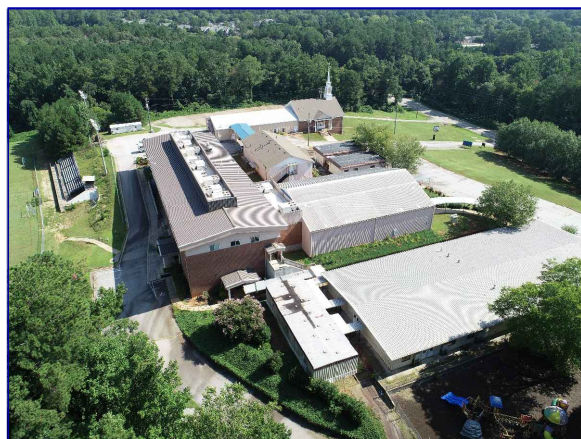
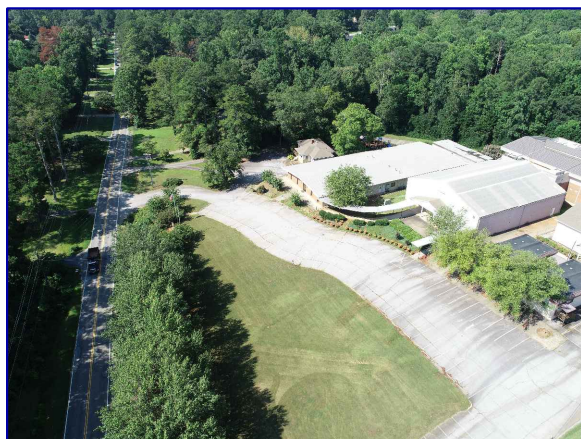


# SITE PHOTOGRAPHS



# TITLE EXCEPTIONS

THE FOLLOWING EXCEPTIONS ARE LISTED IN SCHEDULE B, SECTION 2, OF A COMMITMENT FOR TITLE INSURANCE, AS PREPARED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. 2-37951, EFFECTIVE DATE JULY 3, 2019.

(g) Right of Way Deed from L. M. Campbell to Douglas County, Georgia, dated June 25, 1963, filed for record December 12, 1963 at 9:00 a.m., recorded in Deed Book 51, Page 201, Records of Douglas County, Georgia.

**AFFECTS SITE - BLANKET EASEMENT FOR DRAINAGE - NOT PLOTTABLE**

(h) Boundary Line Agreement by and between L. M. Campbell, L. M. Campbell, Jr. and Carl E. Cloud, Sr., dated November 13, 1974, filed for record November 18, 1974 at 10:11 a.m., recorded in Deed Book 265, Page 284, aforesaid Records.

**DOES NOT AFFECT SITE**

(i) Right of Way Easement from Byron L. Cole and Debbie S. Cole to Douglas County Electric Membership Corporation, a corporation, dated October 30, 1984, filed for record November 26, 1984 at 3:22 p.m., recorded in Deed Book 460, Page 427, aforesaid Records.

**MAY AFFECT SITE - VAGUE DESCRIPTION - NOT PLOTTABLE**

(j) Easement for Construction and Permanent Location of Sewer Line from Colonial Hills Baptist Church to Douglasville-Douglas County Water and Sewer Authority, a Georgia public body corporation, dated April 25, 2001, filed for record April 26, 2001 at 8:57 a.m., recorded in Deed Book 1411, Page 429, aforesaid Records.

**AFFECTS SITE AS SHOWN**

(k) All those matters as disclosed by that certain plat recorded in Plat Book 1 3, Page 69, aforesaid Records.

**NO EASEMENTS SHOWN ON DOCUMENT**

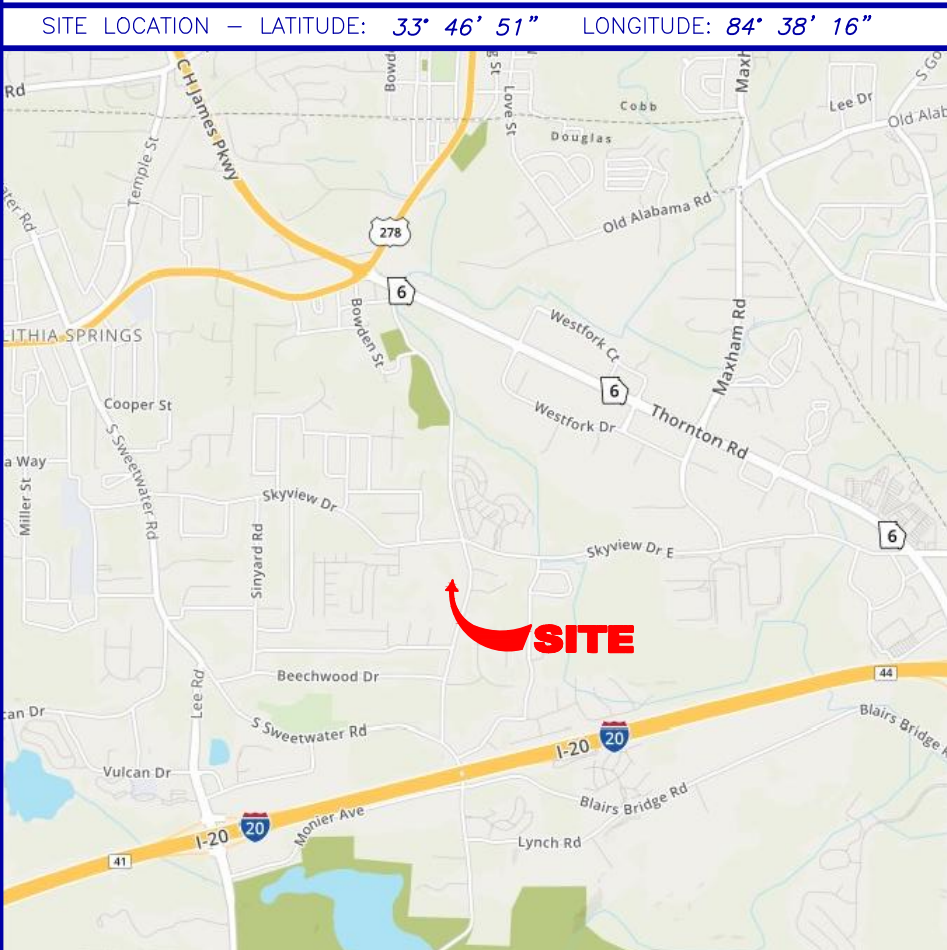
# PROPERTY DESCRIPTION

All that tract or parcel of land lying or being in Land Lot 526 and 527, 18th District, 2nd Section, Douglas County, Georgia, and being more particularly described as follows:

Commencing at the intersection of the Southerly right-of-way of Skyview Drive (80 foot right-of-way) with the Westerly right-of-way of Mt. Vernon Road (60 foot right-of-way); thence along said right-of-way of Mt. Vernon Road, in a southerly direction, 676.03 feet to a 1/2 inch rebar found, said point having State Plane Coordinates of North 1,375,952.30, East 2,153,798.03, Georgia West Zone, said point being the True Point of Beginning; thence continuing along said right-of-way South 02 degrees 27 minutes 25 seconds West, a distance of 45.71 feet to a point; thence along a curve to the right, said curve having an arc length of 217.13 feet with a radius of 884.75 feet, being subtended by a chord bearing of South 09 degrees 43 minutes 52 seconds West, a distance of 216.58 feet to a 5/8 inch rebar set; thence South 16 degrees 31 minutes 17 seconds West, a distance of 322.88 feet to a point; thence South 17 degrees 47 minutes 44 seconds West, a distance of 151.66 feet to a 1/2 inch rebar found; thence leaving said right-of-way North 80 degrees 59 minutes 39 seconds West, a distance of 324.65 feet to a 1/2 inch rebar found; thence North 23 degrees 41 minutes 47 seconds West, a distance of 226.70 feet to a nail found; thence North 79 degrees 47 minutes 45 seconds West, a distance of 486.74 feet to a 5/8 inch rebar set; thence North 16 degrees 23 minutes 20 seconds East, a distance of 253.55 feet to a 5/8 inch rebar set; thence North 12 degrees 00 minutes 43 seconds East, a distance of 109.99 feet to a 5/8 inch rebar set; thence North 11 degrees 53 minutes 46 seconds East, a distance of 90.90 feet to a 5/8 inch rebar set; thence North 12 degrees 18 minutes 28 seconds East, a distance of 45.65 feet to a 5/8 inch rebar set; thence South 83 degrees 00 minutes 14 seconds East, a distance of 439.54 feet to a 5/8 inch rebar set; thence South 83 degrees 00 minutes 14 seconds East, a distance of 512.17 feet to a 1/2 inch rebar found on the Westerly right-of-way of Mt. Vernon Road, said point being the True Point of Beginning.

Said tract of land contains 13.308 Acres.

# VICINITY MAP



# GENERAL NOTES

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAPS FOR THIS AREA. THE MAP NUMBERS FOR THIS AREA ARE 13097C0067D & 13097C0069D, AND THE DATE OF SAID MAPS IS MARCH 4, 2013. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

PLEASE NOTE: ABOVE GROUND UTILITIES ARE SHOWN HEREON. NO UNDERGROUND UTILITIES WERE MARKED OR LOCATED.

RIGHT-OF-WAY LINES SHOWN ON THIS SURVEY THAT ARE NOT ACTUAL BOUNDARIES OF THE SUBJECT TRACT(S) ARE DEPICTED GRAPHICALLY AND ARE SHOWN APPROXIMATELY FOR INFORMATIONAL PURPOSES ONLY. SAID RIGHT-OF-WAY LINES SHOULD NOT BE UTILIZED FOR DESIGN PURPOSES.

THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS, AND BASED ON POSITIONAL VALUES FOR THE VERTICAL REFERENCE STATION NETWORK DEVELOPED BY eGPS SOLUTIONS. THE HORIZONTAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983(2011)-STATE PLANE COORDINATE SYSTEM OF GEORGIA-WEST ZONE. THE VERTICAL REFERENCE FRAME IS NORTH AMERICAN VERTICAL DATUM OF 1988. ANY DIRECTIONS OR DIMENSIONS SHOWN ARE A RECTANGULAR, GROUND LEVEL PROJECTION OF THE STATE PLANE COORDINATE SYSTEM.

NO ZONING REPORT OR ZONING LETTER WAS PROVIDED TO THE SURVEYOR. THE SITE IS ZONED "R-A" (RESIDENTIAL-AGRICULTURAL DISTRICT) AS SHOWN ON THE ZONING MAP OF DOUGLAS COUNTY. THE MINIMUM YARD SETBACKS ARE: FRONT (MAJOR THOROUGHFARE) - 100 FEET; FRONT (MINOR STREET) - 35 FEET; SIDE - 15 FEET; REAR - 60 FEET.

PLEASE NOTE: ZONING AND SETBACKS SHOULD BE CONFIRMED AND VERIFIED BY PLANNING AND ZONING PRIOR TO DESIGN OR CONSTRUCTION ACTIVITIES.

N/F PROPERTY OF  
**COLONIAL HILLS BAPTIST CHURCH**  
DEED BOOK 948 / PAGE 619  
**COLONIAL HILLS SCHOOL PROPERTY, LLC**  
DEED BOOK 2009 / PAGE 698

TOTAL SITE AREA  
13,308 Acres  
579,710 sf  
ZONED R-A

# SURVEYOR CERTIFICATION (ALTA/NSPS)

To: CSDPC DSA LLC  
Reinvestment Fund  
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)-1, 8, 9, 11, & 13 of Table A thereof. The field work was completed on September 3, 2019.

Date: September 3, 2019

# SURVEYOR CERTIFICATION (GEORGIA)

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.

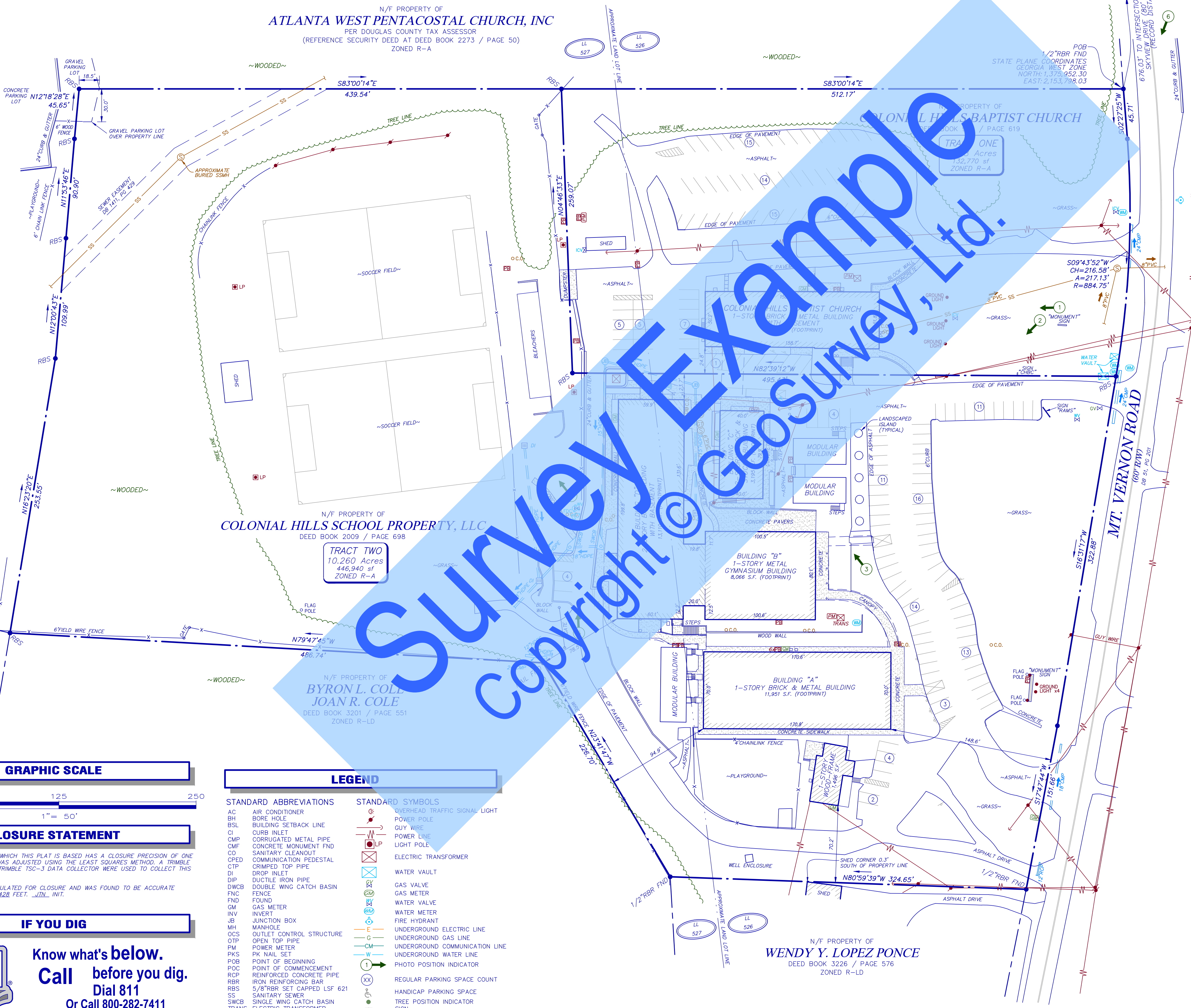
GeoSurvey

Land Surveying • 3D Laser Scanning

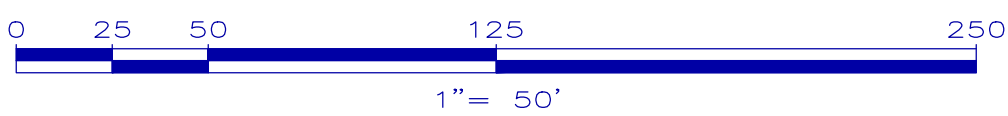
1660 Barnes Mill Road  
Marietta, Georgia 30062

Phone: (770) 795-9900  
Fax: (770) 795-8880

www.geosurvey.com  
EMAIL: info@geosurvey.com  
Certificate of Authorization #LSF-000621



# GRAPHIC SCALE



# CLOSURE STATEMENT

THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 139,602", AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. A TRIMBLE S-6 TOTAL STATION AND TRIMBLE TSC-3 DATA COLLECTOR WERE USED TO COLLECT THIS FIELD DATA.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 624,428 FEET. JTL:INT.

# IF YOU DIG



Know what's below.  
Call before you dig.  
Dial 811  
Or Call 800-282-7411

# LEGEND

STANDARD ABBREVIATIONS	STANDARD SYMBOLS
AC AIR CONDITIONER	OVERHEAD TRAFFIC SIGNAL LIGHT
BH BORE HOLE	POWER POLE
BSL BUILDING SETBACK LINE	GUY WIRE
CI CURB INLET	POWER LINE
OMP CORRUGATED METAL PIPE	LIGHT POLE
OMF CONCRETE MONUMENT FND	ELECTRIC TRANSFORMER
CO SANITARY CLEANOUT	WATER VAULT
OPED COMMUNICATION PEDESTAL	GAS VALVE
CTP CRIMPED TOP PIPE	GAS METER
DI DROP INLET	WATER VALVE
DIPB DUCTILE IRON PIPE	WATER METER
DWCB DOUBLE WING CATCH BASIN	FIRE HYDRANT
FNC FENCE	UNDERGROUND ELECTRIC LINE
FND FOUND	UNDERGROUND GAS LINE
QM GAS METER	UNDERGROUND COMMUNICATION LINE
INV INVERT	UNDERGROUND WATER LINE
JB JUNCTION BOX	PHOTO POSITION INDICATOR
MH MANHOLE	REGULAR PARKING SPACE COUNT
OCS OUTLET CONTROL STRUCTURE	HANDICAP PARKING SPACE
OTF OPEN TOP PIPE	TREE POSITION INDICATOR
PM POWER METER	
PKS PK NAIL SET	
POB POINT OF BEGINNING	
POC POINT OF COMMENCEMENT	
PCP REINFORCED CONCRETE PIPE	
RBR 1/2" RBR SET CAPPED LSF 621	
RSS SANITARY SEWER	
SWCB SINGLE WING CATCH BASIN	
TRANS ELECTRIC TRANSFORMER	