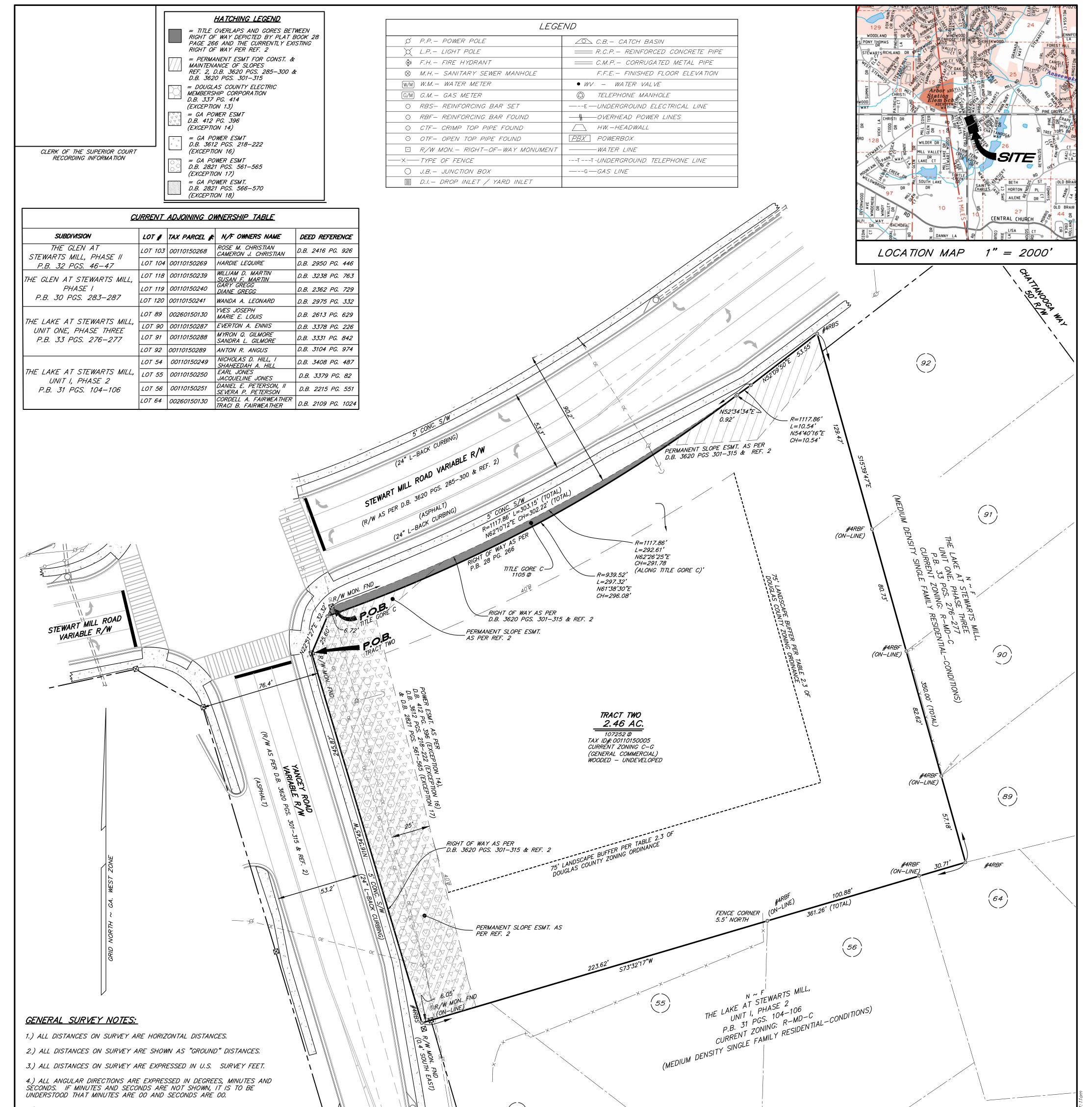


+FSE	CH=10.46'	(24		STEWARTS MILL, PHASE II	LOT 104 00110150269	HARDIE LEQUIRE	D.B. 2950 PG. 446	
				P.B. 32 PGS. 46-47	LOT 118 00110150239	WILLIAM D. MARTIN	D.B. 3238 PG. 763	
				THE GLEN AT STEWARTS MILL, PHASE I	LOT 119 00110150240	GARY GREGG		
OE E				P.B. 30 PGS. 283–287	LOT 120 00110150240		D.B. 2362 PG. 729	
						YIVES INSERH	D.B. 2975 PG. 332	
				THE LAKE AT STEWARTS MILL,	LOT 89 00260150130	MARIE E. LOUIS	D.B. 2613 PG. 629	
T		1054		UNIT ONE, PHASE THREE	LOT 90 00110150287		D.B. 3378 PG. 226	
	WI ROAD	AREA	SUMMARY	P.B. 33 PGS. 276–277	LOT 91 00110150288	MYRON Q. GILMORE SANDRA L. GILMORE	D.B. 3331 PG. 842	
STEWART N VARIABL	FR/W	TRACT	ACREAGE SQUARE FEET		LOT 92 00110150289		D.B. 3104 PG. 974	
VARIAD			2.15 AC. 93687 ф		LOT 54 00110150249	NICHOLAS D. HILL, I SHAHEEDAH A. HILL	D.B. 3408 PG. 487	
		TRACT ONE:		THE LAKE AT STEWARTS MILL,	LOT 55 00110150250	EARL JONES JACQUELINE JONES	D.B. 3379 PG. 82	
	The second secon	TRACT TWO:	<u>2.46 AC.</u> 107252 ₡	UNIT I, PHASE 2 P.B. 31 PGS. 104–106	LOT 56 00110150251	DANIEL E. PETERSON, II SEVERA P. PETERSON	D.B. 2215 PG. 551	
			<b>4.61 АС.</b> 200939 ф		LOT 64 00260150130	CORDELL A. FAIRWEATHER	D.B. 2109 PG. 1024	
	<u>GENERAL_SURVEY_NOTES:</u>	TOTAL AREA:	<u>4.67 AC.</u> 200939 #			TRACI B. FAIRWEATHER	D.D. 2703 7 0. 7027	
	1.) ALL DISTANCES ON SURVEY ARE HORIZONTAL DISTANCES.			TO 2021 STEWART MILL LLC AN	ID CHICAGO TITLE INSU	RANCE COMPANY:		
	2.) ALL DISTANCES ON SURVEY ARE SHOWN AS "GROUND" DISTANCES.			THIS IS TO CERTIFY THAT TH				
3.) ALL DISTANCES ON SURVEY ARE EXPRESSED IN U.S. SURVEY FEET.				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 1, 2, 3, 4, 6(A), 7(A), 7(B) 8, 9, 13, 16, 17 & 18 OF TABLE A THERD				
		THE FIELDWORK WAS COMPLE			TADLE A THEREOF.			
	5.) NO CEMETERIES OBSERVED WHILE SURVEYING PROPERTY.		SURVEYOR REFERENCES:	Q R G				
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.	6.) CREEKS/BRANCHES RUNNING THROUGH THE SUBJECT PROPERTY MAYBE CONSIDERED STATE WATERS AND WOULD BE SUBJECT TO BUFFERS, AS SHOWN. CREEK DELINEATION WAS NOT PERFORMED AS A PART OF THIS SURVEY. 7.) DEVELOPMENT THAT WILL RESULT IN LAND DISTURBANCE EQUAL TO OR GREATER THAN ONE (1) ACRE REQUIRES COVERAGE UNDER THE APPLICABLE NPDES GENERAL PERMIT. THE REQUIREMENTS FOR COVERAGE INCLUDE, BUT ARE NOT LIMITED TO, A GEORGIA LICENSED DESIGN PROFESSIONAL PREPARING 3 PHASE EROSION CONTROL PLANS FOR ALL INTENDED DISTURBANCE ASSOCIATED WITH YOUR PROJECT AND OBTAINING APPROVAL FROM CHEROKEE COUNTY AS THE LOCAL ISSUING		<u>REF. 1:</u> P.B. 28 PG. 266 <u>REF. 2:</u> RIGHT OF WAY PLANS KNOW "DOUGLAS COUNTY DEPARTMENT OF TRANSPORTATION PLAN AND PROFILE PROPOSED STEWART MILL RD AT WE STEWART MILL RD / YANCEY RD INTERSECTION IMPROVEMENTS" PROJ	FOF ST ECT	Donaloy HUTCHINS, GEOR	Donalog Hulchins 2/5/2021 ALOY HUTCHINS, GEORGIA R.L.S.# 2011 DATE		
THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE $\underline{X}$ ; ACCORDING TO F.E.M.A. (F.I.A.) COMMUNITY NUMBER # 130305 , MAP NUMBER	8.) A GEORGIA REGISTERED DESIGN PROFESSIONAL SHALL DESIGN AND PERMIT A	<i>NO.: R20170 PREPARED BY JACOBS ENGINEERING DATED 1/18/2017 CURRENT OWNER:</i>	(iii) THIS PLAT IS A RETRACEME SUBDIVIDE OR CREATE A N THE RECORDING INFORMATIO	IT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT W PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. N OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH ARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT				
# 13097C0153C DATED <u>AUGUST 18, 2009</u> .	DRAINAGE ON THESE PROPERTIES.			IMPLY APPROVAL OF ANY	LOCAL JURISDICTION, AVAIL	LABILITY OF PERMITS, COMPLIA R ANY USE OR PURPOSE OF TH	NCE WITH LOCAL	
GPS NOTES: 1.) HORIZONTAL DATUM IS NAD 83. VERTICAL DATUM IS NAVD 88.	9.) ZONING INFORMATION SHOWN IS AS PER THE CURRENT DOUGLAS COUNTY ZO ZONING ORDINANCE. NO ZONING REPORT WAS PROVIDED TO THIS FIRM FOR THI	GPK SE HOLDING, LLC, A DELEWARE LIMITED LIABILITY COMPANY D.B. 3476, PGS. 536–537	FURTHERMORE, THE UNDER MINIMUM TECHNICAL STAND AND REGULATIONS OF THE	SIGNED LAND SURVEYOR ( ARDS FOR PROPERTY SUR GEORGIA BOARD OF REGIS	CERTIFIES THAT THIS PLAT COM EVEYS IN GEORGIA AS SET FOR STRATION FOR PROFESSIONAL E	IPLIES WITH THE TH IN THE RULES		
	CURRENT ZONING: G-C (GENERAL COMMERCIAL)		D.B. 3476, PGS. 534–535	LAND SURVEYORS AND AS				
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	10.) SETBACKS/BUFFERS: (AS SHOWN-PER ZONING TABLE 2.3)		DRAWN BY: JIC CHECKED BY: DH		,	NSPS LAND TITLE SURV	ÆY FOR:	
RECEIVING RTK CORRECTIONS VIA A CELL PHONE FROM THE EGPS SOLUTIONS REAL TIME NETWORK. THE TECHNIQUE USED WAS RTK	STREETSCAPE ADJACENT TO RIGHT-OF WAY- 40' BUFFERS ADJACENT TO PREEXISTING SINGLE FAMILY ZONING -75'		FILE: 0\BND\DOUG\1\11\ FIELD DATE:1/28/2021	<b>F</b> askii	<b>7S</b> 2027	STEWART MILL	LLC	
CORRECTED MEASUREMENTS FROM THE TRIMBLE VRS REAL TIME NETWORK OPERATED BY EGPS SOLUTIONS, INC. THE RELATIVE	11.) MINIMUM FRONTAGE: 400 FT. (PER ZONING TABLE 2.3)	OFFICE DATE: 2/5/2021	OFFICE DATE: 2/5/2021					
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.	12.) MAXIMUM BUILDING HEIGHT: 40' (PER ZONING TABLE 2.3)	SCALE: 1"=30' REVISIONS	SCALE: 1 <sup>-</sup> =30 <sup>-</sup> WWW.gscsurvey.com LSF# 789 COMPANY					
THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITA			REV.1:2/5/2021 ADD TOTAL CURVE CALL TO TRACT TWO	1266 Powder Springs Rd 147 Reinhardt Co   Marietta, GA 30064 Ste. 3 Canton,   Phone: (770) 424-7168 Phone: (770) -	GA 30114	TED IN L.L. 11		
METER ; LINEAR PRECISION OF TRAVERSE : 1/48,523' ; ANGULAR ERRON ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAT: 1/(BE	K: UT PER PUINT. THE TRAVERSE WAS 30 0 ELOW) . MATTERS OF TITLE ARE EXCEPTED.	30	60	Lawrenceville Office Newnan Of 558 Old Norcross Rd Ste. 204 4046 Ga. Hwy. 15	ffice 1 - 1 r	VISTRICT, 5th SECTIO	$\mathcal{D}\mathcal{N}$	
TRACT ONE PLAT E/C: 1'/315 TRACT TWO PLAT E/C: 1'/166		E IN FEET	┛	Lawrenceville, GA 30046 Newnan, GA   Phone: (770) 299-1005 Phone: (770) 4	30265 DOUG	GLAS COUNTY, GA.	SHEET 1 OF 3	
· · · ·			<b>B</b>					



5.) NO CEMETERIES OBSERVED WHILE SURVEYING PROPERTY.

6.) CREEKS/BRANCHES RUNNING THROUGH THE SUBJECT PROPERTY MAYBE CONSIDERED STATE WATERS AND WOULD BE SUBJECT TO BUFFERS, AS SHOWN. CREEK DELINEATION WAS NOT PERFORMED AS A PART OF THIS SURVEY.

7.) DEVELOPMENT THAT WILL RESULT IN LAND DISTURBANCE EQUAL TO OR GREATER THAN ONE (1) ACRE REQUIRES COVERAGE UNDER THE APPLICABLE NPDES GENERAL PERMIT. THE REQUIREMENTS FOR COVERAGE INCLUDE, BUT ARE NOT LIMITED TO, A GEORGIA LICENSED DESIGN PROFESSIONAL PREPARING 3 PHASE EROSION CONTROL PLANS FOR ALL INTENDED DISTURBANCE ASSOCIATED WITH YOUR PROJECT AND OBTAINING APPROVAL FROM CHEROKEE COUNTY AS THE LOCAL ISSUING AUTHORITY.

8.) A GEORGIA REGISTERED DESIGN PROFESSIONAL SHALL DESIGN AND PERMIT ALL FUTURE STORM DRAINAGE ON THESE PROPERTIES.

9.) ZONING INFORMATION SHOWN IS AS PER THE CURRENT DOUGLAS COUNTY ZONING MAP & ZONING ORDINANCE. NO ZONING REPORT WAS PROVIDED TO THIS FIRM FOR THIS SURVEY.

CURRENT ZONING: G-C (GENERAL COMMERCIAL)

10.) SETBACKS/BUFFERS: (AS SHOWN-PER ZONING TABLE 2.3)

STREETSCAPE ADJACENT TO RIGHT-OF WAY- 40' BUFFERS ADJACENT TO PREEXISTING SINGLE FAMILY ZONING -75'

11.) MINIMUM FRONTAGE: 400 FT. (PER ZONING TABLE 2.3)

12.) MAXIMUM BUILDING HEIGHT: 40' (PER ZONING TABLE 2.3)

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.

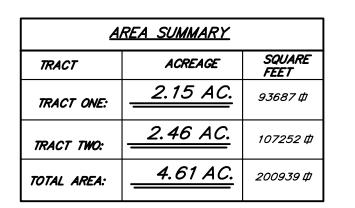
THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE <u>X</u>; ACCORDING TO F.E.M.A. (F.I.A.) COMMUNITY NUMBER # <u>130305</u>, MAP NUMBER 13097C0153C DATED AUGUST 18, 2009

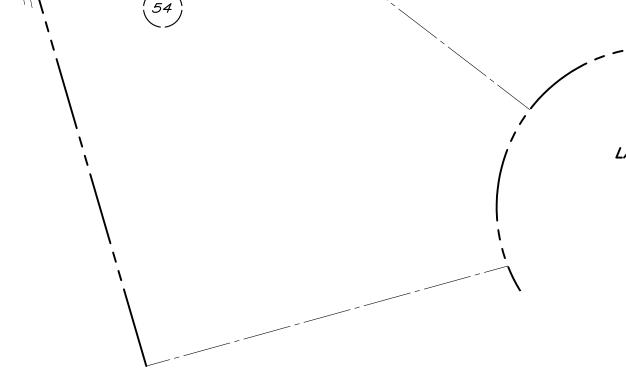
GPS NOTES:

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. THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER ; LINEAR PRECISION OF TRAVERSE : 1/48,523' ; ANGULAR ERROR: 01" PER POINT. THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAT: 1/(BELOW) . MATTERS OF TITLE ARE EXCEPTED.

TRACT ONE PLAT E/C: 1'/315,088' TRACT TWO PLAT E/C: 1'/166,372'





LANIER DRIVE 50' R/W TO 2021 STEWART MILL LLC AND CHICAGO 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 2016 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) 8, 9, 13, 16, 17 & 18 OF TABLE A THEREOF THE FIELDWORK WAS COMPLETED ON 1/28/220.

### SURVEYOR REFERENCES:

### <u>REF. 1:</u> P.B. 28 PG. 266

REF. 2: RIGHT OF WAY PLANS KNOWN AS "DOUGLAS COUNTY DEPARTMENT OF TRANSPORTATION PLAN AND PROFILE OF PROPOSED STEWART MILL RD AT WEST STEWART MILL RD / YANCEY RD INTERSECTION IMPROVEMENTS" PROJECT NO.: R20170 PREPARED BY JACOBS ENGINEERING DATED 1/18/2017

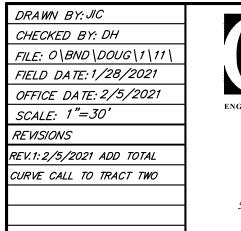
### CURRENT OWNER:

.30

SCALE IN FEET

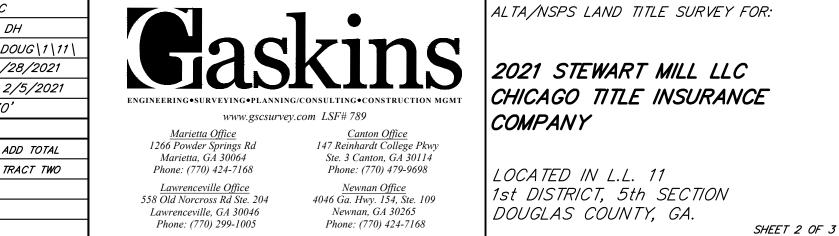
60

GPK SE HOLDING, LLC, A DELEWARE LIMITED LIABILITY COMPANY D.B. 3476, PGS. 536-537 D.B. 3476, PGS. 534-535





(iii) 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.



CLERK OF THE SUPERIOR COURT RECORDING INFORMATION

COMMITMENT DESCRIPTION CHICAGO TITLE INSURANCE COMPANY COMMITMENT NUMBER: 5854-05 COMMITMENT DATE: 01/07/21

Tract 1—

All that tract or parcel of land lying and being in Land Lot 11, 1st District, 5th Section, Douglas County, Georgia, being Tract One, comprising 2.313 acres, as shown on plat of survey for Charlene A. Astin and Janice A. Tibbitts, recorded In Plat Book 28, Page 266, Douglas County records. Less and Except Condemnation Order at Deed Book 3620. Page 285. aforesaid records.

Tract 2-

All that tract or parcel of land lying and being in Land Lot 11, 1st District, 5th Section, Douglas County, Georgia, being Tract Two, comprising 2.576 acres, as shown on plat of survey for Charlene A. Astin and Janice A. Tibbitts, recorded In Plat Book 28, Page 266, Douglas County records. Less and Except Condemnation Order at Deed Book 3620, Page 301, aforesaid records.

# CHICAGO TITLE INSURANCE COMPANY COMMITMENT NUMBER: 5854-05 COMMITMENT DATE: 01/07/21 SCHEDULE B. PART II- EXCEPTIONS

11. All matters and exceptions appearing at Plat Book 28, Page 266, aforesaid records.

### ALL MATTERS SHOWN.

12. Right of Way Deed in favor of Douglas County, dated June 23, 1978 at Deed Book 334, Page 268, aforesaid records.

### MAY HAVE FORMERLY ESTABLISHED THE RIGHT OF WAY FOR SUBJECT PROPERTY, BUT DOCUMENT HAS BEEN SUPERSEDED BY THE RIGHT OF WAY ESTABLISHED PER DEED BOOK 3620 PAGES 301-315

13. Right of Way Easement in favor of Douglas County EMC, dated August 2, 1978 at Deed Book 337, Page 414, aforesaid records.

### AFFECTS SUBJECT PROPERTY AS SHOWN.

14. Easement in favor of Georgia Power Company, dated March 3, 1983 at Deed Book 412, Page 396, aforesaid records.

#### AFFECTS SUBJECT PROPERTY AS SHOWN.

15. Easement in favor of Georgia Power Company, dated June 6, 1984 at Deed Book 448, Page 138, aforesaid records.

### MAY AFFECT SUBJECT PROPERTY. DESCRIPTION IS NOT MATHEMATICALLY RETRACEABLE.

16. Easement in favor of Georgia Power Company, dated July 23, 2018 at Deed Book 3612, Page 218, aforesaid records.

### AFFECTS SUBJECT PROPERTY AS SHOWN.

17. Easement in favor of Georgia Power Company, dated September 23, 2009 at Deed Book 2821, Page 561, aforesaid records

### AFFECTS SUBJECT PROPERTY AS SHOWN.

18. Easement in favor of Georgia Power Company, dated September 23, 2009 at Deed Book 2821, Page 566, aforesaid records.

AFFECTS SUBJECT PROPERTY AS SHOWN.

# <u>SURVEYED PROPERTY LINE DESCRIPTIONS (EXCLUDING TITLE GORES A, B & C)</u>

Tract One Property Line Description (Excluding Titles Gores)

All that tract or parcel of land lying and being in Land Lot 11 of the 1<sup>st</sup> District, S<sup>th</sup>Section Douglas County, Georgia, and being more particularly described as follows:

BEGINNING at a right of way monument found at the northeasterly intersection of West Stewart Mill Road (variable right of way) and Stewart Mill Road (variable right of way) said point being the POINT OF BEGINNING.

THENCE from said POINT OF BEGINNING the following courses and distances:

THENCE proceeding along the easterly right of way of West Stewart Mill Road (variable right of way) North 20 Degrees 20 Minutes 27 Seconds West a distance of 95.16 feet to a point where the current existing right of way intersects the right of way as defined by plat book 28 page 266;

THENCE continuing along said right of way as defined by plat book 28 page 266 ) North 15 Degrees 33 Minutes 28 Seconds West a distance of 59.87 feet to a point where the right of way as defined by plat book 28 page 266 intersects the current existing right of way of West Stewart Mill Road (variable right of way);

THENCE proceeding along the current existing right of way of West Stewart Mill Road (variable right of way) North 73 Degrees 16

Minutes 14 Seconds East a distance of 55.15 feet to a right of way monument found; THENCE continuing along said right of way North 17 Degrees 08 Minutes 20 Seconds West a distance of 39.14 feet to a right of way monument found:

THENCE continuing along said right of way South 71 Degrees 01 Minutes 07 Seconds West a distance of 55.08 feet to a point where the right of way as defined by plat book 28 page 266 intersects the current existing right of way of West Stewart Mill Road (variable

## <u>SURVEYED PROPERTY LINE DESCRIPTIONS (GORES & OVERLAPS)</u>

### Title Overlap A Property Line Description (TRACT ONE)

All that tract or parcel of land lying and being in Land Lot 11 of the 1<sup>st</sup> District, 5<sup>th</sup>Section Douglas County, Georgia, and being more particularly described as follows:

BEGINNING at a right of way monument found at the northeasterly intersection of West Stewart Mill Road (variable right of way) and Stewart Mill Road (variable right of way) said right of way monument being the POINT OF BEGINNING.

THENCE from said POINT OF BEGINNING the following courses and distances:

THENCE South 20 Degrees 20 Minutes 27 Seconds East a distance of 30.15 feet to point on the right of way as per plat book 28 page 266;

THENCE along said right of way as per plat book 28 page 266 a curve turning to the right with an arc length of 10.46 feet, said arc having a radius of 859.52 feet and being subtended by a chord bearing of South 71 Degrees 28 Minutes 35 Seconds West with a chord length of 10.46 feet to a point;

THENCE continuing along said right of way as per plat book 28 page 266 North 15 Degrees 33 Minutes 28 Seconds West a distance of 125.42 feet to a point at the intersection of the right of way as depicted by plat book 28 page 266 of the Douglas County public records with the currently exiting right of way of West Stewart Mill Road (variable right of way); THENCE departing said right of way as depicted by plat book 28 page 266 of the Douglas County public records and proceeding along the currently exiting right of way of West Stewart Mill Road (variable right of way) South 20 Degrees 20 Minutes 27 Seconds East a distance of 95.16 feet to a right of way monument found at the northeasterly intersection of West Stewart Mill Road (variable right of way) and Stewart Mill Road (variable right of way) said right of way monument being the POINT OF BEGINNING.

right of way);

THENCE continuing along the right of way as defined by plat book 28 page 266 a curve turning to the left with an arc length of 118.04 feet, said arc having a radius of 517.46 feet and being subtended by a chord bearing of North 25 Degrees 32 Minutes 17 Seconds West with a chord length of 117.79 feet to a point;

THENCE departing said right of way and proceeding along the common property line of subdivision lots 103 and 104 of The Glen at Stewarts Mill, Phase II North 68 Degrees 22 Minutes 43 Seconds East a distance of 310.03 feet to a #4 rebar found;

THENCE proceeding along the common property line of subdivision lots 118 and 119 of The Glen At Stewarts Mill, Phase I South 19 Degrees 37 Minutes 32 Seconds East a distance of 202.51 feet to a #4 rebar found;

THENCE proceeding along the common property line of subdivision lot 120 of The Glen At Stewarts Mill, Phase I South 33 Degrees 45 Minutes 59 Seconds East a distance of 84.14 feet to a right of way monument found on the northerly right of way of Stewart Mill Road (variable right of way);

THENCE proceeding along said northerly right of way South 56 Degrees 06 Minutes 00 Seconds West a distance of 42.79 feet to a

right of way monument found; THENCE continuing along said right of way a curve turning to the right with an arc length of 253.85 feet, said arc having a radius of 942.00 feet and being subtended by a chord bearing of South 60 Degrees 57 Minutes 00 Seconds West with a chord length of 253.08 feet to a right of way monument found at the start of a right of way intersection miter;

THENCE along said right or way intersection miter North 82 Degrees 30 Minutes 38 Seconds West a distance of 35.82 feet to a right of way monument found at the northeasterly intersection of West Stewart Mill Road (variable right of way) and Stewart Mill Road (variable right of way) which is the POINT OF BEGINNING.

Said Tract One having an area of 2.15 acres (93,687 square feet) more or less.

# Tract Two Property Line Description (Excluding Title Gore)

All that tract or parcel of land lying and being in Land Lot 11 of the 1<sup>st</sup> District, 5<sup>th</sup>Section Douglas County, Georgia, and being more particularly described as follows:

BEGINNING at a right of way monument found at the southeasterly intersection of Stewart Mill Road (variable right of way) and Yancey Road (variable right of way) said right of way monument being the POINT OF BEGINNING.

THENCE from said POINT OF BEGINNING the following courses and distances:

THENCE proceeding along a right of way intersection miter North 22 Degrees 51 Minutes 27 Seconds East a distance of 25.60 feet to a point where the current existing right of way intersects the southerly right of way of Stewart Mill Road (variable Right of way) as defined by plat book 66 page 266;

THENCE proceeding along the southerly right of way of Stewart Mill Road (variable right of way) as defined by plat book 66 page 266 a curve turning to the left with an arc length of 297.32 feet, said arc having a radius of 939.52 feet and being subtended by a chord bearing of North 61 Degrees 38 Minutes 30 Seconds East with a chord length of 296.08 feet to a point;

THENCE continuing along said right of way North 52 degrees 34 minutes 34 seconds East a distance of 0.92 feet to a point where the right of way of Stewart Mill Road (variable right of way) as defined by plat book 66 page 266 intersects the currently existing right of way of Stewart Mill Road (variable Right of way);

THENCE proceeding along said currently existing right of way a curve to the left with an arc length of 10.54 feet, said arc having a radius of 1117.86 feet and being subtended by a chord bearing of North 54 degrees 40 minutes 16 seconds East with a chord distance of 10.54 feet to a point;

THENCE continuing along said currently existing right of North 52 Degrees 09 Minutes 50 Seconds East a distance of 53.55 feet to a #4 rebar set;

THENCE departing said right of way and proceeding along the common property line with subdivision lots 89, 90, 91 and 92 of The Lake At Stewarts Mill, Unit One, Phase Three South 15 Degrees 39 Minutes 47 Seconds East a distance of 350.00 feet to a #4 rebar found;

THENCE proceeding along the common property line with subdivision lots 54, 55, 56 and 64 of The Lake At Stewarts Mill, Unit I Phase 2 South 73 Degrees 32 Minutes 17 Seconds West a distance of 361.26 feet to a #4 rebar set on the easterly right of way of Yancey Road (variable right of way);

THENCE proceeding along said easterly right of way North 16 Degrees 34 Minutes 45 Seconds West a distance of 245.87 feet to a right of way monument found at a right of way intersection miter said right of way monument being the POINT OF BEGINNING.

Said Tract Two having an area of 2.46 acres (107,252 square feet) more or less.

# <u>SURVEYED PROPERTY LINE DESCRIPTIONS (INCLUDING TITLE GORES A, B & C)</u>

### Tract One Property Line Description (Including Title Gores)

All that tract or parcel of land lying and being in Land Lot 11 of the 1<sup>st</sup> District, 5<sup>th</sup>Section Douglas County, Georgia, and being more particularly described as follows:

BEGINNING at a right of way monument found at the northeasterly intersection of West Stewart Mill Road (variable right of way) and Stewart Mill Road (variable right of way) said point being the POINT OF BEGINNING.

THENCE from said POINT OF BEGINNING the following courses and distances:

THENCE proceeding along the easterly right of way of West Stewart Mill Road (variable right of way) North 20 Degrees 20 Minutes 27 Seconds West a distance of 152.44 feet to a point:

THENCE continuing along said right of way a curve turning to the left with an arc length of 2.69 feet, said arc having a radius of 516.65 feet and being subtended by a chord bearing of North 14 Degrees 37 Minutes 50 Seconds West with a chord length of 2.69 feet to a right of way monument found;

THENCE continuing along said right of way North 73 Degrees 16 Minutes 14 Seconds East a distance of 59.88 feet to a right of way monument found;

THENCE continuing along said right of way North 17 Degrees 08 Minutes 20 Seconds West a distance of 39.14 feet to a right of way monument found:

THENCE continuing along said right of way South 71 Degrees 01 Minutes 07 Seconds West a distance of 59.38 feet to a right of way monument found:

THENCE continuing along said right of way a curve turning to the left with an arc length of 117.87 feet, said arc having a radius of 516.65 feet and being subtended by a chord bearing of North 25 Degrees 43 Minutes 54 Seconds West with a chord length of 117.62 feet to a #4 rebar set:

THENCE departing said right of way and proceeding along the common property line of subdivision lots 103 and 104 of The Glen at Stewarts Mill, Phase II North 68 Degrées 22 Minutes 43 Seconds East a distance of 314.71 feet to a #4 rebar found;

Said Title Overlap A having an area of 0.015 acres (655 square feet) more or less.

### Title Gore A Property Line Description (TRACT ONE)

All that tract or parcel of land lying and being in Land Lot 11 of the 1<sup>st</sup> District, 5<sup>th</sup>Section Douglas County, Georgia, and being more particularly described as follows

COMMENCING at a right of way monument found at the northeasterly intersection of West Stewart Mill Road (variable right of way) and Stewart Mill Road (variable right of way)

THENCE proceeding along the easterly right of way of West Stewart Mill Road (variable right of way) North 20 Degrees 20 Minutes 27 Seconds West a distance of 152.44 feet to a point;

THENCE continuing along said right of way a curve turning to the left with an arc length of 2.69 feet, said arc having a radius of 516.65 feet and being subtended by a chord bearing of North 14 Degrees 37 Minutes 50 Seconds West with a chord length of 2.69 feet to a right of way monument found:

THĚNCE continuing along said right of way North 73 Degrees 16 Minutes 14 Seconds East a distance of 59.88 feet to a right of way monument found;

THENCE continuing along said right of way North 17 Degrees 08 Minutes 20 Seconds West a distance of 39.14 feet to a right of way monument found;

THENCE continuing along said right of way South 71 Degrees 01 Minutes 07 Seconds West a distance of 55.08 feet to a point at the intersection of the right of way described in plat book 28 page 266 of the Douglas County public records with the currently existing public right of way of West Stewart Mill Road, said point being the TRUE POINT OF BEGINNING.

THENCE from said TRUE POINT OF BEGINNING the following courses and distances:

THENCE continuing along said currently existing public right of way of West Stewart Mill Road South 71 Degrees 01 Minutes 07 Seconds West a distance of 4.30 feet to a right of way monument found;

THENCE continuing along said right of way a curve turning to the left with an arc length of 117.87 feet, said arc having a radius of 516.65 feet and being subtended by a chord bearing of North 25 Degrees 43 Minutes 54 Seconds West with a chord length of 117.62 feet to a #4 rebar set;

THENCE departing said right of way and proceeding along the common property line of subdivision lot 103 of The Glen at Stewarts Mill, Phase II North 68 Degrees 22 Minutes 43 Seconds East a distance of 4.68 feet to a point on the right of way as depicted by plat book 28 page 266 of the Douglas County public records;

THENCE departing said property line and proceeding along the right of way as depicted by plat book 28 page 266 of the Douglas County public records a curve turning to the right with an arc length of 118.04 feet, said arc having a radius of 517.46 feet, and being subtended by a chord bearing of South 25 Degrees 32 Minutes 17 Seconds East with a chord length of 117.79 feet to a point at the intersection of the right of way described in plat book 28 page 266 of the Douglas County public records with the currently existing public right of way of West Stewart Mill Road which is the TRUE POINT OF BEGINNING.

Said Title Gore A having an area of 0.01 acres (527 square feet) more or less.

### Title Gore B Property Line Description (TRACT ONE)

All that tract or parcel of land lying and being in Land Lot 11 of the 1<sup>st</sup> District, 5<sup>th</sup>Section Douglas County, Georgia, and being more particularly described as follows:

COMMENCING at a right of way monument found at the northeasterly intersection of West Stewart Mill Road (variable right of way) and Stewart Mill Road (variable right of way)

THENCE proceeding along the easterly right of way of West Stewart Mill Road (variable right of way) North 20 Degrees 20 Minutes 27 Seconds West a distance of 95.16 feet to a point at the intersection of the right of way described in plat book 28 page 266 of the Douglas County public records with the currently existing public right of way of West Stewart Mill Road, said point being the TRUE POINT OF BEGINNING.

THENCE from said TRUE POINT OF BEGINNING the following courses and distances:

THENCE continuing along the currently existing right of way of West Stewart Mill Road North 20 Degrees 20 Minutes 27 Seconds West a distance of 57.28 feet to a point;

THENCE continuing along said right of way a curve turning to the left with an arc length of 2.69 feet, said arc having a radius of 516.65 feet and being subtended by a chord bearing of North 14 Degrees 37 Minutes 50 Seconds West with a chord length of 2.69 feet to a right of way monument found;

THÉNCE continuing along said right of way North 73 Degrees 16 Minutes 14 Seconds East a distance of 4.73 feet to a point at the intersection of the right of way described in plat book 28 page 266 of the Douglas County public records with the currently existing public right of way of West Stewart Mill Road:

THENCE departing said currently existing right of way of West Stewart Mill Road and proceeding along the right of way as depicted by plat book 28 page 266 of the Douglas County public records South 15 Degrees 33 minutes 28 seconds East a distance of 59.87 feet to a point at the intersection of the right of way described in plat book 28 page 266 of the Douglas County public records with the currently existing public right of way of West Stewart Mill Road, said point being the TRUE POINT OF BEGINNING.

Said Title Gore B having an area of 0.003 acres (149 square feet) more or less.

Title Gore C Property Line Description (TRACT TWO)

All that tract or parcel of land lying and being in Land Lot 11 of the 1<sup>st</sup> District, 5<sup>th</sup>Section Douglas County, Georgia, and being more particularly described as follows:

BEGINNING at a right of way monument found at the southeasterly intersection of Stewart Mill Road (variable right of way) and Yancey Road (variable right of way) said point being the POINT OF BEGINNING.

THENCE from said POINT OF BEGINNING the following courses and distances:

THENCE proceeding along the southerly right of way of Stewart Mill Road (variable right of way)a curve turning to the left with an arc length of 292.61 feet, said arc having a radius of 1117.86 feet and being subtended by a chord bearing of North 62 Degrees 26 Minutes Seconds East with a chord length of 291.78 feet to a point at the intersection of the right of w

THENCE proceeding along the common property line of subdivision lots 118 and 119 of The Glen At Stewarts Mill, Phase I South 19 Degrees 37 Minutes 32 Seconds East a distance of 202.51 feet to a #4 rebar found;

THENCE proceeding along the common property line of subdivision lot 120 of The Glen At Stewarts Mill, Phase I South 33 Degrees 45 Minutes 59 Seconds East a distance of 84.14 feet to a right of way monument found on the northerly right of way of Stewart Mill Road (variable right of way);

THENCE proceeding along said northerly right of way South 56 Degrees 06 Minutes 00 Seconds West a distance of 42.79 feet to a right of way monument found;

THENCE continuing along said right of way a curve turning to the right with an arc length of 253.85 feet, said arc having a radius of 942.00 feet and being subtended by a chord bearing of South 60 Degrees 57 Minutes 00 Seconds West with a chord length of 253.08 feet to a right of way monument found at the start of a right of way intersection miter;

THENCE along said right or way intersection miter North 82 Degrees 30 Minutes 38 Seconds West a distance of 35.82 feet to a right of way monument found at the northeasterly intersection of West Stewart Mill Road (variable right of way) and Stewart Mill Road (variable right of way)which is the POINT OF BEGINNING.

Said Tract One having an area of 2.17 acres (94,362 square feet) more or less.

### Tract Two Property Line Description (Including Title Gore)

All that tract or parcel of land lying and being in Land Lot 11 of the 1<sup>st</sup> District, 5<sup>th</sup>Section Douglas County, Georgia, and being more particularly described as

BEGINNING at a right of way monument found at the southeasterly intersection of Stewart Mill Road (variable right of way) and Yancey Road (variable right of way) said point being the POINT OF BEGINNING.

THENCE from said POINT OF BEGINNING the following courses and distances:

THENCE proceeding along a right of way intersection miter North 22 Degrees 51 Minutes 27 Seconds East a distance of 32.32 feet to a right of way monument found at the southeasterly intersection of Stewart Mill Road (variable right of way) and Yancey Road (variable right of way)

THENCE proceeding along the southerly right of way of Stewart Mill Road (variable right of way)a curve turning to the left with an arc length of 303.15 feet, said arc having a radius of 1117.86 feet and being subtended by a chord bearing of North 62 Degrees 10 Minutes 12 Seconds East with a chord length of 302.22 feet to a point;

THENCE continuing along said southerly right of way North 52 Degrees 09 Minutes 50 Seconds East a distance of 53.55 feet to a #4 rebar set; THENCE departing said right of way and proceeding along the common property line with subdivision lots 89, 90, 91 and 92 of The Lake At Stewarts Mill, Unit One, Phase Three South 15 Degrees 39 Minutes 47 Seconds East a distance of 350.00 feet to a #4 rebar found;

THENCE proceeding along the common property line with subdivision lots 54, 55, 56 and 64 of The Lake At Stewarts Mill, Unit I Phase 2 South 73 Degrees 32 Minutes 17 Seconds West a distance of 361.26 feet to a #4 rebar set on the easterly right of way of Yancey Road (variable right of way);

THENCE proceeding along said easterly right of way North 16 Degrees 34 Minutes 45 Seconds West a distance of 245.87 feet to a right of way monument found at a right of way intersection miter which is the POINT OF BEGINNING.

Said Tract Two having an area of 2.49 acres (108,356 square feet) more or less.

# <u>ALTA TABLE A ITEM NOTES:</u>

- ITEM 2- NO CURRENTLY EXISTING ADDRESS WAS PROVIDED OR FOUND IN THE PUBLIC RECORDS FOR TRACT TWO.
- ITEM 6(A)- NO ZONING REPORT OR LETTER WAS PROVIDED. ZONING INFO. SHOW IS AS PER CURRENT DOUGLAS COUNTY ZONING MAP & ZONING ORDINANCE AS SPECIFIED
- ITEM 7(A)- NO BUILDING FOUND-VACANT UNDEVELOPED PROPERTY
- ITEM 7(B)- NO BUILDING FOUND-VACANT UNDEVELOPED PROPERTY
- ITEM 8- NO SUBSTANTIAL FEATURES OBSERVED
- ITEM 9- NO PARKING SPACES CURRENTLY EXIST ON THIS SITE
- ITEM 16- NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED DURING FIELDWORK.
- ITEM 17- NO CURRENT EVIDENCE PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. OR EVIDENCE OF STREET OR SIDEWALK CONSTRUCTION OR REPAIR OBSERVED DURING FIELDWORK.

266 of the Douglas County public records with the currently existing public right of way of Stewart Mill Road;

THENCE departing said currently existing right of way and proceeding along the right of way described in plat book 28 page 266 of the Douglas County public records South 52 degrees 34 minutes 34 seconds West a distance of 0.92 feet to a point;

THENCE continuing along the right of way described in plat book 28 page 266 of the Douglas County public records a curve turning to the right with an arc length of 297.32 feet, said arc having a radius of 939.52 feet and being subtended by a chord bearing of South 61 Degrees 38 Minutes 30 Seconds West with a chord length of 296.08 feet to a point at the intersection of the right of way described in plat book 28 page 266 of the Douglas County public records with the currently existing public right of way intersection miter of Stewart Mill Road (variable Right of way)

THENCE proceeding along said right of way intersection miter North 22 Degrees 51 Minutes 27 Seconds East a distance of 6.72 feet to a right of way monument found at the southeasterly intersection of Stewart Mill Road (variable right of way) and Yancey Road (variable right of way) which is the POINT OF BEGINNING,

Said Title Gore C having an area of 0.02 acres (1,105 square feet) more or less.

#### TO 2021 STEWART MILL LLC AND CHICAGO 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 2016 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) 8, 9, 13, 16, 17 & 18 OF TABLE A THEREOF THE FIELDWORK WAS COMPLETED ON 1/28/220.



(iii) 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.

DRAWN BY: JIC			ALTA/NSPS LAND TITLE SURVEY FOR:
CHECKED BY: DH			
FILE: 0\BND\DOUG\1\11\		<b>VINC</b>	
FIELD DATE: 1/28/2021	Jas	K I I I S	2021 STEWART MILL LLC
OFFICE DATE: 2/5/2021			CHICAGO TITLE INSURANCE
SCALE: 1"=30'		g/consulting•construction mgmt y.com LSF# 789	
REVISIONS	www.gscsurvey Marietta Office	<i>Canton Office</i>	COMPANY
REV.1:2/5/2021 ADD TOTAL	1266 Powder Springs Rd Marietta, GA 30064	147 Reinhardt College Pkwy Ste. 3 Canton, GA 30114	
CURVE CALL TO TRACT TWO	Phone: (770) 424-7168	Phone: (770) 479-9698	LOCATED IN L.L. 11
	Lawrenceville Office	Newnan Office	1st DISTRICT, 5th SECTION
	558 Old Norcross Rd Ste. 204 Lawrenceville, GA 30046	4046 Ga. Hwy. 154, Ste. 109 Newnan, GA 30265	DOUGLAS COUNTY, GA.
	Phone: (770) 299-1005	Phone: (770) 424-7168	SHEET 3 OF