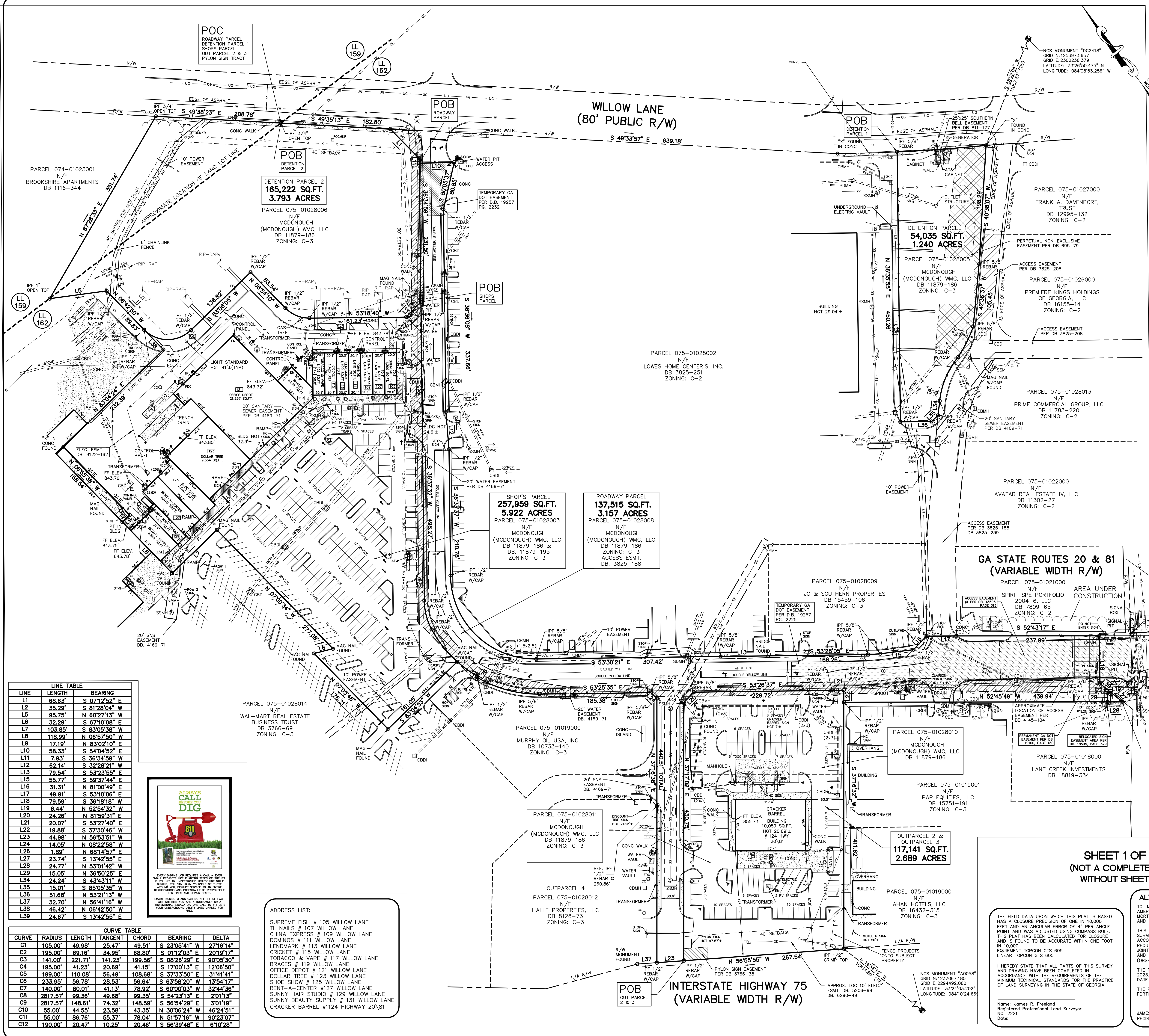
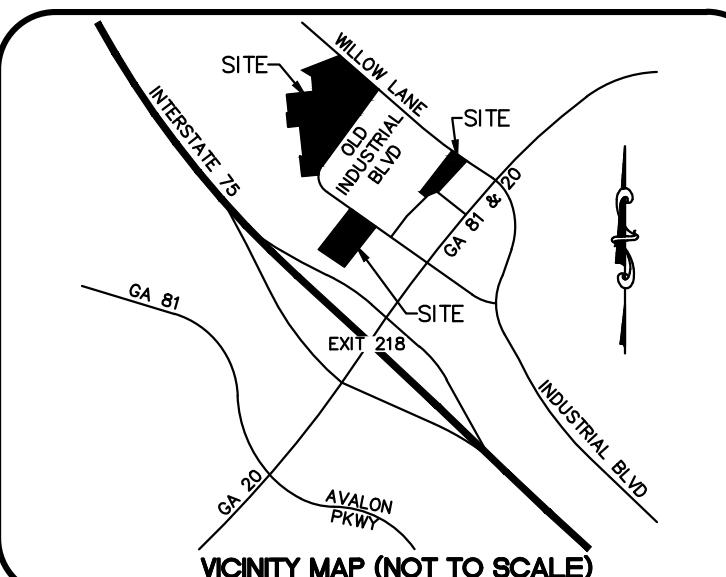




- LEGEND:**
- POB POINT OF BEGINNING
 - POC POINT OF COMMENCEMENT
 - IPS IRON PIN SET (5/8" REBAR)
 - IPF IRON PIN FOUND
 - R/W RIGHT-OF-WAY
 - U/LA LIMITED ACCESS
 - EM POWER POLE
 - EM FLOOD LIGHT
 - EM ELECTRIC METER
 - EM 1 HEAD LIGHT STANDARD
 - EM 2 HEAD LIGHT STANDARD
 - EM 3 HEAD LIGHT STANDARD
 - EM WATER VALVE
 - EM WATER METER
 - EM FIRE HYDRANT
 - EM FIRE DEPARTMENT CONNECTION
 - SDMH STORM DRAIN MANHOLE
 - CBDI CATCH BASIN DROP INLET
 - CBDI CATCH BASIN MANHOLE
 - CBDI CORRUGATED METAL PIPE
 - CBDI SANITARY SEWER MANHOLE
 - CBDI GREASE TRAP MANHOLE
 - CBDI CLEANOUT
 - CBDI UNDERGROUND GAS MARKER
 - CBDI GAS VALVE
 - CBDI GAS METER
 - CBDI TELEPHONE MANHOLE
 - CBDI TELEPHONE PEDESTAL
 - CBDI FIBER OPTIC CABLE MARKER
 - CBDI GUARD POST
 - CBDI SIGN
 - CBDI OVERHEAD ELECTRIC LINE
 - CBDI UNDERGROUND ELECTRIC LINE
 - CBDI SANITARY SEWER LINE
 - CBDI WATER LINE
 - CBDI GAS LINE
 - CBDI UNDERGROUND TELEPHONE LINE
 - CBDI FENCE



SURVEYOR'S NOTES:

1) ZONING PROVIDED BY THE APPROPRIATE GOVERNMENTAL AGENCY. TO BE USED FOR INFORMATIONAL PURPOSES ONLY.

2) SQUARE FOOTAGE AND DIMENSIONS OF STRUCTURE(S) ARE FOR INFORMATIONAL PURPOSES ONLY, NOT FOR LEASE OR SALE PURPOSES.

3) HEIGHT AND DIMENSIONS OF OVERHEAD ELECTRIC LINES ESTABLISHED BY TRIANGULATION METHODS USING ELECTRONIC SURVEYING EQUIPMENT. ALL HEIGHTS AND DIMENSIONS SHOULD BE VERIFIED BY CONTRACTOR OR LOCAL ELECTRIC COMPANY BEFORE CONSTRUCTION BEGINS.

4) THE WORDS "CERTIFY", "CERTIFIED" OR "CERTIFICATION" AS USED HEREIN ARE UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, BASED UPON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AS SUCH, DO NOT CONSTITUTE A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.

5) THE UNDERGROUND UTILITIES SHOWN HEREON WERE TAKEN FROM PLANS PROVIDED BY THE UTILITY COMPANIES AND HAVE NOT BEEN FIELD MARKED BY LOCATOR SERVICES NOR FIELD VERIFIED BY THE SURVEYOR OTHER THAN VISUAL APPARATUS SUCH AS VALVES AND METERS. CONTRACTOR SHALL CALL LOCATOR SERVICE FOR VERIFICATION PRIOR TO ANY CONSTRUCTION OR EXCAVATION.

6) I HEREBY CERTIFY THAT THE RATIO OF PRECISION OF THE FIELD SURVEY IS 1:10,000 AS SHOWN HEREON AND THAT THE AREA WAS DETERMINED BY DMD METHOD.

7) THE PROPERTY SHOWN HEREON AND DESCRIBED IN THE SURVEY DESCRIPTION HEREIN IS THE SAME AS THAT PROPERTY DESCRIBED IN THE TITLE COMMITMENT NCS-454834-NY PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF AUGUST 13, 2010.

PARKING INFORMATION

SHOPS TRACT:

- 291 REGULAR SPACES
- 9 HANDICAP SPACES
- 290 TOTAL SPACES

OUTPARCEL 2 & 3:

- 142 REGULAR SPACES
- 3 HANDICAP SPACES
- 151 TOTAL SPACES

FLOOD INFORMATION:

THIS PROPERTY IS LOCATED IN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) THE LOCATION OF THE 100 YEAR FLOOD PER NFIP FIRM COMMUNITY PANEL NO. 13151C0160 EFFECTIVE DATE: OCTOBER 6, 2016

ZONING INFORMATION:

ZONED: C-3 (HIGHWAY COMMERCIAL)

SETBACK LINE: FRONT: 40' MAJOR ST & 30' OTHERS SIDE: NONE BACK: NONE

MAXIMUM BUILDING HEIGHT - 40'

POSSIBLE ENCROACHMENTS:

FENCE PROJECTS ONTO SOUTHERN CORNER OF OUTPARCEL 2 & 3

TOTAL LAND AREA:

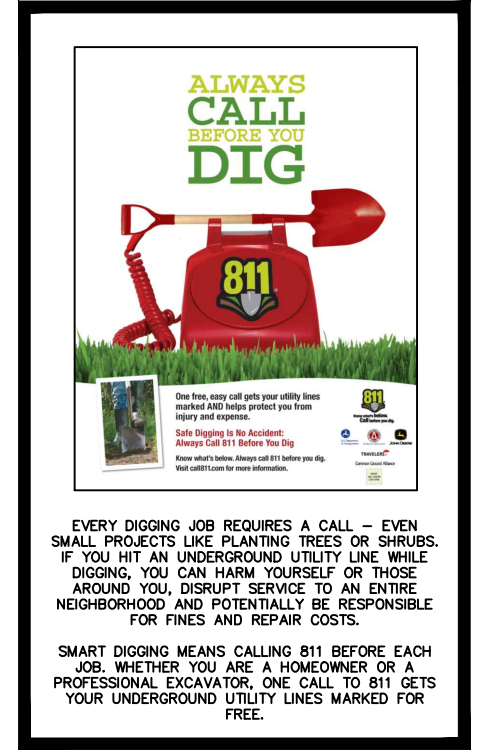
742,556 SQ.FT.

17.047 ACRES

BASIS OF BEARINGS:

BASIS OF BEARINGS BASED ON GPS "RTK" OBSERVATION OF USGS MONUMENT "AE0058" AND "DG2418" NAD 83

LINE	LENGTH	BEARING
L1	68.63'	S 07°12'52" E
L2	35.29'	S 81°28'04" W
L3	95.75'	N 80°22'17" W
L4	32.22'	S 87°10'08" E
L5	103.85'	S 83°05'38" W
L6	118.99'	N 06°57'50" W
L7	17.19'	N 83°02'10" E
L8	58.33'	S 54°04'52" E
L9	7.93'	S 36°34'59" W
L10	62.14'	S 32°28'21" W
L11	79.54'	S 53°23'55" E
L12	55.77'	S 52°37'44" E
L13	31.31'	N 81°00'49" E
L14	49.91'	S 53°10'08" E
L15	79.59'	S 36°18'18" W
L16	6.44'	N 52°54'32" W
L17	24.26'	N 81°59'31" E
L18	20.07'	S 53°27'40" E
L19	19.88'	S 37°30'46" W
L20	44.98'	N 56°53'51" W
L21	14.05'	N 02°22'58" W
L22	1.89'	N 68°14'57" E
L23	23.74'	S 13°42'56" E
L24	24.77'	N 53°01'42" W
L25	15.05'	N 36°50'26" E
L26	24.24'	S 43°43'11" W
L27	15.01'	S 85°05'35" W
L28	51.68'	N 53°21'13" W
L29	32.70'	N 56°41'16" W
L30	46.42'	N 06°42'50" W
L31	24.67'	S 13°42'55" E



ADDRESS LIST:

SUPREME FISH # 105 WILLOW LANE
CHINA EXPRESS # 109 WILLOW LANE
DOMINOS # 113 WILLOW LANE
CRICKET # 115 WILLOW LANE
TOBACCO & VAPE # 117 WILLOW LANE
BRACES # 119 WILLOW LANE
OFFICE DEPOT # 121 WILLOW LANE
DOLLAR TREE # 123 WILLOW LANE
SHOE SHOW # 125 WILLOW LANE
RENT-A-CENTER #127 WILLOW LANE
SUNNY HAIR STUDIO # 129 WILLOW LANE
SUNNY BEAUTY SUPPLY # 131 WILLOW LANE
CRACKER BARREL #124 HIGHWAY 20/81

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	105.00'	49.98'	25.47'	49.51'	S 23°05'41" W	27°16'14"
C2	195.00'	69.16'	34.95'	68.80'	S 01°12'03" E	20°19'17"
C3	141.00'	221.71'	141.23'	199.56'	S 08°26'29" E	90°05'30"
C4	195.00'	41.23'	20.69'	41.15'	S 17°00'13" E	12°08'50"
C5	199.00'	110.08'	56.48'	108.68'	S 37°33'50" E	31°41'41"
C6	233.95'	56.78'	28.53'	56.64'	S 63°58'20" W	13°54'17"
C7	140.00'	80.01'	41.13'	78.92'	S 60°00'03" W	32°44'36"
C8	2817.57'	99.36'	49.68'	99.35'	S 54°23'13" E	2°01'13"
C9	2817.57'	148.61'	74.32'	148.59'	S 56°54'29" E	3°01'19"
C10	55.00'	44.55'	23.58'	43.35'	N 30°06'24" W	46°24'51"
C11	55.00'	86.76'	55.37'	78.04'	N 51°57'16" W	90°23'07"
C12	190.00'	20.47'	10.25'	20.46'	S 56°39'48" E	6°10'28"

SHEET 1 OF 2
(NOT A COMPLETE SET WITHOUT SHEET 2)

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE IN 10,000 FEET AND AN ANGULAR ERROR OF 4" 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 10,000.

EQUIPMENT: TOPCON GTS 605
LINEAR TOPCON GTS 605

I HEREBY STATE THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE STATE OF GEORGIA.

Name: James R. Freeland
Registered Professional Land Surveyor
No. 2221
Date:

ALTA CERTIFICATE:

TO: MCDONOUGH (MCDONOUGH) WMC, LLC, FIRST AMERICAN TITLE INSURANCE COMPANY, GOLDMAN SACHS MORTGAGE COMPANY AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS:

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 1-4, 6A, 6B, 7A, 7B, 7C, 8, 9, 11 (OBSERVED), 13-14, 16-18 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON SEPTEMBER 8, 2023.
DATE OF PLAT OR MAP: SEPTEMBER 13, 2023.

THE PROPERTY SHOWN HEREON IS THE SAME AS SET FORTH IN TITLE COMMITMENT #086204.

JAMES R. FREELAND, PLS
REGISTRATION/LICENSE NUMBER: 2221

FREELAND
SURVEYORS & ENGINEERS

FREELAND & ASSOCIATES, INC.
323 WEST STONE AVE.
GREENVILLE S.C. 29609
TEL. (864) 271-4924 FAX: (864) 233-0315
EMAIL: info@freeland-associates.com

DRAWN: CF/CG PARTY CHIEF: GRA/D CHECKED: ???
REF. PLAT BOOK: N/A
REF. DEED BOOK: 11879-186
PARCEL: 075-01028010, 075-01028011, 075-01028003, 075-01028008, 075-01028006, 075-01028005, 075-01028004
DATE OF SURVEY: 9-8-2023
DATE DRAWN: 9-13-2023
DRAWING NO: 79911
DATE OF LAST REVISION:

STATE OF GEORGIA
HENRY COUNTY
CITY OF MCDONOUGH
LAND LOTS 159 & 162
DISTRICT 7

ALTA/NSPS LAND TITLE
SURVEY FOR
GA-MCDONOUGH
MARKETPLACE-WMC, LLC

PLS: JAMES R. FREELAND
NO. 2221
EXP. 12-31-2010



