	N 19°53'14" E	175.00'
L11	S 70°06'46" E	125.00'
L12	S 19°53'14" W	175.00'
L13	N 48°29'24" W	10.00'
L14	N19°53'14"E	22.61'



SCALE : 1" = 50'

REVISIONS		
NO.	Description of Revisions	DATE
1.	ZONING	01/27/2022
2.	CERTIFICATION	03/14/2022
3.	COMMENTS	03/17/2022

ALTA /NSPS LAND TITLE SURVEY

WESTGATE-DUBLIN, GA-UPDATE
 SITE NUMBER 001.220
 1900 VETERANS BOULEVARD
 DUBLIN, LAURENS, GEORGIA

RESPONSIBLE SURVEYOR CONTACT INFORMATION
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 2450 COMMERCE AVE STE 100
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 770-263-5945
 RONNIE JOINER@ONEATLAS.COM
 21363
 SHEET 4 OF 4

Survey Coordinated by:
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