RESERVED FOR COURT CLERK

PROPERTY LINE DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 100 OF THE 10 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 67 DEGREES 39MINUTES 21 SECONDS WEST, 1,368.13 FEET TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE NORTH 69 DEGREES 28 MINUTES 43 SECONDS WEST, 83.42 FEET TO A POINT;

THENCE SOUTH 32 DEGREES 43 MINUTES 25 SECONDS WEST, 137.89 FEET TO A POINT;

THENCE ALONG A CURVE TO THE LEFT, AN ARC DISTANCE OF 91.03 FEET, SAID CURVE HAVING A RADIUS OF 1206.18 FEET AND BEING SUBTENDED BY A CHORD OF 91.01 FEET, AT NORTH 63 DEGREES 03 MINUTES 49 SECONDS WEST, TO A POINT;

THENCE NORTH 68 DEGREES 20 MINUTES 48 SECONDS WEST, 99.52 FEET TO A POINT;

THENCE NORTH 02 DEGREES 02 MINUTES 59 SECONDS EAST, 823.23 FEET TO A POINT;

THENCE SOUTH 85 DEGREES 51 MINUTES 18 SECONDS EAST, 45.33 FEET TO A POINT;

THENCE NORTH 77 DEGREES 23 MINUTES 49 SECONDS EAST, 18.25 FEET TO A POINT;

THENCE NORTH 66 DEGREES 39 MINUTES 59 SECONDS EAST, 45.57 FEET TO A POINT;

THENCE NORTH 63 DEGREES 01 MINUTES 08 SECONDS EAST, 107.30 FEET TO A POINT;

THENCE SOUTH 01 DEGREES 37 MINUTES 15 SECONDS WEST, 213.53 FEET TO A POINT;

THENCE SOUTH 87 DEGREES 56 MINUTES 05 SECONDS EAST, 60.73 FEET TO A POINT;

THENCE SOUTH 02 DEGREES 03 MINUTES 55 SECONDS WEST, 52.94 FEET TO A POINT;

THENCE NORTH 87 DEGREES 56 MINUTES 05 SECONDS WEST, 60.32 FEET TO A POINT;

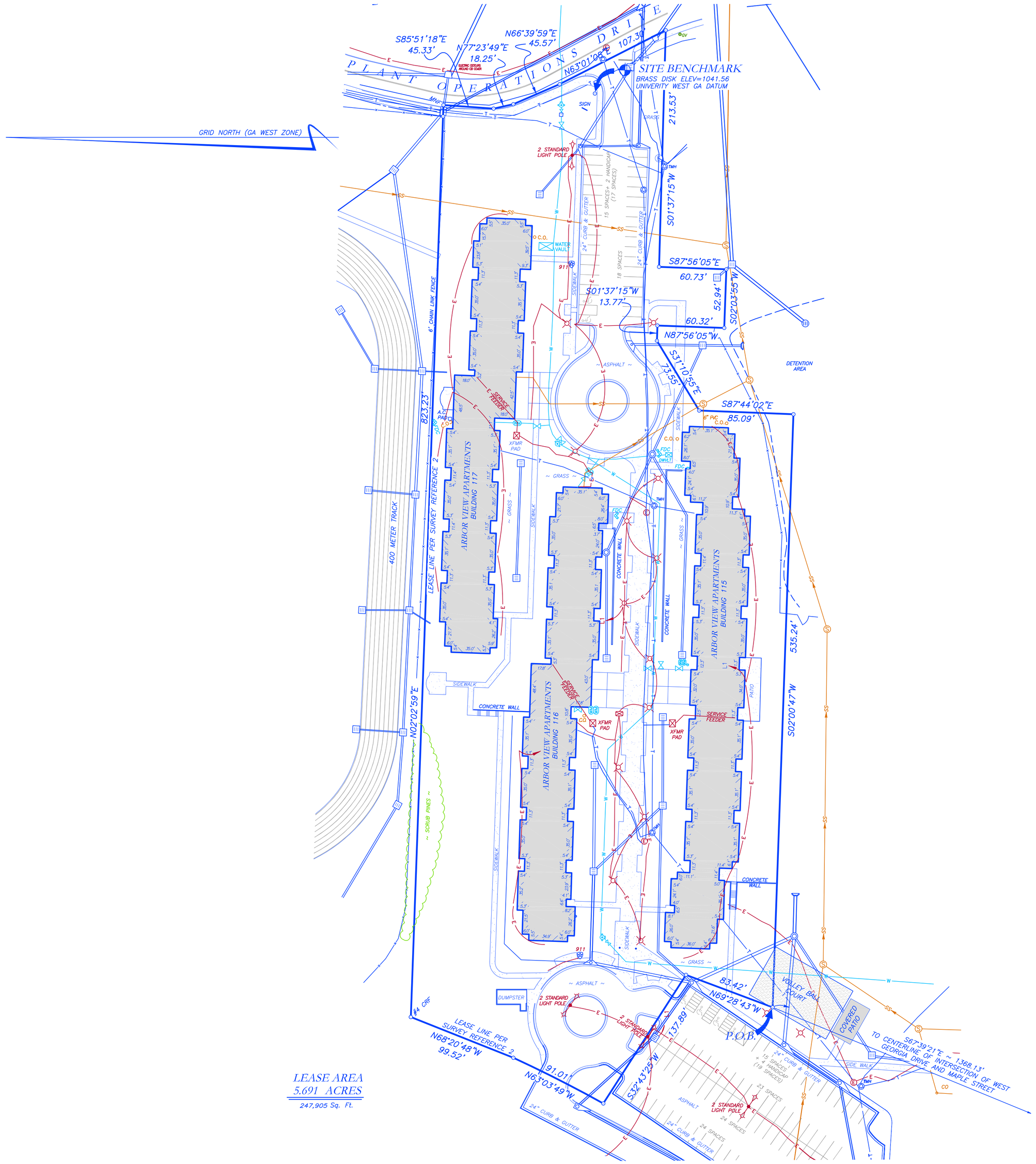
THENCE SOUTH 01 DEGREES 37 MINUTES 15 SECONDS WEST, 13.77 FEET TO A POINT;

THENCE SOUTH 31 DEGREES 10 MINUTES 55 SECONDS EAST, 73.55 FEET TO A POINT;

THENCE SOUTH 87 DEGREES 44 MINUTES 02 SECONDS EAST, 85.09 FEET TO A POINT;

THENCE SOUTH 02 DEGREES 00 MINUTES 47 SECONDS WEST, 535.24 FEET TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING;

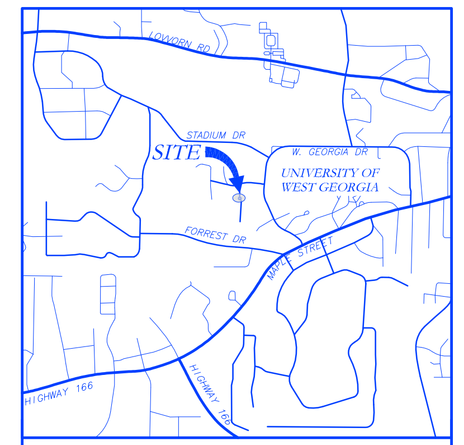
SAID TRACT OR PARCEL OF LAND CONTAINS 5.691 ACRES (247,905 SQ. FT.).



LEASE AREA
5.691 ACRES
247,905 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
MNF	MAG NAIL FOUND		POWER METER
MNS	MAG NAIL SET		ELECTRICAL BOX
CRF	CAPPED REBAR FOUND		POWER POLE
OTF	OPEN TOP PIPE FOUND		OVERHEAD ELECTRICAL
CMF	CONCRETE MONUMENT FOUND		GUY WIRE
DI	DROP INLET		ROOF DRAIN
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
SWCB	SINGLE WING CATCH BASIN		HEAD WALL
DWCB	DOUBLE WING CATCH BASIN		FLARED END SECTION
HW	HEADWALL		UNDERGROUND GAS LINE
FES	FLARED END SECTION		UNDERGROUND WATER LINE
CMP	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
1	PHOTO POSITION INDICATOR		FDC FIRE DEPT. CONNECTION



VICINITY MAP

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 1:581,569.

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

1. REFERENCE A BOUNDARY SURVEY FOR THE UNIVERSITY OF WEST GEORGIA, LAST REVISED 11-3-06.

2. 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.

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 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, 6b, 7a, 7c, 8, 9, 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. BAKER 4-25-18

J. T. BAKER, LS # 2674 DATE

GEORGIA REGISTERED 2674 LAND SURVEYOR JOSEPH T. BAKER

REVISIONS	DATE

JOB NUMBER	50298
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
ARBOR VIEW DORMITORY
UNIVERSITY OF WEST GEORGIA
LOCATED IN LAND LOT 100 OF THE 10th DISTRICT, CARROLL COUNTY, CITY OF CARROLLTON, GEORGIA

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

ALL TYPES OF SURVEYS PLUS ENGINEERING AND CONSTRUCTION MANAGEMENT

GEORGIA REGISTERED No. 2133 LAND SURVEYOR DONALD L. PERRYMAN

Sheet 1 of 1