

N13°17'35"W ~ 276.24' TO THE INTERSECTION OF THE WESTERLY R/W OF UNIVERSITY DRIVE (80' R/W ~ fka BRUMBELOW RD) AND THE SOUTHERLY R/W OF LOVORN DRIVE, SAID POINT BEING THE TRUE POINT OF BEGINNING;

RESERVED FOR COURT CLERK

PROPERTY LINE DESCRIPTION

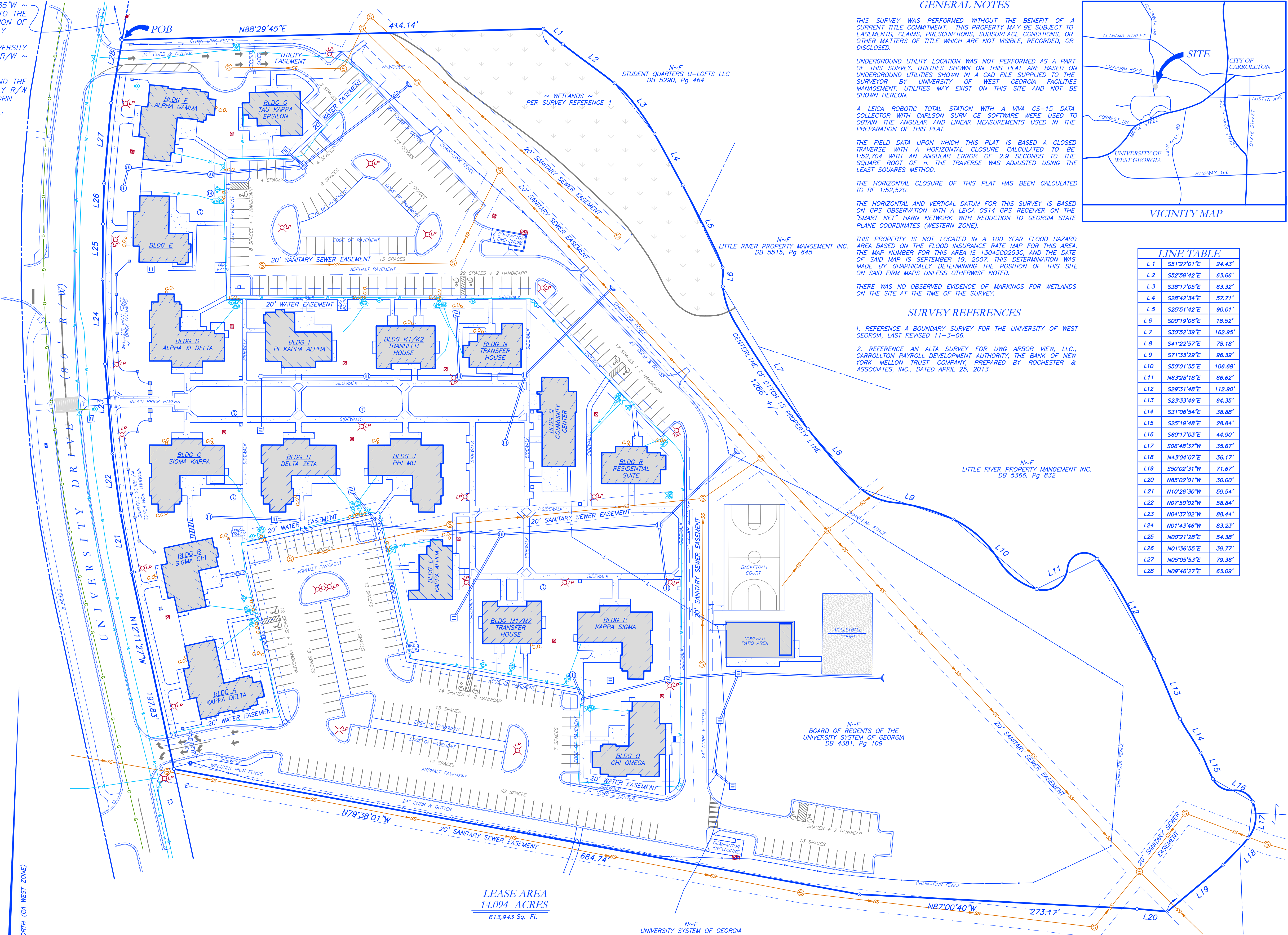
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 99 OF THE 10TH DISTRICT, CARROLL COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY OF LOVORN ROAD (100' R/W) AND THE WESTERLY RIGHT-OF-WAY OF UNIVERSITY DRIVE (80' R/W ~ fka BRUMBELOW ROAD); THENCE SOUTH 13 DEGREES 17 MINUTES 35 SECONDS EAST, 276.24 FEET TO A POINT ON THE EASTERLY OF UNIVERSITY DRIVE, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY NORTH 88 DEGREES 29 MINUTES 45 SECONDS EAST, 414.14 FEET TO A POINT IN THE CENTERLINE OF A DITCH; THENCE ALONG SAID CENTERLINE OF DITCH, IN A SOUTHEASTERLY DIRECTION, 1286 FEET MORE OR LESS, SAID DITCH BEING SUBTENDED BY THE FOLLOWING COURSES AND DISTANCES: SOUTH 51 DEGREES 27 MINUTES 01 SECONDS EAST, 24.43 FEET TO A POINT; SOUTH 52 DEGREES 59 MINUTES 42 SECONDS EAST, 63.66 FEET TO A POINT; SOUTH 38 DEGREES 17 MINUTES 05 SECONDS EAST, 63.32 FEET TO A POINT; SOUTH 28 DEGREES 42 MINUTES 34 SECONDS EAST, 57.71 FEET TO A POINT; SOUTH 25 DEGREES 51 MINUTES 42 SECONDS EAST, 90.01 FEET TO A POINT; SOUTH 00 DEGREES 19 MINUTES 06 SECONDS EAST, 18.52 FEET TO A POINT; SOUTH 30 DEGREES 52 MINUTES 39 SECONDS EAST, 162.95 FEET TO A POINT; SOUTH 41 DEGREES 22 MINUTES 57 SECONDS EAST, 78.18 FEET TO A POINT; SOUTH 71 DEGREES 33 MINUTES 29 SECONDS EAST, 96.39 FEET TO A POINT; SOUTH 50 DEGREES 01 MINUTES 55 SECONDS EAST, 106.68 FEET TO A POINT; NORTH 63 DEGREES 28 MINUTES 18 SECONDS EAST, 66.62 FEET TO A POINT; SOUTH 29 DEGREES 31 MINUTES 48 SECONDS EAST, 112.90 FEET TO A POINT; SOUTH 23 DEGREES 33 MINUTES 49 SECONDS EAST, 64.35 FEET TO A POINT; SOUTH 31 DEGREES 06 MINUTES 54 SECONDS EAST, 38.88 FEET TO A POINT; SOUTH 25 DEGREES 19 MINUTES 48 SECONDS EAST, 28.84 FEET TO A POINT; SOUTH 06 DEGREES 48 MINUTES 37 SECONDS WEST, 35.67 FEET TO A POINT; SOUTH 04 DEGREES 04 MINUTES 07 SECONDS WEST, 36.17 FEET TO A POINT; SOUTH 50 DEGREES 02 MINUTES 31 SECONDS WEST, 71.67 FEET TO A POINT; THENCE DEPARTING SAID CENTERLINE DITCH NORTH 85 DEGREES 02 MINUTES 01 SECONDS WEST, 30.00 FEET TO A POINT; THENCE NORTH 87 DEGREES 00 MINUTES 40 SECONDS WEST, 273.17 FEET TO A POINT; THENCE NORTH 79 DEGREES 38 MINUTES 01 SECONDS WEST, 684.74 FEET TO A POINT ON SAID EASTERLY RIGHT-OF-WAY OF UNIVERSITY DRIVE; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY THE FOLLOWING COURSES AND DISTANCES: NORTH 12 DEGREES 11 MINUTES 27 SECONDS WEST, 197.83 FEET TO A POINT; NORTH 10 DEGREES 26 MINUTES 30 SECONDS WEST, 59.54 FEET TO A POINT; NORTH 07 DEGREES 50 MINUTES 02 SECONDS WEST, 58.84 FEET TO A POINT; NORTH 04 DEGREES 37 MINUTES 02 SECONDS WEST, 88.44 FEET TO A POINT; NORTH 01 DEGREES 43 MINUTES 46 SECONDS WEST, 83.23 FEET TO A POINT; NORTH 00 DEGREES 21 MINUTES 28 SECONDS EAST, 54.38 FEET TO A POINT; NORTH 1 DEGREES 36 MINUTES 55 SECONDS EAST, 39.77 FEET TO A POINT; NORTH 05 DEGREES 05 MINUTES 53 SECONDS EAST, 79.36 FEET TO A POINT; SOUTH 86 DEGREES 24 MINUTES 20 SECONDS EAST, 63.09 FEET TO A POINT; SAID POINT BEING THE TRUE POINT OF BEGINNING;

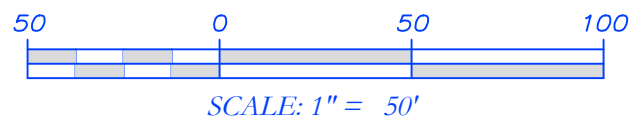
SAID TRACT OR PARCEL OF LAND CONTAINS 14.094 ACRES (613,943 SQ. FT.).

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



LEASE AREA
14.094 ACRES
613,943 Sq. Ft.

PARKING SUMMARY	
290 REGULAR SPACES	
11 HANDICAP SPACES	
301 TOTAL SPACES	



GENERAL NOTES

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTIONS, SUBSURFACE CONDITIONS, OR OTHER MATTERS OF TITLE WHICH ARE NOT VISIBLE, RECORDED, OR DISCLOSED.

UNDERGROUND UTILITY LOCATION WAS NOT PERFORMED AS A PART OF THIS SURVEY. UTILITIES SHOWN ON THIS PLAT ARE BASED ON UNDERGROUND UTILITIES SHOWN IN A CAD FILE SUPPLIED TO THE SURVEYOR BY UNIVERSITY OF WEST GEORGIA FACILITIES MANAGEMENT. UTILITIES MAY EXIST ON THIS SITE AND NOT BE SHOWN HEREON.

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 CLOSURE OF THIS PLAT HAS BEEN CALCULATED TO BE 1:52,520.

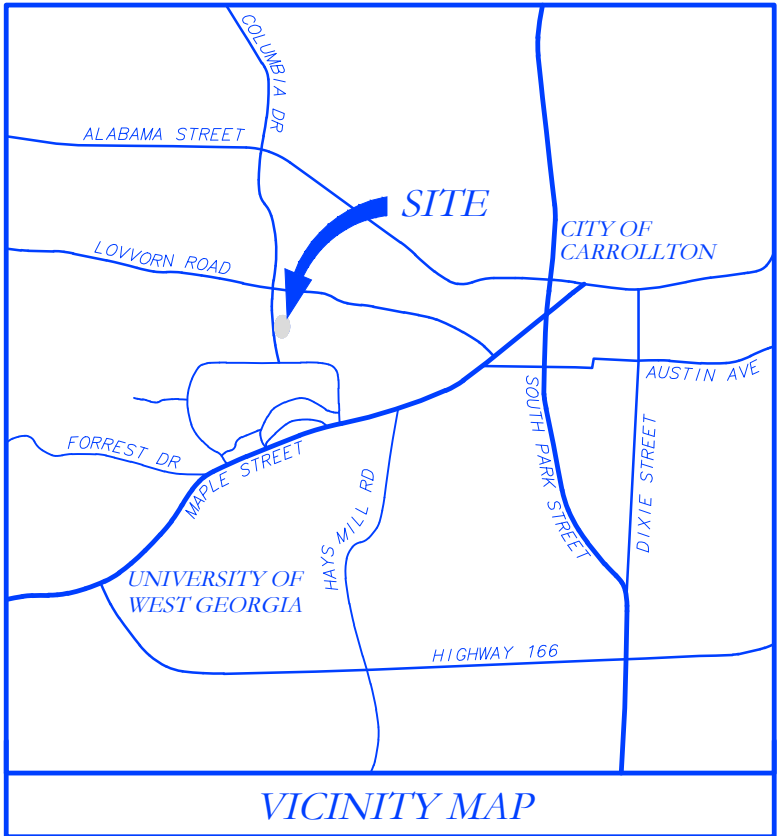
THE HORIZONTAL AND VERTICAL DATUM FOR THIS SURVEY IS BASED ON GPS OBSERVATION WITH A LEICA GS14 GPS RECEIVER ON THE "SMART NET" HARN NETWORK WITH REDUCTION TO GEORGIA STATE PLANE COORDINATES (WESTERN ZONE).

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 13045C0253C, AND THE DATE OF SAID MAP IS SEPTEMBER 19, 2007. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

THERE WAS NO OBSERVED EVIDENCE OF MARKINGS FOR WETLANDS ON THE SITE AT THE TIME OF THE SURVEY.

SURVEY REFERENCES

- REFERENCE A BOUNDARY SURVEY FOR THE UNIVERSITY OF WEST GEORGIA, LAST REVISED 11-3-06.
- REFERENCE AN ALTA SURVEY FOR UWG ARBOR VIEW, LLC., CARROLLTON PAYROLL DEVELOPMENT AUTHORITY, THE BANK OF NEW YORK MELLON TRUST COMPANY, PREPARED BY ROCHESTER & ASSOCIATES, INC., DATED APRIL 25, 2013.



LINE TABLE	
L1	S51°27'01"E 24.43'
L2	S52°59'42"E 63.66'
L3	S38°17'05"E 63.32'
L4	S28°42'34"E 57.71'
L5	S25°51'42"E 90.01'
L6	S00°19'06"E 18.52'
L7	S30°52'39"E 162.95'
L8	S41°22'57"E 78.18'
L9	S71°33'29"E 96.39'
L10	S50°01'55"E 106.68'
L11	N63°28'18"E 66.62'
L12	S29°31'48"E 112.90'
L13	S23°33'49"E 64.35'
L14	S31°06'54"E 38.88'
L15	S25°19'48"E 28.84'
L16	S60°17'03"E 44.90'
L17	S06°48'37"W 35.67'
L18	N43°04'07"E 36.17'
L19	S50°02'31"W 71.67'
L20	N85°02'01"W 30.00'
L21	N10°26'30"W 59.54'
L22	N07°50'02"W 58.84'
L23	N04°37'02"W 88.44'
L24	N01°43'46"W 83.23'
L25	N00°21'28"E 54.38'
L26	N01°36'55"E 39.77'
L27	N05°05'53"E 79.36'
L28	N09°46'27"E 63.09'

ALTA/NSPS CERTIFICATION

TO THE BOARD OF REGENTS OF THE UNIVERSITY SYSTEM OF GEORGIA

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 2, 3, 4, 5, 6b, 7c, 7d, 8, 9, 11, 13, 14, 16, 17, 18, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 20, 2018.

DATE OF PLAT OR MAP: APRIL 25, 2018.

J.T.B. 4-25-18
J. T. BAKER, LS # 2674 DATE

H.B. 76 CERTIFICATION

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 PROPOSED 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.

DATE: 5/3/18

REVISIONS: CORRECT NORTH ARROW ALIGNMENT

JOB NUMBER: 5029C

DRAWN BY: DAT

CHECKED BY: JTB

DATE: 4-25-18

FIELD DATE: 4-20-18

SCALE: 1" = 50'

ALTA/NSPS LAND TITLE SURVEY FOR

THE BOARD OF REGENTS OF THE UNIVERSITY SYSTEM OF GEORGIA

GREEK VILLAGE

LOCATED IN LAND LOT 99 OF THE 10TH DISTRICT, CARROLL COUNTY, CITY OF CARROLLTON, GEORGIA

UNIVERSITY OF WEST GEORGIA

SURVEYS PLUS, INC.

3505 SOUTH COBB DR., S.E.
SMYRNA, GEORGIA 30080
PHONE: (770) 444-9736
www.surveysplusinc.com

ALL TYPES OF SURVEYS PLUS ENGINEERING AND CONSTRUCTION MANAGEMENT

REGISTERED LAND SURVEYOR
DONALD L. PERRYMAN
No. 2133

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