

RESERVED FOR COURT CLERK

PROPERTY LINE DESCRIPTION

ALL THIS TRACT OR PARCEL OF LAND LING AND BEING IN LAND LOT 99 AND 100 OF THE 10TH DISTRICT, CARROLL COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE OF INTERSECTION OF WEST GEORGIA DRIVE AND MAPLE STREET;

THENCE NORTH 14 DEGREES 12 MINUTES 02 SECONDS EAST 676.23 FEET TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE NORTH 83 DEGREES 51 MINUTES 11 SECONDS WEST, 272.63 FEET TO A POINT;

THENCE NORTH 06 DEGREES 11 MINUTES 16 SECONDS EAST, 251.88 FEET TO A POINT;

THENCE NORTH 49 DEGREES 42 MINUTES 28 SECONDS WEST, 107.90 FEET TO A POINT;

THENCE NORTH 08 DEGREES 10 MINUTES 48 SECONDS EAST, 253.51 FEET TO A POINT;

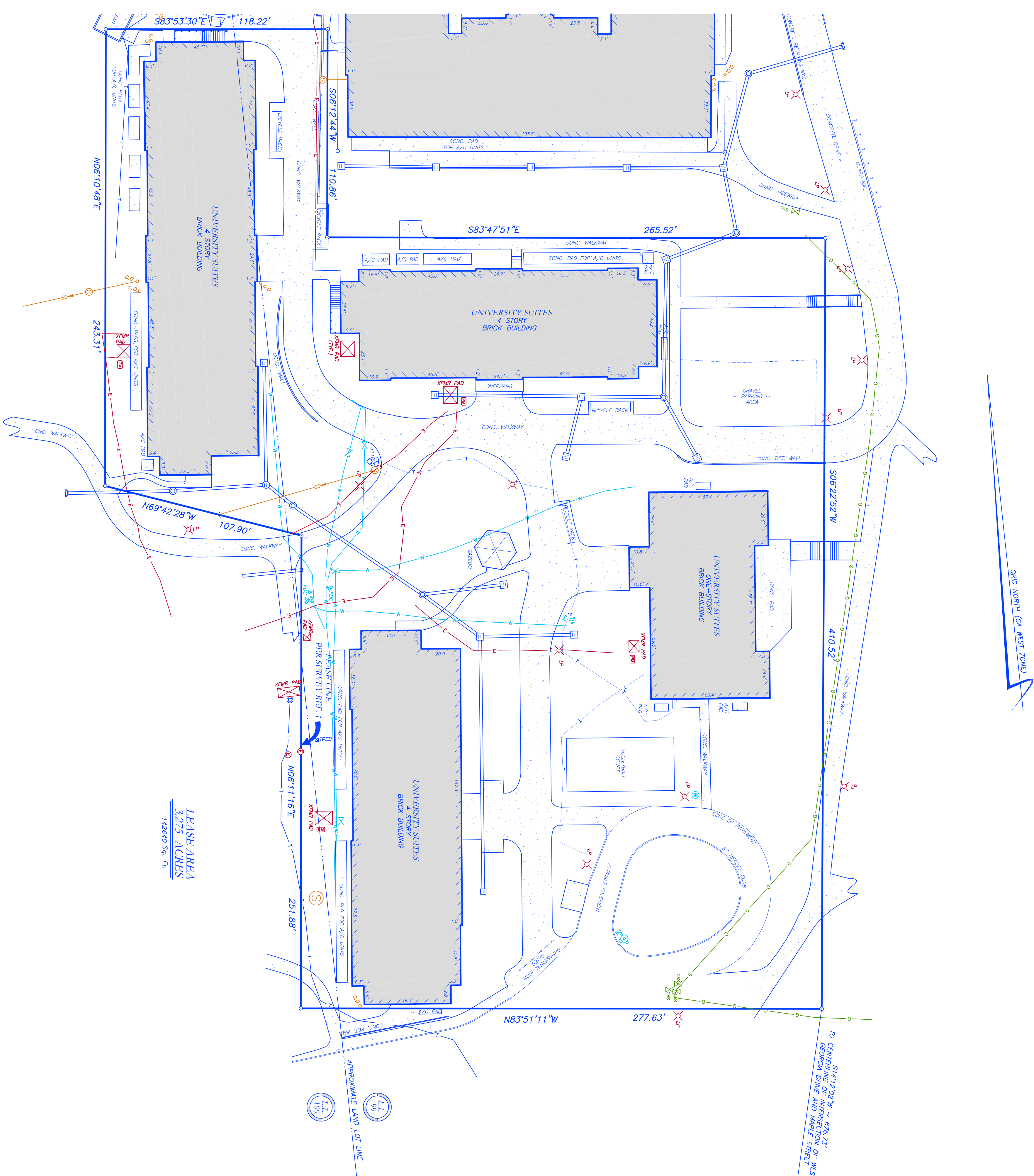
THENCE SOUTH 83 DEGREES 53 MINUTES 30 SECONDS EAST, 1162.22 FEET TO A POINT;

THENCE SOUTH 06 DEGREES 12 MINUTES 44 SECONDS WEST, 1108.86 FEET TO A POINT;

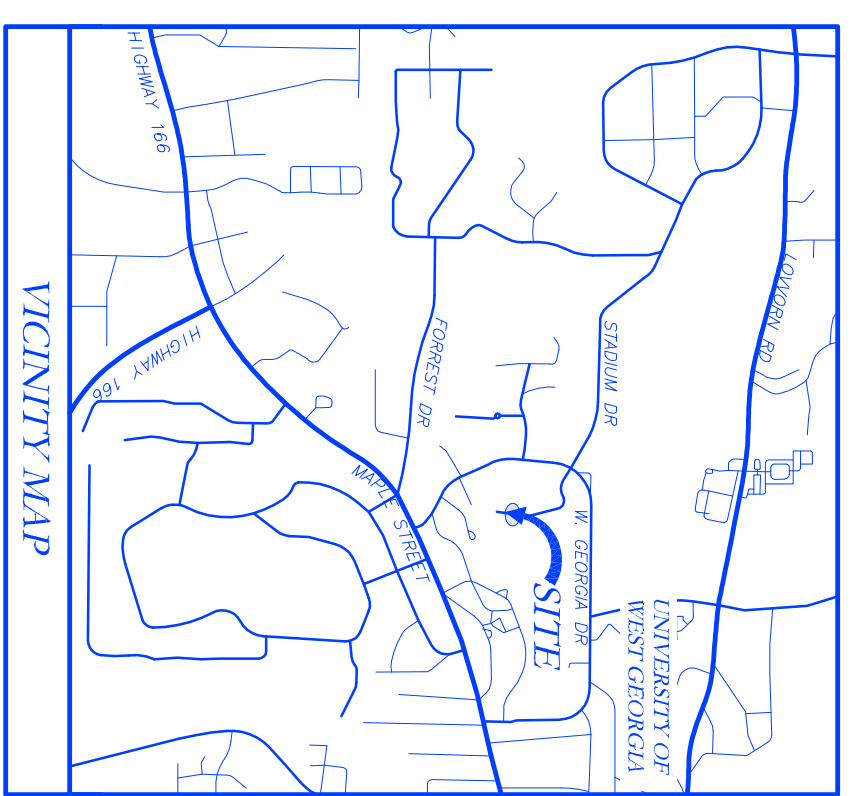
THENCE SOUTH 83 DEGREES 47 MINUTES 51 SECONDS EAST, 265.52 FEET TO A POINT;

THENCE SOUTH 06 DEGREES 22 MINUTES 52 SECONDS WEST, 410.52 FEET TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING;

SAID TRACT OR PARCEL OF LAND CONTAINS 3.275 ACRES (142640 SQ. FT.).



LEASE AREA
3.275 ACRES
142640 SQ. FT.



GENERAL NOTES

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

UNDERGROUND UTILITY LOCATION WAS NOT PERFORMED AS BASED ON UNDERGROUND UTILITIES SHOWN IN AS-BUILT RECORDS. UNDERGROUND UTILITIES MAY EXIST ON THIS SITE AND NOT BE SHOWN HEREON.

A LEICA ROBOTIC TOTAL STATION WITH A VNA CS-15 DATA COLLECTOR WAS USED TO OBTAIN THE ANGULAR AND LINEAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAN.

THE FIELD DATA UPON WHICH THIS PLAN IS BASED A CLOSED TRAVERSE WITH A HORIZONTAL ERROR OF 1:52,704 AND A VERTICAL ERROR OF 1:52,704 WITH AN ANGULAR ERROR OF 1.5 SECONDS. THIS DETERMINATION WAS MADE BY GROUND MEASUREMENTS USING THE LEICA SQUARE METHOD.

THE HORIZONTAL CLOSURE OF THIS PLAN HAS BEEN DETERMINED TO BE 1:52,704.

THE HORIZONTAL AND VERTICAL DATUM FOR THIS SURVEY IS REFERRED TO 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 CARROLL COUNTY, GEORGIA, DATED 11/19/2003. THIS DETERMINATION WAS MADE BY GROUND MEASUREMENTS DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

THERE WAS NO OBSERVED EVIDENCE OF WARNINGS FOR HAZARDOUS MATERIALS ON THIS SITE. IT IS POSSIBLE THAT UNRECORDED HAZARDOUS MATERIALS OR OTHER UNDESIRABLE CONDITIONS MAY EXIST IN THIS SITE THAT ARE NOT SHOWN ON THIS SURVEY.

SURVEY REFERENCES

1. REFERENCE AN AS-BUILT SURVEY FOR STATE UNIVERSITY OF WEST GEORGIA, et AL, PREPARED BY ARMSTRONG & ASSOCIATES, DATED 2/17/2005.

SURVEYOR'S CERTIFICATIONS

PER H.B. 76:

THIS PLAN IS A RETRACTION OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDUCE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO AN EXISTING PARCEL OR PARCELS OF LAND. THE SURVEYOR HAS REVIEWED ALL RECORDS AND INSTRUMENTS WHICH CREATED THAT PARCEL OR PARCELS ARE SHOWN HERE ON RECORDATION OF THIS SURVEY. THE SURVEYOR HAS REVIEWED ALL RECORDS AND INSTRUMENTS WHICH CREATED THAT PARCEL OR PARCELS ARE SHOWN HERE ON RECORDATION OF THIS SURVEY. THE SURVEYOR HAS REVIEWED ALL RECORDS AND INSTRUMENTS WHICH CREATED THAT PARCEL OR PARCELS ARE SHOWN HERE ON RECORDATION OF THIS SURVEY.

PER ALTA/NSPS SPECIFICATIONS:

TO THE BOARD OF REGENTS OF THE UNIVERSITY SYSTEM OF GEORGIA

THIS IS TO CERTIFY THAT THIS MAP OR PLAN 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 AND MEASUREMENTS, AND THAT THE SURVEYOR HAS REVIEWED ALL RECORDS AND INSTRUMENTS WHICH CREATED THAT PARCEL OR PARCELS ARE SHOWN HERE ON RECORDATION OF THIS SURVEY. THE SURVEYOR HAS REVIEWED ALL RECORDS AND INSTRUMENTS WHICH CREATED THAT PARCEL OR PARCELS ARE SHOWN HERE ON RECORDATION OF THIS SURVEY.

DATE OF PLAN OR MAP: APRIL 25, 2018.



SURVEYS PLUS, INC.
3565 SOUTH COBB DR., S.E.
SMYRNA, GEORGIA 30080
PHONE: (770) 444-9736
www.surveysplusinc.com

ALTA/NSPS LAND TITLE SURVEY FOR
THE BOARD OF REGENTS OF THE UNIVERSITY SYSTEM OF GEORGIA UNIVERSITY VILLAGE
LOCATED IN LAND LOT 99 AND 100 OF THE 10TH DISTRICT, CARROLL COUNTY, CITY OF CARROLLTON, GEORGIA

JOB NUMBER	5029B
DRAWN BY	DAT
CHECKED BY	JTB
DATE	4-25-18
FIELD DATE	4-20-18
SCALE	1"=30'

REVISIONS	DATE