

SCHEDULE BII
 Commitment Number 21R318.1
 Commitment Date: June 7, 2021 at 5:00 o'clock p.m.
 SPECIAL EXCEPTIONS

- Rights of upper and lower riparian owners in and to the waters of any creek or stream that bounds or traverses the Land, free from increase, decrease or pollution.
- Cobb County Right of Way Deed from James C. Story dated November 7, 1973, filed November 8, 1973 and recorded in Deed Book 1475, Page 109, Cobb County, Georgia Records. (Affects surveyed property. Establishes a 50 foot Right-of-Way along a portion of Story Road located in Land Lots 821 and 882 and is shown hereon).
- Cobb County Right of Way Deed from Lindley E. Coker dated November 7, 1973, filed November 8, 1973 and recorded in Deed Book 1475, Page 110, Cobb County, Georgia Records. (Affects surveyed property. Establishes a 50 foot Right-of-Way along a portion of Story Road in Land Lot 883 and is shown hereon).
- Grant of Easement between Wallace M. Pearson and Cobb County dated February 10, 1989, filed May 3, 1989 and recorded in Deed Book 5326, Page 143, Cobb County, Georgia Records. (Affects surveyed property and is shown hereon, however, no evidence of a Sanitary Sewer Line was observed in the field or shown on Cobb County Water & Sewer GIS maps).
- All matters reflected on that certain plat recorded in Plat Book 25, Page 25, Cobb County, Georgia Records. (Plat is of property contiguous to the south of surveyed property).
- All matters reflected on that certain plat recorded in Plat Book 95, Page 87, Cobb County, Georgia Records. (Plat is of southwest portion of surveyed property and shows location of frame house).
- All matters reflected on that certain plat recorded in Plat Book 95, Page 87, Cobb County, Georgia Records. (Plat is of property contiguous to the south of surveyed property).

SURVEY DESCRIPTION - TRACT TWO
 (TRACT 2 - INCLUDES TRACT TWO CUT-OUT AREA)

All that tract or parcel of land lying and being in Land Lots 821 and 882 of the 19th District, 2nd Section, Cobb County, Georgia, and being more particularly described as follows:

BEGINNING at a point located at the intersection of the southeasterly right-of-way of Story Road (50' right-of-way) and the easterly right-of-way of Riding Woods Drive (50' right-of-way), having thus established the TRUE POINT OF BEGINNING leaving said point and running in a generally northeasterly direction along and following the southeasterly right-of-way of said Story Road for the following courses and distances: thence running in a northeasterly direction along a curve to the left for an arc length of 59.85 feet (said arc being subtended by a chord of N56°15'24"E - 59.84 feet and having a radius of 946.02 feet) to a point; thence running N56°40'03"E for a distance of 169.83 feet to a point; thence running in a northeasterly direction along a curve to the right for an arc length of 306.70 feet (said arc being subtended by a chord of N58°15'25"E - 306.70 feet and having a radius of 18,828.22 feet) to a point; thence running N58°15'25"E for a distance of 368.31 feet to a point; thence running in a northeasterly direction along a curve to the left for an arc length of 165.52 feet (said arc being subtended by a chord of N54°35'06"E - 165.35 feet and having a radius of 1035.60 feet) to a point; thence running N48°23'48"E for a distance of 111.58 feet to an iron pin set (#4 rebar w/cap); thence leaving said right-of-way and running S02°21'40"W for a distance of 157.03 feet to an iron pin set (#4 rebar); thence running S89°44'01"E for a distance of 300.00 feet to an iron pin found (#4 rebar) located on the common line between Land Lot 882 and 881, said iron pin being located S00°33'37"W a distance of 86.01 feet from an iron pin found (#1 open-top-pipe) which is the common corner of Land Lots 821, 822, 881 and 882 of the said 19th District; thence running S01°07'02"W along the common line between Land Lots 881 and 882 for a distance of 362.69 feet to an iron pin found (#4 rebar); thence continuing along said Land Lot Line S01°00'55"W for a distance of 218.59 feet to an iron pin found (#5 rebar); thence leaving said Land Lot Line and running N88°44'16"W for a distance of 1049.52 feet to an iron pin found (#3 rebar); thence running N88°46'37"W for a distance of 225.64 feet to an iron pin found (#4 rebar) located on the east right-of-way of Riding Woods Drive; thence running N01°11'45"E along the east right-of-way of Riding Woods Drive for a distance of 64.06 feet to a point which is the TRUE POINT OF BEGINNING. Said tract contains ±12.679 acres (±552,317 sq. ft.).

SURVEY DESCRIPTION - TRACT ONE
 (INCLUDES TRACT ONE CUT-OUT AREA)

All that tract or parcel of land lying and being in Land Lots 820, 821, 882 and 883 of the 19th District, 2nd Section, Cobb County, Georgia, and being more particularly described as follows:

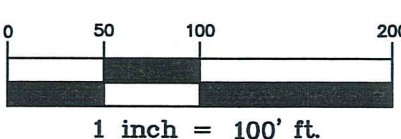
BEGINNING at an iron pin set (#4 rebar w/cap) located on the northeasterly right-of-way of Story Road (50' right-of-way) said iron pin being located 375.79 feet from the intersection of the said northeasterly right-of-way of Story Road and the northeasterly right-of-way of Riding Woods Drive (50' right-of-way) as measured in a northeasterly direction along the said northeasterly right-of-way of Story Road, having thus established the TRUE POINT OF BEGINNING leaving said point and running N02°19'49"E for a distance of 150.61 feet to an iron pin set (#4 rebar w/cap); thence running N00°02'19"W for a distance of 283.00 feet to an iron pin set (#4 rebar w/cap); thence running N00°44'42"E for a distance of 186.55 feet to an iron pin found (3/4" crimped-top-pipe); thence running N00°47'38"W for a distance of 232.73 feet to an iron pin found (1/2" open-top-pipe) located on the common line between Land Lot 883 and 820 of the said 19th District; thence leaving said Land Lot Line and running N00°56'49"W for a distance of 208.27 feet to an iron pin found (#4 rebar); thence running N00°49'40"W for a distance of 34.61 feet to an iron pin found (#4 rebar); thence running N00°54'28"W for a distance of 134.42 feet to an iron pin found (#4 rebar disturbed); thence running N00°56'47"W for a distance of 135.74 feet to an iron pin found (1/2" open-top-pipe); thence running N88°09'37"W for a distance of 97.61 feet to an iron pin found (#4 rebar); thence running N02°22'21"E for a distance of 139.94 feet to an iron pin found (1/2" open-top-pipe); thence running N00°24'42"E for a distance of 38.82 feet to an iron pin found (#4 rebar); thence running S85°25'25"E for a distance of 741.51 feet to an iron pin set (#4 rebar); thence running S88°38'59"E for a distance of 680.39 feet to an iron pin found (#4 rebar); thence running S02°23'53"W for a distance of 819.02 feet to an iron pin set located on the northeasterly right-of-way of said Story Road; thence running in a generally southeasterly direction along and following the northeasterly right-of-way of said Story Road for the following courses and distances: thence running S58°49'02"W for a distance of 225.63 feet to a point; thence running in a southeasterly direction along a curve to the left for an arc length of 171.30 feet (said arc being subtended by a chord of S56°40'03"W - 171.30 feet and having a radius of 896.02 feet) to a point; thence running in a southeasterly direction along a curve to the left for an arc length of 98.34 feet (said arc being subtended by a chord of S71°03'25"W - 98.34 feet and having a radius of 7,348.08 feet) to a point; thence running S69°28'26"W for a distance of 111.62 feet to an iron pin set (#4 rebar) which is the TRUE POINT OF BEGINNING. Said tract contains ±37.092 acres (±1,615,730 sq. ft.).

GENERAL SURVEY NOTES:

- The Basis of Bearings for this survey is Grid North.
- Utility Note: the underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown compromise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.
- This survey was made in accordance with laws and Minimum Standards of the State of Georgia; and, in accordance with Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS.
- The property surveyed and shown hereon is the same property described in Title Commitment No. 21R318.1 with an effective date of June 7, 2021 at 5:00 o'clock p.m., and that all easements, covenants and restrictions which are apparent from a physical inspection of the site or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the subject property.
- A portion of said surveyed property is located within a special flood hazard zone "A" according to Federal Emergency Management Agency (FEMA), as shown on Flood Insurance Rate Map No. 13067C0177G, with a date of identification of December 16, 2008, in Cobb County, Georgia, which is the current Flood Insurance Rate Map for the community in which said premise is located.
- The Property has direct access to Story Road, a dedicated public road or highway.
- There is no observed evidence of current earth moving work, and no evidence of building construction or building additions.
- There are no known proposed changes in street right-of-way lines, according to Cobb County D.O.T. There is no observed evidence of recent street or sidewalk construction or repairs.
- There is no observed evidence of site use as a solid waste dump, sump or sanitary landfill.
- No delineated wetlands were found on surveyed property at the time of survey.

CURVE	RADIUS	LENGTH	CHORD	BEARING
C1	896.02'	237.07'	236.38'	S61°57'46"W
C2	946.02'	59.85'	59.84'	N56°15'24"E
C3	18828.22'	77.35'	77.35'	N57°54'29"E

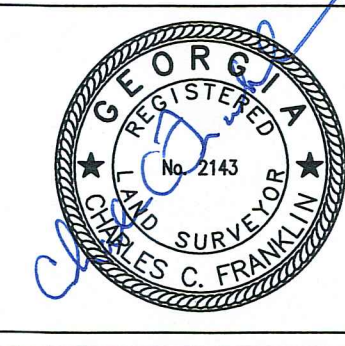
LINE	DISTANCE	DIRECTION
L1	46.24'	N56°40'03"E
L2	64.06'	N01°11'45"E



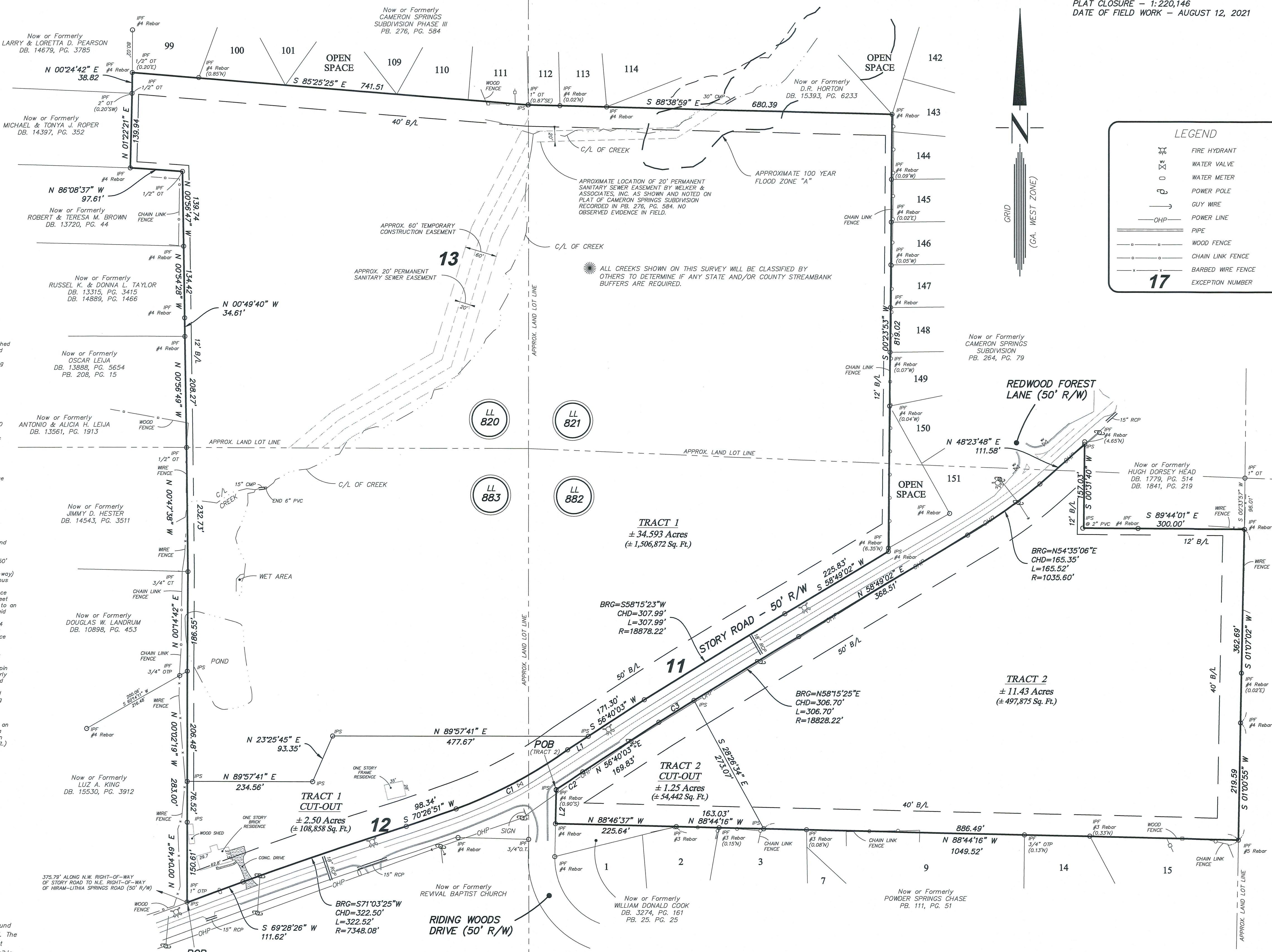
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ALTA/NSPS LAND TITLE SURVEY FOR:
DAVID PEARSON COMMUNITIES
 LOCATED IN LAND LOTS 820, 821, 882 & 883
 19TH DISTRICT, 2ND SECTION
 COBB COUNTY, GEORGIA
 SCALE: 1"=100' DATE: SEPTEMBER 13, 2021

No.	REVISIONS	Date
1	CORRECTED LAND LOTS IN TITLE BLOCK	10-20-21



centerline
 Surveying and Land Planning, Inc.
 1301 SHILOH ROAD, SUITE 1210, KENNESAW, GA. 30144
 PHONE: (770) 424-0028 FAX: (770) 424-2399



TRAVERSE CLOSURE - 1:29.071
 TOTAL ANGULAR ERROR - 20 SECONDS
 ADJUSTMENT - COMPASS RULE
 EQUIPMENT - TRIMBLE R6 ROBOTIC TOTAL STATION
 PLAT CLOSURE - 1:220.146
 DATE OF FIELD WORK - AUGUST 12, 2021

LEGEND

- FIRE HYDRANT
- WATER VALVE
- WATER METER
- POWER POLE
- GUY WIRE
- POWER LINE
- PIPE
- WOOD FENCE
- CHAIN LINK FENCE
- BARBED WIRE FENCE
- EXCEPTION NUMBER

PARCEL NUMBERS:
 19088300010
 19088300150

CURRENT OWNER OF RECORD:
 JAMES RAY STORY

REFERENCE DEEDS:
 DB. 1973, PG. 568
 DB. 2437, PG. 346
 DB. 2437, PG. 347
 DB. 14214, PG. 2869

PROPERTY ADDRESS
 5550 STORY ROAD
 POWDER SPRINGS, GA. 30127

CURRENT ZONING:
 R-30

R-30 ZONING SETBACKS:
 FRONT - 50'
 SIDE - 12'
 REAR - 40'

TOTAL AREA TRACT 1
 ± 37.092 Acres
 (± 1,615,730 Sq. Ft.)

TOTAL AREA TRACT 2
 ± 12.679 Acres
 (± 552,317 Sq. Ft.)

SURVEYOR'S CERTIFICATE
 TO: **DAVD PEARSON COMMUNITIES and**
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, 2, 3, 4, 8, 11, 13, 16, 17 AND 18 OF TABLE A THEREOF.

DATE OF ORIGINAL FIELD WORK COMPLETED - AUGUST 12, 2021
 DATE OF PLAT OR MAP IS SEPTEMBER 13, 2021

Charles C. Franklin 10-2021
 CHARLES C. FRANKLIN GEORGIA RLS #2143