

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

VICINITY MAP (N.T.S.)

ABBREVIATIONS

- A.K.A ALSO KNOWN AS CTP CRIMP TOP PIPE
- DEED BOOK DIST. DISTURBED OVERHEAD ELECTRIC -EO-
- LAND LOT MON. MONUMENT N/F
- NOW OR FORMERLY N.T.S. NOT TO SCALE OTP OPEN TOP PIPE PLAT BOOK
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT PARCEL IDENTIFICATION NUMBER PROPERTY LINE RFBAR
- RIGHT OF WAY SQUARE FEET SSMH SANITARY SEWER MANHOLE
- TYP. TYPICAL

LEGEND

- IRON PIN FOUND
- CALCULATED POINT
- RIGHT OF WAY MONUMENT SANITARY SEWER MANHOLE
- UTILITY POLE LIGHT POLE
- SIGN

GENERAL NOTES:

. THIS DRAWING WAS CREATED ELECTRONICALLY. THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT UNLESS IT HAS BEEN PROPERLY SEALED AND ORIGINALLY SIGNED BY A REGISTERED LAND SURVEYOR OF LAND ENGINEERING, INC. AUTHORITY OF O.C.G.A. 43-15-22.

. A CURRENT TITLE REPORT WAS PROVIDED BY CHICAGO TITLE INSURANCE COMPAN COMMITMENT NUMBER: 2017.09.014, EFFECTIVE DATE: AUGUST 21, 2017. EASEMENTS OF RECORD OR OTHER TITLE MATTERS AFFECTING THE SUBJECT PROPERTY MAY EXIST. LAND ENGINEERING, INC. AND THE LAND SURVEYOR WHOSE SEAL IS AFFIXED HEREON DO NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN.

B. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE AS FOLLOWS: PARCEL 1 WITHIN ONE FOOT IN 1,000,000+ FEET AND PARCEL 2 WITHIN ONE FOOT AND 713,331 FEET. A LEICA TS 12 ROBOTIC TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF ONE FOOT IN 22,843 FEET AND AN ANGULAR ERROR OF 01" PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES. THE HORIZONTAL DATUM REFERENCED HEREON IS REFERENCED TO THE N.A.D.83, GEORGIA WEST ZONE STATE PLANE COORDINATE SYSTEM. CARLSON BRX6 WAS USED TO PERFORM A NETWORK-ADJUSTED REAL TIME KINEMATICS G.N.S.S SURVEY REFERENCED TO THE EGPS C.O.R.S. NETWORK. THE VERTICAL DATUM INFORMATION IS BEYOND THE SCOPE OF SERVICES CONTRACTED FOR THIS PROJECT.

4. THE LOCATION AND DEPICTION OF UNDERGROUND UTILITIES IS BEYOND THE SCOPE OF SERVICES CONTRACTED FOR THIS PROJECT, THUS NO ATTEMPT WAS MADE TO TRACE, MARK, OR SURVEY THE LOCATION OF UNDERGROUND UTILITIES. ONLY ABOVE GROUND APPURTENANCES BASED ON OBSERVED EVIDENCE ARE SHOWN HEREON. VERIFICATION OF EXACT UNDERGROUND UTILITY LOCATIONS SHOULD BE MADE PRIOR TO ANY CONSTRUCTION ACTIVITIES.

5. ANY DIMENSIONAL OR OTHER ZONING REQUIREMENTS SHOWN HEREON WERE OBTAINED FROM WWW.MUNICODE.COM AND MAY NOT REFLECT ANY ALTERNATE OR CONDITIONAL REQUIREMENTS APPLICABLE TO THE SUBJECT PROPERTY. THE SURVEYOR DOES NOT CERTIFY TO ANY MATTERS OF ZONING.

6. THE SUBJECT PROPERTY IS CURRENTLY OWNED BY ESMOND FARM, INC., DEED BOOK 669 PAGE 228. TAX ID PARCEL NUMBER - 267 02014. THE EXISTING OWNERSHIP SHOWN HEREON IS BASED UPON INFORMATION OBTAINED FROM THE SPALDING COUNTY TAX ASSESSORS OFFICE AS OF AUGUST 11, 2017.

7. THIS SURVEY WAS PREPARED BY LAND ENGINEERING, INC.

REFERENCE NUMBER: 2007-095 1601 SOUTH ZACK HINTON PARKWAY, MCDONOUGH, GEORGIA 30253 OFFICE: (678) 814-4346 FAX: (678) 814-4348

WWW.LAND.ENGINEERING 8. THE LAST DAY OF FIELD WORK FOR THIS SURVEY WAS AUGUST 28, 2017.

9. THE LOCATION OF THE NEW BOUNDARY LINES SHOWN HEREON IS BASED ON INFORMATION RECEIVED FROM SOUTHERN RESOURCE STRATEGIES, LLC ON AUGUST 25, 2017.

10. AS TO TABLE A ITEM 1 - ALL MONUMENTS FOUND ARE AS INDICATED ON DRAWING. MONUMENTS PLACED ARE 5/8" REBAR WITH CAP (INSCRIBED LSF 0946).

11. AS TO TABLE A ITEM 2 - THE ADDRESS OF THE SUBJECT PROPERTY IS 1044 WEST ELLIS ROAD, GRIFFIN, GEORGIA.

12. AS TO TABLE A ITEM 3 - A PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA ZONE A, PER F.I.R.M. RATE MAP OF SPALDING COUNTY, GEORGIA. PANEL NUMBER 65 OF 250, MAP NUMBER 13255C0065D, EFFECTIVE DATE MAY 3, 2010.

13. AS TO TABLE A ITEM 4 - THE TOTAL AREA OF THE PARCELS SURVEYED = 312.37 ACRES. PARCEL 1 = 30.00 ACRES AND PARCEL 2 = 282.37 ACRES.

14. AS TO TABLE A ITEM 11 - AS SHOWN ON DRAWING.

15. AS TO TABLE A ITEM 13 - AS SHOWN ON DRAWING.

16. AS TO TABLE A ITEM 14 - THE NEAREST STREET INTERSECTING ELLIS ROAD IS CHEATHAM, AS SHOWN ON DRAWING.

17. AS TO TABLE A ITEM 16 - NONE OBSERVED.

18. AS TO TABLE A ITEM 18 - NO WETLAND MARKERS WERE OBSERVED DURING THE COMPLETION OF THE FIELD WORK.

SURVEY REFERENCES

ALTA SURVEY PREPARED BY POINT TO POINT LAND SURVEYORS FOR

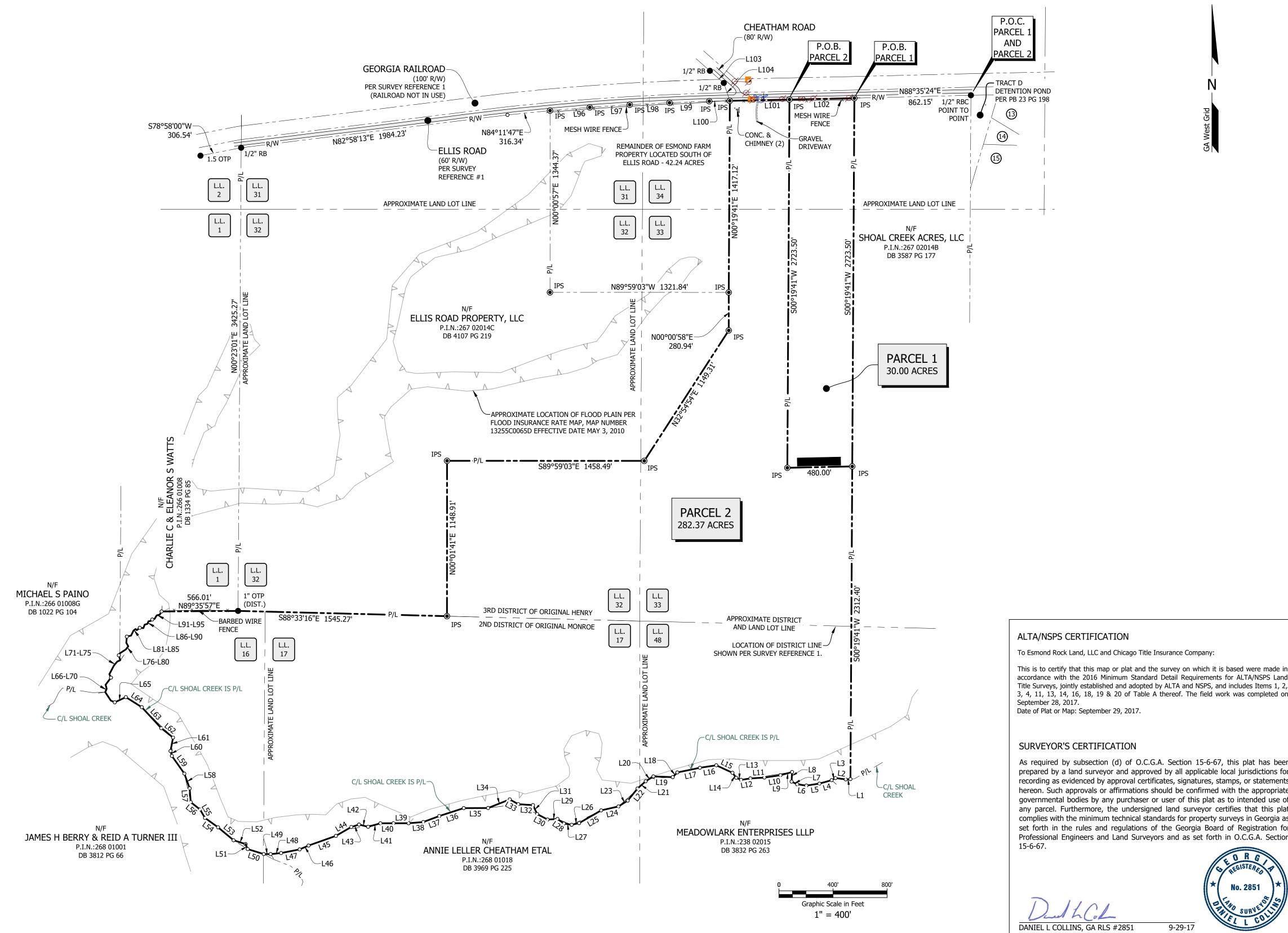
MINERVA REAL ESTATE INVESTMENTS, LLC, IZARD LAND

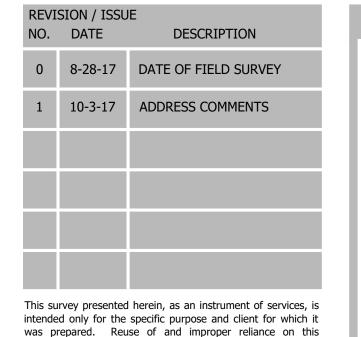
COMPANY DATED OCT. 26, 2009. JOB #:2009.057

INVESTMENTS, LLC, & FIDELITY NATIONAL TITLE INSURANCE

19. AS TO TABLE A ITEM 19 - AS SHOWN ON DRAWING.

20. AS TO TABLE A ITEM 20 - CURRENT CERTIFICATE OF INSURANCE IS IN PLACE.





document without written authorization by Land Engineering,

Inc. shall be without liability to Land Engineering, Inc.



PREPARED BY:

DANIEL L COLLINS, GA RLS #2851 9-29-17

ALTA/NSPS CERTIFICATION

SURVEYOR'S CERTIFICATION

September 28, 2017.

To Esmond Rock Land, 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

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been

prepared by a land surveyor and approved by all applicable local jurisdictions for

recording as evidenced by approval certificates, signatures, stamps, or statements

hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of

any parcel. 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

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,

ALTA / NSPS Land Title Survey Prepared for:

ESMOND ROCK LAND, LLC AND CHICAGO TITLE INSURANCE COMPANY

Ellis Road Boundary

Land Lots 16,17,& 48 of the 2ND District of Original Monroe County Land Lots 31-34 of the 3RD Distrct of Original Henry County **Spalding County, Georgia**

DRAWN BY: AB	CKD BY: DC	SCALE: 1" = 400'	SHEET:	
PROJ. NO.: 1072-001	DATE: 09-29-2017	ONE INCH AT FULL SCALE	TOTAL SHEETS: 2	
		AT TOLL SCALL	TOTAL SHELTS. 2	

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

Section Sect
Line # Direction
3 S61°01'17"W 32.47 4 S74°14'08"W 93.81 5 S81°24'54"W 97.67 6 N82°13'47"W 68.79 7 N64°10'05"W 46.21 8 N03°11'54"E 70.87 9 S74°41'08"W 88.90 0 S81°37'06"W 120.55 1 S86°34'14"W 103.71 2 S80°54'11"W 69.40 3 N66°24'10"W 39.40 4 N37°05'03"W 45.98 5 N65°04'08"W 131.80 6 S81°24'58"W 122.42 7 S78°18'00"W 170.93 8 S44°13'21"W 48.48 9 N87°46'41"W 143.22 0 S57°53'23"W 67.15 1 S48°10'37"W 81.18 2 S38°56'40"W 114.93 3 S57°57'26"W 81.17 4 S77°11'39"W 130.88 5 S60°02'00"W 188.37 6 S77°26'16"W 56.39 7 N80°38'20"W 58.01 8 N55°01'56"W 58.48 9 S86°26'13"W 73.07 0 N62°11'07"W 87.31 1 N24°59'14"W 72.89 4 S68°17'15"W 172.54 5 S89°46'50"W 180.29 6 S72°05'26"W 190.20 7 S69°27'03"W 126.17 8 S85°17'21"W 190.17 9 S89°54'36"W 111.29 0 S89°54'36"W 190.20 7 S69°27'03"W 126.17 8 S85°17'21"W 190.17 9 S89°54'36"W 111.29 0 S89°54'36"W 111.29 10 N80°45'41"E
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0 S89°51'11"W 96.79 L91 N50°16'35"E
2 N76°15'20"W 69.11 L93 N30°59'13"E
3 S72°45'31"W 60.21 L94 N74°54'39"E
4 S59°51'13"W 131.06 L95 N28°36'44"E
6 S66°40'01"W 71.76 L97 N86°09'40"E
7 S78°52'25"W 139.85 L98 N87°12'23"E
8 S84°09'59"W 77.51 L99 N87°47'43"E
9 N89°49'18"W 51.06 L100 N88°50'25"E
0 N72°41'59"W 124.47 L101 N88°46'47"E
1 N23°08'08"W 40.22 L102 N88°46'47"E
2 N72°21'45"W 93.08 L103 S48°45'26"E
3 N50°07'24"W 149.43 L104 S18°43'15"E

CHICAGO TITLE INSURANCE COMPANY COMMITMENT NUMBER: 2017.09.014 EFFECTIVE DATE: AUGUST 21, 2017 SCHEDULE B - SECTION 2 EXCEPTIONS

GENERAL EXCEPTIONS: 1-5: NOT SHOWN HEREON.

SPECIAL EXCEPTIONS: 6-9: NOT SHOWN HEREON

10. ALL THOSE MATTERS AS SHOWN ON THAT CERTAIN PLAT DATED JANUARY 29, 1982, FILED AND RECORDED IN PLAT BOOK 14, PAGE 227, SPALDING COUNTY, GEORGIA, RECORDS. SAID PLAT CONTAINS TRACTS I-A, I-B, II, III, AND IV. THE SUBJECT TRACT CONTAINS ONLY THAT PORTION OF TRACT III WHICH LIES NORTH OF SHOAL CREEK AND THAT REMAINING PORTION OF TRACT IV MINUS LANDS NOW OWNED BY ELLIS ROAD PROPERTY, LLC RECORDED IN DEED BOOK 4107, PAGE 219, AFORESAID RECORDS AND LANDS NOW OWNED BY SHOAL CREEK ACRES, LLC RECORDED IN DEED BOOK 3587, PAGE 177 AND LANDS THAT COMPRISE CLUB ESTATES PHASE III RECORDED IN PLAT BOOK 23, PAGE 198. THE PLAT DEPICTS A TELEPHONE LINE CROSSING THE PROPERTY IN AN EAST-WEST DIRECTION, PARALLEL TO ELLIS ROAD. NO EVIDENCE OF SAID TELEPHONE LINE WAS FOUND. ALSO, DEPICTED ON SAID PLAT IS AN OLD ROAD RUNNING SOUTH FROM ELLIS ROAD TOWARD THE CENTER OF TRACT IV. THE INTERNAL WOODS ROADS, ATV TRAILS, AND OTHER PATHWAYS THAT PASS THROUGH THE SUBJECT PROPERTY ARE NOT SHOWN HEREON BECAUSE THEY DO NOT SERVE AS A MEANS OF ACCESS TO AND FROM THE ADJOINING TRACTS.

11. EASEMENT FROM S. GRANTLAND BARNES & MRS. LELIA GRANTLAND BARNES, AS GUARDIAN OF LEILA GILLIAM BARNES, A MINOR, TO THE CENTRAL GEORGIA ELECTRIC MEMBERSHIP CORPORATION, DATED MAY 4, 1938, FILED FOR RECORD MAY 10, 1938, RECORDED IN DEED BOOK 80, PAGE 331, AFORESAID RECORDS. SAID EASEMENT IS A BLANKET EASEMENT AND TOO VAGUE TO BE PLOTTED. NOT SHOWN HEREON.

12. EASEMENT FROM LEILA G. BARNES (MRS. H.A.), LEILA GILLIAM BARNES, AND S. GRANTLAND BARNES TO CENTRAL GEORGIA ELECTRIC MEMBERSHIP CORPORATION DATED FEBRUARY 5, 1946, FILED AND RECORDED IN DEED BOOK 107, PAGE 535, AFORESAID RECORDS. SAID EASEMENT IS FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING ELECTRIC TRANSMISSION OR DISTRIBUTION LINES, SAID DESCRIPTION IS TOO VAGUE TO BE PLOTTED, NOT SHOWN HEREON.

13. GENERAL PERMIT FROM S. GRANTLAND BARNES AND LEILA BARNES CHEATHAM TO SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY, DATED SEPTEMBER 15, 1950, FILED AND RECORDED IN DEED BOOK 123, PAGE 366, AFORESAID RECORDS. SAID EASEMENT IS FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING TELEPHONE AND TELEGRAPH LINES FOR A WIDTH OF 50', SAID DESCRIPTION IS TOO VAGUE TO BE PLOTTED, NOT SHOWN HEREON.

14. EASEMENT FROM S. GRANTLAND BARNES AND LEILA B. CHEATHAM TO THE CITY OF GRIFFIN, GEORGIA, DATED APRIL 12, 1952, FILED AND RECORDED IN DEED BOOK 131, PAGE 437, AFORESAID RECORDS. <u>SAID EASEMENT IS LOCATED NORTH OF THE RIGHT OF WAY OF THE CENTRAL OF GEORGIA RAILROAD AS SHOWN ON PLAT BOOK 4, PAGE 365. A COPY OF PLAT BOOK 4, PAGE 365 WAS NOT PROVIDED. THE SUBJECT TRACT IS LOCATED SOUTH OF ELLIS ROAD, WHICH IS SOUTH OF THE RAILROAD, THEREFORE WOULD NOT AFFECT THE SUBJECT TRACT. NOT SHOWN HEREON.</u>

15. RIGHT OF WAY DEED FROM S. GRANTLAND BARNES AND LEILA B. CHEATHAM TO SPALDING COUNTY, GEORGIA, DATED MARCH 11, 1955, FILED AND RECORDED MARCH 29, 1955, IN DEED BOOK 151, PAGE 135, AFORESAID RECORDS. <u>SAID DEED STATES THE PURPOSE IS TO MAKE THE RIGHT OF WAY 30 FEET ON THE LEFT SIDE OF THE CENTERLINE BETWEEN STATION 115+85 AND STATION 177+20. THE INFORMATION, AS PROVIDED, IS INSUFFICIENT TO DETERMINE WHERE ON ELLIS ROAD THIS 6,135' IS LOCATED, THEREFORE, IS NOT SHOWN HEREON. FOR THE PURPOSES OF THIS SURVEY, THE RIGHT OF WAY OF ELLIS ROAD IS DETERMINED TO BE 60' AND IS BASED ON INFORMATION CONTAINED IN SURVEY REFERENCE 1.</u>

16. RIGHT OF WAY DEED FROM S. GRANTLAND BARNES AND LEILA B. CHEATHAM TO SPALDING COUNTY, GEORGIA, DATED JUNE 27, 1955, FILED AND RECORDED JUNE 28, 1955, IN DEED BOOK 151, PAGE 411, AFORESAID RECORDS._. SAID DEED STATES THE PURPOSE IS TO MAKE THE RIGHT OF WAY 40 FEET ON THE LEFT SIDE OF THE CENTERLINE BETWEEN STATION 143+00 AND STATION 177+20. THE INFORMATION, AS PROVIDED, IS INSUFFICIENT TO DETERMINE WHERE ON ELLIS ROAD THIS 3,420' IS LOCATED, THEREFORE, IS NOT SHOWN HEREON. FOR THE PURPOSES OF THIS SURVEY, THE RIGHT OF WAY OF ELLIS ROAD IS DETERMINED TO BE 60' AND IS BASED ON INFORMATION CONTAINED IN SURVEY REFERENCE 1.

17. RIGHT OF WAY DEED FROM S. GRANTLAND BARNES AND LEILA B. CHEATHAM TO SPALDING COUNTY, GEORGIA, DATED JUNE 27, 1955, FILED AND RECORDED JUNE 28, 1955, IN DEED BOOK 151, PAGE 412, AFORESAID RECORDS. SAID DEED STATES THE PURPOSE IS TO MAKE THE RIGHT OF WAY 40 FEET ON THE LEFT SIDE OF THE CENTERLINE BETWEEN STATION 115+85 AND STATION 139+00. THE INFORMATION, AS PROVIDED, IS INSUFFICIENT TO DETERMINE WHERE ON ELLIS ROAD THIS 2,315' IS LOCATED, THEREFORE, IS NOT SHOWN HEREON. FOR THE PURPOSES OF THIS SURVEY, THE RIGHT OF WAY OF ELLIS ROAD IS DETERMINED TO BE 60' AND IS BASED ON INFORMATION CONTAINED IN SURVEY REFERENCE 1.

18. GENERAL PERMIT FROM S. GRANTLAND BARNES AND MRS. LEILA B. CHEATHAM TO SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY, DATED MARCH 29, 1957, FILED FOR RECORD APRIL 10, 1957, AND RECORDED IN DEED BOOK 162, PAGE 221, AFORESAID RECORDS. SAID DEED DESCRIBES THE RIGHT TO CLEAR UNDERGROWTH 15' FROM THE CENTERLINE OF THE COMPANY LINE ALONG THE NORTH SIDE OF GEORGIA HIGHWAY 16. THE SUBJECT TRACT DOES NOT TOUCH GEORGIA HIGHWAY 16, THEREFORE DOES NOT AFFECT THE SUBJECT TRACT. NOT SHOWN HEREON.

19. COVENANTS RE BONA FIDE AGRICULTURAL PROPERTY, RUNNING FROM JANUARY 1, 2017, TO DECEMBER 31, 2026, BETWEEN ESMOND FARM INC. AND BOARD OF TAX ASSESSORS OF SPALDING COUNTY, GEORGIA, DATED MAY 18, 2017, FILED AND RECORDED MAY 24, 2017, IN DEED BOOK 4169, PAGE 128, AFORESAID RECORDS. SAID DEED IS FOR AN AGRICULTURAL ASSESSMENT, NOT SHOWN HEREON.

PARCEL 1 - LEGAL DESCRIPTION (AS SURVEYED)

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 33 AND 34 OF THE 3RD LAND DISTRICT, ORIGINAL HENRY, NOW SPALDING COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 1/2" REBAR WITH CAP FOUND (INSCRIBED POINT TO POINT) AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY OF ELLIS ROAD (HAVING AN APPARENT 60' RIGHT OF WAY) AND THE WESTERLY LINE OF CLUB ESTATES III, AS RECORDED IN PLAT BOOK 23, PAGE 198, SPALDING COUNTY RECORDS; THENCE LEAVING SAID INTERSECTION AND CONTINUING ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID ELLIS ROAD SOUTH 88°35'24" WEST FOR A DISTANCE OF 862.15 TO A 5/8" REBAR WITH CAP SET (INSCRIBED LSF0946), SAID REBAR AND CAP BEING LOCATED AT THE POINT OF BEGINNING; THENCE LEAVING THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID ELLIS ROAD SOUTH 00°19'41" WEST FOR A DISTANCE OF 2,723.50 FEET TO A 5/8" REBAR WITH CAP SET (INSCRIBED "LSF0946"); THENCE SOUTH 88°46'47" WEST FOR A DISTANCE OF 480.00 FEET TO A 5/8" REBAR WITH CAP SET (INSCRIBED "LSF0946") ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID ELLIS ROAD; THENCE CONTINUING ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID ELLIS ROAD; THENCE CONTINUING ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID ELLIS ROAD NORTH 88°46'47" EAST FOR A DISTANCE OF 480.00 FEET TO A 5/8" REBAR WITH CAP SET (INSCRIBED LSF0946), SAID 5/8" REBAR WITH CAP BEING LOCATED AT THE POINT OF BEGINNING.

SAID PROPERTY CONTAINS 30.00 ACRES MORE OR LESS, AS SHOWN ON THAT CERTAIN ALTA/NSPS LAND TITLE SURVEY FOR ESMOND ROCK LAND, LLC AND CHICAGO TITLE INSURANCE COMPANY, PREPARED BY LAND ENGINEERING, INC., AND BEARING THE SEAL AND CERTIFICATION OF DANIEL L. COLLINS, GEORGIA REGISTERED LAND SURVEYOR NUMBER 2851, DATED SEPTEMBER 29, 2017.

PARCEL 2 - LEGAL DESCRIPTION (AS SURVEYED)

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 32, 33 AND 34 OF THE 3RD LAND DISTRICT, ORIGINAL HENRY, NOW SPALDING COUNTY, AND LAND LOTS 16, 17 AND 48 OF THE 2ND LAND DISTRICT, ORIGINAL MONROE, NOW SPALDING COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 1/2" REBAR WITH CAP FOUND (INSCRIBED POINT TO POINT) AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY OF ELLIS ROAD (HAVING AN APPARENT 60' RIGHT OF WAY) AND THE WESTERLY LINE OF CLUB ESTATES III, AS RECORDED IN PLAT BOOK 23, PAGE 198, SPALDING COUNTY RECORDS; THENCE LEAVING SAID INTERSECTION AND CONTINUING ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID ELLIS ROAD SOUTH 88°35'24" WEST FOR A DISTANCE OF 862.15 TO A 5/8" REBAR WITH CAP SET (INSCRIBED LSF0946); THENCE SOUTH 88°46'47" WEST FOR A DISTANCE OF 480.00 TO A 5/8" REBAR WITH CAP SET (INSCRIBED LSF0946), SAID REBAR AND CAP BEING LOCATED AT THE POINT OF BEGINNING; THENCE LEAVING THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID ELLIS ROAD SOUTH 00°19'41" WEST FOR A DISTANCE OF 2,723.50 FEET TO A 5/8" REBAR WITH CAP SET (INSCRIBED "LSF0946"); THENCE NORTH 88°46'47" EAST FOR A DISTANCE OF 480.00 FEET TO A 5/8" REBAR WITH CAP SET (INSCRIBED "LSF0946"); THENCE SOUTH 00°19'41" WEST FOR A DISTANCE OF 2,312.40 FEET TO A POINT IN THE CENTERLINE OF SHOAL CREEK; THENCE CONTINUING ALONG THE CENTERLINE OF SAID SHOAL CREEK SOUTH 86°17'30" WEST FOR A DISTANCE OF 35.19 FEET TO A POINT; THENCE NORTH 82°22'31" WEST FOR A DISTANCE OF 76.10 FEET TO A POINT; THENCE SOUTH 61°01'17" WEST FOR A DISTANCE OF 32.47 FEET TO A POINT; THENCE SOUTH 74°14'08" WEST FOR A DISTANCE OF 93.81 FEET TO A POINT; THENCE SOUTH 81°24'54" WEST FOR A DISTANCE OF 97.67 FEET TO A POINT; THENCE NORTH 82°13'47" WEST FOR A DISTANCE OF 68.79 FEET TO A POINT; THENCE NORTH 64°10'05" WEST FOR A DISTANCE OF 46.21 FEET TO A POINT; THENCE NORTH 03°11'54" EAST FOR A DISTANCE OF 70.87 FEET TO A POINT; THENCE SOUTH 74°41'08" WEST FOR A DISTANCE OF 88.90 FEET TO A POINT; THENCE SOUTH 81°37'06" WEST FOR A DISTANCE OF 120.55 FEET TO A POINT; THENCE SOUTH 86°34'14" WEST FOR A DISTANCE OF 103.71 FEET TO A POINT; THENCE SOUTH 80°54'11" WEST FOR A DISTANCE OF 69.40 FEET TO A POINT; THENCE NORTH 66°24'10" WEST FOR A DISTANCE OF 39.40 FEET TO A POINT; THENCE NORTH 37°05'03" WEST FOR A DISTANCE OF 45.98 FEET TO A POINT; THENCE NORTH 65°04'08" WEST FOR A DISTANCE OF 131.80 FEET TO A POINT; THENCE SOUTH 81°24'58" WEST FOR A DISTANCE OF 122.42 FEET TO A POINT; THENCE SOUTH 78°18'00" WEST FOR A DISTANCE OF 170.93 FEET TO A POINT; THENCE SOUTH 44°13'21" WEST FOR A DISTANCE OF 48.48 FEET TO A POINT; THENCE NORTH 87°46'41" WEST FOR A DISTANCE OF 143.22 FEET TO A POINT; THENCE SOUTH 57°53'23" WEST FOR A DISTANCE OF 67.15 FEET TO A POINT: THENCE SOUTH 48°10'37" WEST FOR A DISTANCE OF 81.18 FEET TO A POINT; THENCE SOUTH 38°56'40" WEST FOR A DISTANCE OF 114.93 FEET TO A POINT; THENCE SOUTH 57°57'26" WEST FOR A DISTANCE OF 81.17 FEET TO A POINT; THENCE SOUTH 77°11'39" WEST FOR A DISTANCE OF 130.88 FEET TO A POINT; THENCE SOUTH 60°02'00" WEST FOR A DISTANCE OF 188.37 FEET TO A POINT; THENCE SOUTH 77°26'16" WEST FOR A DISTANCE OF 56.39 FEET TO A POINT; THENCE NORTH 80°38'20" WEST FOR A DISTANCE OF 58.01 FEET TO A POINT; THENCE NORTH 55°01'56" WEST FOR A DISTANCE OF 58.48 FEET TO A POINT; THENCE SOUTH 86°26'13" WEST FOR A DISTANCE OF 73.07 FEET TO A POINT; THENCE NORTH 62°11'07" WEST FOR A DISTANCE OF 87.31 FEET TO A POINT; THENCE NORTH 24°59'14" WEST FOR A DISTANCE OF 72.89 FEET TO A POINT; THENCE NORTH 86°17'38" WEST FOR A DISTANCE OF 108.82 FEET TO A POINT: THENCE NORTH 60°38'49" WEST FOR A DISTANCE OF 72.09 FEET TO A POINT: THENCE SOUTH 68°17'15" WEST FOR A DISTANCE OF 172.54 FEET TO A POINT: THENCE SOUTH 89°46'50" WEST FOR A DISTANCE OF 180.29 FEET TO A POINT; THENCE SOUTH 72°05'26" WEST FOR A DISTANCE OF 190.20 FEET TO A POINT; THENCE SOUTH 69°27'03" WEST FOR A DISTANCE OF 126.17 FEET TO A POINT; THENCE SOUTH 85°17'21" WEST FOR A DISTANCE OF 109.17 FEET TO A POINT; THENCE SOUTH 89°54'36" WEST FOR A DISTANCE OF 111.29 FEET TO A POINT; THENCE SOUTH 89°51'11" WEST FOR A DISTANCE OF 96.79 FEET TO A POINT; THENCE SOUTH 74°06'03" WEST FOR A DISTANCE OF 94.73 FEET TO A POINT; THENCE NORTH 76°15'20" WEST FOR A DISTANCE OF 69.13 FEET TO A POINT; THENCE SOUTH 72°45'31" WEST FOR A DISTANCE OF 60.21 FEET TO A POINT; THENCE SOUTH 59°51'13" WEST FOR A DISTANCE OF 131.06 FEET TO A POINT; THENCE SOUTH 70°34'18" WEST FOR A DISTANCE OF 214.72 FEET TO A POINT; THENCE SOUTH 66°40'01" WEST FOR A DISTANCE OF 71.76 FEET TO A POINT; THENCE SOUTH 78°52'25" WEST FOR A DISTANCE OF 139.85 FEET TO A POINT; THENCE SOUTH 84°09'59" WEST FOR A DISTANCE OF 77.51 FEET TO A POINT; THENCE NORTH 89°49'18" WEST FOR A DISTANCE OF 51.06 FEET TO A POINT; THENCE NORTH 72°41'59" WEST FOR A DISTANCE OF 124.47 FEET TO A POINT; THENCE NORTH 23°08'08" WEST FOR A DISTANCE OF 40.22 FEET TO A POINT; THENCE NORTH 72°21'45" WEST FOR A DISTANCE OF 93.08 FEET TO A POINT; THENCE NORTH 50°07'24" WEST FOR A DISTANCE OF 149.43 FEET TO A POINT; THENCE NORTH 54°19'44" WEST FOR A DISTANCE OF 118.83 FEET TO A POINT; THENCE NORTH 30°23'01" WEST FOR A DISTANCE OF 72.55 FEET TO A POINT; THENCE NORTH 51°40'55" WEST FOR A DISTANCE OF 87.35 FEET TO A POINT; THENCE NORTH 04°28'01" WEST FOR A DISTANCE OF 102.34 FEET TO A POINT; THENCE NORTH 19°46'13" WEST FOR A DISTANCE OF 115.68 FEET TO A POINT; THENCE NORTH 35°14'15" WEST FOR A DISTANCE OF 160.23 FEET TO A POINT; THENCE NORTH 15°55'12" WEST FOR A DISTANCE OF 37.65 FEET TO A POINT; THENCE NORTH 10°46'22" EAST FOR A DISTANCE OF 101.51 FEET TO A POINT; THENCE NORTH 51°36'53" WEST FOR A DISTANCE OF 111.31 FEET TO A POINT; THENCE NORTH 42°49'38" WEST FOR A DISTANCE OF 211.90 FEET TO A POINT; THENCE NORTH 57°38'33" WEST FOR A DISTANCE OF 139.10 FEET TO A POINT; THENCE SOUTH 64°53'54" WEST FOR A DISTANCE OF 90.67 FEET TO A POINT; THENCE NORTH 66°02'45" WEST FOR A DISTANCE OF 32.06 FEET TO A POINT; THENCE NORTH 33°34'58" WEST FOR A DISTANCE OF 74.78 FEET TO A POINT AT THE INTERSECTION OF SAID SHOAL CREEK WITH THE CENTERLINE OF AN UNNAMED BRANCH; THENCE LEAVING SAID INTERSECTION AND CONTINUING ALONG THE CENTERLINE OF SAID UNNAMED BRANCH NORTH 23°29'26" EAST FOR A DISTANCE OF 27.09 FEET TO A POINT: THENCE NORTH 15°14'47" WEST FOR A DISTANCE OF 30.52 FEET TO A POINT: THENCE NORTH 36°49'57" EAST FOR A DISTANCE OF 66.26 FEET TO A POINT; THENCE NORTH 25°21'31" WEST FOR A DISTANCE OF 28.29 FEET TO A POINT; THENCE NORTH 28°02'53" EAST FOR A DISTANCE OF 72.40 FEET TO A POINT; THENCE NORTH 39°25'56" EAST FOR A DISTANCE OF 38.11 FEET TO A POINT; THENCE NORTH 66°26'21" EAST FOR A DISTANCE OF 24.67 FEET TO A POINT: THENCE NORTH 16°28'35" WEST FOR A DISTANCE OF 38.06 FEET TO A POINT: THENCE NORTH 27°17'35" EAST FOR A DISTANCE OF 16.32 FEET TO A POINT; THENCE NORTH 57°15'21" EAST FOR A DISTANCE OF 53.38 FEET TO A POINT; THENCE NORTH 36°50'30" EAST FOR A DISTANCE OF 29.49 FEET TO A POINT; THENCE NORTH 30°06'30" WEST FOR A DISTANCE OF 29.63 FEET TO A POINT; THENCE NORTH 05°35'29" EAST FOR A DISTANCE OF 45.82 FEET TO A POINT; THENCE NORTH 75°55'55" EAST FOR A DISTANCE OF 31.86 FEET TO A POINT; THENCE NORTH 26°14'40" EAST FOR A DISTANCE OF 42.00 FEET TO A POINT; THENCE NORTH 53°48'39" EAST FOR A DISTANCE OF 18.01 FEET TO A POINT: THENCE SOUTH 47°44'32" EAST FOR A DISTANCE OF 12.65 FEET TO A POINT: THENCE NORTH 51°23'01" EAST FOR A DISTANCE OF 28.24 FEET TO A POINT; THENCE SOUTH 84°19'32" EAST FOR A DISTANCE OF 26.57 FEET TO A POINT; THENCE NORTH 20°52'14" EAST FOR A DISTANCE OF 27.61 FEET TO A POINT; THENCE NORTH 73°32'01" EAST FOR A DISTANCE OF 21.40 FEET TO A POINT; THENCE NORTH 21°37'00" EAST FOR A DISTANCE OF 20.18 FEET TO A POINT; THENCE NORTH 80°45'41" EAST FOR A DISTANCE OF 15.65 FEET TO A POINT; THENCE NORTH 50°16'35" EAST FOR A DISTANCE OF 16.55 FEET TO A POINT; THENCE NORTH 73°09'34" EAST FOR A DISTANCE OF 18.17 FEET TO A POINT; THENCE NORTH 30°59'13" EAST FOR A DISTANCE OF 29.36 FEET TO A POINT; THENCE NORTH 74°54'39" EAST FOR A DISTANCE OF 24.16 FEET TO A POINT; THENCE NORTH 28°36'44" EAST FOR A DISTANCE OF 26.37 FEET TO A POINT; THENCE LEAVING THE CENTERLINE OF SAID UNNAMED BRANCH ALONG THE APPARENT RECOGNIZED SOUTHERLY LAND LOT LINE OF LAND LOT 1 OF THE 3RD DISTRICT OF ORIGINAL HENRY, NOW SPALDING COUNTY, GEORGIA NORTH 89°35'57" EAST FOR A DISTANCE OF 566.01 FEET TO A 1"OPEN TOP PIPE FOUND AT INTERSECTION OF THE APPARENT RECOGNIZED LAND LOT LINE COMMON TO SAID LAND LOT 1 AND LAND LOT 32 OF SAID 3RD DISTRICT WITH THE APPARENT RECOGNIZED NORTHERLY LAND LOT LINE OF LAND LOT 16 OF THE 2ND DISTRICT OF ORIGINAL MONROE, NOW SPALDING COUNTY, GEORGIA; THENCE LEAVING SAID INTERSECTION AND CONTINUING ALONG THE APPARENT RECOGNIZED SOUTHERLY LAND LOT LINE OF SAID LAND LOT 32 OF SAID 3RD DISTRICT, SOUTH 88°33'16" EAST FOR A DISTANCE OF 1,545.27 FEET A 5/8" REBAR WITH CAP SET (INSCRIBED "LSF0946"); THENCE LEAVING THE APPARENT RECOGNIZED SOUTHERLY LAND LOT LINE OF SAID LAND LOT 32 OF SAID 3RD DISTRICT NORTH 00°01'41" EAST FOR A DISTANCE OF 1,148.91 FEET TO A 5/8" REBAR WITH CAP SET (INSCRIBED "LSF0946"); THENCE SOUTH 89°59'03" EAST FOR A DISTANCE OF 1,458.49 FEET TO A 5/8" REBAR WITH CAP SET (INSCRIBED "LSF0946"); THENCE NORTH 32°54'54" EAST FOR A DISTANCE OF 1,149.31 FEET TO A 5/8" REBAR WITH CAP SET (INSCRIBED "LSF0946"); THENCE NORTH 00°00'58" EAST FOR A DISTANCE OF 280.94 FEET TO A 5/8" REBAR WITH CAP SET (INSCRIBED "LSF0946"); THENCE NORTH 00°19'41" EAST FOR A DISTANCE OF 1,417.12 FEET TO A 5/8" REBAR WITH CAP SET (INSCRIBED "LSF0946") ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID ELLIS ROAD; THENCE CONTINUING ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID ELLIS ROAD NORTH 88°46'47" EAST FOR A DISTANCE OF 440.95 FEET TO A 5/8" REBAR WITH CAP SET (INSCRIBED LSF0946), SAID 5/8" REBAR WITH CAP BEING LOCATED AT THE POINT OF

SAID PROPERTY CONTAINS 282.37 ACRES MORE OR LESS, AS SHOWN ON THAT CERTAIN ALTA/NSPS LAND TITLE SURVEY FOR ESMOND ROCK LAND, LLC AND CHICAGO TITLE INSURANCE COMPANY, PREPARED BY LAND ENGINEERING, INC., AND BEARING THE SEAL AND CERTIFICATION OF DANIEL L. COLLINS, GEORGIA REGISTERED LAND SURVEYOR NUMBER 2851, DATED SEPTEMBER 29, 2017.

ALTA/NSPS CERTIFICATION

To Esmond Rock Land, 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, 11, 13, 14, 16, 18, 19 & 20 of Table A thereof. The field work was completed on September 28, 2017.

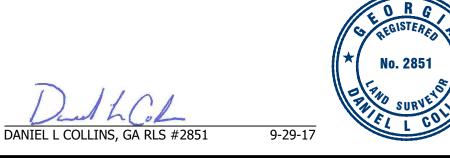
Date of Plat or Map: October 2, 2017.

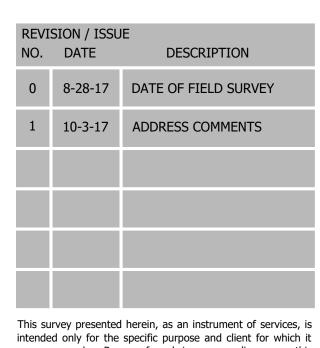
BEGINNING.

That of Thap? October 2, 2017?

SURVEYOR'S CERTIFICATION

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. 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.





This survey presented herein, as an instrument of services, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization by Land Engineering, Inc. shall be without liability to Land Engineering, Inc.



PREPARED BY:

PARCEL 1 AND 2 - LEGAL DESCRIPTION (AS SURVEYED)

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 32, 33 AND 34 OF THE 3RD LAND DISTRICT, ORIGINAL HENRY, NOW SPALDING COUNTY, AND LAND LOTS 16, 17 AND 48 OF THE 2ND LAND DISTRICT, ORIGINAL MONROE, NOW SPALDING COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 1/2" REBAR WITH CAP FOUND (INSCRIBED POINT TO POINT) AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY OF ELLIS ROAD (HAVING AN APPARENT 60' RIGHT OF WAY) AND THE WESTERLY LINE OF CLUB ESTATES III, AS RECORDED IN PLAT BOOK 23, PAGE 198, SPALDING COUNTY RECORDS; THENCE LEAVING SAID INTERSECTION AND CONTINUING ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID ELLIS ROAD SOUTH 88°35'24" WEST FOR A DISTANCE OF 862.15 TO A 5/8" REBAR WITH CAP SET (INSCRIBED LSF0946), SAID REBAR AND CAP BEING LOCATED AT THE POINT OF BEGINNING; THENCE LEAVING THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID ELLIS ROAD SOUTH 00°19'41" WEST FOR A DISTANCE OF 2,723.50 FEET TO A 5/8" REBAR WITH CAP SET (INSCRIBED "LSF0946"); THENCE SOUTH 00°19'41" WEST FOR A DISTANCE OF 2,312.40 FEET TO A POINT IN THE CENTERLINE OF SHOAL CREEK; THENCE CONTINUING ALONG THE CENTERLINE OF SAID SHOAL CREEK SOUTH 86°17'30" WEST FOR A DISTANCE OF 35.19 FEET TO A POINT; THENCE NORTH 82°22'31" WEST FOR A DISTANCE OF 76.10 FEET TO A POINT; THENCE SOUTH 61°01'17" WEST FOR A DISTANCE OF 32.47 FEET TO A POINT; THENCE SOUTH 74°14'08" WEST FOR A DISTANCE OF 93.81 FEET TO A POINT; THENCE SOUTH 81°24'54" WEST FOR A DISTANCE OF 97.67 FEET TO A POINT; THENCE NORTH 82°13'47" WEST FOR A DISTANCE OF 68.79 FEET TO A POINT; THENCE NORTH 64°10'05" WEST FOR A DISTANCE OF 46.21 FEET TO A POINT; THENCE NORTH 03°11'54" EAST FOR A DISTANCE OF 70.87 FEET TO A POINT; THENCE SOUTH 74°41'08" WEST FOR A DISTANCE OF 88.90 FEET TO A POINT; THENCE SOUTH 81°37'06" WEST FOR A DISTANCE OF 120.55 FEET TO A POINT; THENCE SOUTH 86°34'14" WEST FOR A DISTANCE OF 103.71 FEET TO A POINT; THENCE SOUTH 80°54'11" WEST FOR A DISTANCE OF 69.40 FEET TO A POINT; THENCE NORTH 66°24'10" WEST FOR A DISTANCE OF 39.40 FEET TO A POINT; THENCE NORTH 37°05'03" WEST FOR A DISTANCE OF 45.98 FEET TO A POINT; THENCE NORTH 65°04'08" WEST FOR A DISTANCE OF 131.80 FEET TO A POINT; THENCE SOUTH 81°24'58" WEST FOR A DISTANCE OF 122.42 FEET TO A POINT; THENCE SOUTH 78°18'00" WEST FOR A DISTANCE OF 170.93 FEET TO A POINT; THENCE SOUTH 44°13'21" WEST FOR A DISTANCE OF 48.48 FEET TO A POINT; THENCE NORTH 87°46'41" WEST FOR A DISTANCE OF 143.22 FEET TO A POINT; THENCE SOUTH 57°53'23" WEST FOR A DISTANCE OF 67.15 FEET TO A POINT; THENCE SOUTH 48°10'37" WEST FOR A DISTANCE OF 81.18 FEET TO A POINT; THENCE SOUTH 38°56'40" WEST FOR A DISTANCE OF 114.93 FEET TO A POINT; THENCE SOUTH 57°57'26" WEST FOR A DISTANCE OF 81.17 FEET TO A POINT; THENCE SOUTH 77°11'39" WEST FOR A DISTANCE OF 130.88 FEET TO A POINT: THENCE SOUTH 60°02'00" WEST FOR A DISTANCE OF 188.37 FEET TO A POINT: THENCE SOUTH 77°26'16" WEST FOR A DISTANCE OF 56.39 FEET TO A POINT; THENCE NORTH 80°38'20" WEST FOR A DISTANCE OF 58.01 FEET TO A POINT: THENCE NORTH 55°01'56" WEST FOR A DISTANCE OF 58.48 FEET TO A POINT: THENCE SOUTH 86°26'13" WEST FOR A DISTANCE OF 73.07 FEET TO A POINT; THENCE NORTH 62°11'07" WEST FOR A DISTANCE OF 87.31 FEET TO A POINT; THENCE NORTH 24°59'14" WEST FOR A DISTANCE OF 72.89 FEET TO A POINT; THENCE NORTH 86°17'38" WEST FOR A DISTANCE OF 108.82 FEET TO A POINT; THENCE NORTH 60°38'49" WEST FOR A DISTANCE OF 72.09 FEET TO A POINT; THENCE SOUTH 68°17'15" WEST FOR A DISTANCE OF 172.54 FEET TO A POINT; THENCE SOUTH 89°46'50" WEST FOR A DISTANCE OF 180.29 FEET TO A POINT; THENCE SOUTH 72°05'26" WEST FOR A DISTANCE OF 190.20 FEET TO A POINT; THENCE SOUTH 69°27'03" WEST FOR A DISTANCE OF 126.17 FEET TO A POINT; THENCE SOUTH 85°17'21" WEST FOR A DISTANCE OF 109.17 FEET TO A POINT: THENCE SOUTH 89°54'36" WEST FOR A DISTANCE OF 111.29 FEET TO A POINT; THENCE SOUTH 89°51'11" WEST FOR A DISTANCE OF 96.79 FEET TO A POINT; THENCE SOUTH 74°06'03" WEST FOR A DISTANCE OF 94.73 FEET TO A POINT; THENCE NORTH 76°15'20" WEST FOR A DISTANCE OF 69.11 FEET TO A POINT; THENCE SOUTH 72°45'31" WEST FOR A DISTANCE OF 60.21 FEET TO A POINT; THENCE SOUTH 59°51'13" WEST FOR A DISTANCE OF 131.06 FEET TO A POINT; THENCE SOUTH 70°34'18" WEST FOR A DISTANCE OF 214.72 FEET TO A POINT; THENCE SOUTH 66°40'01" WEST FOR A DISTANCE OF 71.76 FEET TO A POINT; THENCE SOUTH 78°52'25" WEST FOR A DISTANCE OF 139.85 FEET TO A POINT; THENCE SOUTH 84°09'59" WEST FOR A DISTANCE OF 77.51 FEET TO A POINT; THENCE NORTH 89°49'18" WEST FOR A DISTANCE OF 51.06 FEET TO A POINT; THENCE NORTH 72°41'59" WEST FOR A DISTANCE OF 124.47 FEET TO A POINT; THENCE NORTH 23°08'08" WEST FOR A DISTANCE OF 40.22 FEET TO A POINT; THENCE NORTH 72°21'45" WEST FOR A DISTANCE OF 93.08 FEET TO A POINT; THENCE NORTH 50°07'24" WEST FOR A DISTANCE OF 149.43 FEET TO A POINT; THENCE NORTH 54°19'44" WEST FOR A DISTANCE OF 118.83 FEET TO A POINT; THENCE NORTH 30°23'01" WEST FOR A DISTANCE OF 72.55 FEET TO A POINT; THENCE NORTH 51°40'55" WEST FOR A DISTANCE OF 87.35 FEET TO A POINT; THENCE NORTH 04°28'01" WEST FOR A DISTANCE OF 102.34 FEET TO A POINT; THENCE NORTH 19°46'13" WEST FOR A DISTANCE OF 115.68 FEET TO A POINT; THENCE NORTH 35°14'15" WEST FOR A DISTANCE OF 160.23 FEET TO A POINT; THENCE NORTH 15°55'12" WEST FOR A DISTANCE OF 37.65 FEET TO A POINT; THENCE NORTH 10°46'22" EAST FOR A DISTANCE OF 101.51 FEET TO A POINT; THENCE NORTH 51°36'53" WEST FOR A DISTANCE OF 111.31 FEET TO A POINT; THENCE NORTH 42°49'38" WEST FOR A DISTANCE OF 211.90 FEET TO A POINT; THENCE NORTH 57°38'33" WEST FOR A DISTANCE OF 139.10 FEET TO A POINT; THENCE SOUTH 64°53'54" WEST FOR A DISTANCE OF 90.67 FEET TO A POINT; THENCE NORTH 66°02'45" WEST FOR A DISTANCE OF 32.06 FEET TO A POINT; THENCE NORTH 33°34'58" WEST FOR A DISTANCE OF 74.78 FEET TO A POINT AT THE INTERSECTION OF SAID SHOAL CREEK WITH THE CENTERLINE OF AN UNNAMED BRANCH; THENCE LEAVING SAID INTERSECTION AND CONTINUING ALONG THE CENTERLINE OF SAID UNNAMED BRANCH NORTH 23°29'26" EAST FOR A DISTANCE OF 27.09 FEET TO A POINT; THENCE NORTH 15°14'47" WEST FOR A DISTANCE OF 30.52 FEET TO A POINT; THENCE NORTH 36°49'57" EAST FOR A DISTANCE OF 66.26 FEET TO A POINT; THENCE NORTH 25°21'31" WEST FOR A DISTANCE OF 28.29 FEET TO A POINT; THENCE NORTH 28°02'53" EAST FOR A DISTANCE OF 72.40 FEET TO A POINT; THENCE NORTH 39°25'56" EAST FOR A DISTANCE OF 38.11 FEET TO A POINT; THENCE NORTH 66°26'21" EAST FOR A DISTANCE OF 24.67 FEET TO A POINT; THENCE NORTH 16°28'35" WEST FOR A DISTANCE OF 38.06 FEET TO A POINT; THENCE NORTH 27°17'35" EAST FOR A DISTANCE OF 16.32 FEET TO A POINT; THENCE NORTH 57°15'21" EAST FOR A DISTANCE OF 53.38 FEET TO A POINT; THENCE NORTH 36°50'30" EAST FOR A DISTANCE OF 29.49 FEET TO A POINT; THENCE NORTH 30°06'30" WEST FOR A DISTANCE OF 29.63 FEET TO A POINT; THENCE NORTH 05°35'29" EAST FOR A DISTANCE OF 45.82 FEET TO A POINT; THENCE NORTH 75°55'55" EAST FOR A DISTANCE OF 31.86 FEET TO A POINT; THENCE NORTH 26°14'40" EAST FOR A DISTANCE OF 42.00 FEET TO A POINT: THENCE NORTH 53°48'39" EAST FOR A DISTANCE OF 18.01 FEET TO A POINT; THENCE SOUTH 47°44'32" EAST FOR A DISTANCE OF 12.65 FEET TO A POINT; THENCE NORTH 51°23'01" EAST FOR A DISTANCE OF 28.24 FEET TO A POINT; THENCE SOUTH 84°19'32" EAST FOR A DISTANCE OF 26.57 FEET TO A POINT; THENCE NORTH 20°52'14" EAST FOR A DISTANCE OF 27.61 FEET TO A POINT; THENCE NORTH 73°32'01" EAST FOR A DISTANCE OF 21.40 FEET TO A POINT; THENCE NORTH 21°37'00" EAST FOR A DISTANCE OF 20.18 FEET TO A POINT: THENCE NORTH 80°45'41" EAST FOR A DISTANCE OF 15.65 FEET TO A POINT: THENCE NORTH 50°16'35" EAST FOR A DISTANCE OF 16.55 FEET TO A POINT; THENCE NORTH 73°09'34" EAST FOR A DISTANCE OF 18.17 FEET TO A POINT; THENCE NORTH 30°59'13" EAST FOR A DISTANCE OF 29.36 FEET TO A POINT; THENCE NORTH 74°54'39" EAST FOR A DISTANCE OF 24.16 FEET TO A POINT: THENCE NORTH 28°36'44" EAST FOR A DISTANCE OF 26.37 FEET TO A POINT; THENCE LEAVING THE CENTERLINE OF SAID UNNAMED BRANCH ALONG THE APPARENT RECOGNIZED SOUTHERLY LAND LOT LINE OF LAND LOT 1 OF THE 3RD DISTRICT OF ORIGINAL HENRY, NOW SPALDING COUNTY, GEORGIA NORTH 89°35'57" EAST FOR A DISTANCE OF 566.01 FEET TO A 1"OPEN TOP PIPE FOUND AT INTERSECTION OF THE APPARENT RECOGNIZED LAND LOT LINE COMMON TO SAID LAND LOT 1 AND LAND LOT 32 OF SAID 3RD DISTRICT WITH THE APPARENT RECOGNIZED NORTHERLY LAND LOT LINE OF LAND LOT 16 OF THE 2ND DISTRICT OF ORIGINAL MONROE, NOW SPALDING COUNTY, GEORGIA; THENCE LEAVING SAID INTERSECTION AND CONTINUING ALONG THE APPARENT RECOGNIZED SOUTHERLY LAND LOT LINE OF SAID LAND LOT 32 OF SAID 3RD DISTRICT, SOUTH 88°33'16" EAST FOR A DISTANCE OF 1,545.27 FEET A 5/8" REBAR WITH CAP SET (INSCRIBED "LSF0946"); THENCE LEAVING THE APPARENT RECOGNIZED SOUTHERLY LAND LOT LINE OF SAID LAND LOT 32 OF SAID 3RD DISTRICT NORTH 00°01'41" EAST FOR A DISTANCE OF 1,148.91 FEET TO A 5/8" REBAR WITH CAP SET (INSCRIBED "LSF0946"); THENCE SOUTH 89°59'03" EAST FOR A DISTANCE OF 1,458.49 FEET TO A 5/8" REBAR WITH CAP SET (INSCRIBED "LSF0946") THENCE NORTH 32°54'54" EAST FOR A DISTANCE OF 1,149.31 FEET TO A 5/8" REBAR WITH CAP SET (INSCRIBED "LSF0946"): THENCE NORTH 00°00'58" EAST FOR A DISTANCE OF 280.94 FEET TO A 5/8" REBAR WITH CAP SET (INSCRIBED "LSF0946"); THENCE NORTH 00°19'41" EAST FOR A DISTANCE OF 1,417.12 FEET TO A 5/8" REBAR WITH CAP SET (INSCRIBED "LSF0946") ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID ELLIS ROAD; THENCE CONTINUING ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID ELLIS ROAD NORTH 88°46'47" EAST FOR A DISTANCE OF 440.95 FEET TO A 5/8" REBAR WITH CAP SET (INSCRIBED LSF0946); THENCE NORTH 88°46'47" EAST FOR A DISTANCE OF 480.00 FEET TO A 5/8" REBAR WITH CAP SET (INSCRIBED LSF0946), SAID 5/8" REBAR WITH CAP BEING LOCATED AT THE POINT OF BEGINNING.

SAID PROPERTY CONTAINS 312.37 ACRES MORE OR LESS, AS SHOWN ON THAT CERTAIN ALTA/NSPS LAND TITLE SURVEY FOR ESMOND ROCK LAND, LLC AND CHICAGO TITLE INSURANCE COMPANY, PREPARED BY LAND ENGINEERING, INC., AND BEARING THE SEAL AND CERTIFICATION OF DANIEL L. COLLINS, GEORGIA REGISTERED LAND SURVEYOR NUMBER 2851, DATED SEPTEMBER 29, 2017.

ALTA / NSPS Land Title Survey

Prepared for:

ESMOND ROCK LAND, LLC AND CHICAGO TITLE INSURANCE COMPANY

Ellis Road Boundary

Land Lots 16,17,& 48 of the 2ND District of Original Monroe County
Land Lots 31-34 of the 3RD District of Original Henry County
Spalding County, Georgia

DRAWN BY: AB	CKD BY: DC	SCALE: 1" = 400'	SHEET:	
PROJ. NO.: 1072-001	DATE: 09-29-2017	ONE INCH AT FULL SCALE	TOTAL SHEETS:	2