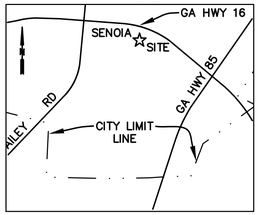
VICINITY MAP

NOT-TO-SCALE



GA STATE PLANE GRID (SEE NOTE 3)

REFERENCES

COWETA COUNTY SUPERIOR COURT RECORDS

DEED BOOK 84 PAGE 33	PLAT BOOK 23 PAGE 295
DEED BOOK 395 PAGE 96	PLAT BOOK 30 PAGE 277
DEED BOOK 860 PAGE 140	PLAT BOOK 35 PAGE 273
DEED BOOK 1122 PAGE 43	PLAT BOOK 37 PAGE 273
DEED BOOK 1164 PAGE 48	PLAT BOOK 38 PAGE 201
DEED BOOK 1164 PAGE 50	PLAT BOOK 44 PAGE 245
DEED BOOK 1818 PAGE 477	PLAT BOOK 45 PAGE 256
DEED BOOK 3538 PAGE 677	PLAT BOOK 78 PAGE 224
DEED BOOK 3893 PAGE 329	PLAT BOOK 92 PAGE 308
DEED BOOK 4075 PAGE 797	PLAT BOOK 99 PAGE 182
DEED BOOK 4110 PAGE 200	PLAT BOOK 99 PAGE 232
DEED BOOK 4147 PAGE 623	
DEED BOOK 4820 PAGE 828	
DEED BOOK 5245 PAGE 155	
DEED BOOK 5299 PAGE 747	

SEABOARD COASTLINE RAILROAD REAL ESTATE DEPT.

RIGHT OF WAY AND TRACK MAP ATLANTA, BIRMINGHAM & ATLANTIC R.R. CO., SHEET 9 OF V8, DATED 6/30/1914 AND LAST REVISED 4/24/1919

CLOSURE & EQUIPMENT CERTIFICATION

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS AN AVERAGE RELATIVE POSITIONAL ACCURACY OF 0.03 FEET AT THE 95% CONFIDENCE LEVEL. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 66,776+ FEET.
THE LINEAR AND ANGULAR MEASUREMENTS SHOWN ON THIS PLAT WERE OBTAINED BY USING A SOKKIA IX SERIES ROBOTIC TOTAL STATION AND A CHAMPION PRO DUAL FREQUENCY RTK GPS RECEIVER. FIELD WORK WAS COMPLETED ON 12/22/2021.

SURVEYOR CERTIFICATION

TO WELLSTAR SPALDING REGIONAL HOSPITAL, INC., A GEORGIA NONPROFIT CORPORATION, WELLSTAR HEALTH SYSTEM, INC., A GEORGIA NONPROFIT CORPORATION & FIRST AMERICAN 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, 3, 4, 6(a), 6(b), 8, 13, 16 & 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 22, 2021.

THIS SURVEY HAS BEEN PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67,43-15-4,43-15-6,43-15-19, & 43-15-22.

DAVID G. BENNETT — DATE 04/05/2022

PART II , SCHEDULE B EXCEPTIONS

FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT NO. 2-40889(R)
EFFECTIVE DATE = MARCH 10, 2022 AT 5:00 P.M.

(h) RIGHT-OF-WAY EASEMENT FROM P. R. MCKNIGHT, SR. TO GEORGIA POWER COMPANY, DATED APRIL 7, 1958, FILED FOR RECORD APRIL 10, 1958 AT 11 :00 A.M., RECORDED IN DEED BOOK 84, PAGE 333, RECORDS OF COWETA COUNTY, GEORGIA. **EASEMENT IS BLANKET IN NATURE AND CANNOT BE PLOTTED OR SHOWN HEREON.**
(i) EASEMENT AGREEMENT FROM MANN INVESTMENT COMPANY, L.P., A GEORGIA LIMITED PARTNERSHIP TO THE CITY OF SENOIA, DATED JANUARY 9, 2002, FILED FOR RECORD JANUARY 9, 2002 AT 1:52 P.M., RECORDED IN DEED BOOK 1818, PAGE 477, AFORESAID RECORDS. **EASEMENT CANNOT BE PLOTTED BECAUSE THE DOCUMENTS ARE ILLEGIBLE. NO PHYSICAL EVIDENCE OF THIS EASEMENT WAS FOUND BY THIS SURVEYOR AT THE TIME OF THIS SURVEY.**
(j) DISTRIBUTION TREE TRIM / CLEARING EASEMENT FROM JAMES CALHOUN MANN, CHARLES DALE MANN, AND RANDALL CLARK MANN, SUCCESSOR CO-TRUSTEES OF THE MILDRED B. MANN REVOCABLE TRUST TO GEORGIA POWER COMPANY, A GEORGIA CORPORATION, DATED DECEMBER 30, 2020, FILED FOR RECORD APRIL 13, 2021 AT 3:05 P.M., RECORDED IN DEED BOOK 5299, PAGE 74 7, AFORESAID RECORDS. **EASEMENT AFFECTS SUBJECT PROPERTY AS SHOWN HEREON.**
(k) ACCESS EASEMENT BY AND BETWEEN JAMES CALHOUN MANN, CHARLES DALE MANN AND RANDALL CLARK MANN, SUCCESSOR CO-TRUSTEES OF THE MILDRED B.MANN REVOCABLE TRUST AND WELLSTAR HEALTH SYSTEM, INC., A GEORGIA NONPROFIT CORPORATION, DATED OCTOBER , 2021, FILED FOR RECORD OCTOBER , 2021 AT ____ .M., RECORDED IN DEED BOOK , PAGE , AFORESAID RECORDS. **EASEMENT AFFECTS SUBJECT PROPERTY AS SHOWN HEREON.**
(l) DISTRIBUTION TREE TRIM / CLEARING EASEMENT FROM JAMES CALHOUN MANN, CHARLES DALE MANN, AND RANDALL CLARK MANN, SUCCESSOR CO-TRUSTEES OF THE MILDRED B. MANN REVOCABLE TRUST TO GEORGIA POWER COMPANY, A GEORGIA CORPORATION, DATED DECEMBER 30, 2020, FILED FOR RECORD OCTOBER 14, 2021 AT 1:14 P.M., RECORDED IN DEED BOOK 5435, PAGE 462, AFORESAID RECORDS. **EASEMENT AFFECTS SUBJECT PROPERTY AS SHOWN HEREON.**

SURVEY LEGAL DESCRIPTION

TRACT "A-1"

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 278 & 279, 1ST LAND DISTRICT OF COWETA COUNTY, GEORGIA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

*BEGINNING AT A 1/2" REBAR FOUND AT THE APPARENT COMMON LAND LOT CORNER OF LAND LOTS 261, 262, 277 & 278 OF THE 1ST LAND DISTRICT OF COWETA COUNTY, GEORGIA , SAID REBAR HAVING THE GEORGIA STATE PLANE GRID, WEST ZONE, NAD 1983 COORDINATES OF N:1195949.45, E:2177518.76 AND BEING THE **POINT OF REFERENCE;***

*THENCE, ALONG THE SOUTH LAND LOT LINE OF LAND LOT 278 S88°51'21"E A DISTANCE OF 991.92' TO A CALCULATED POINT; THENCE, S88°53'06"E A DISTANCE OF 503.71' TO AN AXLE FOUND; THENCE, N32°29'12"W A DISTANCE OF 635.65' TO A CALCULATED POINT (SAID POINT BEING WITNESSED BY A NAIL FOUND 0.70' TO THE EAST); THENCE, N32°29'12"W A DISTANCE OF 1306.03' TO A 1/2" REBAR & CAP SET ON THE SOUTHEASTERN RIGHT-OF-WAY LINE OF SEABOARD COASTLINE RAILROAD (100' R/W); THENCE ALONG SAID RIGHT-OF-WAY LINE FOLLOWING A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 1043.65', HAVING A RADIUS OF 1863.18', A CHORD BEARING OF N46°06'35"E AND A CHORD LENGTH OF 1030.14' TO A 1/2" REBAR & CAP SET; THENCE, N62°09'24"E A DISTANCE OF 452.52' TO A 1/2" REBAR & CAP SET; THENCE FOLLOWING A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 678.68', HAVING A RADIUS OF 1500.00', A CHORD BEARING OF N49°11'41"E AND A CHORD LENGTH OF 672.97' TO A 1/2" REBAR & CAP SET, BEING THE **POINT OF BEGINNING** AND HAVING THE GEORGIA STATE PLANE GRID, WEST ZONE, NAD 1983 COORDINATES OF N:1198922.74, E:2179623.04;*

*FROM SAID POINT OF BEGINNING,THENCE CONTINUING ALONG A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 205.97', HAVING A RADIUS OF 1500.00', A CHORD BEARING OF N32°17'56"E AND A CHORD LENGTH OF 205.83' TO A 1/2" REBAR & CAP SET AT THE INTERSECTION OF THE SOUTHEASTERN RIGHT-OF-WAY LINE OF SEABOARD COASTLINE RAILROAD AND THE SOUTHERN RIGHT-OF-WAY LINE OF GEORGIA HIGHWAY 16 (100' PUBLIC R/W); THENCE, ALONG THE AFORESAID RIGHT-OF-WAY LINE OF GEORGIA HIGHWAY 16, FOLLOWING A REVERSE CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 316.82', HAVING A RADIUS OF 1861.81', A CHORD BEARING OF S61°55'45"E AND A CHORD LENGTH OF 316.46' TO A 1/2" REBAR & CAP SET; THENCE, LEAVING THE SAID RIGHT-OF-WAY LINE OF GEORGIA HIGHWAY 16, FOLLOWING A REVERSE CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 6.62', HAVING A RADIUS OF 300.00', A CHORD BEARING OF S11°54'20"W AND A CHORD LENGTH OF 6.62' TO A 1/2" REBAR & CAP SET; THENCE, S12°32'16"W A DISTANCE OF 165.70' TO A 1/2" REBAR & CAP SET; THENCE ALONG A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 141.85', HAVING A RADIUS OF 115.00', A CHORD BEARING OF S22°47'54"E AND A CHORD LENGTH OF 133.04', TO A 1/2" REBAR & CAP SET; THENCE, S58°08'04"E A DISTANCE OF 10.78' TO A 1/2" REBAR & CAP SET; THENCE, S31°43'34"W A DISTANCE OF 20.00' TO A 1/2" REBAR & CAP SET; THENCE, N54°20'19"W A DISTANCE OF 494.87' TO THE **POINT OF BEGINNING.***

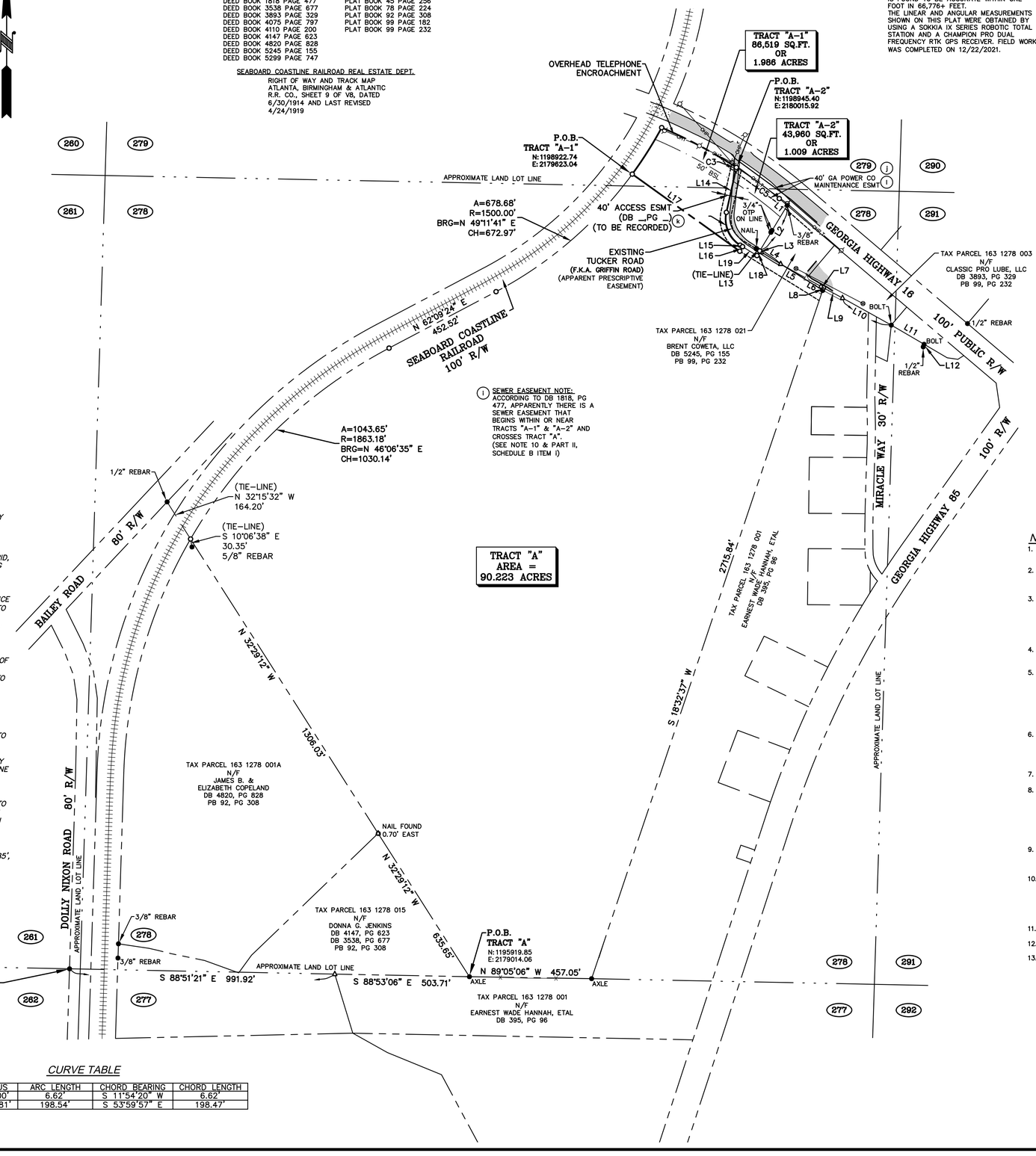
*SAID TRACT OR PARCEL OF LAND HAS AN **AREA OF 86,519 SQUARE FEET OR 1.986 ACRES,** MORE OR LESS.*

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 49°36'03" E	39.10'
L2	S 31°05'41" W	199.14'
L3	S 55°55'58" E	7.63'
L4	S 58°08'04" E	84.58'
L5	S 60°55'03" E	110.51'
L6	S 60°55'03" E	62.27'
L7	S 61°44'09" E	10.52'
L8	S 18°32'37" W	10.82'
L9	S 61°44'09" E	80.93'
L10	S 60°55'43" E	208.61'
L11	S 59°41'40" E	142.13'
L12	S 18°14'32" W	10.16'
L13	N 56°36'34" W	14.94'
L14	S 12°32'16" W	165.70'
L15	S 58°08'04" E	10.78'
L16	S 31°43'34" W	20.00'
L17	N 54°20'19" W	494.87'
L18	S 31°05'41" W	20.30'
L19	N 58°08'04" W	63.16'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C3	300.00'	6.62'	S 11°54'20" W	6.62'
C5	1861.81'	198.54'	S 53°59'57" E	198.47'



(i) SEWER EASEMENT NOTE:
ACCORDING TO DB 1818, PG 477, APPARENTLY THERE IS A SEWER EASEMENT THAT BEGINS WITHIN OR NEAR TRACTS "A-1" & "A-2" AND CROSSES TRACT "A". (SEE NOTE 10 & PART II, SCHEDULE B ITEM i)

LEGEND

PROPERTY LINE	
APPROX LAND LOT LINE	
APPROX PARCEL LINE	
BUILDING SETBACK LINE (BSL)	
EASEMENT LINE	
OVERHEAD UTILITIES	OHP,T,TV
SANITARY SEWER LINE	SS
RAILROAD TRACKS	
ASPHALT	
CONCRETE	
IRON PIN FOUND (1/2" REBAR UNLESS NOTED)	●
IRON PIN TO BE SET (SEE NOTE 7)	○
CALCULATED POINT (UNMONUMENTED)	△
UTILITY POLE	
OPEN TOP PIPE	OTP
DEED BOOK & PAGE	DB,PG
PLAT BOOK & PAGE	PB,PG
RIGHT-OF-WAY	R/W
NOW OR FORMERLY	N/F
POINT OF REFERENCE	P.O.R.
POINT OF BEGINNING	P.O.B.
EASEMENT	ESMT
LAND LOT NUMBER	278
PART II, SCHEDULE B EXCEPTION	h

NOTES

1. REFERENCE POINT LAND SURVEYING, LLC AND THE LAND SURVEYOR WHOSE SEAL IS AFFIXED HEREON DO NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN.
2. THIS DRAWING HAS BEEN GENERATED ELECTRONICALLY. THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT UNLESS IT BEARS THE ORIGINAL SEAL AND SIGNATURE OF A GEORGIA REGISTERED PROFESSIONAL SURVEYOR OF REFERENCE POINT LAND SURVEYING, LLC.
3. THE BEARINGS AND COORDINATES SHOWN HEREON ARE REFERENCED TO THE GA STATE PLANE GRID COORDINATE SYSTEM, WEST ZONE, NAD 83 DATUM AND WERE ESTABLISHED BY GPS METHODS UTILIZING A CHAMPION PRO DUAL FREQUENCY RTK GPS RECEIVER AND PROCESSED BY NGS OPUS. THE BEARINGS HEREON MAY NOT MATCH PRIOR DEEDS OR SURVEYS, HOWEVER, THE PROPERTY LINES AND CORNER MARKERS SHOWN ARE THE SAME. ALL DISTANCES SHOWN HEREON ARE SURFACE/GROUND DISTANCES AND STATED IN U.S. SURVEY FEET.
4. THE SUBJECT PROPERTY IS DESIGNATED AS COWETA COUNTY TAX PARCEL 162 1278 007 AND IS CURRENTLY ZONED "I" INDUSTRIAL DISTRICT (COMMERCIAL CORRIDOR OVERLAY).
5. THE FOLLOWING ARE THE MINIMUM BUILDING SETBACK REQUIREMENTS FOR INDUSTRIAL DISTRICT:
   - FRONT YARD (ARTERIAL & COLLECTOR STREETS) = 50'
   - FRONT YARD (LOCAL STREETS) = 25'
   - SIDE YARD (ARTERIAL & COLLECTOR STREETS) = 50' W/ 30' BUFFER
   - SIDE YARD (LOCAL STREETS) = 20' W/ 10' BUFFER
   - REAR YARD (ARTERIAL & COLLECTOR STREETS) = 60' W/ 30' BUFFER
   - REAR YARD (LOCAL STREETS) = 30' W/ 15' BUFFER
6. BY GRAPHICAL PLOTTING ONLY AND PER FEMA FIRM PANEL 13077C0291D FOR THE CITY OF SENOIA AND COWETA COUNTY, GA, DATED 2/6/2013, TRACTS "A1" & "A2" LIE WITHIN FLOOD HAZARD ZONE "X" (AREAS OF MINIMAL FLOOD HAZARD); PORTIONS OF TRACT "A" LIE WITHIN SPECIAL FLOOD HAZARD AREA ZONE "A" (WITHOUT BASE FLOOD ELEVATION).
7. UNLESS OTHERWISE NOTED HEREON, IRON PINS SET ARE 1/2" REBAR WITH RED CAPS STAMPED "RLS 3122".
8. THE POINT OF REFERENCE IS A 1/2" REBAR FOUND AND BEING AT THE WEST RIGHT-OF-WAY LINE OF DOLLY NIXON ROAD (80' R/W) AND THE NORTH LAND LOT LINE OF LAND LOT 262 OF THE 1ST LAND DISTRICT OF COWETA COUNTY, GA, AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 37 PAGE 273 IN THE COWETA COUNTY SUPERIOR COURT CLERK'S RECORDS. THE SAID REBAR IS 40' WEST OF THE APPROXIMATE COMMON LAND LOT CORNER OF LAND LOTS 261, 262, 277 & 278 OF SAID LAND DISTRICT. ALSO BEING LOCATED AT THE POSITION OF THE GEORGIA STATE PLANE GRID COORDINATES SHOWN HEREON (SEE NOTE 3).
9. THERE ARE NO IMPROVEMENTS ON THE SUBJECT PROPERTY TO THE KNOWLEDGE OF THIS SURVEYOR. ENCROACHMENTS AS FOLLOWS:
   - OVERHEAD TELEPHONE/COMMUNICATION LINES ENCROACH ONTO THE SUBJECT PROPERTY ALONG GA HIGHWAY 16, AS SHOWN HEREON.
10. ACCORDING TO DEED BOOK 1818, PAGE 477, THERE IS AN EASEMENT AGREEMENT BETWEEN MANN INVESTMENT COMPANY, L.P. & THE CITY OF SENOIA FOR A SANITARY SEWER LINE. SAID EASEMENT CANNOT BE SHOWN ON THIS SURVEY FOR THE LACK OF A LEGIBLE DEPICTION OR DESCRIPTION AS TO ITS LOCATION OR THE LOCATION OF THE SEWER LINE. NO EVIDENCE OF SAID SEWER LINE OR EASEMENT ON THE SUBJECT PROPERTY WAS FOUND BY THIS SURVEYOR AT THE TIME THE FIELD WORK WAS PERFORMED.
11. THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AS OF THE DATE OF THIS SURVEY.
12. THERE WAS NO EVIDENCE OF STREET/SIDEWALK CONSTRUCTION OR RIGHT OF WAY CHANGES AS OF THE DATE OF THIS SURVEY.
13. SUBJECT PROPERTY IS CONTIGUOUS TO GEORGIA STATE HIGHWAY 16, A PUBLIC ROAD.

0 200 400 600
GRAPHIC SCALE IN FEET

REFERENCE POINT LAND SURVEYING, LLC
5 NORTH LEE STREET
P.O. BOX 824
FORSYTH, GA 31029
(478) 365-9609
COA #: LSF000413
referencepointlandsurveying@gmail.com

GEORGIA REGISTERED LAND SURVEYOR 3122 DAVID G. BENNETT

ALTA/NSPS LAND TITLE SURVEY
FOR
WELLSTAR SPALDING REGIONAL HOSPITAL, INC., A GEORGIA NONPROFIT CORPORATION, WELLSTAR HEALTH SYSTEM, INC., A GEORGIA NONPROFIT CORPORATION
AND
FIRST AMERICAN TITLE INSURANCE COMPANY

LAND LOTS 278 & 279 — 1ST LAND DISTRICT
COWETA COUNTY — CITY OF SENOIA — GEORGIA

REVISIONS	
DATE	

SCALE:
HORIZONTAL: 1" = 200'
VERTICAL: N/A

DATE: 04/05/2022
DRAWING NO. 2022-01-D
PROJ. NO.: KH 2021-1
ALPH: FH 2021-1
DRWN: DGB
CHKD: DGB
APVD: DGB
RLS No: 3122

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SHEET 1 OF 2