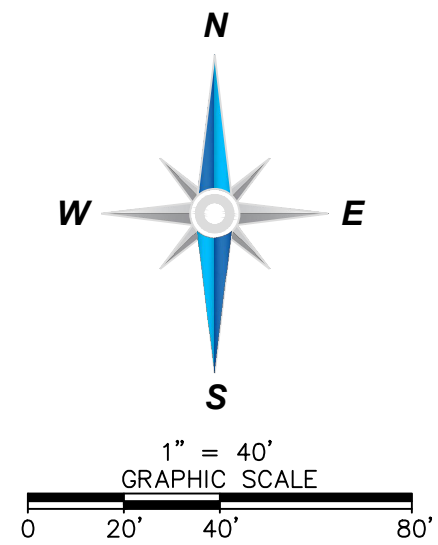
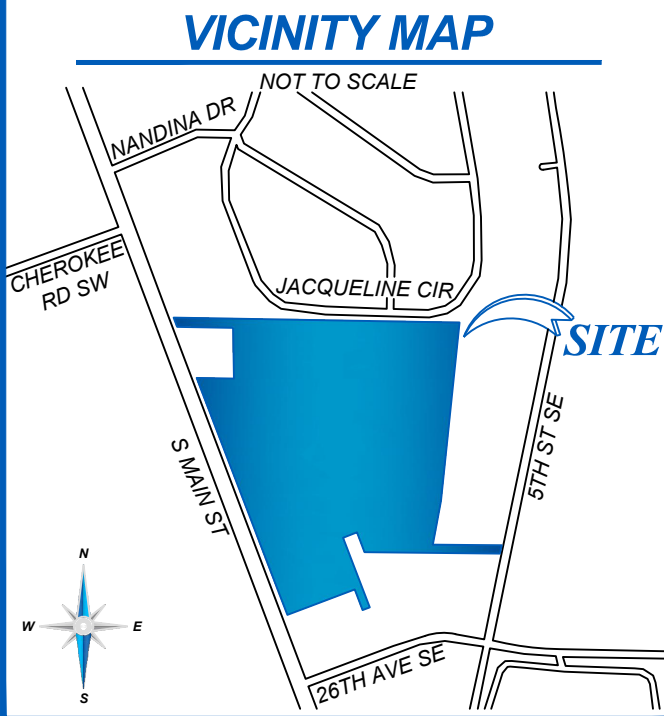


THE PROPERTY HEREON DESCRIBED IS THE SAME PROPERTY AS DESCRIBED IN DEED BOOK 1411, PAGE 0033, RECORDED JUNE 04, 2020 AT 11:33 A.M.



2505 SOUTH MAIN STREET  
MOULTRIE, GEORGIA 31768  
COLQUITT COUNTY

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.  ZONING PROVIDED BY:
MIN. LOT AREA		768,622 SQ. FT.	
MIN. LOT WIDTH		289.92'	
MAX. BLDG COVERAGE		19.6%	
MIN. SETBACKS FRONT		132.8'	
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	



768,622 ± SQUARE FEET  
17.645 ± ACRES

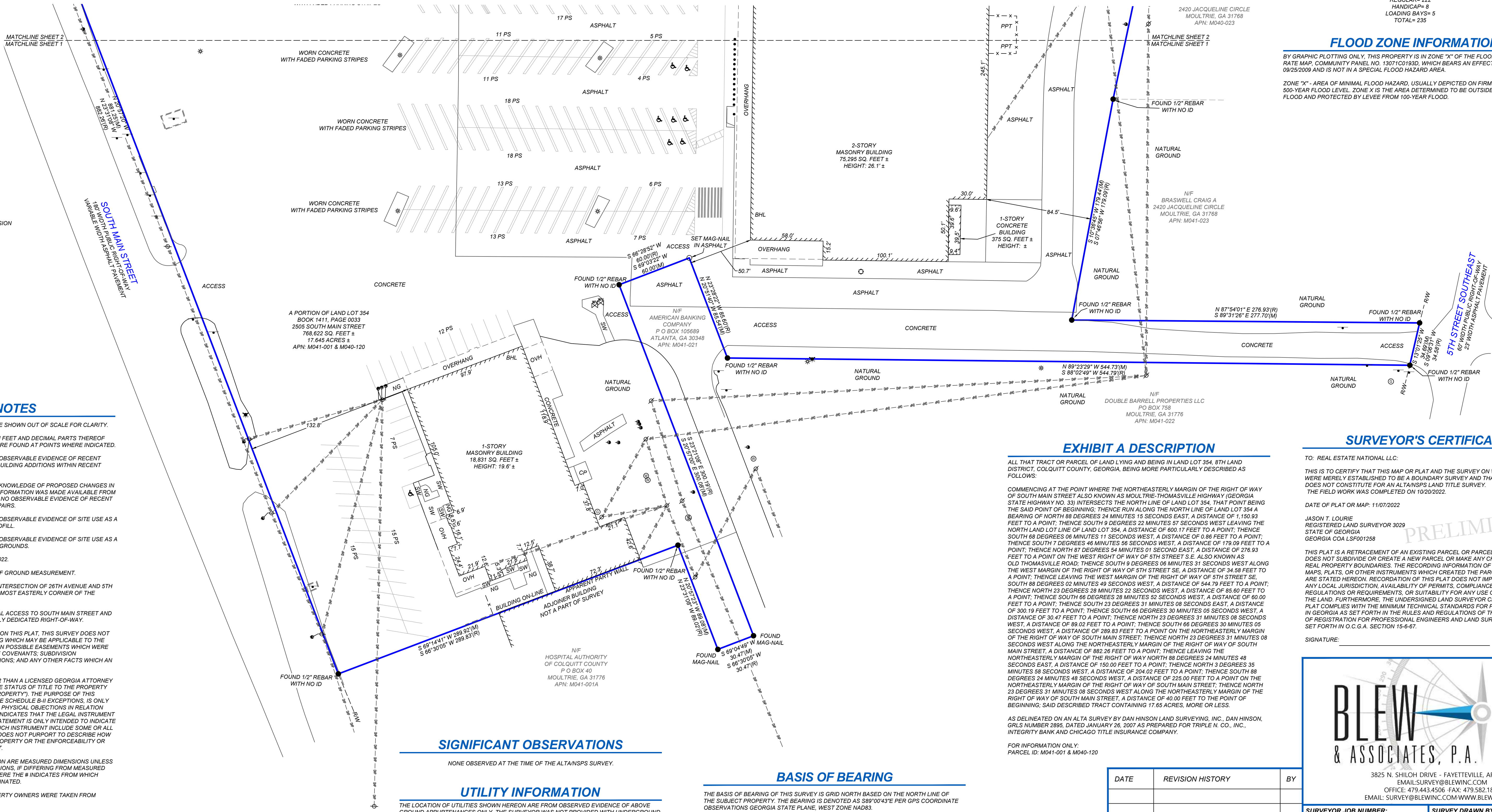
REGULAR= 222  
HANDICAP= 8  
LOADING BAYS=  
TOTAL= 235

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 FLOOD AND PROTECTED BY LEVEE FROM 100-YEAR FLOOD.

●	FOUND MONUMENT (AS NOTED)
○	SET MONUMENT (AS NOTED)
⚡	COMPUTED POINT
🔧	HANDICAP PARKING
🔥	FIRE HYDRANT
✳	LIGHT
⊕	SANITARY MANHOLE
•	BOLLARD
⚡	POWER POLE
⚡	ELECTRIC METER
⊕	ELECTRIC BOX
⊕	ELECTRIC CABINET
⊕	GAS METER
⊕	WATER METER
🔧	WATER VALVE
⊕	DRAIN GRATE
⊕	STORM MANHOLE
⊕	CLEANOUT
①	TELEPHONE PEDESTAL
OVH	OVERHANG
CP	CONCRETE PAD
(M)	MEASURED/CALCULATED DIMENSION
(R)	RECORD DIMENSION
N/F	NOW OR FORMERLY
BHL	BUILDING HEIGHT LOCATION
P.O.B.	POINT OF BEGINNING
SW	SIDEWALK
NG	NATURAL GROUND
PPT	PROPANE TANK

1. SOME FEATURES SHOWN ON THIS PLAT MAY BE SEEN OUT OF SCALE FOR CLARITY.
2. DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF, UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.
3. AT THE TIME OF THE SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF RECENT EARTH WORK, BUILDING CONSTRUCTION, OR BUILDING ADJUSTMENTS WITHIN RECENT MONTHS.
4. 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.
5. AT THE TIME OF THE SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
6. AT THE TIME OF THE SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A CEMETERY, ISOLATED GRAVE SITE OR BURIAL GROUNDS.
7. FIELD WORK WAS COMPLETED OCTOBER 20, 2022.
8. THE DISTANCES SHOWN HEREON ARE UNITS OF GROUND MEASUREMENT.
9. THE NEAREST INTERSECTING STREET IS THE INTERSECTION OF 26TH AVENUE AND 5TH STREET SOUTHEAST, WHICH IS ABUTTING THE MOST EASTERLY CORNER OF THE SUBJECT PROPERTY.
10. THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO SOUTH MAIN STREET AND 5TH STREET SOUTHEAST, ALL BEING A PUBLICLY DEDICATED RIGHT-OF-WAY.
11. 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 EXISTING AT THE TIME OF SURVEY, INCLUDING BUT NOT LIMITED TO: 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 IS TO COMPLY WITH THE REQUIREMENTS OF THE SCHEDULE B-11 EXCEPTIONS, IS ONLY TO SHOW THE LOCATION OF BOUNDARIES AND PHYSICAL OBSTRUCTIONS 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 SUCH INSTRUMENT 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 LEGAL CONSEQUENCES OF SUCH INSTRUMENT.
13. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE MEASURED DIMENSIONS UNLESS OTHERWISE NOTED HEREIN. RECORD DIMENSIONS, IF DIFFERING FROM MEASURED DIMENSIONS, WILL BE FOLLOWED BY "TRY" WHERE THE # INDICATES FROM WHICH REFERENCE DOCUMENT THE DIMENSION ORIGINATED.
14. NAMES AND ADDRESSES OF ADJOINING PROPERTY OWNERS WERE TAKEN FROM COLQUITT COUNTY GIS.
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.



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 FOLLOWS:

COMMENCING AT THE PIT WHERE ON THE NORTHEASTELY MARGIN OF THE RIGHT OF WAY OF SOUTH MAIN STREET ALSO KNOWN AS MOULTREE-THOMASVILLE HIGHWAY (GEORGIA ROUTE 9) THERE IS A CORNER POINT BEARING NORTH 87 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 LINE OF SAID CORNER POINT BEARING SOUTH 6 DEGREES 15 MINUTES 51 SECONDS WEST, A DISTANCE OF 1,150.93 FEET TO A POINT; THENCE SOUTH 6 DEGREES 15 MINUTES 51 SECONDS WEST, A DISTANCE OF 0.86 FEET TO A POINT; THENCE SOUTH 7 DEGREES 48 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 278.93 FEET TO A POINT; THENCE NORTH 87 DEGREES 54 MINUTES 01 SECOND EAST, A DISTANCE OF 278.93 FEET TO OLD THOMASVILLE ROAD, THENCE SOUTH 9 DEGREES 06 MINUTES 31 SECONDS WEST ALONG THE WEST MARGIN OF THE RIGHT OF WAY OF 5TH STREET SEC. A DISTANCE OF 34.58 FEET TO A POINT; THENCE 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 88 DEGREES 28 MINUTES 52 SECONDS WEST, A DISTANCE OF 80.00 FEET TO A POINT; THENCE SOUTH 88 DEGREES 28 MINUTES 52 SECONDS WEST, A DISTANCE OF 300.19 FEET TO A POINT; THENCE SOUTH 56 DEGREES 30 MINUTES 05 SECONDS WEST, A DISTANCE OF 30.47 FEET TO A POINT; THENCE NORTH 23 DEGREES 31 MINUTES 08 SECONDS EAST, A DISTANCE OF 100.00 FEET TO A POINT; THENCE NORTH 23 DEGREES 31 MINUTES 08 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 150.00 FEET TO A POINT; THENCE NORTH 3 DEGREES 35 MINUTES 58 SECONDS WEST, A DISTANCE OF 100.00 FEET TO A POINT; THENCE SOUTH 88 DEGREES 28 MINUTES 52 SECONDS WEST, A DISTANCE OF 100.00 FEET TO A POINT; 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 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

DATE	REVISION HISTORY	BY

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 DOES NOT CONSTITUTE FOR AN ALTA/NSPS LAND TITLE SURVEY. THE FIELD WORK WAS COMPLETED ON 10/20/2022

DATE OF PLAT OR MAP: 11/07/2022

JASON T. LOURIE  
REGISTERED LAND SURVEYOR 3029  
STATE OF GEORGIA  
GEORGIA COA LSF001258

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, AND OTHER INSTRUMENTS WHICH CREATED THE PRESENT PARCELS ARE THE STATE-RECORDED RECORDS WHICH CANNOT BE CHALLENGED BY 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 THE PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYING AND MAPPING PRACTICES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND IS SET FORTH IN O.C.G.A. SECTION 15-6-67.

**SIGNATURE:**

**BLEW**  
& ASSOCIATES, P.A.

[Surveying](#)  
[Engineering](#)  
[Mapping](#)

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

<b>SURVEYOR JOB NUMBER:</b> 22-9820	<b>SURVEY DRAWN BY:</b> S.F. - 10/20/2022
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<b>SURVEY REVIEWED BY:</b> C.P.	<b>SHEET:</b> 1 OF 2
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2505 SOUTH MAIN STREET  
MOULTRIE, GEORGIA 31768  
COLQUITT COUNTY

