

PRELIMINARY FOR DISCUSSION PURPOSES ONLY

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

EXCEPTIONS

- CONSERVATION ASSESSMENT COVENANT - 625/334 (AFFECTIVE UNTIL 12/31/2029)
- RIGHT OF WAY - PEACH COUNTY - N-1518 (AFFECTS AS SHOWN)
- RIGHT OF WAY - GEORGIA POWER COMPANY - 25/523 (AFFECTS AS SHOWN)
- EASEMENT - GEORGIA POWER COMPANY - 5/17 (DEED IS TO VAGUE TO PLOT)
- OOD FOR RIGHT OF WAY - CITY OF BYRON - 431/448 (AFFECTS AS SHOWN)
- UTILITY LINE EASEMENT - THE CITY OF BYRON - 461/304 (AFFECTS AS SHOWN)
- UTILITY LINE EASEMENT - THE CITY OF BYRON - 467/321 (AFFECTS AS SHOWN)
- EASEMENT - GEORGIA POWER COMPANY - 474/412 (AFFECTS AS SHOWN)
- NOTE: PARCEL 6 - 28.00 ACRES @ 26/134 WAS SOLD TO REGIONAL PROPERTIES AT 4/30/02. THE PARCEL HAS BEEN COMBINED AND TAKEN WITH THE ACREAGE TRACT OWNED BY FUTURE TIMBERLAND... (AFFECTS AS SHOWN, SEE NOTE-8)

CURVE TABLE

CURVE #	CHORD BRNG	CHORD DIST	RADIUS	ARC
C1	N3°41'42"E	569.31'	2907.78'	570.22'
C2	S85°39'39"E	222.62'	1050.00'	223.04'
C3	S75°12'50"E	328.21'	700.00'	331.29'
C4	S70°37'10"E	249.27'	800.00'	250.29'
C5	S3°43'05"W	601.57'	3057.78'	602.54'
C6	S52°40'43"W	380.36'	2599.19'	380.70'
C7	S46°20'34"W	202.21'	2599.19'	202.26'
C8	S37°11'04"W	744.59'	4447.02'	745.48'
C9	S21°25'42"W	1081.01'	3057.78'	1086.72'
C10	N70°37'10"W	218.11'	700.00'	219.00'
C11	N75°12'50"W	375.09'	800.00'	378.61'
C12	S87°22'10"W	107.67'	800.00'	107.75'
C13	S75°33'40"W	204.51'	739.41'	205.17'
C14	S73°09'40"W	62.85'	325.00'	62.95'
C15	N19°15'51"W	388.07'	1468.89'	389.21'
C16	N17°57'10"W	851.93'	2810.24'	855.22'
C17	N15°04'29"W	471.94'	2630.91'	472.57'
C18	N20°38'49"W	60.88'	2630.91'	60.89'

LINE TABLE

LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH
L1	S88°44'39"E	224.79'	L20	S32°04'07"W	48.83'
L2	N88°55'20"W	543.92'	L21	N79°34'55"W	262.30'
L3	N88°51'10"W	125.67'	L22	S83°30'35"W	371.04'
L4	N89°12'37"W	263.36'	L23	S67°36'45"W	356.18'
L5	N89°02'28"W	272.17'	L24	S78°42'35"W	220.17'
L6	N2°01'28"W	293.47'	L25	N28°44'40"W	209.66'
L7	N1°42'28"W	107.60'	L26	N80°10'27"E	359.42'
L8	S16°17'42"W	157.67'	L27	S88°52'12"E	234.24'
L9	S88°46'20"E	258.92'	L28	S83°00'34"E	373.51'
L10	S79°34'55"E	262.44'	L29	S28°47'17"W	82.79'
L11	S1°42'50"E	107.87'	L30	S61°00'01"E	120.53'
L12	S2°01'59"E	251.92'	L31	S28°34'34"W	9.57'
L13	N89°46'45"W	245.16'	L32	S83°00'37"E	120.03'
L14	N89°49'21"W	184.70'	L33	N26°59'18"E	96.58'
L15	N89°46'28"W	263.78'	L34	N9°00'00"W	100.00'
L16	N89°47'11"W	388.12'	L35	S80°57'00"W	100.00'
L17	N89°46'38"W	249.82'	L36	S9°03'00"E	100.00'
L18	N89°47'02"W	207.21'	L37	N80°57'00"E	100.00'
L19	S43°57'27"W	88.66'	L38	N60°09'42"E	367.72'

CERTIFICATION

THIS PLAN 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 ORIGINALS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS AS ARE STATED HEREON. RECORDATION OF THIS PLAN 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 PLAN 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.

Spencer H. Johnson, GARLS#3171
COA #LSF000949

TO: HERITAGE TITLE, LLC

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 SURVEYS (LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, & 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 11/10/22

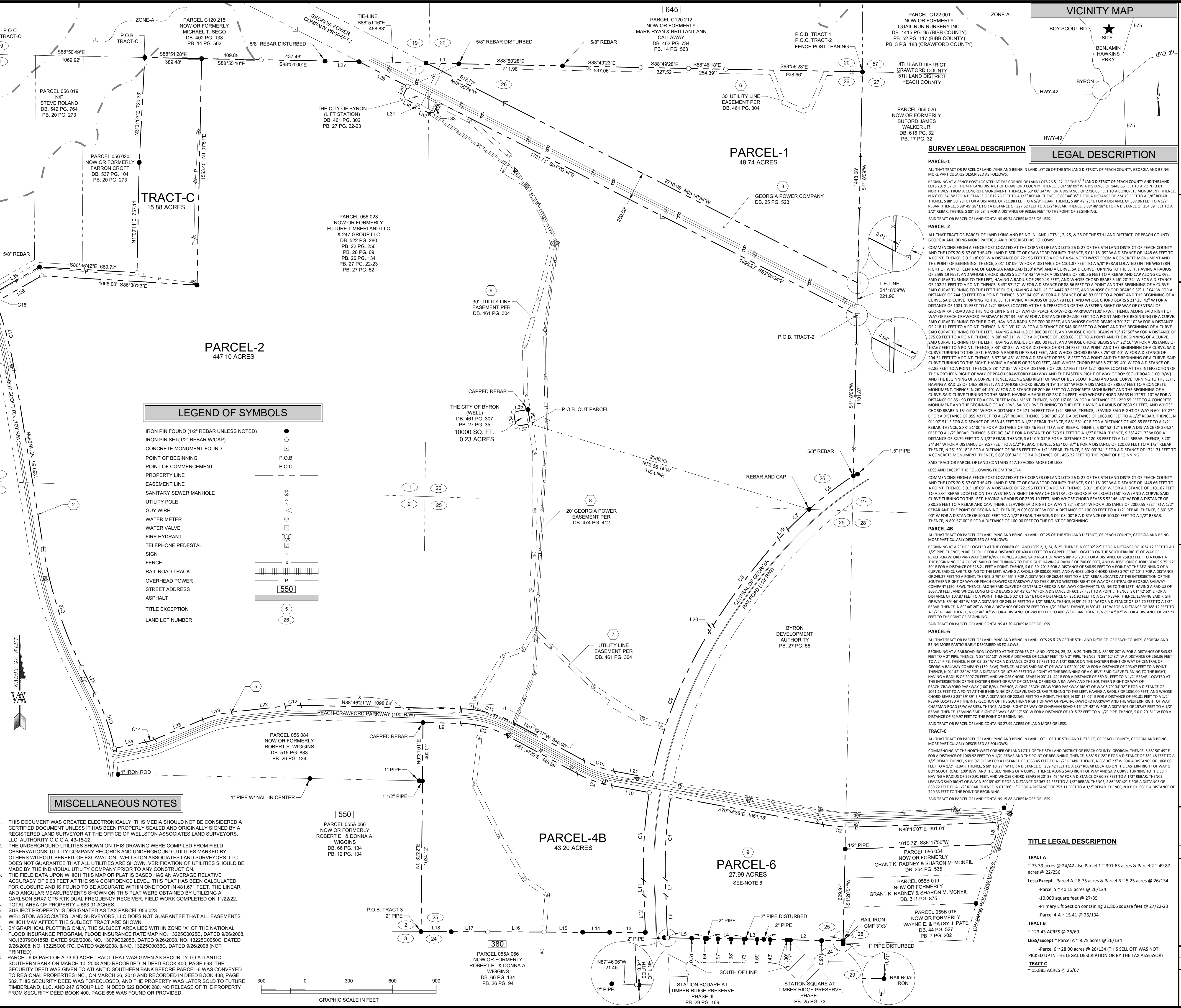
MISCELLANEOUS NOTES

- THIS DOCUMENT WAS CREATED ELECTRONICALLY. THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT UNLESS IT HAS BEEN PROPERLY SEALED AND ORIGINALLY SIGNED BY A REGISTERED LAND SURVEYOR AT THE OFFICE OF WELLSTON ASSOCIATES LAND SURVEYORS, LLC. AUTHORITY O.C.G.A. 43-15-22
- THE UNDERGROUND UTILITIES SHOWN ON THIS DRAWING WERE COMPILED FROM FIELD OBSERVATIONS, UTILITY COMPANY RECORDS AND UNDERGROUND UTILITIES MARKED BY OTHERS WITHOUT BENEFIT OF EXCAVATION. WELLSTON ASSOCIATES LAND SURVEYORS, LLC DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN. VERIFICATION OF UTILITIES SHOULD BE MADE BY THE INDIVIDUAL UTILITY COMPANY PRIOR TO ANY CONSTRUCTION.
- THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS AN AVERAGE RELATIVE ACCURACY OF 0.03 FEET AT THE 90% CONFIDENCE LEVEL. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 481,671 FEET. THE LINEAR AND ANGULAR MEASUREMENTS SHOWN ON THIS PLAT WERE OBTAINED BY UTILIZING A CARLSON BRX7 GPS RTK DUAL FREQUENCY RECEIVER. FIELD WORK COMPLETED ON 11/22/22.
- TOTAL AREA OF PROPERTY = 683.91 ACRES.
- SUBJECT PROPERTY IS DESIGNATED AS TAX PARCEL 056 023.
- WELLSTON ASSOCIATES LAND SURVEYORS, LLC DOES NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THE SUBJECT TRACT ARE SHOWN.
- BY GRAPHICAL PLOTTING ONLY, THE SUBJECT AREA LIES WITHIN ZONE "X" OF THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP NO. 13225C0025C, DATED 9/26/2008, NO. 13079C0189B, DATED 9/26/2008, NO. 13079C0205B, DATED 9/26/2008, NO. 13225C0050C, DATED 9/26/2008, NO. 13225C0017C, DATED 9/26/2008, & NO. 13225C0039C, DATED 9/26/2008 (NOT PRINTED).
- PARCEL-6 IS PART OF A 73.99 ACRE TRACT THAT WAS GIVEN AS SECURITY TO ATLANTIC SOUTHERN BANK ON MARCH 10, 2008 AND RECORDED IN DEED BOOK 400, PAGE 698. THE SECURITY DEED WAS GIVEN TO ATLANTIC SOUTHERN BANK BEFORE PARCEL-6 WAS CONVEYED TO REGIONAL PROPERTIES INC., ON MARCH 26, 2010 AND RECORDED IN DEED BOOK 438, PAGE 582. THIS SECURITY DEED WAS FORECLOSED, AND THE PROPERTY WAS LATER SOLD TO FUTURE TIMBERLAND, LLC, AND 247 GROUP, LLC IN DEED 522 BOOK 280, NO. 13225C00280, DATED 9/26/2008. PARCEL 6 IS 28.00 ACRES @ 26/134.

PARCEL 056 068
NOW OR FORMERLY
ROBERT E. & DONNA A.
WIGGINS
DB. 61 PG. 134
PB. 12 PG. 134

PARCEL 055A 066
NOW OR FORMERLY
ROBERT E. & DONNA A.
WIGGINS
DB. 66 PG. 134
PB. 26 PG. 94

DATE: 11/18/22 REGISTRATION NO. 3171



TITLE LEGAL DESCRIPTION

TRACT-A - 7.39 acres @ 24/42 also Parcel 1 - 391.63 acres & Parcel 2 - 49.87 acres @ 22/256
Less/Except - Parcel A - 8.75 acres & Parcel B - 5.25 acres @ 26/134
 - Parcel 5 - 40.15 acres @ 26/134
 - 10,000 square feet @ 27/35
 - Primary Lift Section containing 21,806 square feet @ 27/22-23
Parcel 4 - 15.41 @ 26/134

TRACT-B - 123.43 ACRES @ 26/69
Less/Except - Parcel A - 8.75 acres @ 26/134
 - Parcel 6 - 28.00 acres @ 26/134 (THIS OFF TAKE WAS NOT PICKED UP IN THE LEGAL DESCRIPTION OR BY THE STATE ASSESSOR)

TRACT-C - 15.85 ACRES @ 26/67

LEGEND OF SYMBOLS

- IRON PIN FOUND (1/2" REBAR UNLESS NOTED)
- IRON PIN SET (1/2" REBAR W/ CAP)
- CONCRETE MONUMENT FOUND
- POINT OF BEGINNING
- POINT OF COMMENCEMENT
- PROPERTY LINE
- EASEMENT LINE
- SANITARY SEWER MANHOLE
- UTILITY POLE
- GUY WIRE
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- TELEPHONE PEDESTAL
- SIGN
- FENCE
- RAIL ROAD TRACK
- OVERHEAD POWER
- STREET ADDRESS
- ASPHALT
- TITLE EXCEPTION
- LAND LOT NUMBER

GRAPHIC SCALE IN FEET
 0 300 600 900

VICINITY MAP
 BOY SCOUT RD.
 SITE
 BENJAMIN HAWKINS PKY.
 HWY-49
 HWY-42
 HWY-49

SURVEY LEGAL DESCRIPTION

LEGAL DESCRIPTION

PARCEL-1
 ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 26 OF THE 5TH LAND DISTRICT, OF PEACH COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A FENCE POST LOCATED AT THE CORNER OF LAND LOTS 26 & 27, OF THE 5TH LAND DISTRICT OF PEACH COUNTY AND THE LAND LOTS 26 & 57 OF THE 4TH LAND DISTRICT OF CRAWFORD COUNTY...
 PARCEL-2
 ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 1, 2, 25, & 26 OF THE 5TH LAND DISTRICT, OF PEACH COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING FROM A FENCE POST LOCATED AT THE CORNER OF LAND LOTS 26 & 27 OF THE 5TH LAND DISTRICT OF PEACH COUNTY AND THE LOTS 20 & 57 OF THE 4TH LAND DISTRICT OF CRAWFORD COUNTY...
 PARCEL-4B
 ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 25 OF THE 5TH LAND DISTRICT, OF PEACH COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A 2" PIPE LOCATED AT THE CORNER OF LAND LOTS 2, 24, & 25, THENCE, N 00° 32' 22" E FOR A DISTANCE OF 1034.12 FEET TO A 1" PIPE...
 PARCEL-6
 ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 25 & 26 OF THE 5TH LAND DISTRICT, OF PEACH COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHWEST CORNER OF LAND LOT 1 OF THE 5TH LAND DISTRICT OF PEACH COUNTY, GEORGIA, THENCE, S 88° 50' 49" E FOR A DISTANCE OF 1069.92 FEET TO A 1/2" REBAR...
TRACT-C
 ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 1 OF THE 5TH LAND DISTRICT, OF PEACH COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE NORTHWEST CORNER OF LAND LOT 1 OF THE 5TH LAND DISTRICT OF PEACH COUNTY, GEORGIA, THENCE, S 88° 50' 49" E FOR A DISTANCE OF 1069.92 FEET TO A 1/2" REBAR...
TRACT-A
 7.39 acres @ 24/42 also Parcel 1 - 391.63 acres & Parcel 2 - 49.87 acres @ 22/256

Revisions
 Description
 No.
 Date

WELLSTON ASSOCIATES LAND SURVEYORS, LLC
 506 OSGIANG BOULEVARD, SUITE 2
 WARNER ROBINS, GEORGIA 31088
 OFFICE (478) 971-3382
 WWW.WELLSTONASSOC.COM

ALTANSIPS LAND TITLE SURVEY PROPERTY OF FUTURE TIMBERLAND LLC & 247 GROUP LLC
 LAND LOTS 1, 2, 25, 26 & 28 PEACH COUNTY 5TH LAND DISTRICT GEORGIA

Project No.: 1251-007
 Drawing No.: BDS
 Drawn By: B.J.H.
 Checked By: S.H.J.

R.L.S. No.: 3171

Date: 11/18/22
 Scale: 1"=300'
 Sheet No.: 1 of 1