## TRACT 1 – LEGAL DESCRIPTION

All that tract, or parcel of land, lying and being in Oconee County, Georgia, G.M.D. 221, containing 3.843 acres of land, and being more particularly described as:

Beginning at an iron pin located on the intersection of the northerly margin of the variable right-of-way of Hog Mountain Road with the easterly margin of the 80 foot right-of-way of Welbrook Road, being the TRUE POINT OF BEGINNING; thence along the right-of-way of Welbrook Road North 06 degrees 29 minutes 09 seconds West, 435.97 feet to a point; thence 27.71 feet along an arc of a curve to the left, said curve having a radius of 442.52 feet, a chord bearing of North 15 degrees 28 minutes 42 seconds West, 27.70 feet to an iron pin; thence leaving said right-of-way North 62 degrees 01 minutes 45 seconds East, 332.35 feet to an iron pin; thence South 14 degrees 00 minutes 15 seconds East, 509.18 feet to an iron pin on the northerly margin of right-of-way of Hog Mountain Road; thence along said right-of-way South 71 degrees 19 minutes 28 seconds West, 380.12 feet to the TRUE POINT OF BEGINNING.

## TRACT 2 – LEGAL DESCRIPTION

All that tract, or parcel of land, lying and being in Oconee County, Georgia, G.M.D. 221, containing 47.465 acres of land, and being more particularly described as:

Beginning at an iron pin located on the intersection of the northerly margin of the variable right-of-way of Hog Mountain Road with the easterly margin of the 80 foot right-of-way of Welbrook Road; thence along the right-of-way of Welbrook Road North 06 degrees 29 minutes 09 seconds West, 435.97 feet to a point; thence 27.71 feet along an arc of a curve to the left, said curve having a radius of 442.52 feet, a chord bearing of North 15 degrees 28 minutes 42 seconds West, 27.70 feet to an iron pin, being the TRUE POINT OF BEGINNING; thence continuing along said right-of-way 203.91 feet along an arc of a curve to the left, said curve having a radius of 442.52 feet, a chord bearing of North 30 degrees 28 minutes 24 seconds West, and a chord distance of 202.11 feet to a point; thence 1003.16 feet along an arc of a curve to the left, said curve having a radius of 13685.74 feet, a chord bearing of North 44 degrees 38 minutes 48 seconds West, and a chord distance of 1002.94 feet to a point; thence 319.78 feet along an arc of a curve to the left, said curve having a radius of 706.50 feet, a chord bearing of North 55 degrees 06 minutes 50 seconds West, and a chord distance of 317.06 feet to a point; thence 422.59 feet along an arc of a curve to the right, said curve having a radius of 1293.50 feet, a chord bearing of North 59 degrees 56 minutes 23 seconds West, 420.71 feet to a point; thence North 49 degrees 17 minutes 38 seconds West, 305.90 feet to an open top pipe; thence leaving said right-of-way North 81 degrees 11 minutes 26 seconds East, 783.11 feet to an open top pipe; thence South 69 degrees 42 minutes 13 seconds East, 1403.55 feet to an iron pin; thence South 69 degrees 42 minutes 31 seconds East, 778.74 feet to an iron pin; thence South 23 degrees 10 minutes 34 seconds West, 200.00 feet to an iron pin; thence South 69 degrees 35 minutes 26 seconds East, 119.61 feet to an iron pin on the westerly margin of the variable right-of-way of U.S. Highway 441; thence along said right-of-way South 23 degrees 12 minutes 23 seconds West, 543.82 feet to an iron pin; thence leaving said right-of-way North 69 degrees 28 minutes 15 seconds West, 124.41 feet to a point; thence North 69 degrees 28 minutes 15 seconds West, 248.11 feet to an axle; thence North 69 degrees 28 minutes 15 seconds West, 100.00 feet to an iron pin; thence South 62 degrees 01 minutes 45 seconds West, 271.00 feet to a point; thence South 62 degrees 01 minutes 45 seconds West, 332.35 feet to the TRUE POINT OF BEGINNING.

## TRACT 3 – LEGAL DESCRIPTION

All that tract, or parcel of land, lying and being in Oconee County, Georgia, G.M.D. 221, containing 22.938 acres of land, and being more particularly described as:

Beginning at the intersection of the westerly margin of the variable right-of-way of U.S. Highway 441 with the southerly margin of the 60 foot right-of-way of Wal Aroma Lane; thence along the right-of-way of U.S. Highway 441 South 23 degrees 06 minutes 31 seconds West, 450.00 feet to an iron pin, being the TRUE POINT OF BEGINNING; thence continuing along said right-of-way South 23 degrees 04 minutes 20 seconds West, 401.84 feet to a concrete monument; thence South 23 degrees 12 minutes 23 seconds West, 688.29 feet to a point; thence leaving said right-of-way North 69 degrees 42 minutes 31 seconds West, 119.73 feet to an iron pin; thence North 69 degrees 42 minutes 31 seconds West, 778.74 feet to an iron pin; thence North 23 degrees 05 minutes 09 seconds East, 630.00 feet to an point; thence North 23 degrees 05 minutes 09 seconds East, 337.34 feet to an iron pin; thence North 23 degrees 05 minutes 09 seconds East, 166.70 feet to an iron pin; thence South 66 degrees 53 minutes 29 seconds East, 410.75 feet to an iron pin; thence South 66 degrees 53 minutes 29 seconds East, 488.00 feet to the TRUE POINT OF BEGINNING.

## TITLE EXCEPTIONS

CONCERNING SCHEDULE B-2 FIDELITY NATIONAL TITLE INSURANCE COMPANY (COMMITMENT NO. BBGA CM 22431-1, EFFECTIVE DECEMBER 19, 2015 THE FOLLOWING ITEMS AFFECT SUBJECT PARCELS:

TRACT 1

8. RIGHT-OF-WAY DEED, DATED 03/25/1992, AND RECORDED IN DEED BOOK 174, PAGE 38, USED AS A REFERENCE TO DETERMINE BOUNDARY LINES OF SUBJECT PROPERTY ALONG ADJACENT RIGHT-OF-WAY OF WELBROOK ROAD.
9. DELETED FROM TITLE EXCEPTIONS

TRACT 2

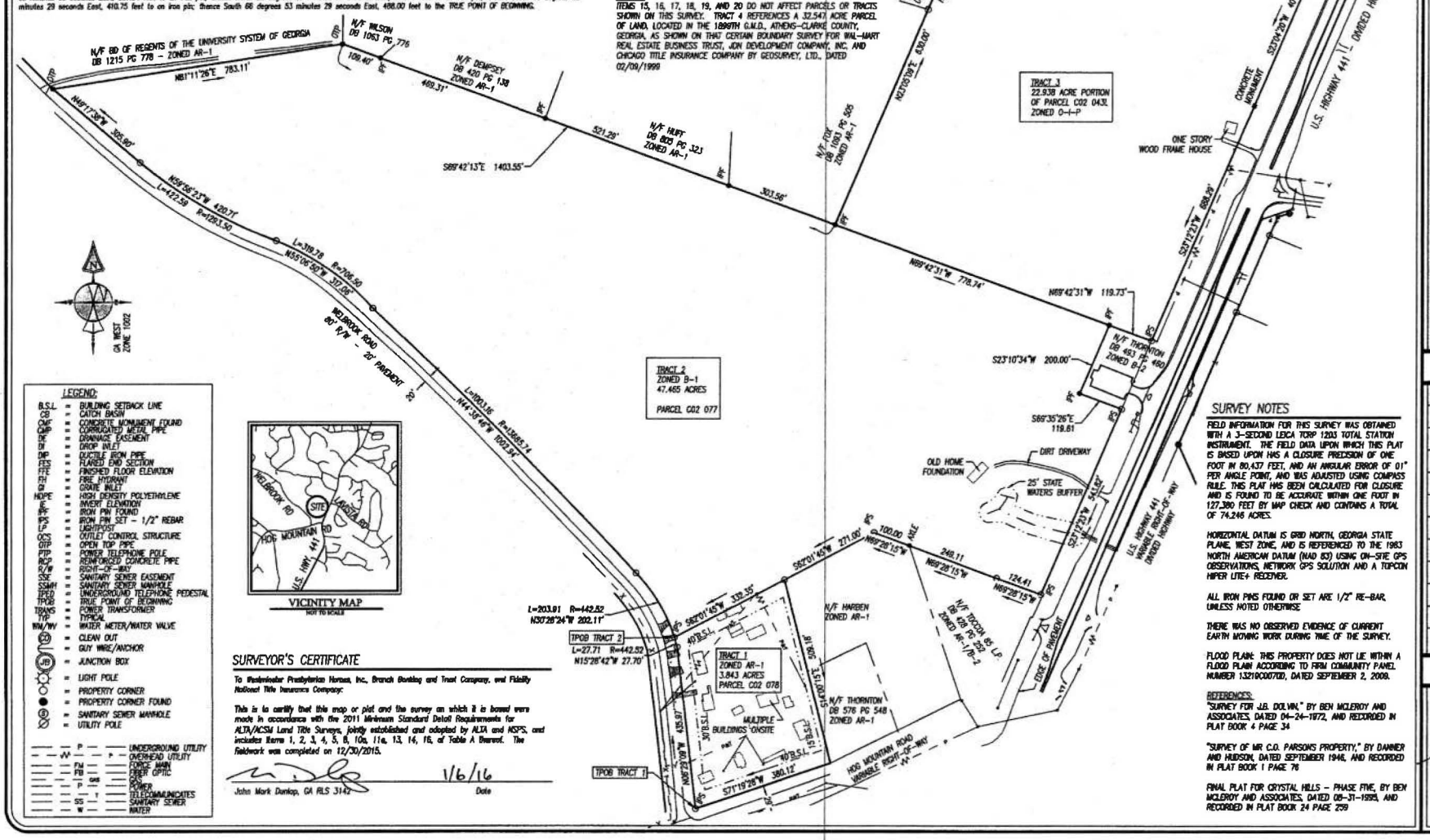
10. RIGHT-OF-WAY DEED, DATED 08/19/1996, AND RECORDED IN DEED BOOK 378 PAGE 107, USED AS A REFERENCE TO DETERMINE BOUNDARY LINES OF SUBJECT PROPERTY ALONG THE RIGHT-OF-WAY OF U.S. HIGHWAY 441.
11. DELETED FROM TITLE EXCEPTIONS

TRACT 3

12. HOUSES, POWER LINE POLES, TELEPHONE POLES AND DRIVES SHOWN ON PLAT "SURVEY FOR CRYSTAL HILLS PROPERTY," DATED 04/14/2015, BY BEN MCLEROY AND ASSOCIATES, USED AS A REFERENCE, NO ADDITIONAL ITEMS NOTED.
13. RIGHT-OF-WAY DEED, DATED 08/19/1996, AND RECORDED IN DEED BOOK 378 PAGE 101, USED AS A REFERENCE TO DETERMINE BOUNDARY LINES OF SUBJECT PROPERTY ALONG THE RIGHT-OF-WAY OF U.S. HIGHWAY 441.
14. RIGHT-OF-WAY DEED, DATED 08/19/1996, AND RECORDED IN DEED BOOK 378 PAGE 107, USED AS A REFERENCE TO DETERMINE BOUNDARY LINES OF SUBJECT PROPERTY ALONG THE RIGHT-OF-WAY OF U.S. HIGHWAY 441.

TRACT 4

ITEMS 15, 16, 17, 18, 19, AND 20 DO NOT AFFECT PARCELS OR TRACTS SHOWN ON THIS SURVEY. TRACT 4 REFERENCES A 32.547 ACRE PARCEL OF LAND, LOCATED IN THE 1898TH G.M.D., ATHENS-CLARKE COUNTY, GEORGIA, AS SHOWN ON THAT CERTAIN BOUNDARY SURVEY FOR WAL-MART REAL ESTATE BUSINESS TRUST, JDN DEVELOPMENT COMPANY, INC. AND CHICAGO TITLE INSURANCE COMPANY BY GEOSURVEY, LTD., DATED 02/09/1999




LEGEND:

| | | |
|---|---|---|
| B.S.L. | = | BUILDING SETBACK LINE |
| CB | = | CATCH BASIN |
| CMF | = | CONCRETE MONUMENT FOUND |
| CMP | = | CORRUGATED METAL PIPE |
| DE | = | DRAINAGE EASEMENT |
| DI | = | DROP INLET |
| DIP | = | DUCTILE IRON PIPE |
| FES | = | FLARED END SECTION |
| FFE | = | FINISHED FLOOR ELEVATION |
| FH | = | FIRE HYDRANT |
| GI | = | GRATE INLET |
| HDPE | = | HIGH DENSITY POLYETHYLENE |
| IE | = | INVERT ELEVATION |
| IPF | = | IRON PIN FOUND |
| IPS | = | IRON PIN SET – 1/2" REBAR |
| LP | = | LIGHT/POST |
| OCS | = | OUTLET CONTROL STRUCTURE |
| OTP | = | OPEN TOP PIPE |
| PTP | = | POWER TELEPHONE POLE |
| RCP | = | REINFORCED CONCRETE PIPE |
| R/W | = | RIGHT-OF-WAY |
| SSE | = | SANITARY SEWER EASEMENT |
| SSMH | = | SANITARY SEWER MANHOLE |
| UTPED | = | UNDERGROUND TELEPHONE PEDESTAL |
| TPOB | = | TRUE POINT OF BEGINNING |
| TRANS | = | POWER TRANSFORMER |
| TYP | = | TYPICAL |
| WM/WV | = | WATER METER/WATER VALVE |
| CO | = | CLEAN OUT |
| | = | GUY WIRE/ANCHOR |
| JB | = | JUNCTION BOX |
| | = | LIGHT POLE |
| | = | PROPERTY CORNER |
| | = | PROPERTY CORNER FOUND |
| S | = | SANITARY SEWER MANHOLE |
| | = | UTILITY POLE |
| P | | UNDERGROUND UTILITY |
| W | | OVERHEAD UTILITY |
| FM | | FORCE MAIN |
| FB | | FIBER OPTIC |
| GAS | | GAS |
| P | | POWER |
| T | | TELECOMMUNICATES |
| SS | | SANITARY SEWER |
| W | | WATER |

## SURVEYOR'S CERTIFICATE

To Westminster Presbyterian Homes, Inc., Branch Banking and Trust Company, 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 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6, 10a, 11a, 13, 14, 16, of Table A thereof. The fieldwork was completed on 12/30/2015.

John Mark Dunlap, GA RLS 3142 — Date: 1/6/16

## SURVEY NOTES

FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED WITH A 3-SECOND LEICA TCRP 1203 TOTAL STATION INSTRUMENT. THE FIELD DATA UPON WHICH THIS PLAT IS BASED UPON HAS A CLOSURE PRECISION OF ONE FOOT IN 80,437 FEET, AND AN ANGULAR ERROR OF 01" PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 127,380 FEET BY MAP CHECK AND CONTAINS A TOTAL OF 74.246 ACRES.

HORIZONTAL DATUM IS GRID NORTH, GEORGIA STATE PLANE, WEST ZONE, AND IS REFERENCED TO THE 1983 NORTH AMERICAN DATUM (NAD 83) USING ON-SITE GPS OBSERVATIONS, NETWORK GPS SOLUTION AND A TOPCON HIPER LITE+ RECEIVER.

ALL IRON PINS FOUND OR SET ARE 1/2" RE-BAR, UNLESS NOTED OTHERWISE

THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK DURING TIME OF THE SURVEY.

FLOOD PLAIN: THIS PROPERTY DOES NOT LIE WITHIN A FLOOD PLAIN ACCORDING TO FIRM COMMUNITY PANEL NUMBER 13219C0070D, DATED SEPTEMBER 2, 2009.

REFERENCES:

"SURVEY FOR J.B. DOLVIN," BY BEN MCLEROY AND ASSOCIATES, DATED 04-24-1972, AND RECORDED IN PLAT BOOK 4 PAGE 34

"SURVEY OF MR C.O. PARSONS PROPERTY," BY DANNER AND HUDSON, DATED SEPTEMBER 1946, AND RECORDED IN PLAT BOOK 1 PAGE 76

FINAL PLAT FOR CRYSTAL HILLS – PHASE FIVE, BY BEN MCLEROY AND ASSOCIATES, DATED 08-31-1995, AND RECORDED IN PLAT BOOK 24 PAGE 259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ALTA/ACSM LAND TITLE SURVEY FOR:
Westminster Presbyterian Homes, Inc.,
Branch Banking and Trust Company &
Fidelity National Title Insurance Company

GMD: 221
PROJECT NO: 14196
LAST DATE OF FIELD WORK: 12/30/2015
DATE OF PLAT: 01/06/2016
SCALE: 1"= 200'

01/06/2016

REVISIONS

14196

GEORGIA REGISTERED LAND SURVEYOR No. 3142 JOHN MARK DUNLAP