

RESERVED FOR COURT CLERK

TITLE EXCEPTIONS

TITLE EXCEPTIONS PER SCHEDULE B, SECTION II OF THE FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. 20023001, EFFECTIVE DATE MAY 14, 2018

26. ALL MATTERS SHOWN ON THAT CERTAIN PLAT OF SURVEY BY JOSEPH T. BAKER, LS # 2674, REGISTERED LAND SURVEYOR, FOR USG REAL ESTATE FOUNDATION VII, LLC, BOARD OF REGENTS OF UNIVERSITY SYSTEM OF GEORGIA, AND FIDELITY NATIONAL TITLE INSURANCE COMPANY, DATED MAY 7, 2018 OF "LEASE LINE LIMITS WITHIN THE GEORGIA SOUTHWESTERN STATE UNIVERSITY- MAGNOLIA I AND II."

LEASE LINE DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 187 OF THE 17TH DISTRICT, SUMTER COUNTY, CITY OF AMERICUS, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CONCRETE MONUMENT FOUND AT THE SOUTHEAST CORNER OF LAND LOT 187, SAID CORNER BEING COMMON TO LAND LOTS 187, 188, 203 AND 204;

THENCE SOUTH 76 DEGREES 14 MINUTES 25 SECONDS WEST, 1492.90 FEET TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING;

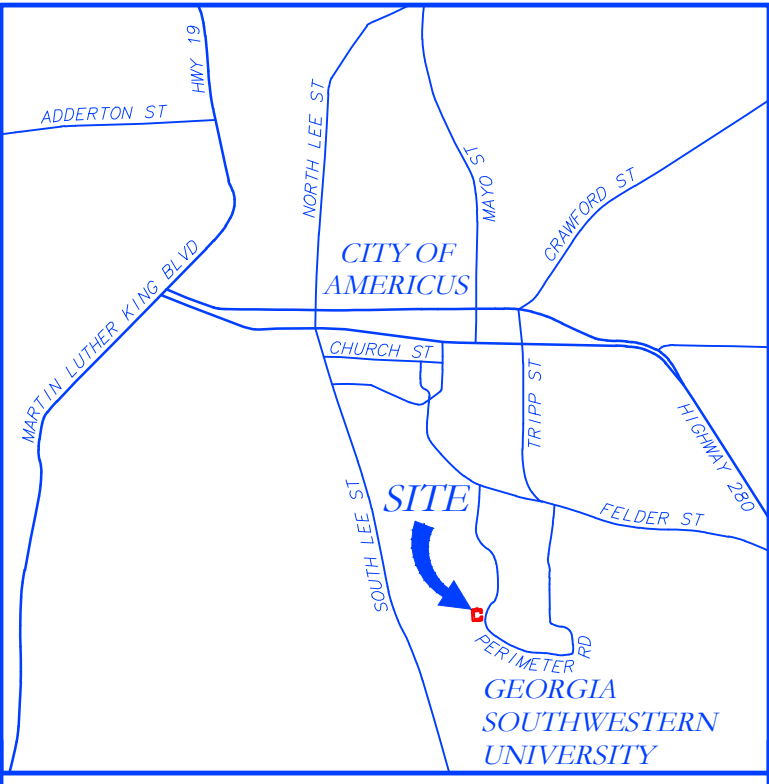
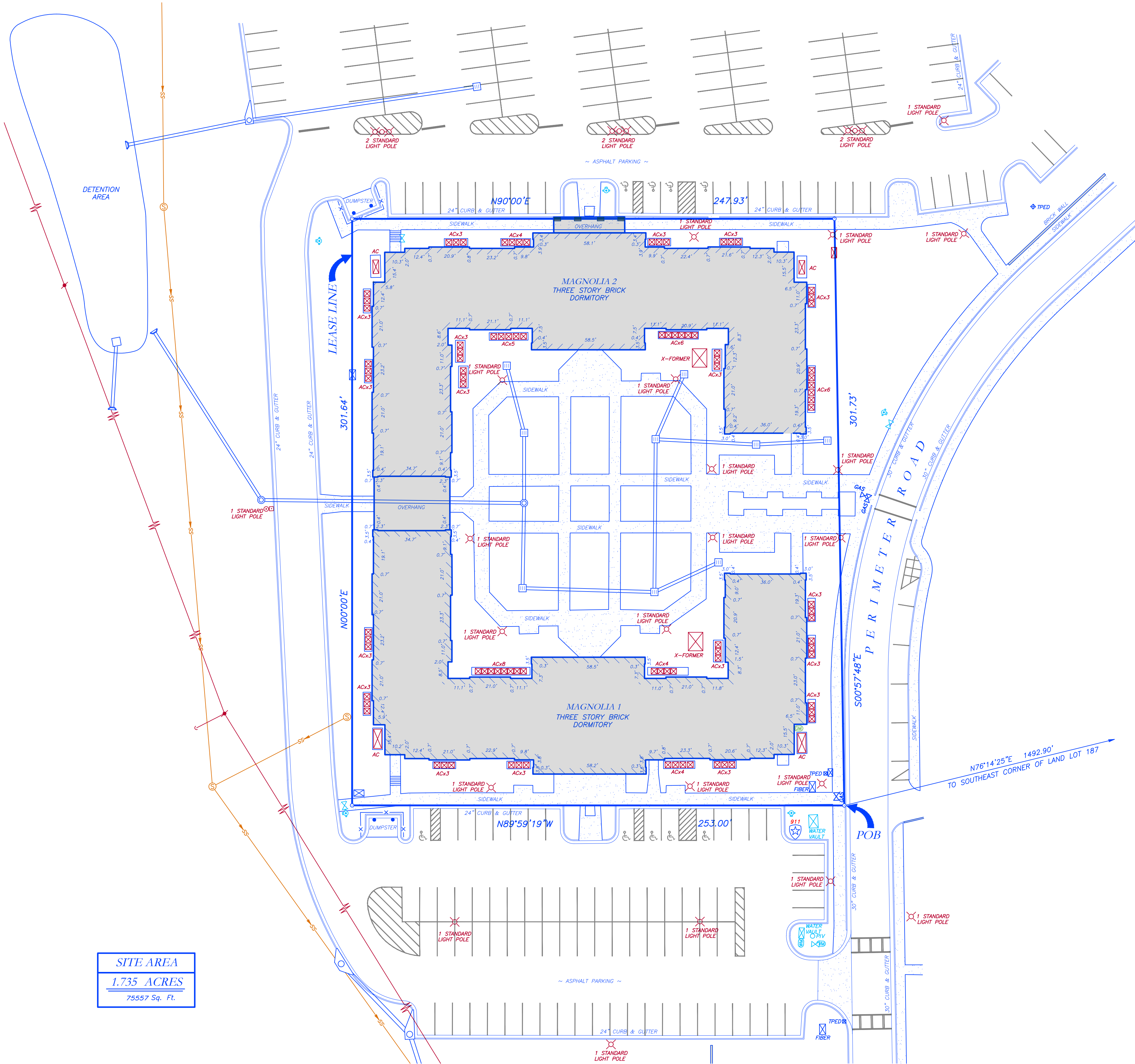
THENCE NORTH 89 DEGREES 59 MINUTES 19 SECONDS WEST, 253.00 FEET TO A POINT;

THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 301.64 FEET TO A POINT;

THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 247.93 FEET TO A POINT;

THENCE SOUTH 00 DEGREES 57 MINUTES 48 SECONDS EAST, 301.73 FEET TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING;

SAID TRACT OR PARCEL OF LAND CONTAINS 1.735 ACRES



GENERAL NOTES

A LEICA ROBOTIC TOTAL STATION WITH A VIVA CS-15 DATA COLLECTOR WITH CARLSON SURV CE SOFTWARE WERE USED TO OBTAIN THE ANGULAR AND LINEAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED A CLOSED TRAVERSE WITH A HORIZONTAL CLOSURE CALCULATED TO BE 1:52,704 WITH AN ANGULAR ERROR OF 2.9 SECONDS TO THE SQUARE ROOT OF N. THE TRAVERSE WAS ADJUSTED USING THE LEAST SQUARES METHOD.

THE HORIZONTAL AND VERTICAL DATUM FOR THIS SURVEY IS BASED ON GPS OBSERVATION WITH A LEICA GS14 GPS RECEIVER ON THE "SMART NET" HARN NETWORK WITH REDUCTION TO GEORGIA STATE PLANE COORDINATES (WESTERN ZONE).

THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 13261C0161C, AND THE DATE OF SAID MAP IS SEPTEMBER 11, 2009. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

UTILITIES SHOWN ON THIS PLAT ARE BASED ON VISIBLE ABOVE GROUND EVIDENCE. UNDERGROUND UTILITIES MAY EXIST IN THIS SITE THAT ARE NOT SHOWN ON THIS SURVEY.

SURVEY REFERENCES

1. REFERENCE ALTA/ACSM LAND TITLE SURVEY NORTHERN SITE GEORGIA SOUTHWESTERN STATE UNIVERSITY, THE BOARD OF REGENTS OF THE UNIVERSITY SYSTEM OF GEORGIA, AND UNIVERSITY HOUSING SERVICES, PREPARED BY EMC ENGINEERING SERVICES, INC., DATED 9/13/2007.

SURVEYOR'S CERTIFICATIONS

PER H.B. 76:

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 THAT PARCEL OR PARCELS ARE STATED HERE ON. 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 OF THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AS SET FORTH IN O.C.G.A. SECTION 15-6-17.

PER ALTA/NSPS SPECIFICATIONS:

TO USG REAL ESTATE FOUNDATION VII, LLC, BOARD OF REGENTS OF UNIVERSITY SYSTEM OF GEORGIA, AND FIDELITY NATIONAL 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 2018 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6b, 7a, 7b, 8, 9, 13, 14, 15, 17, 18, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MAY 6, 2018.

DATE OF PLAT OR MAP, MAY 7, 2018.

J. T. BAKER, LS # 2674 DATE 5-7-18



SURVEYS PLUS, INC.
3565 SOUTH COBB DR., S.E.
SMYRNA, GEORGIA 30080
PHONE: (770) 444-9736
FAX: (770) 444-9739
Cobb County Surveyors
ALL TYPES OF SURVEYS PLUS ENGINEERING AND CONSTRUCTION MANAGEMENT

LOCATED IN
LAND LOT 187
17th DISTRICT
SECTION
SUMTER COUNTY,
CITY OF AMERICUS
GEORGIA

REVISED TITLE BLOCK AND TITLE EXCEPTIONS	DATE
6-6-18	

JOB NO.	5029
DRAWN BY:	JTB
CHECKED BY:	DLP
DATE	5-7-18
SCALE	1" = 50'
FIELD DATE	5-6-18

ALTA/NSPS LAND TITLE SURVEY OF
LEASE LINE LIMITS FOR
**USG REAL ESTATE FOUNDATION VII, LLC,
BOARD OF REGENTS OF UNIVERSITY SYSTEM OF GEORGIA,
AND FIDELITY NATIONAL TITLE INSURANCE COMPANY**
GEORGIA SOUTHWESTERN UNIVERSITY
AMERICUS, GEORGIA



RESERVED FOR COURT CLERK

TITLE EXCEPTIONS

TITLE EXCEPTIONS PER SCHEDULE B, SECTION II OF THE FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. 20023001, EFFECTIVE DATE MAY 14, 2018

16. ALL MATTERS SHOWN ON THAT CERTAIN PLAT OF SURVEY BY JOSEPH T. BAKER, LS # 2674, REGISTERED LAND SURVEYOR, FOR USG REAL ESTATE FOUNDATION VII, LLC, BOARD OF REGENTS OF UNIVERSITY SYSTEM OF GEORGIA, AND FIDELITY NATIONAL TITLE INSURANCE COMPANY, DATED MAY 7, 2018 OF "LEASE LINE LIMITS WITHIN THE GEORGIA SOUTHWESTERN STATE UNIVERSITY- SOUTHWESTERN PINES."

LEASE LINE DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 187 OF THE 17TH DISTRICT, SUMTER COUNTY, CITY OF AMERICUS, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CONCRETE MONUMENT FOUND AT THE SOUTHEAST CORNER OF LAND LOT 187, SAID CORNER BEING COMMON TO LAND LOTS 187, 188, 203 AND 204;

THENCE NORTH 29 DEGREES 57 MINUTES 55 SECONDS WEST, 982.53 FEET TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE NORTH 44 DEGREES 03 MINUTES 09 SECONDS WEST, 138.03 FEET TO A POINT;

THENCE SOUTH 45 DEGREES 56 MINUTES 51 SECONDS WEST, 174.83 FEET TO A POINT;

THENCE NORTH 44 DEGREES 03 MINUTES 09 SECONDS WEST, 178.87 FEET TO A POINT;

THENCE NORTH 45 DEGREES 56 MINUTES 50 SECONDS EAST, 238.60 FEET TO A POINT;

THENCE SOUTH 44 DEGREES 03 MINUTES 10 SECONDS EAST, 316.90 FEET TO A POINT;

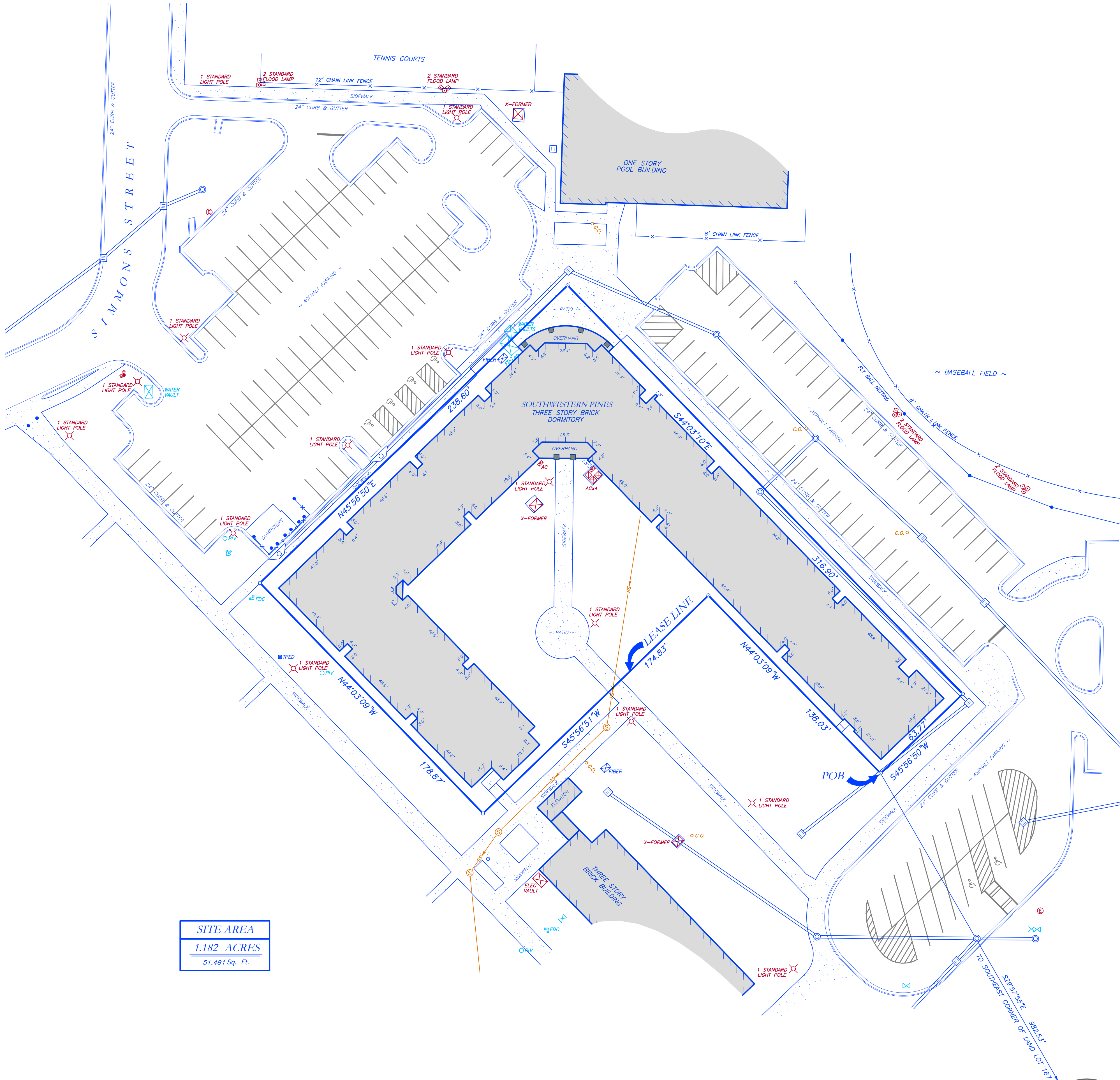
THENCE SOUTH 45 DEGREES 56 MINUTES 50 SECONDS WEST, 63.77 FEET TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING;

SAID TRACT OR PARCEL OF LAND CONTAINS 1.182 ACRES

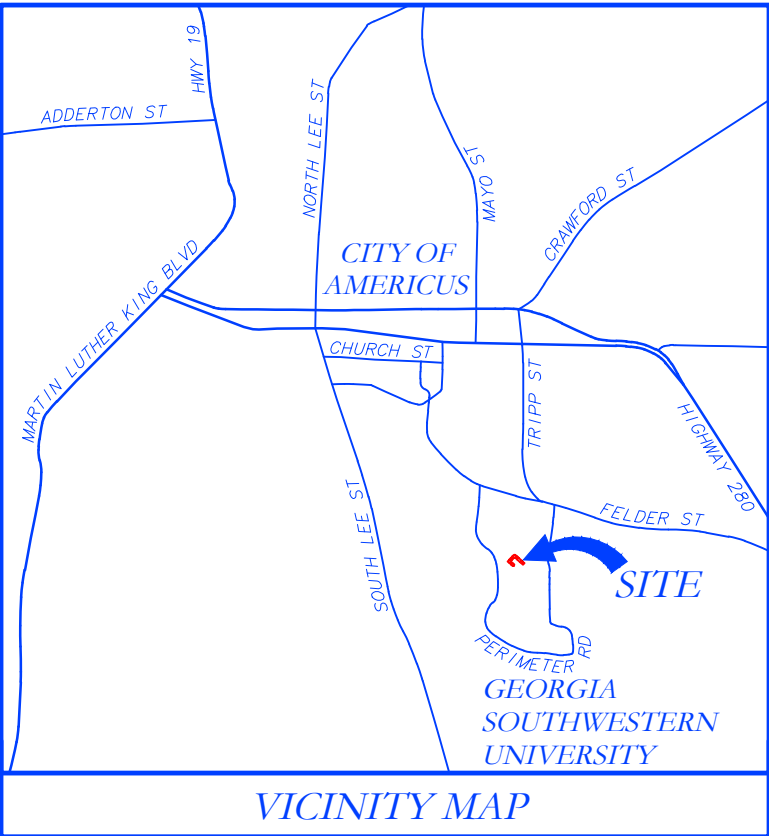
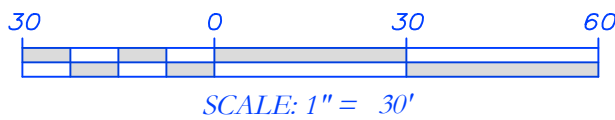
GRID NORTH (GA WEST ZONE)

LEGEND

POB	POINT OF BEGINNING	⊗	FIRE HYDRANT
POC	POINT OF COMMENCEMENT	⊗	WATER VALVE
RBS	REBAR SET	⊗	WATER METER
RFB	REBAR FOUND	⊗	GAS METER
MNF	MAG NAIL FOUND	⊗	POWER METER
MNS	MAG NAIL SET	⊗	ELECTRICAL BOX
CRF	CAPPED REBAR FOUND	⊗	POWER POLE
OTF	OPEN TOP PIPE FOUND	⊗	GUY WIRE
CMF	CONCRETE MONUMENT FOUND	⊗	OVERHEAD ELECTRICAL
DI	DITCH INLET	⊗	HEAD WALK
CI	CATCH INLET	⊗	DROP INLET
YI	YARD INLET	⊗	JUNCTION BOX
OCS	OUTLET CONTROL STRUCTURE	⊗	SINGLE WING CATCH BASIN
JB	JUNCTION BOX	⊗	DOUBLE WING CATCH BASIN
SWB	SINGLE WING CATCH BASIN	⊗	HEAD WALK
DWB	DOUBLE WING CATCH BASIN	⊗	SAFETY END SECTION
HW	HEADWALK	⊗	UNDERGROUND GAS LINE
FES	FLARED END SECTION	⊗	UNDERGROUND WATER LINE
CMF	CORRUGATED METAL PIPE	⊗	UNDERGROUND ELECTRIC LINE
RCP	REINFORCED CONCRETE PIPE	⊗	UNDERGROUND TELECOM
SS	SANITARY SEWER	⊗	SANITARY SEWER LINE
F.M.E	FORCE MAIN EASEMENT	⊗	SANITARY SEWER MANHOLE
S.S.E	SANITARY SEWER EASEMENT	⊗	CLEAN OUT
D.E	DRAINAGE EASEMENT	⊗	GREASE TRAP
W.E	WATER EASEMENT	⊗	FENCE
		⊗	BOLLARD
		⊗	SPOT ELEVATION



SITE AREA
1.182 ACRES
51,481 Sq. Ft.



GENERAL NOTES

A LEICA ROBOTIC TOTAL STATION WITH A VIVA CS-15 DATA COLLECTOR WITH CARLSON SURV CE SOFTWARE WERE USED TO OBTAIN THE ANGULAR AND LINEAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED A CLOSED TRAVERSE WITH A HORIZONTAL CLOSURE CALCULATED TO BE 1:52,704 WITH AN ANGULAR ERROR OF 2.9 SECONDS TO THE SQUARE ROOT OF n. THE TRAVERSE WAS ADJUSTED USING THE LEAST SQUARES METHOD.

THE HORIZONTAL AND VERTICAL DATUM FOR THIS SURVEY IS BASED ON GPS OBSERVATION WITH A LEICA GS14 GPS RECEIVER ON THE "SMART NET" HARN NETWORK WITH REDUCTION TO GEORGIA STATE PLANE COORDINATES (WESTERN ZONE).

THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 13261C0162C, AND THE DATE OF SAID MAP IS SEPTEMBER 11, 2009. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

UTILITIES SHOWN ON THIS PLAT ARE BASED ON VISIBLE ABOVE GROUND EVIDENCE. UNDERGROUND UTILITIES MAY EXIST IN THIS SITE THAT ARE NOT SHOWN ON THIS SURVEY.

SURVEY REFERENCES

1. REFERENCE ALTA/ACSM LAND TITLE SURVEY FOR GEORGIA SOUTHWESTERN STATE UNIVERSITY, THE BOARD OF REGENTS OF THE UNIVERSITY SYSTEM OF GEORGIA, AND UNIVERSITY HOUSING SERVICES, INC., PREPARED BY EMC ENGINEERING SERVICES, INC., DATED 3/13/2007.

SURVEYOR'S CERTIFICATIONS

PER H.B. 76:

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 THAT PARCEL OR PARCELS ARE STATED HERE ON. 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 OF THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AS SET FORTH IN O.C.G.A. SECTION 15-6-17.

PER ALTA/NSPS SPECIFICATIONS:

TO USG REAL ESTATE FOUNDATION VII, LLC, BOARD OF REGENTS OF UNIVERSITY SYSTEM OF GEORGIA, AND FIDELITY NATIONAL TITLE INSURANCE COMPANY

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DATE OF PLAT OR MAP: MAY 7, 2018.

J.T.B.
J. T. BAKER, LS # 2674 DATE 5-7-18



SURVEYS PLUS, INC.
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SMYRNA, GEORGIA 30080
PHONE: (770) 444-9736
FAX: (770) 444-9739
ALL TYPES OF SURVEYS PLUS ENGINEERING AND CONSTRUCTION MANAGEMENT

LOCATED IN
LAND LOT 187
17th DISTRICT
~ SECTION ~
SUMTER COUNTY,
CITY OF AMERICUS
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REVISED TITLE BLOCK AND TITLE EXCEPTIONS	DATE
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ALTA/NSPS LAND TITLE SURVEY OF
LEASE LINE LIMITS FOR
**USG REAL ESTATE FOUNDATION VII, LLC,
BOARD OF REGENTS OF UNIVERSITY SYSTEM OF GEORGIA,
AND FIDELITY NATIONAL TITLE INSURANCE COMPANY**
GEORGIA SOUTHWESTERN UNIVERSITY
AMERICUS, GEORGIA



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TITLE EXCEPTIONS PER SCHEDULE B, SECTION II OF THE FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. 20023001, EFFECTIVE DATE MAY 14, 2018

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LEASE LINE DESCRIPTION

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COMMENCING AT A CONCRETE MONUMENT FOUND AT THE SOUTHEAST CORNER OF LAND LOT 187, SAID CORNER BEING COMMON TO LAND LOTS 187, 188, 203 AND 204;

THENCE SOUTH 53 DEGREES 39 MINUTES 10 SECONDS WEST, 961.84 FEET TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE SOUTH 23 DEGREES 20 MINUTES 35 SECONDS EAST, 202.04 FEET TO A POINT;

THENCE SOUTH 02 DEGREES 44 MINUTES 50 SECONDS WEST, 188.36 FEET TO A POINT;

THENCE SOUTH 60 DEGREES 25 MINUTES 10 SECONDS WEST, 64.04 FEET TO A POINT;

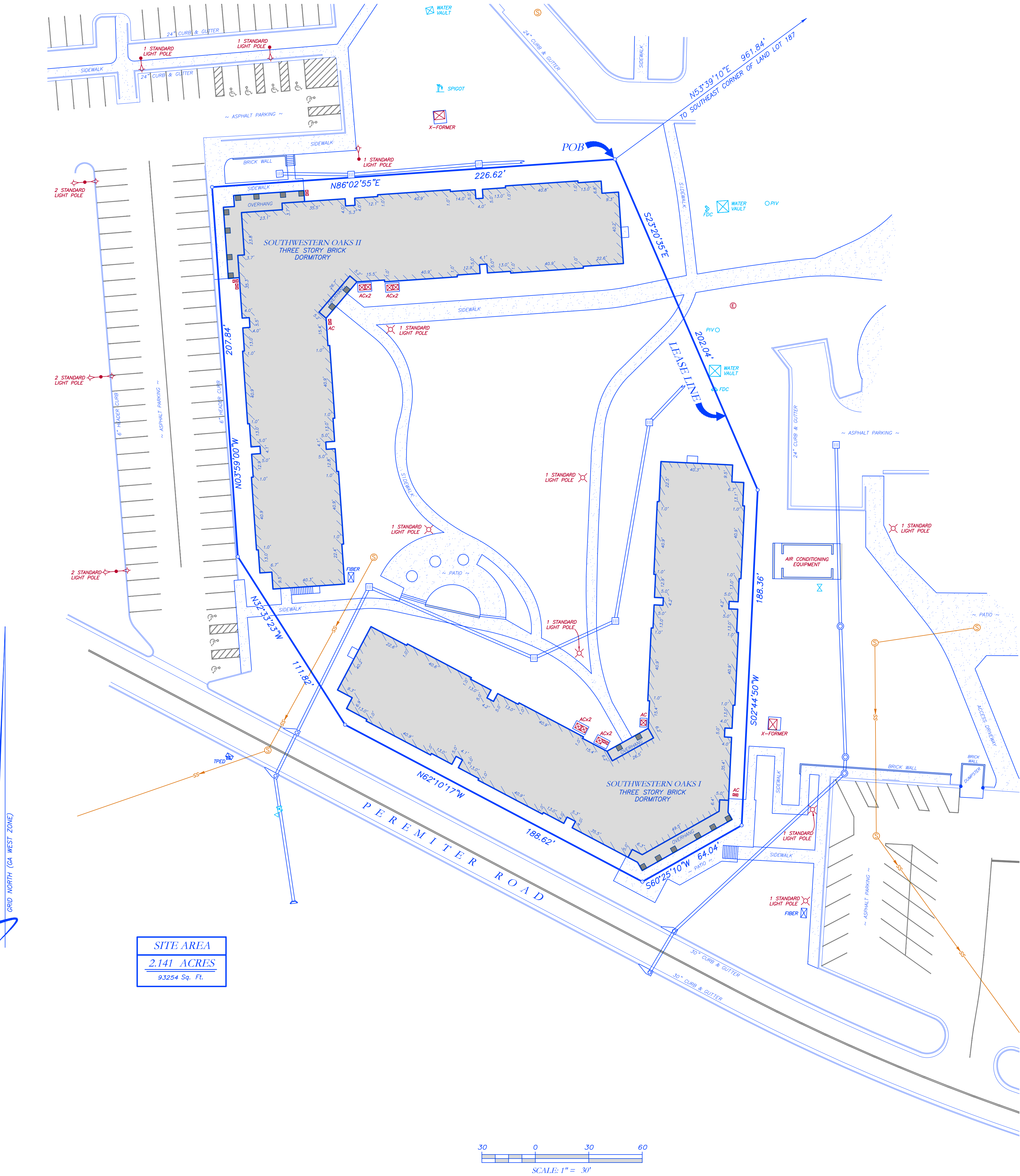
THENCE NORTH 62 DEGREES 10 MINUTES 17 SECONDS WEST, 188.62 FEET TO A POINT;

THENCE NORTH 32 DEGREES 33 MINUTES 23 SECONDS WEST, 111.82 FEET TO A POINT;

THENCE NORTH 03 DEGREES 59 MINUTES 00 SECONDS WEST, 207.84 FEET TO A POINT;

THENCE NORTH 86 DEGREES 02 MINUTES 55 SECONDS EAST, 226.62 FEET TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING;

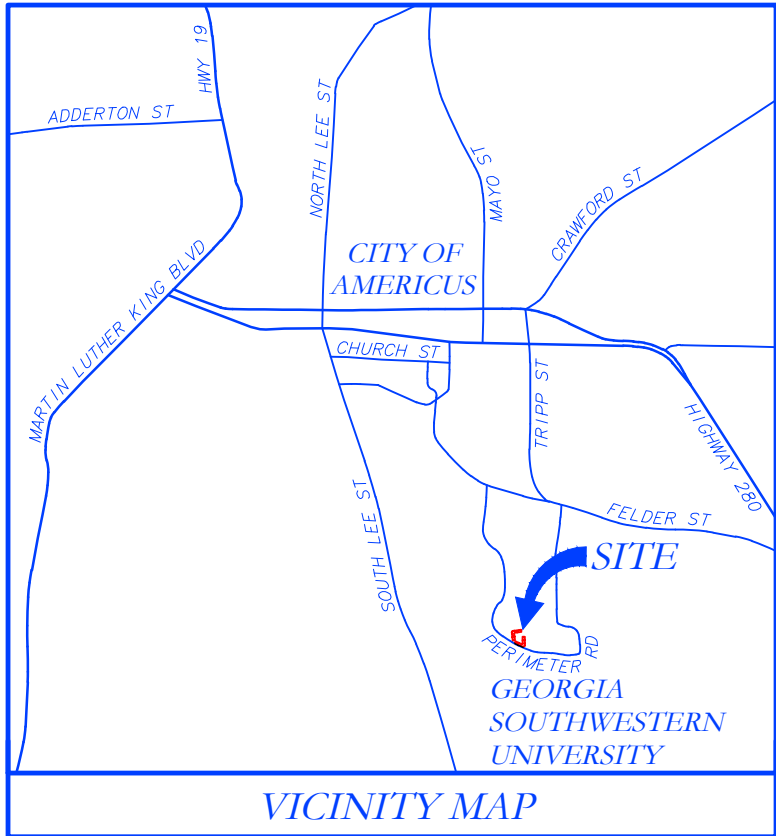
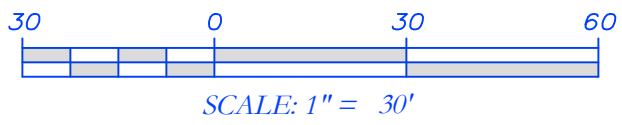
SAID TRACT OR PARCEL OF LAND CONTAINS 2.141 ACRES



SITE AREA
2.141 ACRES
93254 Sq. Ft.

LEGEND

POB	POINT OF BEGINNING	⊗	FIRE HYDRANT
POC	POINT OF COMMENCEMENT	⊗	WATER VALVE
RBS	REBAR SET	⊗	WATER METER
RBF	REBAR FOUND	⊗	GAS METER
MPF	MAG NAIL FOUND	⊗	POWER METER
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		⊗	SPOT ELEVATION



GENERAL NOTES

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1. REFERENCE ALTA/ACSM LAND TITLE SURVEY FOR GEORGIA SOUTHWESTERN STATE UNIVERSITY, THE BOARD OF REGENTS OF THE UNIVERSITY SYSTEM OF GEORGIA, AND UNIVERSITY HOUSING SERVICES, INC., PREPARED BY EMC ENGINEERING SERVICES, INC., DATED 9/27/2006.

SURVEYOR'S CERTIFICATIONS

PER H.B. 76:

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DATE OF PLAT OR MAP: MAY 7, 2018.

J. T. BAKER, LS # 2674 DATE 5-7-18



SURVEYS PLUS, INC.
3565 SOUTH COBB DR., S.E.
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LOCATED IN
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ALTA/NSPS LAND TITLE SURVEY OF
LEASE LINE LIMITS FOR
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GEORGIA SOUTHWESTERN UNIVERSITY
AMERICUS, GEORGIA

