Recorded Legal Description

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 23 OF THE 1ST DISTRICT, 5TH SECTION, OF DOUGLAS COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS PARCEL 7 AS SHOWN ON PLAT RECORDED IN PLAT BOOK 25, PAGES 179 AND 180 OF THE RECORDS OF THE DOUGLAS COUNTY SUPERIOR COURT, GEORGIA.

Notes Corresponding to Special Exceptions Sch First American Title Insurance Company Commitment No.: NCS-817234-ATL Effective Date: September 27, 2016 at 8:00 a.m.

The field data upon which this plat is based has a closure prec seconds per angle point, and was adjusted using least square.

Survey Notes

ing equipment, a nts for this survey

Items Corresponding to Schedule B

TRACT 2 FURTHER LESS AND EXCEPT ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONVEYED TO THE CITY OF DOUGLASVILLE BY VIRTUE OF THAT CERTAIN LIMITED WARRANTY RIGHT-OF-WAY DEED FROM THE LANDING AT ARBOR PLACE II, LLC, DATED APRIL 16, 2008, FILED JUNE 11, 2008 AND RECORDED IN DEED BOOK 2709, PAGE 63, DOUGLAS COUNTY, GEORGIA RECORDS.

EASEMENTS AND OTHER INTERESTS IN REAL PROPERTY CONTAINED IN THAT CERTAIN RECIPROCY EASEMENT AND OPERATION AGREEMENT BETWEEN THE LANDING AT ARBOR PLACE LIMITED PARTNERSHIP, CIRCUIT CITY STORES, INC. AND TOY'SR' US-DELAWARE, INC. RECORDED IN DEED BOOK 1227, PAGE 735 AFORESAID RECORDS.

EASEMENTS AND OTHER INTERESTS IN REAL PROPERTY CONTAINED IN THAT CERTAIN ACCESS DRIVE CONSTRUCTION AND MAINTENANCE AGREEMENT DATED SEPTEMBER 15, 1999 AMONG O'CHARLEY'S INC., HOPS GRILL & BAR, INC. THE LANDING AT ARBOR PLACE LIMITED PARTNERSHIP AND CBL & ASSOCIATES MANAGEMENT, INC. RECORDED IN DEED BOOK 1284, PAGE 1 AFORESAID RECORDS. ACT 4 asements and other interests in real property contained in that certain Easements and Restrictions Agreement, by a between CBL & Associates Management Inc., a Delaware corporation and The Landing At Arbor Place Limited arthership, a Missouri limited partnership, dated March 30, 1999, filed for record March 31, 1999, and recorded in sed Book 1243, Page 119, aforesaid records; and as amended by that certain First Amendment to Easements and estrictions Agreement, dated April 22, 1999, filed for record April 26, 1999, and recorded in Deed Book 1249, Page 46, aforesaid records.

4 15

tionally deleted.

nally deleted.

16 Drainage Easement as conveyed in Right-of-Way Deed from B. L. Taylor to Douglas County record August 2, 1966 and recorded in Deed Book 73 Page 124, aforesaid records. (Affects determine location.)

re is no evidence of any char

is no evide

are 89 regu

Drainage Easement as conveyed in Right-of-Way Deed from W. T. Brown to Douglas County, Georg for record August 2, 1966 and recorded in Deed Book 73 Page 129, aforesaid records. (Affects undetermine location.)

Easements and rights of access conveyed by Right of Way Deed by and between Benchmark Unite Georgia, dated September 11, 1990, filed for record September 13, 1990, and recorded in Deed Boo records. (Does not affect property; Not Shown; Right-of Way is incorporated into present property lin

20 Int 21 Easement from Stansco, Inc. to Georgia Power Company, dated December_, 1973, filed for record Deed Book 252, Page 259, aforesaid records. (Affects unknown; Description too vague to determine

By graphic plotting only, this property is in Zone "X" Flood Insurance Rate Map Number 13097C0151C which bears an effective date of 08-18-2009 and is NOT in a special flood hazard area by contact dated 10-21-2016 to the National Flood Insurance Program http://www.fema.gov/ we have learned this community does currently participate in the program, no field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

LOOD NOTE:

are no party

and a PK Nail found on

The land shown in this survey is the same as that described in First AmericanTitle Insurance Company, Commitment#, NCS-817234-ATL dated September 27, 2016 at 8:00 a.m.

Terms and provisions of that certain Reciprocal Easement and Operation Agreement, by and between The Landing at Arbor Place Limited Partnership, a Missouri limited partnership and Toys'R Us - Delaware, Inc., a Delaware corporation and Development Oprion, Inc., a Wyoming corporation, dated January 22, 1999, filed for record January 26, 1999, and recorded in Deed Book 1227, Page 735, aforesaid records. (Access Easements no longer affect property.)

Restrictions contained in that certain unrecorded lease as evidenced by Memorandum of Lease from The Landing At Arbor Place Limited Partnership, a Missouri limited partnership to The Sport Shoe, Inc., a Georgia corporation, dated February 5, 1999, filed for record March 1, 1999 and recorded in Deed Book 1235, Page 448, aforesaid records. (Does not affect subject property.)

25 Terms and provisions of that certain Easements and Restrictions Agreement, by and between CBL & Delaware corporation and The Landing At Arbor Place Limited Partnership, a Missouri limited partner for record March 31, 1999, and recorded in Deed Book 1243, Page 119, aforesaid records; and as ar Amendment to Easements and Restrictions Agreement, dated April 22, 1999, filed for record April 26 1249, Page 246, aforesaid records. (Affects property as shown.)

Restrictions contained in that certain Declaration of Covenants and Restriction, by and between CBL Delaware corporation and The Landing At Arbor Place Limited Partnership, a Missouri limited partner record June 16, 1999, and recorded in Deed Book 1261, Page 352, aforesaid records. (Affects proper

Terms :

28 Tennes

partners

29, 199

29 Intentionally deleted.
30 Intentionally deleted.
31 Intentionally deleted.
32 General Notes as listed an (Affects property as shown 33) General Notes as listed and (Affects property as shown.)

32 PB 24 PG 166 PB 25 PG 179

32 33 PB 24 PG 166 50' BSL 179

@/

ARBOR NORTH
PAVED PUBLIC 80' R/W)

37

(PAVED PUBLIC 100' RM)

37 35 34

tionally deleted.

Area

ALTA/NSPS Land Title Survey

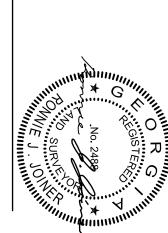
Surveyor's Certification

RCG-Douglasville NP, LLC, a Georgia limited liability company, The Landing at Arbor Place II, LLC a Delaware limited liability company, Bank of North Georgia, a Division of Synovus Bank, First American Title Insurance Company, McGuireWoods LLP, and the successors and assigns of each of them.

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, 6(a), 6(b), 7(a), 7(b)(1), 7(c) 8, 9, 10(a), 11, 13, 14, 16, 17, 18, 19 and 20 of Table A thereof.

The field work was c leted on 10-21-2016

Date of Plat or Map: 10-25-2016



Ronnie Joiner
Registration No. 2488
Within the State of GA
Moreland Altobelli Associates In
2450 Commerce Ave Ste 100
Duluth, GA 30096-8910
Phone: 770-263-5945
Fax: 770-263-0166

Zoning Information

Ø

මරි

30'

P8 24 PG 186

PROVIDED BY CLIENT

Terms and provisons of that certain unrecorded lease as evidenced by Memorandum of Lease from 26 Partnership, a Missouri limited partnership to O'Charley's Inc., Tennessee corporation, dated April 8, and recorded in Deed Book 1248, Page 905, aforesaid records; and as affected by that certain Non-E and Subordination Agreement by and among Wells Fargo Bank, National Association, O'Charley's Inc. Limited Partnership, dated August 23, 2000, filed for record January 24, 2001, and recorded in Deed records. (Affects property; Not survey related; Not plotted) Restrictions contained in that certain unrecorded lease as evidenced by Memorandum of Lease from Limited Partnership, a Missouri limited partnership to Michaels Stores, Inc., a Delaware corporation, record February 1, 1999 and recorded in Deed Book 1228, Page 1009, aforesaid records. (Does not Right of Way Easement from First Suburban Corp. to Douglas Electric Membership Corporation, a corporation, dated October 11, 1977, filed for record April 6, 1979, and recorded in Deed Book 349, Page 731, aforesaid records. (Affects unknown; Description too vague to determine location.) General Permit from W. T. Brown to Southern February 9, 1933, and recorded in Deed Book to determine location.) rms and provisions of that certain Access Drive Construction and Maintenance Agreement, by and nnessee corporation, Hops Grill & Bar, Inc., a Florida corporation, The Landing At Arbor Place Lim thership and CBL & Associates Management, Inc., a Delaware corporation, dated September 15, 1999, and recorded in Deed Book 1284, Page 1, aforesaid records; and as assigned by that certan struction and Maintenance Agreement by and between The Landing At Arbor Place II, LLC, a Delarise Properties of Georgia, LLC, a Georgia limited liability company, dated May 12, 2006, filed for orded in Deed Book 2360, Page 146, aforesaid records. (Affects property; Not survey related; Not n The Landing At Arbor Place Limited 3, 1999, filed for record April 23, 1999
-Disturbance, Attornment, Estoppel Inc. and The Landing At Arbor Place d Book 1384, Page 16, aforesaid & Associates Management Inc., a ership, dated March 30, 1999, filed amended by that certain First fig. 1999, and recorded in Deed Book d, Inc. and City of Douglasville ж 695, Page 299, aforesaid es.) gia dated October 13, 1951, filed (nown; Description too vague to & Associates Management, Inc., a ship dated April 8, 1999, filed for rty; Not survey related; Not plotted) The Landing At Arbor Place lated January 8, 1999, filed for affect subject property.)

> parking spaces and 5 handicapped parking spaces on the subject property for Legend

Statement of Encroachments

No encroach

Vicinity Map

ALIA COMUNATALIA CON CONTROL C 1/2"RBF CCU CCU CCU CCU CCU **©** N/F C B L ASSOCIATES APN: 00230150120 INFORMATION OB NUMBER: 16318
URVEY DATE: 10-25-2016
IELD WORK DATE: 10-21-2016
ATE OF LAST REVISION: 11-15-2016 _OCATION O'CHARLEY'S DOUGLASVILLE SURVEY FOR

Moreland Altobelli Associates, Inc.

Engineering Planning Landscape Architecture 2450 Commerce Ave Ste 100
Duluth, GA 30096-8910 770/263-5945 Land Acquisition Surveying