

Centerline Surveying Systems, Inc.

1301 SHILOH ROAD, SUITE 1210, KENNESAW, GA. 30144
 PHONE: (770) 424-0028 FAX: (770) 424-2399

TRAVERSE CLOSURE - 1:20,000+
 ANGULAR ERROR - 2 SEC'S/STA.
 ADJUSTMENT - COMPASS RULE
 EQUIPMENT - T1000 TOTAL STATION
 PLAT CLOSURE - 1:1,408,466+
 MAGNETIC BEARING ROTATED TO
 MATCH REFERENCE PLAT.
 ALL MATTERS OF TITLE EXCEPTED.
 PROPERTY IS ZONED: HI
 BUILDING SETBACK REQUIREMENTS:
 FBL (FRONT) - 50'
 RBL (REAR) - 0'
 SBL (SIDE) - 0'
 MAX. HEIGHT - 75'

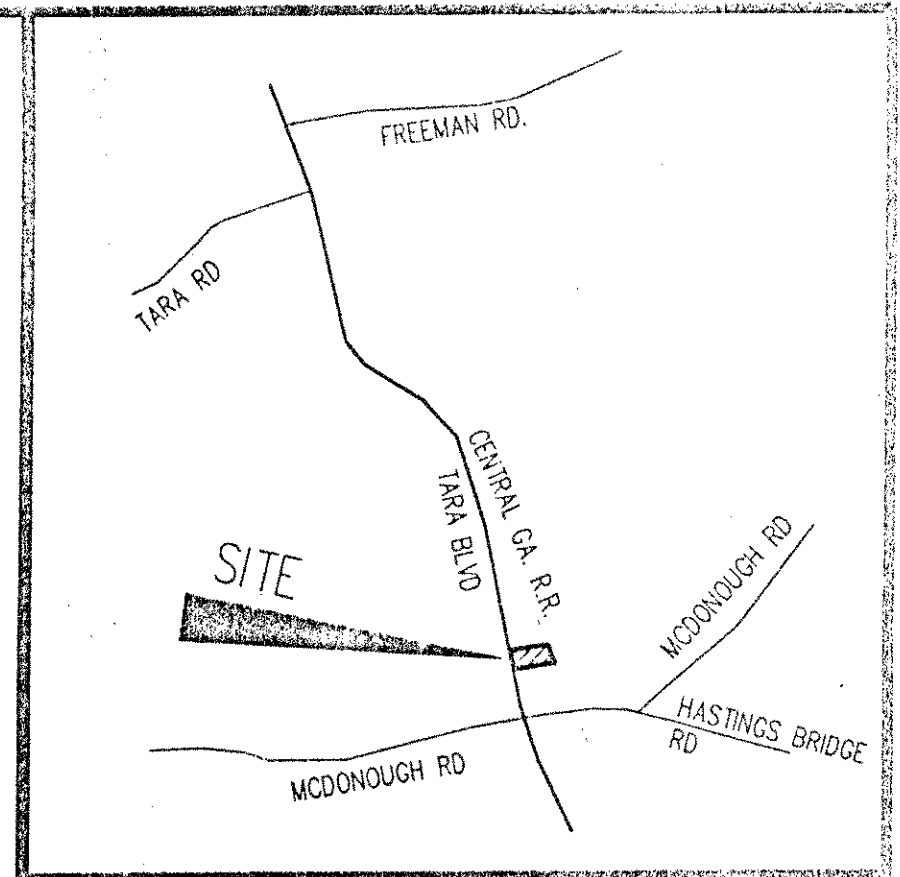
CURRENT PROPERTY OWNER
 TENET HEALTHSYSTEM SPALDING, INC.
 AS OF DATE OF SURVEY
 DB. 2925 PG. 218-224

NOTES
 • THE RIGHT OF WAY OF TARA BOULEVARD IS NOTED, THERE ARE NO PROPOSED STREET R/W CHANGES KNOWN
 • NO CEMETERIES ARE KNOWN TO EXIST ON THIS SITE
 UTILITIES
 • WATER IS AVAILABLE FROM TARA BOULEVARD
 • TELEPHONE IS AVAILABLE FROM TARA BOULEVARD
 • POWER IS AVAILABLE FROM TARA BOULEVARD
 • GAS SERVICE IS AVAILABLE FROM TARA BOULEVARD
 • SANITARY SEWER IS ON SITE
 • THERE IS NO EVIDENCE OF EXISTING STORM STRUCTURES THAT DRAIN ONTO OR THROUGH THIS PROPERTY FROM THE ADJACENT PROPERTY
 • THERE IS MINOR SHEET FLOW STORM WATER ON THIS SITE FROM SOUTH TO NORTH
 • THERE ARE NO UNDISCLOSED SIGNIFICANT OBSERVATIONS

LEGAL DESCRIPTION

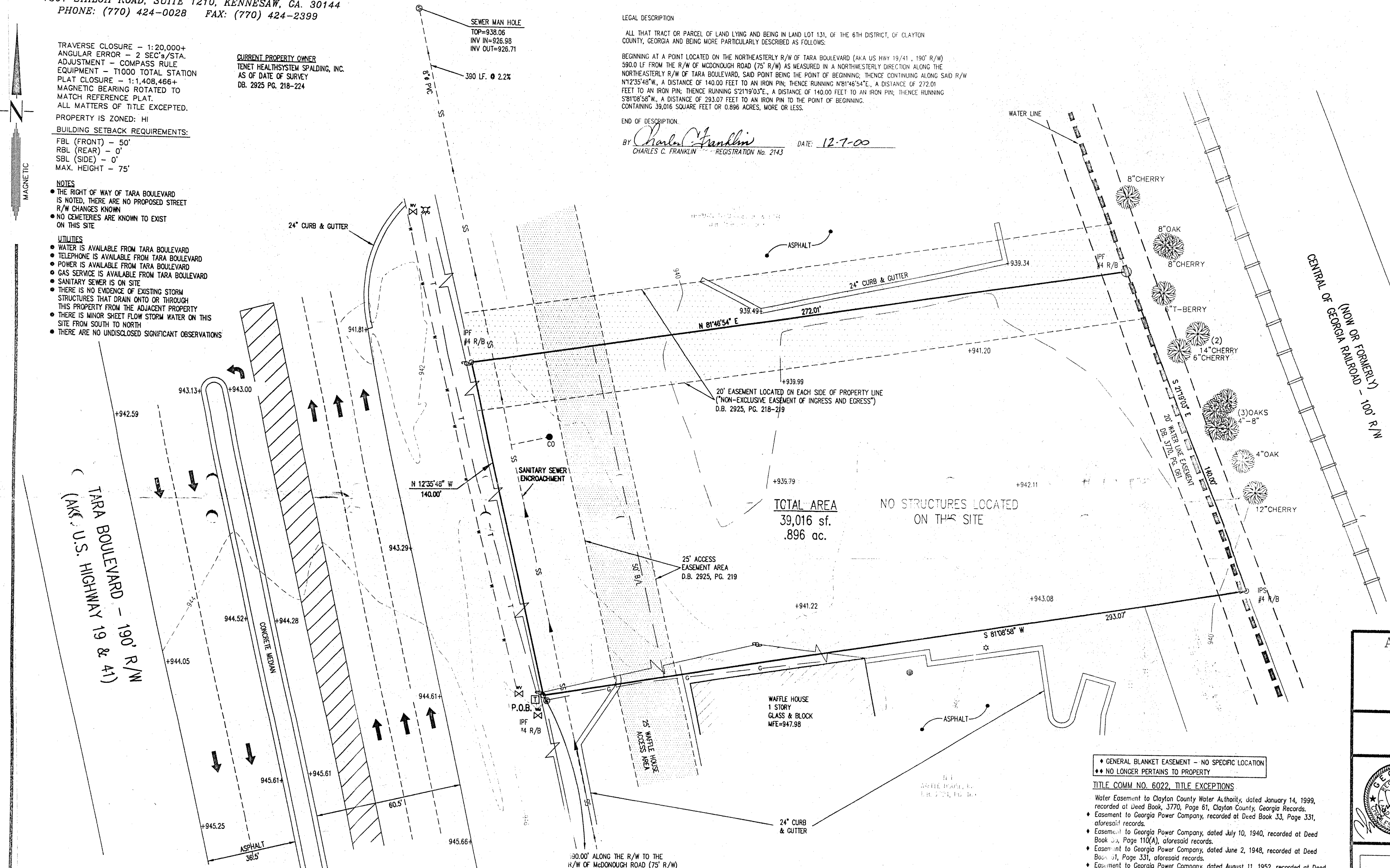
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 131, OF THE 6TH DISTRICT, OF CLAYTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT LOCATED ON THE NORTHEASTERLY R/W OF TARA BOULEVARD (AKA US HWY 19/41, 190' R/W) 590.0 LF FROM THE R/W OF MCDONOUGH ROAD (75' R/W) AS MEASURED IN A NORTHWESTERLY DIRECTION ALONG THE NORTHEASTERLY R/W OF TARA BOULEVARD, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID R/W N12°35'48"W, A DISTANCE OF 140.00 FEET TO AN IRON PIN; THENCE RUNNING N81°46'54"E, A DISTANCE OF 272.01 FEET TO AN IRON PIN; THENCE RUNNING S21°19'03"E, A DISTANCE OF 140.00 FEET TO AN IRON PIN; THENCE RUNNING S81°08'58"W, A DISTANCE OF 293.07 FEET TO AN IRON PIN; THENCE RUNNING CONTAINING 39,016 SQUARE FEET OR 0.896 ACRES, MORE OR LESS.

END OF DESCRIPTION.
 BY *Charles C. Franklin* DATE: 12-7-00
 CHARLES C. FRANKLIN REGISTRATION No. 2143



THIS PROPERTY IS NOT LOCATED WITHIN A FEMA 100 YEAR FLOOD ZONE ACCORDING TO CLAYTON COUNTY F.I.R.M. PANEL 0007 A COMMUNITY #130041 DATED: JUNE, 15, 1978

LEGEND	
	CURB AND GUTTER
	GREASE TRAP
	FIRE HYDRANT
	GAS SERVICE
	IRON PIN
	LIGHT POLE
	HIGH PRESSURE WATER MAIN
	POWER POLE
	POWER LINE
	SANITARY SEWER MANHOLE
	SANITARY SEWER
	WATER VALVE
	WATER VAULT
	WATER METER
	TELEPHONE BOX
	UNDER GROUND TELEPHONE LINE
	UNDER GROUND WATER LINE
	UNDER GROUND GAS LINE
	CLEAN OUT



TOTAL AREA
 39,016 sf.
 .896 ac.

NO STRUCTURES LOCATED ON THIS SITE

♦ GENERAL BLANKET EASEMENT - NO SPECIFIC LOCATION
 ♦♦ NO LONGER PERTAINS TO PROPERTY

TITLE COMM NO. 6022, TITLE EXCEPTIONS

- Water Easement to Clayton County Water Authority, dated January 14, 1999, recorded at Deed Book, 3770, Page 61, Clayton County, Georgia Records.
- Easement to Georgia Power Company, recorded at Deed Book 33, Page 331, aforesaid records.
- Easement to Georgia Power Company, dated July 10, 1940, recorded at Deed Book 33, Page 110(A), aforesaid records.
- Easement to Georgia Power Company, dated June 2, 1948, recorded at Deed Book 31, Page 331, aforesaid records.
- Easement to Georgia Power Company, dated October 11, 1952, recorded at Deed Book 94, Page 504, aforesaid records.
- Easement to Georgia Power Company, dated August 1, 1952, recorded at Deed Book 95, Page 246, aforesaid records.
- Easement to Georgia Power Company, dated April 29, 1953, recorded at Deed Book 107, Page 409, aforesaid records.
- Right-of-Way to State Highway Board, dated May 31, 1926, recorded at Deed Book W, Page 472, aforesaid records.
- Right-of-Way to State Highway Department, dated December 1, 1949, recorded at Deed Book 75, Page 133, aforesaid records.
- Right-of-Way to State Highway Department, dated September 5, 1951, recorded at Deed Book 86, Page 278, aforesaid records.
- Right-of-Way to State Highway Department, dated March 15, 1954, recorded at Deed Book 111, Page 68, aforesaid records.
- Right-of-Way to Department of Transportation, dated August 28, 1974, recorded at Deed Book, 747, Pages 570 and 572, aforesaid records.

REFERENCE DEEDS

DB. 2724, PG. 171
 DB. 2724, PG. 181
 DB. 2724, PG. 183

REFERENCE PLATS

SURVEY FOR: GREENLAND (GEORGIA), INC.
 DONE BY S&S ENGINEERS, INC. ON 4-12-88

TOP OF MANHOLE
 TBM ELEV=947.86
 ASSUMED DATUM

SEWER MAN HOLE
 TOP=947.86
 INV IN=935.74
 INV OUT=935.56

* NOTE: ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE LOCATIONS. EXACT LOCATION NEEDS TO BE FIELD LOCATED BY UPC (UTILITIES PROTECTION CENTER)

TOPOGRAPHY INFORMATION BASED ON FIELD RUN TOPOGRAPHIC SURVEY COMPILED BY CENTERLINE SURVEYING SYSTEMS, INC. ELEVATION DATUM BASED ON TBM (TOP OF MANHOLE - ELEVATION=947.86) TAKEN FROM REFERENCED SURVEY.

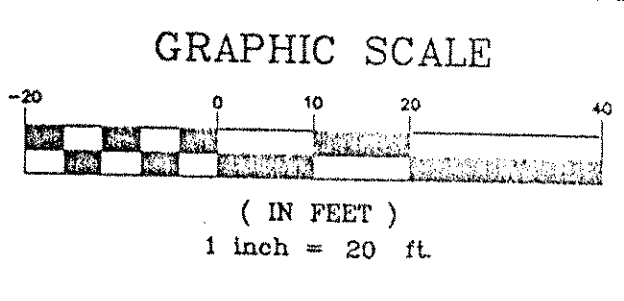
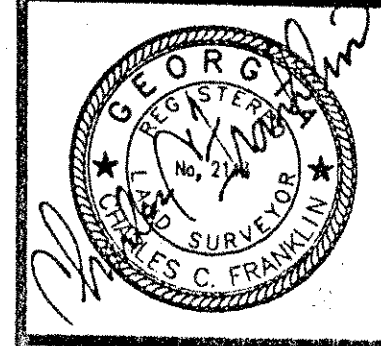
TO: ROYAL PROPERTIES LIMITED PARTNERSHIP, THE CHASE MANHATTAN BANK N.A., STEWART TITLE GUARANTEE CO. AUGUSTA TITLE, INC. AND ITS SUCCESSORS AND/OR ASSIGNS.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WAS MADE (i) IN ACCORDANCE WITH "MINIMUM STANDARDS DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1992, AND INCLUDES ITEMS 1 THROUGH 11, 13 15 and 17 OF TABLE A THEREOF, AND (ii) PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) OF AN URBAN SURVEY.

BY *Charles C. Franklin* DATE: 12-07-00
 CHARLES C. FRANKLIN REGISTRATION No. 2143

ALTA/ACSM SURVEY FOR:
 ROYAL PROPERTIES LIMITED PARTNERSHIP,
 THE CHASE MANHATTAN BANK, N.A.,
 STEWART TITLE GUARANTEE CO. AND
 AUGUSTA TITLE, INC.

PROPERTY IS LOCATED IN LAND LOT 131
 OF THE 6TH DISTRICT
 CLAYTON COUNTY, GEORGIA



DRAWN BY:	CTM/JLH	DATE:	9-05-00
CHECKED BY:	CCF	DRAWING NO.:	BOUNDARY
JOB NO.:	800054	SHEET:	
NO.	DATE	DESCRIPTION	BY
1	10/25/00	COMMENTS	CCF
2	11/30/00	COMMENTS	CTM
3	12/7/00	COMMENTS	CTM