#### **SOURCE INFORMATION**

1411, PAGE 0033, RECORDED JUNE 04, 2020 AT 11:33 A.M.

LEGEND & SYMBOLS

COMPUTED POINT

HANDICAP PARKING

SANITARY MANHOLE

**ELECTRIC METER** 

ELECTRIC CABINET

ELECTRIC BOX

WATER METER

WATER VALVE

DRAIN GRATE

CLEANOUT

OVERHANG

SIDEWALK

---- EASEMENT LINE

C/L — – CENTERLINE

 $-- \times - \times - \times - - FENCE LINE$ 

---- SETBACK LINE

= = = = = WALL

R/W — — — RIGHT-OF-WAY LINE

— OF — OF — OVERHEAD POWER LINE

PROPANE TANK

CONCRETE PAD

NOW OR FORMERLY

POINT OF BEGINNING

BUILDING HEIGHT LOCATION

OVH

STORM MANHOLE

TELEPHONE PEDESTAL

MEASURED/CALCULATED DIMENSION

**BOLLARD** POWER POLE

FOUND MONUMENT (AS NOTED)

SET MONUMENT (AS NOTED)

THE PROPERTY HEREON DESCRIBED IS THE SAME PROPERTY AS DESCRIBED IN DEED BOOK

WORN CONCRETE

FOUND 1/2" REBAR

WITH NO ID

WITH FADED PARKING STRIPES

1-STORY MASONRY BUILDING

18,831 SQ. FEET ±

HEIGHT: 19.6' ±

# **BOUNDARY SURVEY**

2505 SOUTH MAIN STREET MOULTRIE, GEORGIA 31768 COLQUITT COUNTY

OUND 1/2" REBAR

HOSPITAL AUTHORITY

P O BOX 40

MOULTRIE, GA 31776

APN: M041-001A

**SIGNIFICANT OBSERVATIONS** 

NONE OBSERVED AT THE TIME OF THE ALTA/NSPS SURVEY.

UTILITY INFORMATION

THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE

PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY

SUBTERRANEAN USES.

GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND

OF COLQUITT COUNTY

WITH NO ID 72

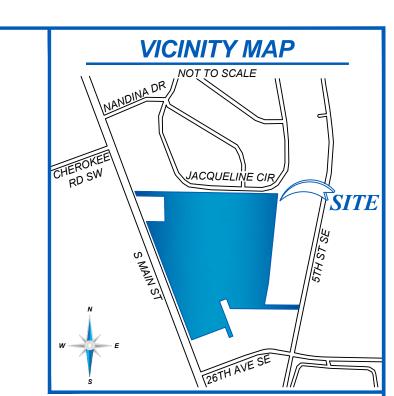
#### **ZONING INFORMATION**

2420 JACQUELINE CIRCLE

MOULTRIE, GA 31768

APN: M040-023

PROPERTY IS CURRENTLY  AWAITING ZONING REPORT			
ITEM	REQUIRED	OBSERVED	NOTES:
PERMITTED USE		SHOPPING CENTER	BECAUSE THERE MAY BE A NEED FOR INTERPRETATION OF THE APPLICABLE ZONING CODES, WE REFER YOU TO COLQUITT COUNTY FOR ZONING LAWS AND APPLICABLE CODES.
MIN. LOT AREA		768,622 SQ. FT.	
MIN. LOT WIDTH		289.92'	
MAX. BLDG COVERAGE		19.6%	
MIN. SETBACKS FRONT		132.8'	ZONING PROVIDED BY:
MIN. SETBACKS SIDE		50.7'	
MIN. SETBACKS REAR		84.5'	
MAX. BUILDING HEIGHT		26.1'	
PARKING REGULAR		222	
PARKING LOADING BAY		5	
PARKING HANDICAP		8	
PARKING TOTAL		235	



## LAND AREA

768,622 ± SQUARE FEET

#### **PARKING INFORMATION**

REGULAR= 222 HANDICAP= 8 LOADING BAYS= 5 TOTAL= 235

#### **FLOOD ZONE INFORMATION**

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 13071C0193D, WHICH BEARS AN EFFECTIVE DATE OF 09/25/2009 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA

ZONE "X" - AREA OF MINIMAL FLOOD HAZARD, USUALLY DEPICTED ON FIRMS AS ABOVE THE 500-YEAR FLOOD LEVEL. ZONE X IS THE AREA DETERMINED TO BE OUTSIDE THE 500-YEAR

#### **ASPHAL** FLOOD AND PROTECTED BY LEVEE FROM 100-YEAR FLOOD. FOUND 1/2" REBAR SPHALT **WORN CONCRETE** WITH FADED PARKING STRIPES 2-STORY NATURAL MASONRY BUILDING GROUND 75,295 SQ. FEET ± HEIGHT: 26.1' ± BRASWELL CRAIG A **WORN CONCRETE** 2420 JACQUELINE CIRCLE WITH FADED PARKING STRIPES MOULTRIE, GA 31768 APN: M041-023 CONCRETE BUILDING SET MAG-NAIL 375 SQ. FEET ± N ACCESS IN ASPHALT HEIGHT: ± **OVERHANG ASPHALT** ASPHALT NATURAL **ASPHALT** GROUND FOUND 1/2" REBA CONCRETE **ACCESS** WITH NO IE **ASPHALT** FOUND 1/2" REBAR N 87°54'01" E 276.93'(R) A PORTION OF LAND LOT 354 FOUND 1/2" REB S 89°31′26" E 277.70′(M) AMERICAN BANKING WITH NO ID BOOK 1411, PAGE 0033 COMPANY **ACCESS** 2505 SOUTH MAIN STREET CONCRETE P O BOX 105689 768,622 SQ. FEET ± ATLANTA, GA 30348 17.645 ACRES ± APN: M041-021 CONCRETE ACCESS APN: M041-001 & M040-120 FOUND 1/2" REBAR N 89°23'29" W 544.73'(M) FOUND 1/2" REBAR NATURAL WITH NO ID NATURAL GROUND DOUBLE BARRELL PROPERTIES LLC MOULTRIE, GA 31776 APN: M041-022 SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY. SURVEYOR'S CERTIFICATE

**BASIS OF BEARING** 

THE BASIS OF BEARING OF THIS SURVEY IS GRID NORTH BASED ON THE NORTH LINE OF

OBSERVATIONS GEORGIA STATE PLANE, WEST ZONE NAD83.

LATITUDE = 302°55′29.23822″

LONGITUDE = -95°44'26.31541"

CONVERGENCE ANGLE = 09°45'15.60002"

THE SUBJECT PROPERTY. THE BEARING IS DENOTED AS S89°00'43"E PER GPS COORDINATE

## **GENERAL NOTES**

DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF

UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.

- AT THE TIME OF THE SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF RECENT EARTH WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WITHIN RECENT
- AT THE TIME OF THE SURVEY, THERE WAS NO KNOWLEDGE OF PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES AND NO SUCH INFORMATION WAS MADE AVAILABLE FROM THE CONTROLLING JURISDICTION. THERE WAS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- AT THE TIME OF THE SURVEY. THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
- . AT THE TIME OF THE SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A CEMETERY, ISOLATED GRAVE SITE OR BURIAL GROUNDS.
- FIELD WORK WAS COMPLETED OCTOBER 20, 2022.

LEGAL CONSEQUENCES OF SUCH INSTRUMENT.

- 3. THE DISTANCES SHOWN HEREON ARE UNITS OF GROUND MEASUREMENT.
- 2. THE NEAREST INTERSECTING STREET IS THE INTERSECTION OF 26TH AVENUE AND 5TH STREET SOUTHEAST, WHICH IS ABUTTING THE MOST EASTERLY CORNER OF THE
- 10. THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO SOUTH MAIN STREET AND 5TH STREET SOUTHEAST, ALL BEING A PUBLICLY DEDICATED RIGHT-OF-WAY.
- EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF SURVEY; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.
- 12. NO SURVEYOR OR ANY OTHER PERSON OTHER THAN A LICENSED GEORGIA ATTORNEY MAY PROVIDE LEGAL ADVICE CONCERNING THE STATUS OF TITLE TO THE PROPERTY DESCRIBED IN THIS SURVEY ("THE SUBJECT PROPERTY"). THE PURPOSE OF THIS SURVEY, AND THE COMMENTS RELATED TO THE SCHEDULE B-II EXCEPTIONS, IS ONLY TO SHOW THE LOCATION OF BOUNDARIES AND PHYSICAL OBJECTIONS IN RELATION THERETO. TO THE EXTENT THAT THE SURVEY INDICATES THAT THE LEGAL INSTRUMENT "AFFECTS" THE SUBJECT PROPERTY, SUCH STATEMENT IS ONLY INTENDED TO INDICATE THAT PROPERTY BOUNDARIES INCLUDED IN SUCH INSTRUMENT INCLUDE SOME OR ALL OF THE SUBJECT PROPERTY. THE SURVEYOR DOES NOT PURPORT TO DESCRIBE HOW SUCH INSTRUMENT AFFECTS THE SUBJECT PROPERTY OR THE ENFORCEABILITY OR
- ALL BEARINGS AND DISTANCES SHOWN HEREON ARE MEASURED DIMENSIONS UNLESS OTHERWISE NOTED HEREON. RECORD DIMENSIONS, IF DIFFERING FROM MEASURED DIMENSIONS, WILL BE FOLLOWED BY "(R#)" WHERE THE # INDICATES FROM WHICH REFERENCE DOCUMENT THE DIMENSION ORIGINATED
- 14. NAMES AND ADDRESSES OF ADJOINING PROPERTY OWNERS WERE TAKEN FROM
- 15. THE SUBJECT PROPERTY SHOWN HEREON FORMS A MATHEMATICALLY CLOSED FIGURE AND IS CONTIGUOUS WITH THE ADJOINING PUBLIC RIGHT-OF-WAY AND/OR ADJOINING PARCELS WITH NO OVERLAPS, GAPS OR GORES.

### **EXHIBIT A DESCRIPTION**

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 354, 8TH LAND DISTRICT, COLQUITT COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS

COMMENCING AT THE POINT WHERE THE NORTHEASTERLY MARGIN OF THE RIGHT OF WAY OF SOUTH MAIN STREET ALSO KNOWN AS MOULTRIE-THOMASVILLE HIGHWAY (GEORGIA STATE HIGHWAY NO. 33) INTERSECTS THE NORTH LINE OF LAND LOT 354, THAT POINT BEING THE SAID POINT OF BEGINNING; THENCE RUN ALONG THE NORTH LINE OF LAND LOT 354 A BEARING OF NORTH 88 DEGREES 24 MINUTES 15 SECONDS EAST, A DISTANCE OF 1,150.93 FEET TO A POINT; THENCE SOUTH 9 DEGREES 22 MINUTES 57 SECONDS WEST LEAVING THE NORTH LAND LOT LINE OF LAND LOT 354, A DISTANCE OF 600.17 FEET TO A POINT; THENCE SOUTH 68 DEGREES 06 MINUTES 11 SECONDS WEST. A DISTANCE OF 0.86 FEET TO A POINT: THENCE SOUTH 7 DEGREES 46 MINUTES 56 SECONDS WEST, A DISTANCE OF 179.09 FEET TO A POINT; THENCE NORTH 87 DEGREES 54 MINUTES 01 SECOND EAST, A DISTANCE OF 276.93 FEET TO A POINT ON THE WEST RIGHT OF WAY OF 5TH STREET S.E. ALSO KNOWN AS OLD THOMASVILLE ROAD; THENCE SOUTH 9 DEGREES 06 MINUTES 31 SECONDS WEST ALONG THE WEST MARGIN OF THE RIGHT OF WAY OF 5TH STREET SE, A DISTANCE OF 34.58 FEET TO A POINT; THENCE LEAVING THE WEST MARGIN OF THE RIGHT OF WAY OF 5TH STREET SE, SOUTH 88 DEGREES 02 MINUTES 49 SECONDS WEST, A DISTANCE OF 544.79 FEET TO A POINT: THENCE NORTH 23 DEGREES 28 MINUTES 22 SECONDS WEST. A DISTANCE OF 85.60 FEET TO A POINT; THENCE SOUTH 66 DEGREES 28 MINUTES 52 SECONDS WEST, A DISTANCE OF 60.00 FEET TO A POINT; THENCE SOUTH 23 DEGREES 31 MINUTES 08 SECONDS EAST, A DISTANCE OF 300.19 FEET TO A POINT; THENCE SOUTH 66 DEGREES 30 MINUTES 05 SECONDS WEST, A DISTANCE OF 30 47 FEFT TO A POINT: THENCE NORTH 23 DEGREES 31 MINUTES 08 SECONDS WEST, A DISTANCE OF 89.02 FEET TO A POINT; THENCE SOUTH 66 DEGREES 30 MINUTES 05 SECONDS WEST, A DISTANCE OF 289.83 FEET TO A POINT ON THE NORTHEASTERLY MARGIN OF THE RIGHT OF WAY OF SOUTH MAIN STREET; THENCE NORTH 23 DEGREES 31 MINUTES 08 SECONDS WEST ALONG THE NORTHEASTERLY MARGIN OF THE RIGHT OF WAY OF SOUTH MAIN STREET. A DISTANCE OF 882.26 FEET TO A POINT: THENCE LEAVING THE NORTHEASTERLY MARGIN OF THE RIGHT OF WAY NORTH 88 DEGREES 24 MINUTES 48 SECONDS EAST, A DISTANCE OF 150.00 FEET TO A POINT; THENCE NORTH 3 DEGREES 35 MINUTES 58 SECONDS WEST, A DISTANCE OF 204.02 FEET TO A POINT: THENCE SOUTH 88 DEGREES 24 MINUTES 48 SECONDS WEST, A DISTANCE OF 225.00 FEET TO A POINT ON THE NORTHEASTERLY MARGIN OF THE RIGHT OF WAY OF SOUTH MAIN STREET; THENCE NORTH 23 DEGREES 31 MINUTES 08 SECONDS WEST ALONG THE NORTHEASTERLY MARGIN OF THE RIGHT OF WAY OF SOUTH MAIN STREET, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING; SAID DESCRIBED TRACT CONTAINING 17.65 ACRES, MORE OR LESS.

AS DELINEATED ON AN ALTA SURVEY BY DAN HINSON LAND SURVEYING, INC., DAN HINSON, GRLS NUMBER 2895, DATED JANUARY 26, 2007 AS PREPARED FOR TRIPLE N. CO., INC., INTEGRITY BANK AND CHICAGO TITLE INSURANCE COMPANY.

FOR INFORMATION ONLY: PARCEL ID: M041-001 & M040-120

- x — x J

REVISION HISTORY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MERELY ESTABLISHED TO BE A BOUNDARY SURVEY AND THAT THIS SURVEY

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

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

Surveying

Mapping

Engineering

OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS

ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL

DOES NOT CONSTITUTE FOR AN ALTA/NSPS LAND TITLE SURVEY.

THE FIELD WORK WAS COMPLETED ON 10/20/2022.

3825 N. SHILOH DRIVE - FAYETTEVILLE, AR 72703 EMAIL:SURVEY@BLEWINC.COM OFFICE: 479.443.4506 ·FAX: 479.582.1883 EMAIL: SURVEY@BLEWINC.COM·WWW.BLEWINC.COM SURVEY DRAWN BY: 22-9820 S.F. - 10/20/2022 SURVEY REVIEWED BY: SHEET: 1 OF 2

TO: REAL ESTATE NATIONAL LLC:

DATE OF PLAT OR MAP: 11/07/2022

REGISTERED LAND SURVEYOR 3029

SET FORTH IN O.C.G.A. SECTION 15-6-67.

STATE OF GEORGIA

GEORGIA COA LSF001258

