

SITE PHOTOGRAPHS







TITLE EXCEPTIONS

THE FOLLOWING EXCEPTIONS ARE LISTED IN SCHEDULE B, SECTION 2, OF A

13. Right of Way Deed in favor of State Highway Department of Georgia

REFERS TO THE RIGHT-OF-WAY OF ATHENS HIGHWAY, BLANKET EASEMENTS

PROPERTY DESCRIPTION

All that tract or parcel of land lying and being in G.M.D. 241, Clarke County,

Commencing at a point at the intersection of the Easterly right-of-way

line of Conway Drive (60-foot right-of-way) and the Northerly right of way

line of Atlanta Highway (aka U.S. Highway 78 & 29 (86-foot right-of-way);

Thence along said right-of-way line of Atlanta Highway (aka U.S. Highway

East a distance of 236.61 feet to a 1/2-inch rebar found; Thence South 08 degrees 27 minutes 52 seconds West a distance of 313.58 feet to a

5/8-inch rebar set; Thence South 14 degrees 35 minutes 15 seconds West

a distance of 160.64 feet to a 5/8-inch rebar set on the Northerly right of way line of Atlanta Highway (aka U.S. Highway 78 & 29; said 5/8—inch

rebar set being the TRUE POINT OF BEGINNING.

Said tract of land contains 6.000 Acres.

78 & 29 the following courses and distances: North 88 degrees 40 minutes 42 seconds West a distance of 24.45 feet to a point; South 84 degrees 30 minutes 22 seconds West a distance of 100.35 feet to a point; North 88 degrees 45 minutes 48 seconds West a distance of 36.64 feet to a point; North 88 degrees 58 minutes 28 seconds West a distance of 116.60 feet to a point; South 87 degrees 36 minutes 35 seconds West a distance of 373.19 feet to a point; South 83 degrees 57 minutes 31 seconds West a distance of 78.64 feet to a 5/8-inch rebar set, said 5/8-inch rebar set being the TRUE POINT OF BEGINNING; Thence continue along said right-of-way, South 84 degrees 14 minutes 16 seconds West a distance of 299.78 feet to a 5/8-inch rebar set; Thence leaving said right-of-way, North 05 degrees 53 minutes 21 seconds West a distance of 722.30 feet to a 5/8-inch rebar set; Thence North 84 degrees 06 minutes 55 seconds East a distance of 292.56 feet to a 5/8-inch rebar set; Thence South 06 degrees 32 minutes 05 seconds East a distance of 78.11 feet to a 1/2-inch rebar found; Thence South 42 degrees 14 minutes 49 seconds

14. Easement in favor of Georgia Power Company recorded in Book 265, Page

August 5, 2009, in Book 3649, Page 364, aforesaid records.

Georgia, and being more particularly described as follows:

recorded in Book 372, Page 879, aforesaid records.

MAY AFFECT SITE, BLANKET IN NATURE

CONTAINED WITHIN SAID INSTRUMENT MAY AFFECT SITE

AFFECTS SITE AS PLOTTED

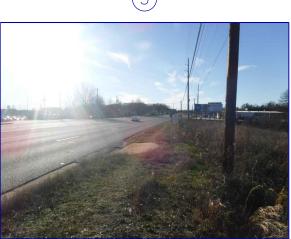
COMMITMENT FOR TITLE INSURANCE, AS PREPARED BY FIDELITY NATIONAL TITLE

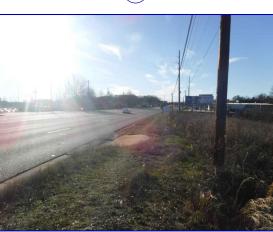
INSURANCE COMPANY, COMMITMENT NO. 251701012JY, EFFECTIVE DATE JANUARY

12. Pole Line Easement in favor of Georgia Transmission Corporation, recorded











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VICINITY MAP

SITE LOCATION - LATITUDE: 33° 56' 32" LONGITUDE: 83° 29' 08"

THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 13059C0022D, AND THE DATE OF SAID MAP IS APRIL 2, 2007. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS, AND BASED ON POSITIONAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK DEVELOPED BY eGPS SOLUTIONS. THE HORIZONTAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983(HARN)-STATE PLANE COORDINATE SYSTEM OF GEORGIA-WEST ZONE. THE VERTICAL REFERENCE FRAME IS NORTH AMERICAN VERTICAL DATUM OF 1988. ANY DIRECTIONS OR DIMENSIONS SHOWN ARE A RECTANGULAR, GROUND LEVEL PROJECTION OF THE STATE PLANE COORDINATE SYSTEM.

THE SITE IS ZONED "E-O" (EMPLOYMENT OFFICE -CONDITIONAL USE DISTRICT). THE MINIMUM YARD SETBACKS ARE:

FRONT - 10 FEET SIDE - NONE REAR - 10 FEET

MAXIMUM BUILDING HEIGHT - 65 FEET

PLEASE NOTE: ZONING AND SETBACKS SHOULD BE CONFIRMED AND VERIFIED BY PLANNING AND ZONING PRIOR TO DESIGN OR CONSTRUCTION ACTIVITY.

SURVEY REFERENCES

1> SURVEY FOR ATHENS TRADE CENTER PREPARED BY BEN MCLEROY DATED MARCH 2, 1982, RECORDED IN PLAT BOOK 19, PAGE 74.

2> SURVEY FOR LARRY ADCOCK PREPARED BY RAY N. WOODS DATED FEBRUARY 10, 1997, RECORDED IN PLAT BOOK 33, PAGE 341.

SURVEYOR CERTIFICATION

To: CARMAX AUTO SUPERSTORES, INC. and FIDELITY NATIONAL 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 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(a), 7a, 7b, 7c, 8, 9, 11a, 11b, 13, 16, 17, 18, 19 and 20 of Table A thereof. The fieldwork was completed on January 27, 2017.

Date: <u>January 27, 2017</u>



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.

ALTA/NSPS LAND TITLE SURVEY

4300 Athens Highway

FOR

CARMAX AUTO SUPERSTORES, INC. FIDELITY NATIONAL TITLE INSURANCE COMPANY

GS JOB NO:	20175417	DRAWING SCALE:		1"= 50'		SU	RVEY D	ATE:	JANUARY	27, 2	017
FIELD WORK:	RT	CITY: ATHENS		STATE:	GA	REVISIONS					
TILLE WOTH	31/11E. O.			No.	Date	Descrip	ption				
PROJ MGR:	DLH	COUNTY:	CLARI	KE		L					
REVIEWED:	JRC	G.M.D.:	241								
DWG FILE:	20175417-01										

ADDITIONAL ALTA TABLE "A" NOTES

ITEM 6- AS OF THE DRAFT DATE OF THIS SURVEY, NO ZONING REPORT OR ZONING LETTER HAS BEEN PROVIDED. ZONING INFORMATION SHOWN HEREON IS

ITEM 8- SIGNIFICANT OBSERVATIONS: NONE

ITEM 11- LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY WAS DETERMINED BY: OBSERVED EVIDENCE COLLECTED PURSUANT

ITEM 16 - NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WAS OBSERVED.

ITEM 17 - NO EVIDENCE WAS OBSERVED INDICATING CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED.

ITEM 18 - NATIONAL WETLANDS STATEMENT

AS OF THE DATE OF THIS SURVEY - THE U.S. FISH AND WILDLIFE SERVICE NATIONAL, WETLANDS INVENTORY GIS WEBPAGE (http://137.227.242.85/wetland/) INDICATES NO WETLANDS EXIST ON SITE.

ITEM 20 - PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED BY THE SURVEYOR IN THE MINIMUM AMOUNT OF \$ 1,000,000 TO BE IN EFFECT THROUGHOUT THE CONTRACT TERM. CERTIFICATE OF INSURANCE TO BE FURNISHED

CLOSURE STATEMENT

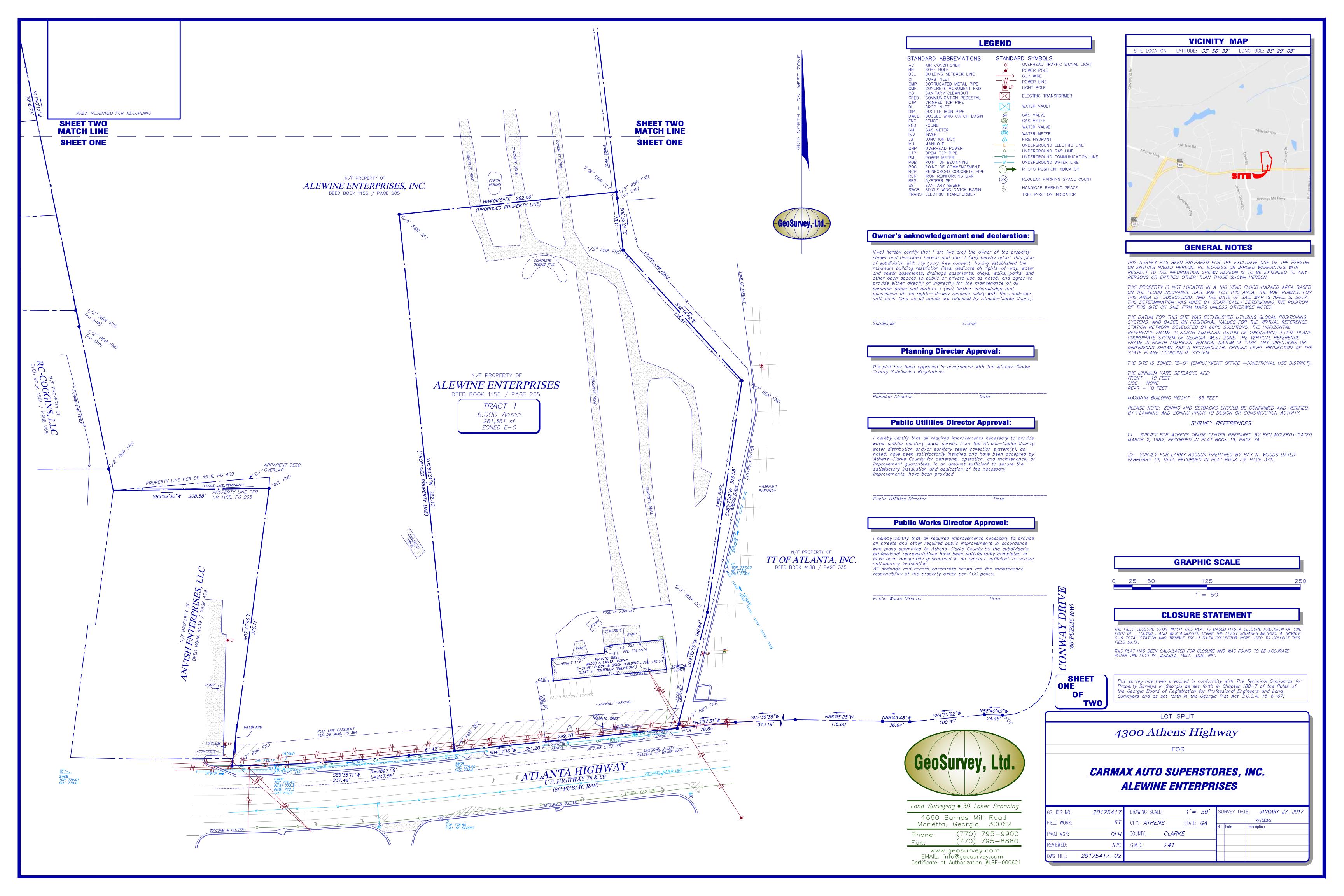
THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN $\underline{}$ 119,166 , AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. A TRIMBLE S-6 TOTAL STATION AND TRIMBLE TSC-3 DATA COLLECTOR WERE USED TO COLLECT THIS

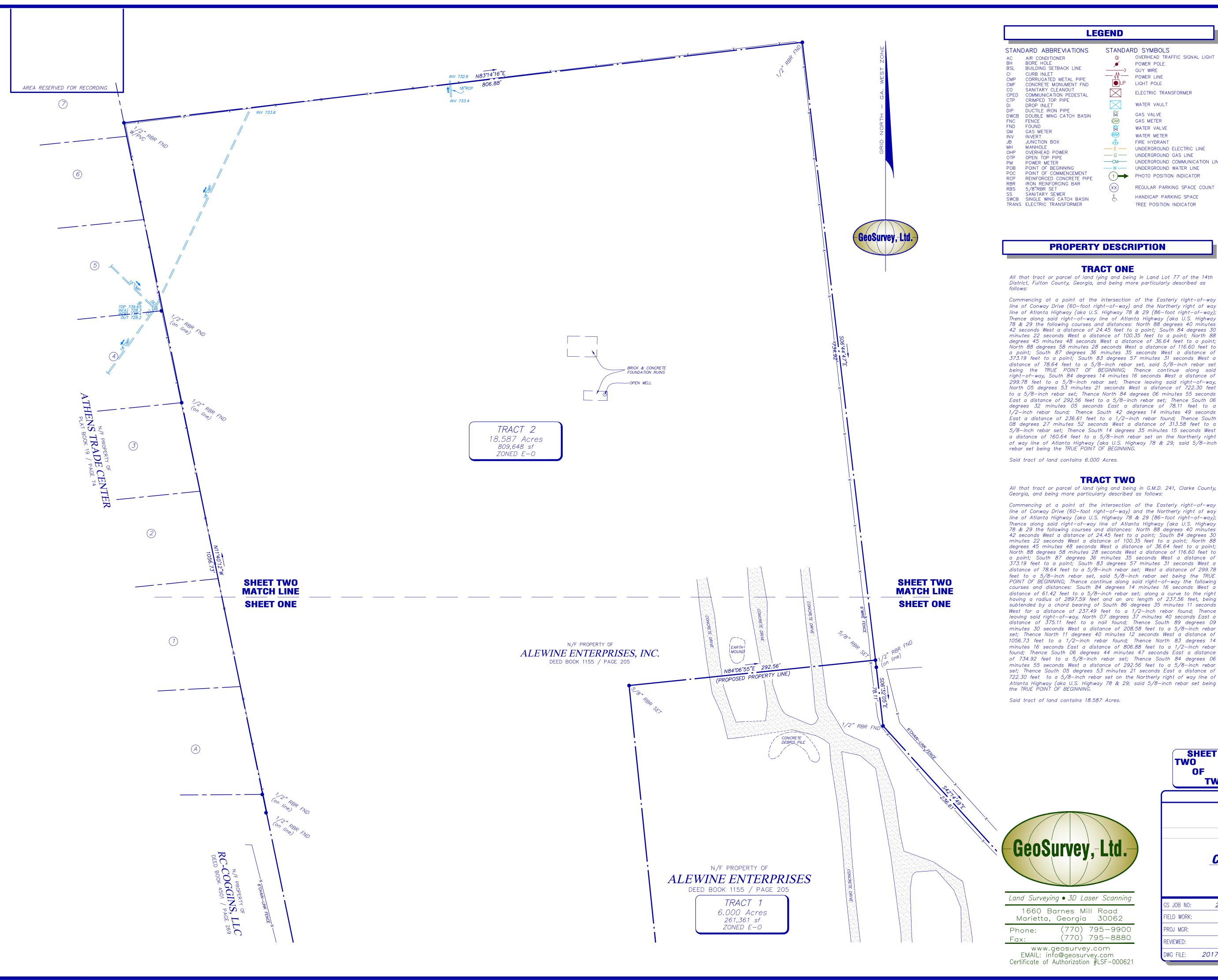
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN <u>272,813</u> FEET. <u>DLH</u> INIT.

Land Surveying • 3D Laser Scanning 1660 Barnes Mill Road Marietta, Georgia 30062

(770) 795-9900 Phone: (770) 795-8880

www.geosurvey.com EMAIL: info@geosurvey.com Certificate of Authorization #LSF-000621





LEGEND

STANDARD ABBREVIATIONS AIR CONDITIONER BUILDING SETBACK LINE CORRUGATED METAL PIPE

CONCRETE MONUMENT FND SANITARY CLEANOUT CPED COMMUNICATION PEDESTAL CRIMPED TOP PIPE DUCTILE IRON PIPE DWCB DOUBLE WING CATCH BASIN

OVERHEAD POWER OPEN TOP PIPE POWER METER POINT OF BEGINNING

SANITARY SEWER TRANS ELECTRIC TRANSFORMER

POINT OF COMMENCEMENT IRON REINFORCING BAR SWCB SINGLE WING CATCH BASIN

REINFORCED CONCRETE PIPE

WATER VAULT GAS VALVE GAS METER WATER VALVE WATER METER FIRE HYDRANT --- E --- UNDERGROUND ELECTRIC LINE ---- G --- UNDERGROUND GAS LINE ——CM—— UNDERGROUND COMMUNICATION LINE 1 PHOTO POSITION INDICATOR

OVERHEAD TRAFFIC SIGNAL LIGHT

STANDARD SYMBOLS

GUY WIRE

POWER LINE

≠ POWER POLE

LIGHT POLE

ELECTRIC TRANSFORMER

REGULAR PARKING SPACE COUNT HANDICAP PARKING SPACE TREE POSITION INDICATOR

PROPERTY DESCRIPTION

TRACT ONE

All that tract or parcel of land lying and being in Land Lot 77 of the 14th District, Fulton County, Georgia, and being more particularly described as

line of Conway Drive (60-foot right-of-way) and the Northerly right of way line of Atlanta Highway (aka U.S. Highway 78 & 29 (86-foot right-of-way); Thence along said right-of-way line of Atlanta Highway (aka U.S. Highway 78 & 29 the following courses and distances: North 88 degrees 40 minutes 42 seconds West a distance of 24.45 feet to a point; South 84 degrees 30 minutes 22 seconds West a distance of 100.35 feet to a point; North 88 dearees 45 minutes 48 seconds West a distance of 36.64 feet to a point; North 88 degrees 58 minutes 28 seconds West a distance of 116.60 feet to a point; South 87 degrees 36 minutes 35 seconds West a distance of 373.19 feet to a point; South 83 degrees 57 minutes 31 seconds West a distance of 78.64 feet to a 5/8-inch rebar set, said 5/8-inch rebar set being the TRUE POINT OF BEGINNING; Thence continue along said right-of-way, South 84 degrees 14 minutes 16 seconds West a distance of 299.78 feet to a 5/8-inch rebar set; Thence leaving said right-of-way, North 05 degrees 53 minutes 21 seconds West a distance of 722.30 feet to a 5/8-inch rebar set; Thence North 84 degrees 06 minutes 55 seconds East a distance of 292.56 feet to a 5/8-inch rebar set; Thence South 06 degrees 32 minutes 05 seconds East a distance of 78.11 feet to a 1/2-inch rebar found; Thence South 42 degrees 14 minutes 49 seconds East a distance of 236.61 feet to a 1/2-inch rebar found; Thence South 08 degrees 27 minutes 52 seconds West a distance of 313.58 feet to a 5/8-inch rebar set; Thence South 14 degrees 35 minutes 15 seconds West a distance of 160.64 feet to a 5/8-inch rebar set on the Northerly right of way line of Atlanta Highway (aka U.S. Highway 78 & 29; said 5/8—inch rebar set being the TRUE POINT OF BEGINNING.

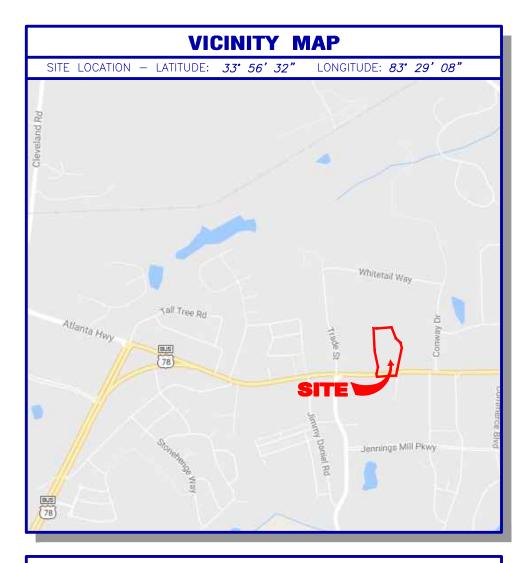
Said tract of land contains 6.000 Acres.

TRACT TWO

All that tract or parcel of land lying and being in G.M.D. 241, Clarke County, Georgia, and being more particularly described as follows:

Commencing at a point at the intersection of the Easterly right-of-way line of Conway Drive (60-foot right-of-way) and the Northerly right of way line of Atlanta Highway (aka U.S. Highway 78 & 29 (86—foot right—of—way); Thence along said right-of-way line of Atlanta Highway (aka U.S. Highway 78 & 29 the following courses and distances: North 88 degrees 40 minutes 42 seconds West a distance of 24.45 feet to a point; South 84 degrees 30 minutes 22 seconds West a distance of 100.35 feet to a point; North 88 degrees 45 minutes 48 seconds West a distance of 36.64 feet to a point; North 88 degrees 58 minutes 28 seconds West a distance of 116.60 feet to a point; South 87 degrees 36 minutes 35 seconds West a distance of 373.19 feet to a point; South 83 degrees 57 minutes 31 seconds West a distance of 78.64 feet to a 5/8-inch rebar set; West a distance of 299.78 feet to a 5/8-inch rebar set, said 5/8-inch rebar set being the TRUE POINT OF BEGINNING; Thence continue along said right—of—way the following courses and distances: South 84 degrees 14 minutes 16 seconds West a distance of 61.42 feet to a 5/8-inch rebar set; along a curve to the right having a radius of 2897.59 feet and an arc length of 237.56 feet, being subtended by a chord bearing of South 86 degrees 35 minutes 11 seconds West for a distance of 237.49 feet to a 1/2-inch rebar found; Thence leaving said right—of—way, North 07 degrees 37 minutes 40 seconds East a distance of 375.11 feet to a nail found; Thence South 89 degrees 09 minutes 30 seconds West a distance of 208.58 feet to a 5/8-inch rebar set; Thence North 11 degrees 40 minutes 12 seconds West a distance of 1056.73 feet to a 1/2-inch rebar found; Thence North 83 degrees 14 minutes 16 seconds East a distance of 806.88 feet to a 1/2-inch rebar found; Thence South 06 degrees 44 minutes 47 seconds East a distance of 734.92 feet to a 5/8-inch rebar set; Thence South 84 degrees 06 minutes 55 seconds West a distance of 292.56 feet to a 5/8-inch rebar set; Thence South 05 degrees 53 minutes 21 seconds East a distance of 722.30 feet to a 5/8-inch rebar set on the Northerly right of way line of Atlanta Highway (aka U.S. Highway 78 & 29; said 5/8—inch rebar set being the TRUE POINT OF BEGINNING.

Said tract of land contains 18.587 Acres.



GENERAL NOTES

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MAXIMUM BUILDING HEIGHT — 65 FEET

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2> SURVEY FOR LARRY ADCOCK PREPARED BY RAY N. WOODS DATED FEBRUARY 10, 1997, RECORDED IN PLAT BOOK 33, PAGE 341.

GRAPHIC SCALE

1"= 50'

CLOSURE STATEMENT

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4300 Athens Highway

LOT SPLIT

FOR

CARMAX AUTO SUPERSTORES, INC. **ALEWINE ENTERPRISES**

FIELD WORK: RT (CITY, ATLIENC			
•	CITY: ATHENS	STATE: <i>GA</i>	No. Date	REVISIONS Description
PROJ MGR: DLH	COUNTY: CLAR	KE		
REVIEWED: JRC (G.M.D.: 241			
DWG FILE: 20175417-02				

Land Surveying • 3D Laser Scanning 1660 Barnes Mill Road Marietta, Georgia 30062

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