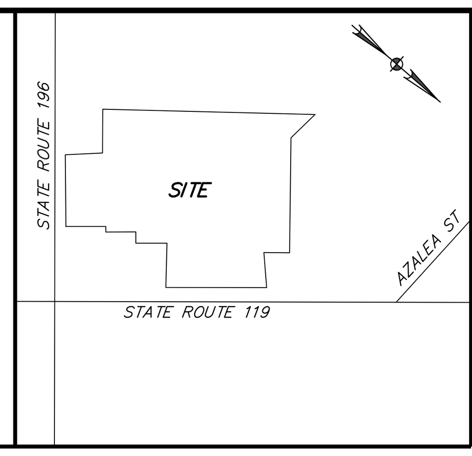
this document and all reproducible copies of this document are the property of BREWER LAND SURVEYING. reproduction or alterations of this drawing without the written consent of BREWER LAND SURVEYING is not permitted.

THIS BLOCK IS RESERVED FOR THE CLERK OF SUPERIOR COURT



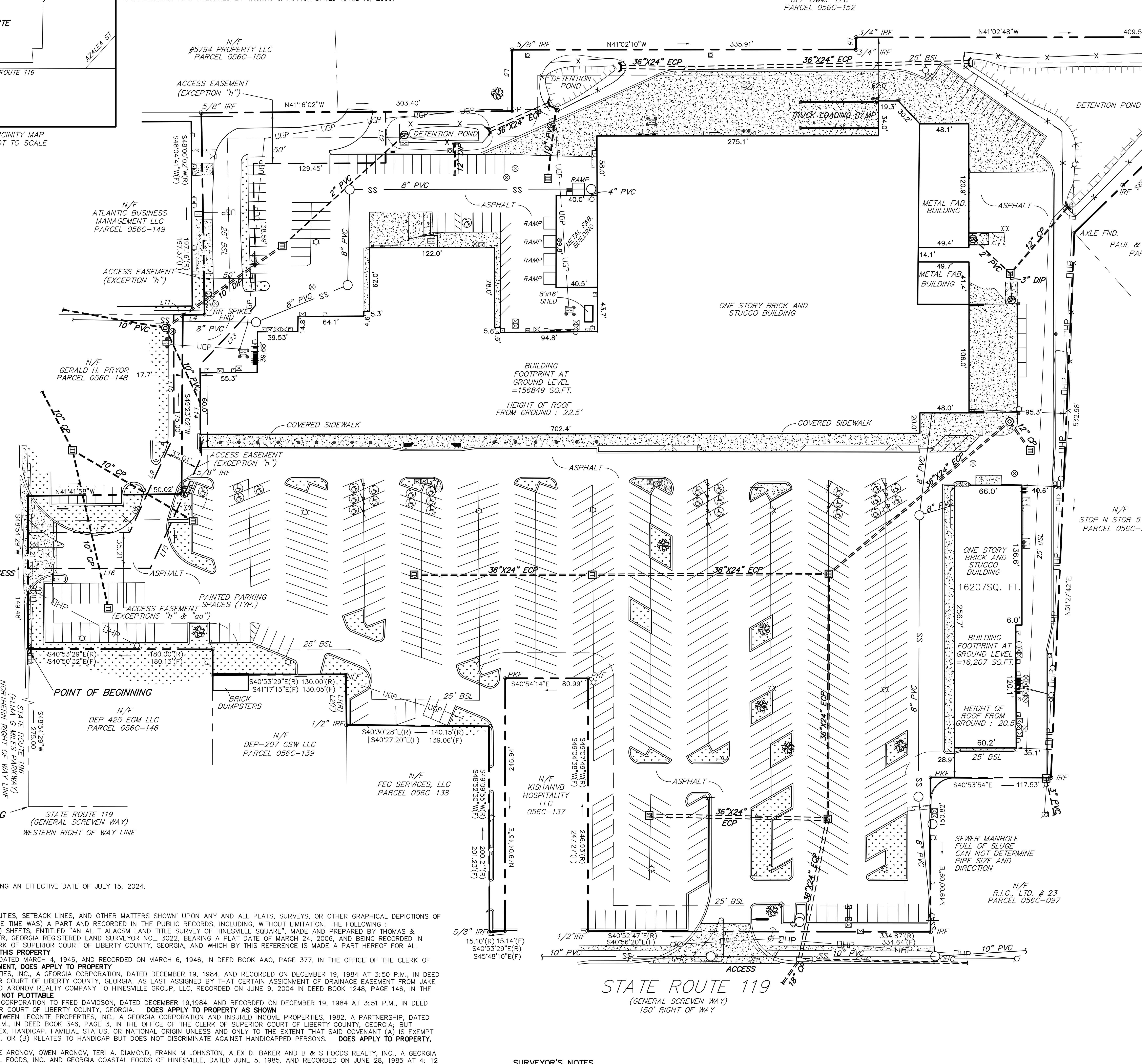
VICINITY MAP
NOT TO SCALE

REFERENCES:

1. PLAT PREPARED BY A. G. WELLS, JR DATED MARCH 20, 1992, RECORDED IN PLAT SECTION G-67, PAGE 2 IN THE LIBERTY COUNTY CLERK'S OFFICE.
2. PLAT PREPARED BY A. G. WELLS, JR DATED AUGUST 6, 2005, RECORDED IN PLAT SECTION N-85, PAGE 2B IN THE LIBERTY COUNTY CLERK'S OFFICE.
3. UNRECORDED PLAT PREPARED BY THOMAS & HUTTON DATED APRIL 16, 2006.

SYMBOL LEGEND

- BENCHMARK
- BOUNDARY POINT
- CLEAN OUT
- CONC. MONUMENT FOUND
- CABLE BOX
- ELECTRIC BOX
- ELECTRIC METER
- ELECTRIC MANHOLE
- FIRE HYDRANT
- GRATE INLET
- GAS METER
- GAS VALVE
- GUY WIRE
- IRON PIPE FOUND
- IRON REBAR FOUND
- LIGHT POLE
- OAK TREE
- ORNAMENTAL TREE
- POST
- POWER POLE
- STORM DRAINAGE MANHOLE
- IRF IRON REBAR FOUND
- ECP ELIPTICAL CONCRETE PIPE
- ECP CONRETE PIPE
- IPS IRON PIPE SET
- DIP DUCTILE IRON PIPE
- BSL BUILDING SETBACK LINE
- SPRINKLER HEAD
- SIGN
- SANITARY MANHOLE
- TELEPHONE BOX
- TELEPHONE MANHOLE
- TRAFFIC SWITCH BOX
- WATER METER
- WATER MANHOLE
- WATER SPICKET
- WATER VALVE
- CURB INLET
- SUMP PUMP
- HANDICAP PARKING
- —OHP— OVERHEAD POWER LINE
- —SS— UNDERGROUND SANITARY SEWER
- —OHC— OVERHEAD CABLE LINE
- —UGP— UNDERGROUND POWER LINE
- CURBED ISLAND
- CONCRETE AREA
- GRASS AREA



SCALE: 1 INCH = 60 FEET

GA STATE PLANE EAST ZONE
GRID NORTH (NAD83)

LINE	BEARING	LENGTH
L1	S48°01'04"W	48.86
L2	S48°13'33"W	49.49
L3	S48°54'29"W	25.00
L4	N41°40'24"W	21.32
L5	S49°03'22"W	60.07
L6	S49°00'51"W	11.77
L7	N41°05'32"W	99.32
L8	S73°37'03"W	40.98
L9	S73°37'03"W	62.99
L10	S48°54'28"W	118.00
L11	N41°54'37"W	8.68
L12	N48°43'58"E	50.00
L13	S88°03'46"E	79.62
L14	N48°54'28"E	92.29
L15	N73°37'03"E	116.93
L16	S41°05'32"E	119.46

TO: ARIEL YISRAELIAN 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 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4, 6a, 7a, 8-9, 11, 13-14, 16-17 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 9-10-2024.

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT 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 PLATCOMPLIES 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.

GEORGIA REGISTERED No. 3022 PROFESSIONAL LAND SURVEYOR JAMES CRAIG BREWER

BREWER LANDSURVEYING
P.O. Box 441
Pooler, GA 31322
craig@brewersurvey.com
Phone (912) 856-2205
www.BrewerSurvey.com

AN ALTA/NSPS LAND TITLE SURVEY OF HINESVILLE SQUARE

BEING A POQRTION OF LANDS OF THE HINESVILLE GROUP LLC
17TH G. M. DISTRICT, CITY OF HINESVILLE, LIBERTY COUNTY, GEORGIA

PREPARED FOR:
HINESVILLE GROUP, LLC, BENEFIT STREET PARTNERS CRE FINANCE LLC, ITS SUCCESSORS AND ASSIGNS AND FIRST AMERICAN TITLE INSURANCE COMPANY

RESPONSE TO TITLE FINDINGS - SCHEDULE B, PART II

CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 97941-24 HAVING AN EFFECTIVE DATE OF JULY 15, 2024.

1. - 18 - STANDARD EXCEPTIONS

19. ANY AND ALL EASEMENTS, ENCROACHMENTS, IMPROVEMENTS, UTILITIES, SETBACK LINES, AND OTHER MATTERS SHOWN' UPON ANY AND ALL PLATS, SURVEYS, OR OTHER GRAPHICAL DEPICTIONS OF THE LAND OR ANY PROPERTY OF WHICH THE LAND IS (OR AT ONE TIME WAS) A PART AND RECORDED IN THE PUBLIC RECORDS, INCLUDING, WITHOUT LIMITATION, THE FOLLOWING : (i) ON THAT CERTAIN PLAT OF SURVEY, CONSISTING OF TWO (2) SHEETS, ENTITLED "AN AL T ALACSM LAND TITLE SURVEY OF HINESVILLE SQUARE", MADE AND PREPARED BY THOMAS & HUTTON ENGINEERING CO. AND CERTIFIED BY JAMES CRAIG BREWER, GEORGIA REGISTERED LAND SURVEYOR NO_ 3022, BEARING A PLAT DATE OF MARCH 24, 2006, AND BEING RECORDED IN PLAT BOOK 0-6, PAGELS) 4AB-4CD, IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF LIBERTY COUNTY, GEORGIA, AND WHICH BY THIS REFERENCE IS MADE A PART HEREOF FOR ALL PURPOSES. **DOES APPLY, PREVIOUS RETRACEMENT SURVEY OF THIS PROPERTY**
20. EASEMENT FROM A. W. ASHMORE TO GEORGIA POWER COMPANY, DATED MARCH 4, 1946, AND RECORDED ON MARCH 6, 1946, IN DEED BOOK AAO, PAGE 377, IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF LIBERTY COUNTY, GEORGIA. **BLANKET EASEMENT, DOES APPLY TO PROPERTY**
21. DRAINAGE EASEMENT FROM FRED DAVIDSON TO LECONTE PROPERTIES, INC., A GEORGIA CORPORATION, DATED DECEMBER 19, 1984, AND RECORDED ON DECEMBER 19, 1984 AT 3:50 P.M., IN DEED BOOK 331, PAGE 241, IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF LIBERTY COUNTY, GEORGIA, AS LAST ASSIGNED BY THAT CERTAIN ASSIGNMENT OF DRAINAGE EASEMENT FROM JAKE ARONOV, OWEN ARONOV, TERI ARONOV, FRANK M. JOHNSTON, AND ARONOV REALTY COMPANY TO HINESVILLE GROUP, LLC, RECORDED ON JUNE 9, 2004 IN DEED BOOK 1248, PAGE 146, IN THE OFFICE OF THE AFORESAID CLERK. **DOES APPLY TO PROPERTY, NOT PLOTTABLE**
22. ACCESS EASEMENT FROM LECONTE PROPERTIES, INC., A GEORGIA CORPORATION TO FRED DAVIDSON, DATED DECEMBER 19,1984, AND RECORDED ON DECEMBER 19, 1984 AT 3:51 P.M., IN DEED BOOK 331, PAGE 247, IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF LIBERTY COUNTY, GEORGIA. **DOES APPLY TO PROPERTY AS SHOWN**
23. NO-FENCE AGREEMENT AND RESTRICTIVE COVENANTS BY AND BETWEEN LECONTE PROPERTIES, INC., A GEORGIA CORPORATION AND INSURED INCOME PROPERTIES, 1982, A PARTNERSHIP, DATED FEBRUARY 13, 1985, AND RECORDED ON JUNE 5,1985 AT 3:00 P.M., IN DEED BOOK 346, PAGE 3, IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF LIBERTY COUNTY, GEORGIA; BUT OMITTING ANY RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE, OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS. **DOES APPLY TO PROPERTY, NOT PLOTTABLE**
24. AGREEMENT WITH RESTRICTIVE COVENANTS BY AND BETWEEN JAKE ARONOV, OWEN ARONOV, TERI A. DIAMOND, FRANK M JOHNSTON, ALEX D. BAKER AND B & S FOODS REALTY, INC., A GEORGIA CORPORATION, AND SUCCESSOR BY MERGER TO GEORGIA COASTAL FOODS, INC. AND GEORGIA COASTAL FOODS OF HINESVILLE, DATED JUNE 5, 1985, AND RECORDED ON JUNE 28, 1985 AT 4: 12 P.M., IN DEED BOOK 347, PAGE 260, IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF LIBERTY COUNTY, GEORGIA; BUT OMITTING ANY RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS. **DOES APPLY TO PROPERTY, NOT PLOTTABLE**
25. CROSS EASEMENT AGREEMENT DECLARATIONS BY JAKE ARONOV, OWEN ARONOV, TERI A. DIAMOND, FRANK M. JOHNSTON AND ALEX D. BAKER, DATED JUNE 5, 1985, AND RECORDED ON JUNE 24, 1985 AT 4: 12 P.M., IN DEED BOOK 347, PAGE 267, IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF LIBERTY COUNTY, GEORGIA; AS MODIFIED BY THAT CERTAIN CONSENT TO MODIFY CROSS EASEMENT AGREEMENT BY AND BETWEEN GERALD H. PRYOR, KEVIN S. GRIFFIN AND SOUTHEASTERN BANK, DATED AS OF AUGUST 26, 2005, AND RECORDED ON SEPTEMBER 16, 2005 AT 2:33 P.M., IN DEED BOOK 1333, PAGE 668, IN THE OFFICE OF THE AFORESAID CLERK; AS FURTHER MODIFIED BY THAT CERTAIN CONSENT TO MODIFY CROSS EASEMENT AGREEMENT BY REALTY INCOME CORPORATION, DATED AS OF SEPTEMBER 13, 2005, AND RECORDED ON SEPTEMBER 16, 2005 AT 2:34 P.M., IN DEED BOOK 1333, PAGE 676, IN THE OFFICE OF THE AFORESAID CLERK; AS FURTHER MODIFIED BY THAT CERTAIN CONSENT TO MODIFY CROSS EASEMENT AGREEMENT BY AND BETWEEN HINESVILLE GROUP, LLC, A GEORGIA LIMITED LIABILITY COMPANY, J.C. PENNEY CORPORATION, INC., A DELAWARE CORPORATION, BEALL'S OUTLET STORES- GA, INC., A GEORGIA CORPORATION, AND THE BANK OF NEW YORK TRUST COMPANY, N.A., A BANKING CORPORATION, DATED AS OF AUGUST 31, 2005, AND RECORDED ON OCTOBER 7, 2005 AT 3:22 P.M., IN DEED BOOK 1338, PAGE 527, IN THE OFFICE OF THE AFORESAID CLERK. **DOES APPLY TO PROPERTY, NOT PLOTTABLE**
26. EASEMENT FROM JAKE ARONOV, OWEN ARONOV, TERI A. DIAMOND, FRANK M. JOHNSTON AND ALEX D. BAKER TO GEORGIA POWER COMPANY, DATED AUGUST 30, 1985, AND RECORDED ON SEPTEMBER 17, 1985, IN DEED BOOK 356, PAGE 121, IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF LIBERTY COUNTY, GEORGIA. **BLANKET EASEMENT, DOES APPLY TO PROPERTY**
27. CONVEYANCE-OF-ACCESS RIGHTS FROM JAKE ARONOV, OWEN ARONOV, TERI A. DIAMOND, FRANK M. JOHNSTON AND ALEX D. BAKER TO DEPARTMENT OF RANSPORTATION, STATE OF GEORGIA, DATED SEPTEMBER 19, 1985, AND RECORDED ON SEPTEMBER 27, 1985 AT 1 :26 P.M., IN DEED BOOK 357, PAGE 178, IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF LIBERTY COUNTY, GEORGIA. **DOES APPLY TO PROPERTY, NOT PLOTTABLE (CURBCUT CONSTRUCTION PERMIT)**
28. CONVEYANCE-OF-ACCESS RIGHTS FROM JAKE ARONOV, OWEN ARONOV, TERI A. DIAMOND, FRANK M. JOHNSTON AND ALEX D. BAKER TO DEPARTMENT OF TRANSPORTATION, STATE OF GEORGIA, DATED SEPTEMBER 19,1985, AND RECORDED ON SEPTEMBER 27, 1985 AT 1:26 P.M., IN DEED BOOK 357 PAGE 181, IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF LIBERTY COUNTY, GEORGIA. **DOES APPLY TO PROPERTY, NOT PLOTTABLE (CURBCUT CONSTRUCTION PERMIT)**
29. RIGHT OF WAY DEED FROM JAKE ARONOV, OWEN ARONOV, TERI A. DIAMOND, FRANK M. JOHNSTON AND ALEX D. BAKER TO DEPARTMENT OF TRANSPORTATION, UNDATED, AND RECORDED ON OCTOBER 8, 1985 AT 1 :21 P.M., IN DEED BOOK 358, PAGE 258, IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF LIBERTY COUNTY, GEORGIA. **DOES APPLY TO PROPERTY, NOT PLOTTABLE (R/W WIDENING)**
30. EASEMENT AS CONTAINED IN THAT CERTAIN WARRANTY DEED FROM HINESVILLE GROUP, LLC, A GEORGIA LIMITED LIABILITY COMPANY, TO ANTHONY E. HILL, DATED AUGUST 25, 2005, AND RECORDED ON SEPTEMBER 16, 2005 AT 2:34 P.M., IN DEED BOOK 1333, PAGE 683, IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF LIBERTY COUNTY, GEORGIA. **DOES APPLY TO PROPERTY, NOT PLOTTABLE**
31. LEASE AS EVIDENCED BY THAT CERTAIN MEMORANDUM OF LEASE BY AND BETWEEN HINESVILLE GROUP, LLC, A GEORGIA LIMITED LIABILITY COMPANY, AND HARBOR FREIGHT TOOLS USA, INC., A DELAWARE CORPORATION, DATED AS OF APRIL 15, 2016, AND RECORDED ON JUNE 16, 2016 AT 10:57 A.M., IN DEED BOOK 1909, PAGE 275, IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF LIBERTY COUNTY, GEORGIA. **DOES APPLY TO PROPERTY, NOT PLOTTABLE**
32. SUBORDINATION, NONDISTURBANCE, AND ATTORNMENT AGREEMENT, DATED APRIL 15, 2016, BETWEEN HARBOR FREIGHT TOOLS USA, INC, HINESVILLE GROUP, LLC, AND WELLS FARGO BANK, N.A., AS TRUSTEE FOR THE REGISTERED HOLDERS OF MORGAN STANLEY CAPITAL I, INC., COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-IQ12, AND RECORDED ON JUNE 16, 2016, IN DEED BOOK 1909, PAGE 280, IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF LIBERTY COUNTY, GEORGIA. **DOES APPLY TO PROPERTY, NOT PLOTTABLE**

SURVEYOR'S NOTES

1. ACCORDING TO THE FLOOD INSURANCE RATE MAPS, THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA AS DEPICTED THEREON COMMUNITY PANELS 13179C0226E AND 13179C0228E, EFFECTIVE DATE 5/5/2014.
2. BEARINGS AS SHOWN ON THIS PLAT ARE BASED ON NAD83 GEORGIA STATE PLANE, EAST ZONE.
3. THE FIELD DATA THAT THIS PLAT IS BASED ON HAS A CLOSURE PRECISION OF 1 FOOT IN 36,000 FEET, AN ANGULAR ERROR OF 01 SECOND PER STATION, AND WAS ADJUSTED WITH THE COMPASS RULE. THE PLAT HAS BEEN CHECKED FOR CLOSURE, AND HAS BEEN FOUND TO HAVE A CLOSURE PRECISION OF 1 FOOT IN 20,000 FEET OR BETTER. A 5 SECOND TOTAL STATION INSTRUMENT WAS USED TO DETERMINE THE ANGULAR AND LINEAR MEASUREMENTS THAT FORM THE BASIS OF THIS PLAT.
4. THIS PROPERTY IS SERVED BY CITY OF HINESVILLE WATER AND SEWER.
5. ADJACENT PROPERTY OWNER INFORMATION TAKEN FROM LIBERTY COUNTY TAX RECORDS.
6. ACCORDING TO LIBERTY COUNTY TAX RECORDS, THE TAX IDENTIFICATION NUMBER OF THIS PROPERTY IS PARCEL 056C-147, THIS PROPERTY IS CURRENTLY ZONED C-2 AND THE PROPERTY ADDRESS IS 229 WEST GENERAL SCREVEN WAY.
7. THE LAND AREA OF THE SUBJECT PROPERTY IS 15.032 ACRES (654,778 SQ.FT.).
8. THERE EXIST 696 REGULAR PARKING SPACES AND 28 HANDICAPPED PARKING SPACES ON THE SUBJECT PROPERTY.
9. ALL UTILITIES (STORM DRAINAGE, SANITARY SEWER, WATER, POWER, TELEPHONE, IRRIGATION, AND GAS LINES) AS SHOWN IN THIS DRAWING WERE LOCATED BY VISIBLE, ABOVEGROUND, UTILITY STRUCTURES AND MARKERS. THIS SURVEYOR MAKES NO WARRANTY OR GUARANTEE AS TO THE LOCATION, EXISTENCE, OR NON-EXISTENCE OF ANY BELOWGROUND, NON-VISIBLE UTILITIES OR STRUCTURES. ADDITIONAL UNDERGOUND UTILITIES MAY EXIST OTHER THAN THOSE SHOWN ON THIS SURVEY. THE UTILITY PROTECTION CENTER SHOULD BE CONTACTED PRIOR TO BEGINNING ANY CONSTRUCTION.
10. THIS PROPERTY HAS ACCESS TO AND FROM STATE ROUTE 119, A 150' PUBLIC RIGHT OF WAY, AND ALSO TO STATE ROUTE 196, A 90' PUBLIC RIGHT OF WAY.
11. THERE ARE NO PARTY WALLS OR VISIBLE ENCROACHMENTS ON THE SUBJECT PROPERTY BY STREETS, ALLEYS OR BUILDINGS, STRUCTURE OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PROPERTY, EXCEPT AS SHOWN ON THE SURVEY.
12. NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION, BUILDING ADDITIONS, OR WETLAND MARKERS WERE OBSERVED.
13. NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES ARE KNOWN, WE OBSERVED NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS, AND WE OBSERVED NO EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
14. THE LAND DESCRIBED IN THE SURVEY IS THE SAME AS DESCRIBED IN THE TITLE INSURANCE COMMITMENT DESCRIBED AS FOLLOWS: CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 97941-24 HAVING AN EFFECTIVE DATE OF JULY 15, 2024.
15. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, OR RESTRICTIONS EITHER RECORDED OR UNRECORDED.
16. TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THE PROVISIONS RELATIVE TO GEORGIA CODE SECTION 15-6-67(d) DO NOT REQUIRE APPROVAL OF THIS PLAT BY ANY GOVERNING AUTHORITY PRIOR TO RECORDING WITH THE CLERK OF SUPERIOR COURT.
17. BUILDING SETBACKS TAKEN FROM REFERENCE PLAT #3.
18. THIS SURVEY HAS BEEN PREPARED WITHOUT A ZONING LETTER OR A ZONING REPORT.

TITLE COMMITMENT LEGAL DESCRIPTION

TRACT 1:
THAT TRACT OF LAND SITUATE IN THE CITY OF HINESVILLE, THE 17TH G.M. DISTRICT OF LIBERTY COUNTY GEORGIA, CONTAINING FIFTEEN AND FOUR HUNDRED TWENTY ONE THOUSANDTHS (15.421) ACRES, EXCLUSIVE OF THE OUT PARCEL OWNED BY WALMART, BEING BOUND ON THE NORTHEAST BY THE RIGHT-OF-WAY OF STATE ROUTE 119 (GENERAL SCREVEN WAY), LANDS OF INSURED INCOME, INC. (ARBY'S LOCATION), LANDS OF THE ESTATE OF FRED DAVIDSON (LEASED TO WENDY'S AND TO AUTO CARE); SOUTHEAST BY THE RIGHT-OF-WAY OF STATE ROUTE 196 (ELMA G. MILES PARKWAY), LANDS OF JAKE ARONOV, ET AL, AND LANDS OF LEROY FAIRMAN AND F.W. MINGLEDORFF, JR.; SOUTHWEST BY LANDS OF MARTIN AND LANDS OF THE ESTATE OF FRED DAVIDSON; NORTH BY LANDS OF TRUMAN JACKSON, LANDS OF TROY WINN, AND LANDS OF NED BROWN; AND NORTHWEST BY LANDS OF TRACY YOUNG AND LANDS OF R. I. C., LTD. (TACO BELL). SAID LANDS ARE MORE SPECIFICALLY DESCRIBED AS FOLLOWS:
FROM THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY OF STATE ROUTE 119 AND THE NORTHERLY RIGHT-OF-WAY OF STATE ROUTE 196; LOCATED AT N=670, 421.66; E=676,029.26, GEORGIA PLANE COORDINATE SYSTEM, EAST ZONE, RUN S 48 54'29" W ALONG THE RIGHT-OF-WAY OF STATE ROUTE 196 A DISTANCE OF 275.0 FEET TO POINT OF BEGINNING; THENCE CONTINUE S 48 54'29" W 149.44 FEET TO AN IRON PIN; THENCE RUN N 41 42'29" W 150.0 FEET TO AN IRON PIN; THENCE RUN S 48 54'29" W 175.0 FEET TO AN IRON PIN; THENCE RUN N 41 42'29" W 21.3 FEET TO AN IRON PIN; THENCE RUN S 48 32'37" W 198.73 FEET TO AN IRON PIN; THENCE RUN N 41 00'52" W 303.40 FEET TO AN IRON PIN; THENCE RUN S 48 59'08" W 60.0 FEET TO AN IRON PIN; THENCE RUN N 41 00'52" W 335.98 FEET TO AN IRON PIN; THENCE RUN S 48 59'08" W 12.0 FEET TO AN IRON PIN; THENCE RUN N 41 03'46" W 406.97 FEET TO AN IRON PIN; THENCE RUN S 85 51'41" E 80.78 FEET TO AN IRON PIN; THENCE RUN S 85 29'18" E 191.57 FEET TO AN IRON PIN; THENCE RUN N 51 32'30" E 533.02 FEET TO AN IRON PIN; THENCE RUN S 40 53'29" E 116.65 FEET TO A NAIL FOUND IN THE ASPHALT; THENCE RUN N 49 01'29" E 151.09 FEET TO A MARK IN THE CONCRETE FOOTING FOR A TELEPHONE PEDESTAL ON THE RIGHT-OF-WAY OF STATE ROUTE 119; THENCE RUN S 40 53'29" E 430.80 FEET ALONG THE RIGHT-OF-WAY OF STATE ROUTE 119 TO AN IRON PIN; THENCE RUN S 48 54'29" W 200.00 FEET TO AN IRON PIN; THENCE RUN S 40 53'29" E 140.00 FEET TO A CONCRETE MONUMENT FOUND; THENCE RUN S 48 54'29" W 50.00 TO A CONCRETE MONUMENT FOUND; THENCE RUN S 40 53'29" E 130.00 FEET TO AN IRON PIN; THENCE RUN S 48 54'29" W 25 FEET TO AN IRON PIN; THENCE RUN S 40 53'29" E 180 FEET TO THE POINT OF BEGINNING.
LESS AND EXCEPT, THAT LOT OF LAND CONTAINING SEVENTY-SIX THOUSANDTHS (0.076) ACRE EXCLUDED FROM SAID TRACT DESCRIBED AS FOLLOWS:
FROM THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY OF STATE ROUTE 119 AND THE NORTHERLY RIGHT-OF-WAY OF STATE ROUTE 196; LOCATED AT N=670,421.66; E=676,029.26, GEORGIA PLANE COORDINATE SYSTEM, EAST ZONE, RUN N 40 53'29" E ALONG THE RIGHT-OF-WAY OF STATE ROUTE 119 A DISTANCE OF 492 FEET TO A POINT; THENCE RUN S 49 18'08" W 67.0 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE S 49 18'08" W 66.0 FEET TO A POINT; THENCE RUN N 40 53'29" W 50.0 FEET TO A POINT; THENCE RUN N 49 18'18" E 66.0 FEET TO A POINT; THENCE RUN S 40 53'29" E 50.0 FEET TO THE POINT OF BEGINNING. SAID OUT PARCEL IS SURROUNDED BY LANDS OF ARONOV, ET AL, DESCRIBED ABOVE;
LESS AND EXCEPT FROM THE ABOVE DESCRIBED PROPERTY THAT PORTION OF THE PROPERTY CONVEYED BY THAT CERTAIN WARRANTY DEED FORM HINESVILLE GROUP, LLC, A GEORGIA LIMITED LIABILITY COMPANY TO ANTHONY E. HILL, DATED AUGUST 25, 2005, FILED FOR RECORD SEPTEMBER 16, 2005 AT 2:34 P.M., RECORDED IN DEED BOOK 1333, PAGE 683, RECORDS OF LIBERTY COUNTY, GEORGIA.
SAID LANDS HAVE SUCH METES, BOUNDS, AND LOCATION AS SHOWN ON A PLAT PREPARED BY A.G. WELLS, JR, G.R.L.S. #1656, DATED MARCH 20, 1992, AND RECORDED IN PLAT SLIDE G-67, FOLIO 2, LIBERTY COUNTY DEED RECORDS, SAME BEING INCORPORATED HEREIN BY REFERENCE THERETO.

TRACT 2:
ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE CITY OF HINESVILLE, 17TH G.M. DISTRICT OF LIBERTY COUNTY, GEORGIA, CONTAINING 0.076 ACRES, MORE OR LESS, AND BEING DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF GENERAL SCREVEN WAY AND THE NORTH RIGHT-OF-WAY OF E.G. MILES PARKWAY; THENCE NORTH 40 DEGREES 57 MINUTES WEST ALONG SAID WEST RIGHT-OF-WAY LINE OF GENERAL SCREVEN WAY A DISTANCE OF 492.00 FEET TO A POINT; THENCE SOUTH 49 DEGREES 03 MINUTES WEST A DISTANCE OF 67 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 49 DEGREES 03 MINUTES WEST A DISTANCE OF 66 FEET TO A POINT; THENCE NORTH 40 DEGREES 57 MINUTES WEST A DISTANCE OF 50 FEET TO A POINT; THENCE NORTH 49 DEGREES 03 MINUTES EAST A DISTANCE 66 FEET TO A POINT; THENCE SOUTH 40 DEGREES 57 MINUTES EAST A DISTANCE OF 50 FEET TO THE POINT OF BEGINNING (THE "PROPERTY"). THE PROPERTY IS MORE PARTICULARLY SHOWN UPON THAT CERTAIN PLAT OF SURVEY PREPARED BY A.G. WELLS, JR., GEORGIA REGISTERED LAND SURVEYOR NUMBER 1656, DATED OCTOBER 24, 1991, WHICH PLAT IS RECORDED IN PLAT SECTION H-18, PAGE 2, IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF LIBERTY COUNTY, GEORGIA, AND WHICH IS BY EXPRESS REFERENCE INCORPORATED HEREIN.

TRACT 1 AND TRACT 2 ALSO BEING DESCRIBED AS FOLLOWS:
A CERTAIN PARCEL OF LAND SITUATE, LYING AND BEING IN THE 17TH G.M. DISTRICT, CITY OF HINESVILLE, LIBERTY COUNTY, GEORGIA, AND FURTHER DESCRIBED AS FOLLOWS:
COMMENCING AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF STATE ROUTE 196 (ELMA G. MILES PARKWAY) AND THE WESTERLY RIGHT OF WAY LINE OF STATE ROUTE 119 (GENERAL SCREVEN WAY); THENCE PROCEED ALONG SAID NORTHERLY RIGHT OF WAY LINE OF STATE ROUTE 196 S48°54'29" W, A DISTANCE OF 275.00' TO POINT, SAID POINT BEING THE POINT OF BEGINNING.
THENCE LEAVING THE POINT OF BEGINNING WITH THE SAID NORTHERLY RIGHT OF WAY LINE OF STATE ROUTE 196 S48°54'29"W A DISTANCE OF 149.48' TO A POINT; THENCE LEAVE SAID RIGHT OF WAY AND PROCEED THE FOLLOWING COURSES AND DISTANCES; THENCE N41°41'58"W A DISTANCE OF 150.02' TO A 5/8" REBAR FOUND; THENCE S49°23'02" W A DISTANCE OF 175.00' TO A POINT; THENCE N 41°40'24" W A DISTANCE OF 21.32' TO A RAILROAD SPIKE FOUND; THENCE S 48°06'02" W A DISTANCE OF 197.16' TO A 5/8" REBAR FOUND; THENCE N41°16'02" W A DISTANCE OF 303.40' TO A POINT; THENCE S 49°03'22" W A DISTANCE OF 60.07' TO A 5/8" REBAR FOUND; THENCE N 41°02'10" W A DISTANCE OF 335.91' TO A 3/4" REBAR FOUND ; THENCE S 49°00'51" W A DISTANCE OF 11.77' TO A 3/4" REBAR FOUND; THENCE N 41°02'48" W A DISTANCE OF 409.54' TO A POINT; THENCE S 85°12'26" E A DISTANCE OF 274.07' TO AN AXLE FOUND; THENCE N 51°27'42" E A DISTANCE OF 532.98' TO A 5/8" REBAR FOUND; THENCE S 40°53'54" E A DISTANCE OF 117.53' TO PK NAIL FOUND; THENCE N 49°00'09" E A DISTANCE OF 150.82' TO A 5/8" REBAR FOUND; THENCE S 40°52'47" E A DISTANCE OF 334.87' TO A 1/2" REBAR FOUND; THENCE S 49°07'49" W A DISTANCE OF 246.93' TO A PK NAIL FOUND; THENCE S 40°54'14" E A DISTANCE OF 80.99' TO A PK NAIL FOUND; THENCE N 49°04'45" E A DISTANCE OF 246.94' TO A POINT; THENCE S 40°53'29" E A DISTANCE OF 15.10' TO A 5/8" REBAR FOUND; THENCE S 49°09'55" W A DISTANCE OF 200.21' TO A POINT; THENCE S 40°30'28" E A DISTANCE OF 140.15' TO A 1/2" REBAR FOUND; THENCE S 48°01'04" W A DISTANCE OF 48.86' TO A POINT; THENCE S 40°53'29" E A DISTANCE OF 130.00' TO A POINT; THENCE S 48°54'29" W A DISTANCE OF 25.00' TO A POINT; THENCE S 40°53'29" E A DISTANCE OF 180.00' TO THE POINT OF BEGINNING, SAID TRACT OR PARCEL OF LAND HAVING AN AREA OF 15.028 ACRES MORE OR LESS.
SAID TRACT OF LAND BEING SHOWN AND REPRESENTED ON THAT CERTAIN PLAT OF SURVEY MADE AND PREPARED BY JAMES CRAIG BREWER, GEORGIA REGISTERED LAND SURVEYOR NO. 3022, WITH A FIELD DATE OF MARCH 21, 2006 AND A PLAT DATE OF MARCH 24, 2006 AND RECORDED IN PLAT SECTION O-6, PAGE(S) 4AB-4CD, IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF LIBERTY COUNTY, GEORGIA, SAID PLAT BY SPECIFIC REFERENCE IS MADE A PART HEREOF FOR DESCRIPTIVE AND ALL OTHER PURPOSES.

TRACT 3:
TOGETHER WITH THOSE EASEMENT RIGHTS ARISING UNDER THAT CERTAIN DRAINAGE EASEMENT FROM FRED DAVIDSON TO LECONTE PROPERTIES, INC., A GEORGIA CORPORATION, DATED DECEMBER 19, 1984, FILED FOR RECORD DECEMBER 19, 1984 AT 3:50 P.M., RECORDED IN DEED BOOK 331, PAGE 241, RECORDS OF LIBERTY COUNTY, GEORGIA.

TRACT 4:
ALSO TOGETHER WITH THOSE EASEMENT RIGHTS ARISING UNDER THAT CERTAIN CROSS EASEMENT AGREEMENT DECLARATIONS BY JAKE ARONOV, OWEN ARONOV, TERI A. DIAMOND, FRANK M. JOHNSTON AND ALEX D. BAKER, DATED JUNE 5, 1985, FILED FOR RECORD JUNE 24, 1985 AT 4:12 P.M., RECORDED IN DEED BOOK 347, PAGE 267, AFORESAID RECORDS; AS MODIFIED BY THAT CERTAIN CONSENT TO MODIFY CROSS EASEMENT AGREEMENT BY AND BETWEEN GERALD H. PRYOR, KEVIN S. GRIFFIN AND SOUTHEASTERN BANK, DATED AS OF AUGUST 26, 2005, FILED FOR RECORD SEPTEMBER 16, 2005 AT 2:33 P.M., RECORDED IN DEED BOOK 1333, PAGE 668, AFORESAID RECORDS; AS FURTHER MODIFIED BY THAT CERTAIN CONSENT TO MODIFY CROSS EASEMENT AGREEMENT BY REALTY INCOME CORPORATION, DATED AS OF SEPTEMBER 13, 2005, FILED FOR RECORD SEPTEMBER 16, 2005 AT 2:34 P.M., RECORDED IN DEED BOOK 1333, PAGE 676, AFORESAID RECORDS; AS FURTHER MODIFIED BY THAT CERTAIN CONSENT TO MODIFY CROSS EASEMENT AGREEMENT BY AND BETWEEN HINESVILLE GROUP, LLC, A GEORGIA LIMITED LIABILITY COMPANY, J.C. PENNEY CORPORATION, INC., A DELAWARE CORPORATION, BEALL'S OUTLET STORES-GA, INC., A GEORGIA CORPORATION AND THE BANK OF NEW YORK TRUST COMPANY, N.A., A BANKING CORPORATION, DATED AS OF AUGUST 31, 2005, FILED FOR RECORD OCTOBER 7, 2005 AT 3:22 P.M., RECORDED IN DEED BOOK 1338, PAGE 527, AFORESAID RECORDS.

TRACT 5:
ALSO TOGETHER WITH THOSE EASEMENT RIGHTS ARISING UNDER THAT CERTAIN WARRANTY DEED FROM HINESVILLE GROUP, LLC, A GEORGIA LIMITED LIABILITY COMPANY TO ANTHONY E. HILL, DATED AUGUST 25, 2005, FILED FOR RECORD SEPTEMBER 16, 2005 AT 2:34 P.M., RECORDED IN DEED BOOK 1333, PAGE 683, AFORESAID RECORDS.

PROJECT #:	240589
FIELD DATE:	9/10/2024
PLAT DATE:	10/07/2024
LAST REVISED:	N/A
DRAWN BY:	JCB
SCALE:	1"=60'

SHEET: 1 OF 1