GPS NOTES:

1.) HORIZONTAL DATUM IS NAD 83.
VERTICAL DATUM IS NAVD 88.

2.) THE NORTHING, EASTING, AND ELEVATION OF THE STARTING POINTS FOR THIS SURVEY WERE OBTAINED UTILIZING A TRIMBLE 5800 GPS RECEIVER WITH A TRIMBLE TSC2 DATA COLLECTOR RECEIVING RTK CORRECTIONS VIA A CELL PHONE FROM THE EGPS SOLUTIONS REAL TIME NETWORK. THE TECHNIQUE USED WAS RTK CORRECTED MEASUREMENTS FROM THE TRIMBLE VRS REAL TIME NETWORK OPERATED BY EGPS SOLUTIONS, INC. THE RELATIVE POSITIONAL ACCURACY OBTAINED ON THE POINTS UTILIZED IN THIS SURVEY WERE 0.04 FT. HORIZONTAL AND 0.07 FT. VERTICAL AT THE 95% CONFIDENCE LEVEL.

CLERK OF THE SUPERIOR COURT
RECORDING INFORMATION

TITLE COMMITMENT PROPERTY DESCRIPTION

ALL THAT TRACT AND PARCEL OF LAND LYING AND BEING IN LAND LOT 447, 17TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA, BEING 1.867 ACRES AND BEING MORE PARTICULARLY SHOWN AND DELINEATED AS TRACT 1 ON THAT CERTAIN PLAT OF SURVEY ENTITLED "AS-BUILT BOUNDARY SURVEY OF SUN VALLEY APARTMENTS, LLC, DATED SEPTEMBER 11, 2018, REVISED SEPTEMBER 21, 2018 PREPARED BY GEOSURVEY, LTD., CERTIFIED BY CRAIG A. JENNINGS, GRLS #3043, FILED FOR RECORD IN PLAT BOOK 278, PAGE 630, COBB COUNTY, GEORGIA, PUBLIC LAND RECORDS, WHICH PLAT AND THE RECORD THEREOF ARE EACH INCORPORATED HEREIN BY REFERENCE THERETO FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID PROPERTY.

IN THE YEAR 2018, SAID PROPERTY IS ADDRESSED AS 2323 WARD STREET SE, SMYRNA, GA 30080, ACCORDING TO THE PRESENT SYSTEM OF NAMING AND NUMBERING STREETS AND HOUSES AND BEARS THE TAX IDENTIFICATION NUMBER 17044700070.

THIS CONVEYANCE IS MADE SUBJECT TO ALL ZONING ORDINANCES, EASEMENTS AND RESTRICTIONS OF RECORD AFFECTING SAID BARGAINED PREMISES, IF ANY, HOWEVER, THIS REFERENCE SHALL NOT OPERATE TO REIMPOSE SAME.

SURVEYED PROPERTY LINE DESCRIPTION FOR 2323 WARD STREET

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 447 OF THE 17TH DISTRICT, 2ND SECTION, CITY OF SMYRNA, COBB COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A RIGHT-OF-WAY MONUMENT FOUND ON THE SOUTHERLY RIGHT-OF-WAY OF WINDY HILL ROAD (90'R/W);

THENCE ALONG A CURVE TO THE LEFT AN ARC LENGTH OF 47.22 FEET, SAID CURVE HAVING A RADIUS OF 30.00 FEET, AND BEING SUBTENDED BY A CHORD OF 42.49 FEET, AT SOUTH 45 DEGREES 31 MINUTES 13 SECONDS WEST TO A RIGHT-OF-WAY MONUMENT FOUND ON THE EASTERLY RIGHT-OF-WAY OF WARD STREET (APPARENT 60' R/W PER PLAT BOOK 278 PAGE 630);

THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH 00 DEGREES 41 MINUTES 02 SECONDS WEST 109.70 FEET A #4 REBAR FOUND;

THENCE SOUTH 00 DEGREES 56 MINUTES 22 SECONDS WEST 100.38 FEET TO A #4 REBAR FOUND, SAID POINT BEING THE POINT OF BEGINNING;

THENCE LEAVING SAID RIGHT-OF-WAY SOUTH 89 DEGREES 17 MINUTES 36 SECONDS EAST 403.60 FEET TO A #5 REBAR FOUND;

THENCE SOUTH 00 DEGREES 08 MINUTES 57 SECONDS EAST 200.56 FEET TO A #5 REBAR FOUND;

THENCE NORTH 89 DEGREES 18 MINUTES 59 SECONDS WEST 407.48 FEET TO A #4 REBAR FOUND ON THE EASTERLY RIGHT-OF-WAY OF WARD STREET;

THENCE ALONG SAID RIGHT-OF-WAY NORTH 00 DEGREES 57 MINUTES 32 SECONDS EAST 200.71 FEET TO A #4 REBAR FOUND, SAID POINT BEING THE POINT OF BEGINNING;

SAID TRACT BEING 1.87 ACRES, 81361 SQUARE FEET, MORE OR LESS.

ALTA TABLE A ITEM NOTES:

ITEM 1 – #4 REBARS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
ITEM 2 – ADDRESSES SHOWN AS PER COBB COUNTY GIS.
ITEM 3 – SEE FLOOD NOTE.
ITEM 4 – GROSS LAND AREA IS 1.87 ACRES.
ITEM 6(A)– ZONED RM-12 PER OF SMYRNA ZONING, SETBACKS–MAJOR FRONT 75', MINOR FRONT 50', OTHER 50', MINIMUM SIDE SETBACK 35', MINIMUM REAR SETBACK 40', MAX HEIGHT OF STRUCTURES 35'.
ITEM 7(a) – EXTERIOR DIMENSIONS OF ALL BUILDINGS ARE SHOWN.
ITEM 8 – ALL SUBSTANTIAL FEATURES OBSERVED WHILE CONDUCTING FIELD WORK ARE SHOWN.
ITEM 9– 25 PARKING SPACES TOTAL. ALL SPACES SHOWN GRAPHICALLY.
ITEM 11–UTILITIES WERE FIELD LOCATED FROM MARKINGS AND OBSERVABLE EVIDENCE LACKING EXCAVATION , THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY.
ITEM 13 – NAMES OF ADJOINING TRACTS HAVE BEEN SHOWN GRAPHICALLY.

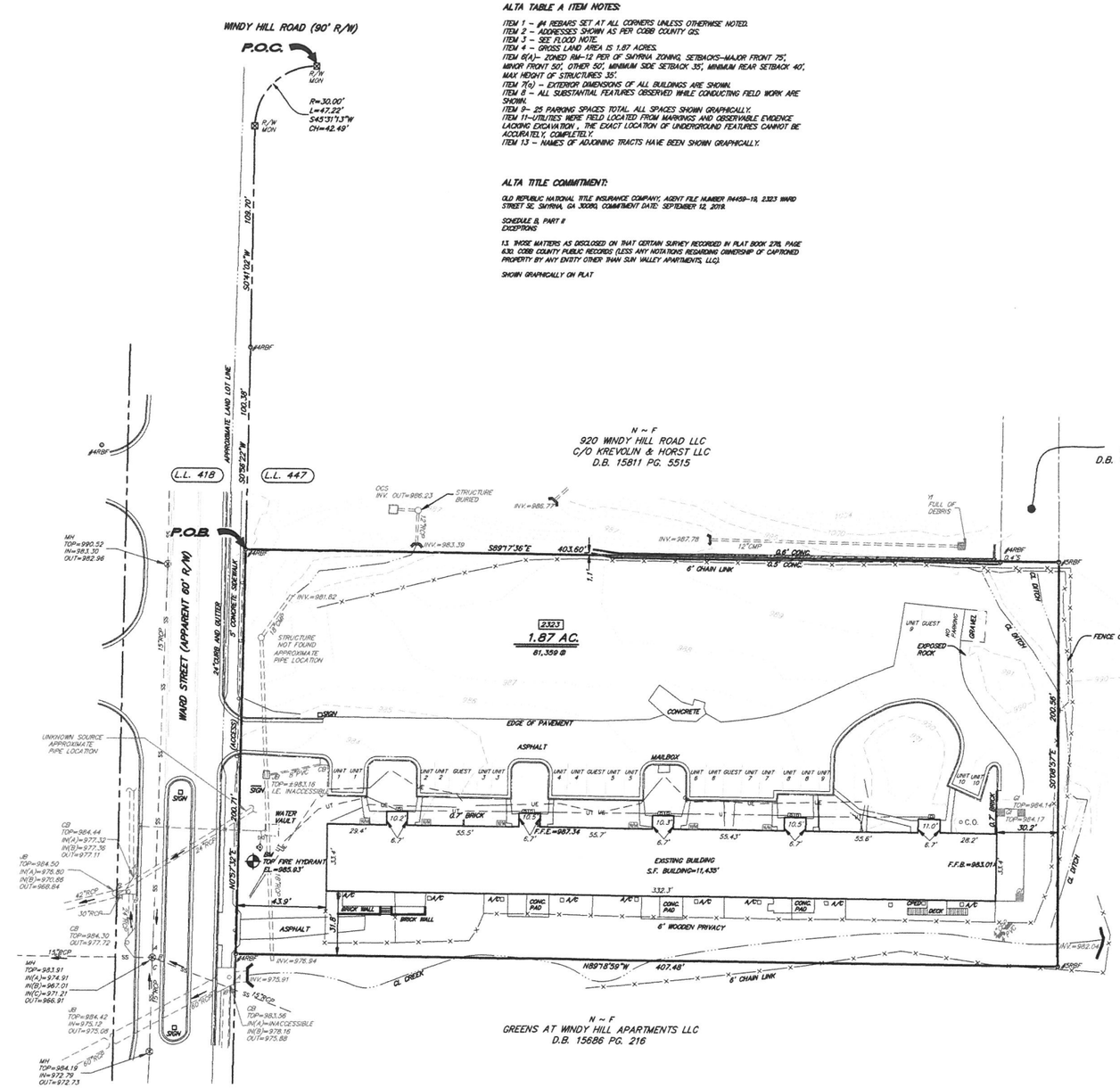
ALTA TITLE COMMITMENT:

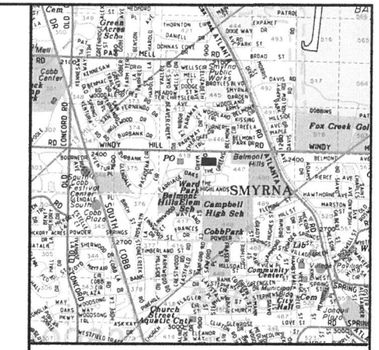
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, AGENT FILE NUMBER R4459-19, 2323 WARD STREET SE, SMYRNA, GA 30080, COMMITMENT DATE: SEPTEMBER 12, 2019.

SCHEDULE B, PART II
EXCEPTIONS

13. THOSE MATTERS AS DISCLOSED ON THAT CERTAIN SURVEY RECORDED IN PLAT BOOK 278, PAGE 630, COBB COUNTY PUBLIC RECORDS (LESS ANY NOTATIONS REGARDING OWNERSHIP OF CAPTIONED PROPERTY BY ANY ENTITY OTHER THAN SUN VALLEY APARTMENTS, LLC).

SHOWN GRAPHICALLY ON PLAT




LOCATION MAP 1" = 2000'

| LEGEND | |
|---|---|
| | P.P.– POWER POLE |
| | L.P.– LIGHT POLE |
| | F.H.– FIRE HYDRANT |
| | M.H.– SANITARY SEWER MANHOLE |
| W/M | W.M.– WATER METER |
| G/M | G.M.– GAS METER |
| | RBS– REINFORCING BAR SET |
| | RBF– REINFORCING BAR FOUND |
| | CTF– CRIMP TOP PIPE FOUND |
| | OTF– OPEN TOP PIPE FOUND |
| | R/W MON.– RIGHT-OF-WAY MONUMENT |
| | TYPE OF FENCE |
| | J.B.– JUNCTION BOX |
| | D.I.– DROP INLET / YARD INLET |
| | C.B.– CATCH BASIN |
| | R.C.P.– REINFORCED CONCRETE PIPE |
| | C.M.P.– CORRUGATED METAL PIPE |
| | F.F.E.– FINISHED FLOOR ELEVATION |
| | WATER VALVE |
| | C.O. SEWER CLEAN OUT |
| | TELEPHONE MANHOLE |
| | OVERHEAD POWER LINES |
| | HW–HEADWALL |
| PBX | POWERBOX |
| 1234 | STREET ADDRESS |
| W | WATER LINE |
| | UNDERGROUND TELEPHONE LINE |
| | GAS LINE |
| | UNDERGROUND ELECTRICAL LINE |

30 0 30 60
SCALE IN FEET

LOCATION OF UTILITIES EXISTING ON OR SERVING THE SUBJECT PROPERTY IS DETERMINED BY OBSERVABLE EVIDENCE ONLY. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTION AND SUBSURFACE CONDITIONS THAT ARE NOT VISIBLE OR RECORDED, THUS DEEMING THEM UNDETERMINED AND NOT SHOWN. THIS PLAT IS INTENDED FOR THE PARTIES STATED ON THE FACE OF SURVEY. USE OF THE SURVEY BY THIRD PARTIES IS AT THEIR OWN RISK.

THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE X ; ACCORDING TO F.E.M.A. (F.I.A.) COMMUNITY NUMBER # 130037 ; MAP NUMBER # 13067C0119H DATED MARCH 4, 2013 .

THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER. LINEAR PRECISION OF TRAVERSE : 1/ 11,000.70'; ANGULAR ERROR: 02" PER POINT. THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAT: 1/186,398'. MATTERS OF TITLE ARE EXCEPTED.

TO THE WARD LUXURY APARTMENTS, LLC, SUN VALLEY APARTMENTS, LLC, & OLD REPUBLIC 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 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), 7(A), 7(B)1, 8, 9, 11 AND 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 23, 2021.

GEORGIA PROFESSIONAL LAND SURVEYOR 2806 DEAN C. OLSON

Dean C. Olson 03-04-2021

DEAN C. OLSON, PLS
GA RLS NO. 2806
email: dolson@gascurvey

DATE

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.

SURVEYOR REFERENCES
D.B. 15699 PG. 3961
P.B. 278 PG. 630

CURRENT OWNER:
WARD LUXURY APARTMENTS LLC
D.B. 15699 PG. 3961
P.B. 278 PG. 630

REVISIONS

Gaskins
ENGINEERING•SURVEYING•PLANNING•CONSULTING•CONSTRUCTION MGMT

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Canton, Georgia 30114
Phone: (770) 479-9698

| | |
|---|---|
| FIELD DATE: 02/23/2021 | DRAWN BY: TBS |
| OFFICE DATE: 03/04/2021 | CHECKED BY: DCO |
| SCALE: 1"=30' | FILE: S:\BND\COBB\17_447 |

ALTA/NSPS LAND TITLE SURVEY FOR:
**THE WARD LUXURY APARTMENTS, LLC, SUN VALLEY APARTMENTS, LLC, & OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY**
2323 WARD STREET SE
LOCATED IN L.L. 447
17th DISTRICT, 2ND SECTION
CITY OF SMYRNA
COBB COUNTY, GA.

IMAGES: G:\Aero Maps\1-811.jpg
S:\BND\COBB\17\17_044\17323 WARD STREET\RESEARCH\17-00278-00.50.tif
S:\BND\COBB\17\17_044\17323 WARD STREET\DESIGN\17_044 LAND LOT.tif

Drawing name: S:\BND\COBB\17\17_044\17323 WARD STREET\DWG\17323 WARD STREET BNDLDWG
Plotted on: Mar 04, 2021 - 8:56am
Plotted By: tabart

XREFS: