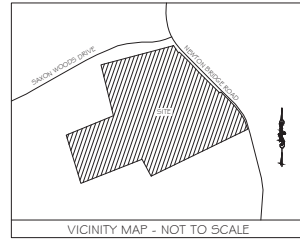
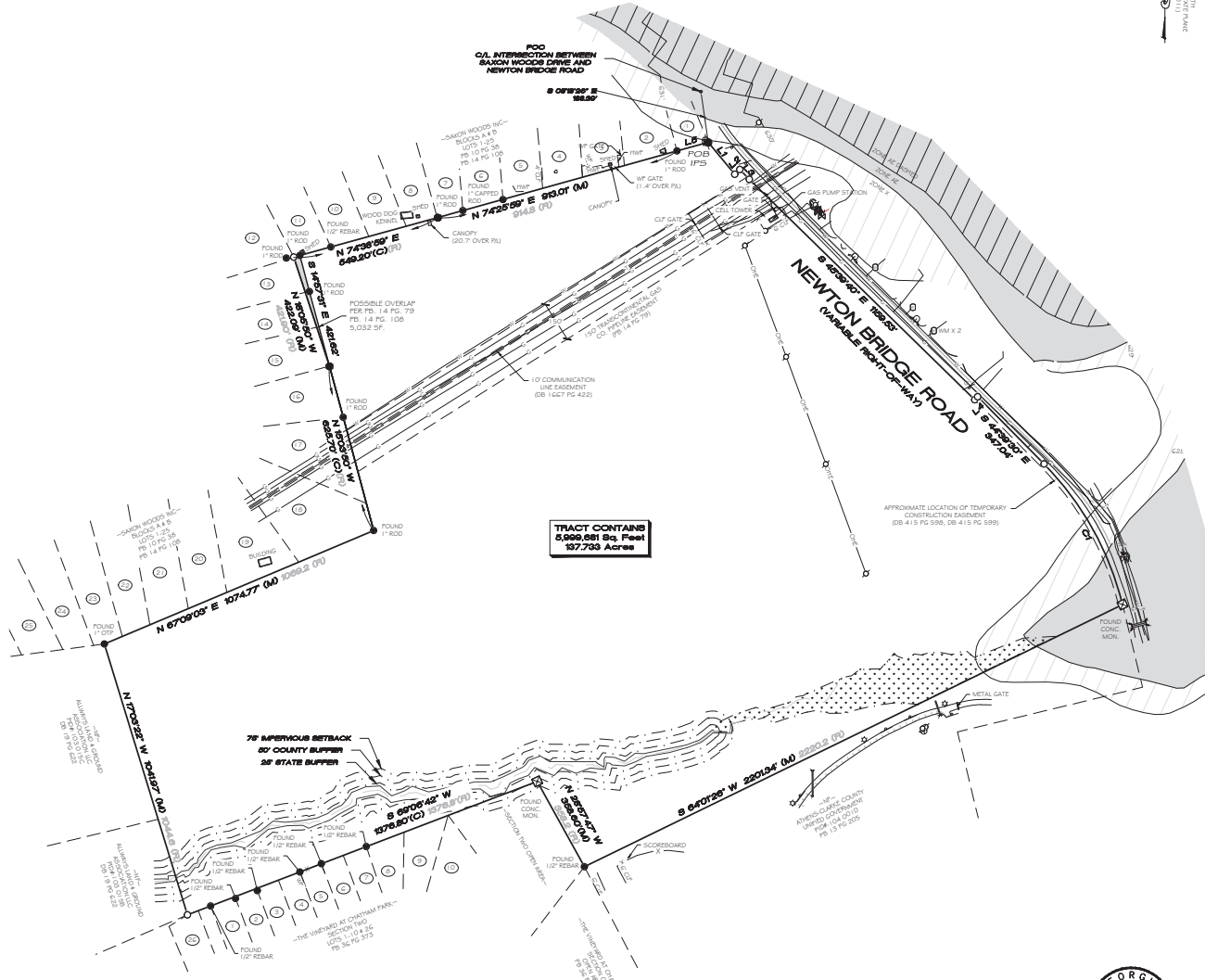


A B C D E F G H I J K L M N O P Q

LINE	BEARING	DISTANCE	CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
L1	S 89°41'40" E	162.40'						
L2	N 42°42'20" E	250.00'						
L3	N 42°42'20" E	250.00'						
L4	N 42°42'20" E	18.00'						
C	N 72°44'47" E	178.29' (M)	1727.4 (R)					



THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT



LEGEND

- SIGN
- GROUND LIGHT
- LIGHT POLE
- SPOT ELEVATION
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- IRRIGATION CONTROL VALVE
- WATER METER MONUMENT
- WATER VAULT
- UTILITY POLE
- COY WIRE
- IRON PIN FOUND
- CONCRETE POINT
- IRON PIN SET
- CONCRETE MONUMENT
- MEASURED DISTANCE
- CALCULATED DISTANCE
- RECORD DISTANCE
- HAF FOG WIRE FENCE
- CHAIN LINK FENCE
- CMF TOP PIPE
- OTP OPEN TOP PIPE
- CMP CORRUGATED METAL PIPE
- HDPE HIGH DENSITY POLYETHYLENE PIPE
- DIP DUCTILE IRON PIPE
- PVC POLYVINYL CHLORIDE PIPE
- RCC REINFORCED CONCRETE PIPE
- OCS OUTLET CONTROL STRUCTURE
- FENCEWALL
- FIBER POINT OF COMMENCEMENT
- FOC POINT OF BEGINNING
- STORM SEWER LINE
- SANITARY SEWER
- WATER LINE
- GAS LINE
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- FENCE
- ASPHALT
- CONCRETE
- GRAVEL

TRACT CONTAINS 6,968.981 Sq. Feet 137.793 Acres




- SUBJECT NOTES:**
- All easements and rights of way of which the surveyor has knowledge are shown herein, either in part or in whole, and of which there is no observable evidence.
 - The property shown herein is subject to all easements and restrictions of record both written and unwritten.
 - According to the Flood Insurance Rate Map (FIRM) for Clarke County, Georgia, (Community-panel numbers 130590000 D & 130590000 D, dated April 2, 2007), a portion of the subject property lies within Zones 1 & 4.
 - The locations of underground utilities shown herein are based on visible structures and signs and/or field located markings provided by Groundtek, and are approximate only. The property shown herein may be served by underground utilities which are not shown herein. Balance makes no warranties or claims that all utilities are marked or accurate. All Utility Companies should be contacted before beginning any dig or construction. Groundtek report can be provided upon request.
 - Note: some of the bearings shown herein are based on GSA West Zone - NAD83 adjusted 2011 Using Global Positional System (GPS) and obtained by RTK observations on 04-09-2022 using the Leica Trimble System. All distances are horizontal ground measurements expressed in U.S. Survey Feet.
 - The field data upon which this plat is based has a closure precision of one foot in 1,418,392.8 feet and an angular error of 03 seconds per angle point and was adjusted using the compass rule method.
 - This plat has been calculated for closure and is found to be accurate within one foot in 1,418,392.8 feet.
 - Equipment used for measurement:
 Angstrom Leica TS16 G Robotic Total Station
 Leica Leica TS16 G Robotic Total Station
 GPS: Leica GS16 G GPS Receiver
 - This plat was prepared for the exclusive use of the person, persons, or entity named herein. This plat does not extend to any unmeasured persons, or entity without express certification by the surveyor naming said person, persons, or entity.
 - State, County, and Local buffers and setbacks might exist on the subject property that are not shown herein.
 - This survey is not valid without the Original Signature and Seal of a Georgia Licensed Surveyor.
 - There was no observable evidence of Human Burials or Cemeteries on Subject Property at the time of the field survey.
 - Alliance Surveying does not warrant the existence or nonexistence of any wetlands or hazardous wastes located on the Subject Property.
 - At the time of the field survey there was no observable evidence of recent earth moving work, including construction, including additions, changes in right-of-way, or recent street and/or sidewalk repair.
 - RD # 104 002
 - CURRENT PROPERTY OWNER: Young Jane H et al.
 - CURRENT SITE ADDRESS: 1125 Newton Bridge Road, Athens, GA

SURVEYOR CERTIFICATION


TO: D. R. HORTON, INC., A DELAWARE CORPORATION & OLD REPUBLIC 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 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTIMA LAND TITLE SURVEYS, AS ESTABLISHED AND ADOPTED BY ALTIMA AND NSFS, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 13, 14, 17 AND 19 OF TABLE 2 THEREOF. THE FIELD WORK WAS COMPLETED DURING THE MONTH OF JULY OF 2022.


 Michael C. Bell, GA P.L.S. #3465
 06/30/2022
 Date

SURVEYOR CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SURVEY OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREIN. RECORDECTION OF THIS PLAT DOES NOT APPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERGROUND LAND SURVEYOR CERTIFIED THAT THIS PLAT COMplies WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-47.


 Michael C. Bell, GA P.L.S. #3465
 06/30/2022
 Date



ALTIMA NSFS LAND TITLE SURVEY
 NEWTON BRIDGE TRACT
 FOR
 D. R. HORTON, INC., A DELAWARE CORPORATION &
 OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

LOCATED IN:
 1374TH G.M.I.D
 ATHENS-CLARKE COUNTY,
 GEORGIA

DESCRIPTION:

BLK	DATE ACQ	ACRES
1	01/12/10	137.793
2	01/12/10	137.793
3	01/12/10	137.793
4	01/12/10	137.793
5	01/12/10	137.793

DRAFTED BY: MAS
CHECKED BY: MCB
PROJECT #: 22077

811 Know what's below. Call before you dig.

100% GUARANTEE
 100% GUARANTEE OF ACCURACY
 100% GUARANTEE OF COMPLIANCE WITH ALL APPLICABLE REGULATIONS
 100% GUARANTEE OF ADHERENCE TO THE PROFESSIONAL STANDARDS OF THE SURVEYING INDUSTRY
 100% GUARANTEE OF DELIVERY OF ALL DOCUMENTS TO THE CLIENT

100% GUARANTEE
 100% GUARANTEE OF ACCURACY
 100% GUARANTEE OF COMPLIANCE WITH ALL APPLICABLE REGULATIONS
 100% GUARANTEE OF ADHERENCE TO THE PROFESSIONAL STANDARDS OF THE SURVEYING INDUSTRY
 100% GUARANTEE OF DELIVERY OF ALL DOCUMENTS TO THE CLIENT

ALLIANCE SURVEYING
 L.S.F. 1322
 4525 SOUTH LEE STREET
 ATLANTA, GA 30340
 404.876.9424 | WWW.ASPATI.COM

Sheet No:
 1 OF 2

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

SURVEYORS COMMENTS ON SCHEDULE B-II TITLE EXCEPTIONS AS SHOWN ON THAT COMMITMENT FOR TITLE INSURANCE ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, SAID COMMITMENT HAVING A COMMITMENT NO. 2-41485, AND AN EFFECTIVE DATE OF MARCH 30, 2022

- (a) All taxes for the year 2022 and subsequent years.
 - (b) No insurance is afforded as to the exact amount of acreage contained in the property described herein.
 - (c) Riparian rights incident to the premises.
 - (d) Rights of tenants in possession under unrecorded leases.
 - (e) Any security interest created at closing.
- (a) Right of Way Deed from Wiliam D. Young to Clark County, Georgia, dated October 20, 1972, recorded December 26, 1972, recorded in Deed Book 281, Page 171, Records of Clarke County, Georgia. **LEGAL DESCRIPTION DOES NOT INCLUDE THE SUBJECT PROPERTY. RIGHT-OF-WAY OF NEWTON BRIDGE ROAD IS SHOWN HEREIN.**
- NOTE: The above item may be removed or modified upon further examination and/or survey review.
- (a) Right of Way Deed from Wiliam D. Young, Wiliam A. Saye, Joseph P. O'Malley, et al to Clarke County, Georgia, dated October 1, 1979, recorded October 12, 1979, recorded in Deed Book 415, Page 288, aforesaid Records. **TEMPORARY CONSTRUCTION EASEMENT AND RIGHT-OF-WAY OF NEWTON BRIDGE ROAD IS SHOWN HEREIN.**
- NOTE: The above item may be removed or modified upon further examination and/or survey review.
- (a) Right of Way Deed from Wiliam D. Young to Clarke County, Georgia, dated October 8, 1979, filed for record October 11, 1979, recorded in Deed Book 415, Page 293, aforesaid Records. **TEMPORARY CONSTRUCTION EASEMENT AND RIGHT-OF-WAY OF NEWTON BRIDGE ROAD IS SHOWN HEREIN.**
- NOTE: The above item may be removed or modified upon further examination and/or survey review.
- (a) Right of Way and Easement Agreement from Wiliam D. Young and Wiliam A. Saye to Vyvx, Inc., a Delaware corporation, dated as of October 15, 1997, filed for record November 19, 1997 at 9:10 a.m., recorded in Deed Book 1667, Page 422, aforesaid Records. **UTILITY COMMUNICATION LINE EASEMENT IS SHOWN HEREIN. (SEE ALSO MONITORS, BUNKER INGRESS/EGRESS AND MAINTENANCE EASEMENT.)**
- (b) All those matters as disclosed by that certain plat recorded in Plat Book 14, Page 79, aforesaid Records. **ISO TRANSCONTINENTAL PIPELINE EASEMENT IS SHOWN HEREIN.**
- (c) All those matters as disclosed by that certain plat recorded in Plat Book 17, Page 288, aforesaid Records. **TEMPORARY CONSTRUCTION EASEMENT IS SHOWN HEREIN.**
- (d) All those matters as disclosed by that certain plat recorded in Plat Book 17, Page 292, aforesaid Records. **TEMPORARY CONSTRUCTION EASEMENT IS SHOWN HEREIN.**

TITLE LEGAL DESCRIPTION

All that tract or parcel of land lying and being in the 1347th District, G.M., Athens-Clarke County, Georgia, containing 136.121 acres, more or less, and being more particularly described as follows:
Beginning at an iron pin on the southwest side of Newton Bridge Road, said iron pin being situated 140.0 feet southeast of the right of way of Saxon Woods Drive, and running thence south 76 degrees 13 minutes west 117.7 feet to an iron pin; running thence south 75 degrees 54 minutes west 914.8 feet to an iron pin; running thence south 76 degrees 07 minutes west 549.2 feet to an iron pin; running thence south 16 degrees 38 minutes east 421.9 feet to an iron pin; running thence south 13 degrees 36 minutes east 625.7 feet to an iron pin; running thence south 68 degrees 43 minutes 1069.2 feet to an iron pin; running thence south 15 degrees 33 minutes east 1044.6 feet to a rock and iron pin; running thence north 70 degrees 35 minutes east 1376.8 feet to a concrete monument; running thence south 27 degrees 27 minutes east 358.2 feet to an iron pin; running thence north 65 degrees 26 minutes east 2220.2 feet to an iron pin on the southwest side of Newton Bridge Road; running thence along the southwest side of Newton Bridge Road the following courses and distances; north 15 degrees 25 minutes west 303.5 feet to an iron pin; north 38 degrees 10 minutes west 36.3 feet to an iron pin; north 43 degrees 22 minutes west 561.3 feet to an iron pin; south 45 degrees 44 minutes west 25 feet to an iron pin; north 44 degrees 16 minutes west 1157.1 feet to an iron pin; north 43 degrees 05 minutes west 50 feet to an iron pin; south 48 degrees 06 minutes west 25 feet to an iron pin; north 38 degrees 19 minutes west 152.4 feet to the beginning point and iron pin.

SURVEY LEGAL DESCRIPTION

The above described property is more particularly shown according to a plat by James Flanders, Surveyor, dated December 27, 1972 entitled "Survey for Wiliam D. Young", and recorded in Plat Book 14, page 79, in the Office of the Clerk of Superior Court of Athens-Clarke County, Georgia, reference being hereby made to said plat for a more detailed description of the property herein conveyed.

A parcel of land lying in the 1374th GMD, Athens-Clarke County, Georgia and being more particularly described as follows:
Commence at a point at the intersection of the centerline between Saxon Woods Drive (50' right-of-way) and Newton Bridge Road (variable right-of-way), thence leaving said intersection, run South 09 Degrees 18 Minutes 26 Seconds East for a distance of 186.38 feet to a set 5/8" capped rebar (L.S.P. #1322), lying on the southern RW of Newton Bridge Road (variable right-of-way), said point being the POINT OF BEGINNING, of the parcel herein described.
Thence run South 39 degrees 42 minutes 40 seconds East along said right-of-way for a distance of 152.40 feet to a point; thence run North 46 degrees 42 minutes 20 seconds East along said right-of-way for a distance of 25.00 feet to a point; thence run South 44 degrees 28 minutes 40 seconds East along said right-of-way for a distance of 50.00 feet to a point; thence run South 45 degrees 39 minutes 40 seconds East along said right-of-way for a distance of 1,159.53 feet to a point; thence run North 45 degrees 20 minutes 30 seconds East along said right-of-way for a distance of 15.00 feet to a point; thence run South 44 degrees 59 minutes 30 seconds East for along said right-of-way a distance of 347.04 feet to a point, said point lying on curve to the right, said curve having a radius of 1,110.90 feet, a central angle of 30 degrees 55 minutes 00 seconds, chord bearing of south 29 degrees 12 minutes 00 seconds east and a chord length of 592.19 feet; thence run along the arc of said curve and said right-of-way for a distance of 599.44 feet to a found concrete monument; thence leaving said right-of-way, run South 64 degrees 01 minutes 26 seconds West for a distance of 2,201.34 feet to a found 1/2" rebar; thence run North 22 degrees 57 minutes 47 seconds West for a distance of 358.60 feet to a found concrete monument; thence run South 69 degrees 06 minutes 42 seconds West for a distance of 1,376.80 feet to a point; thence run North 17 degrees 03 minutes 22 seconds West for a distance of 1,041.97 feet to a found 1" open top pipe; thence run North 67 degrees 03 minutes 03 seconds East for a distance of 1,074.77 feet to a found 1" rod; thence run North 15 degrees 03 minutes 50 seconds West for a distance of 625.70 feet to a point; thence run North 16 degrees 05 minutes 50 seconds West for a distance of 422.09 feet to a point; thence run North 74 degrees 38 minutes 59 seconds East for a distance of 549.20 feet to a set 5/8" capped rebar (L.S.P. #1322); thence run North 74 degrees 25 minutes 59 seconds East for a distance of 913.01 feet to a found 1" rod; thence run North 74 degrees 44 minutes 41 seconds East for a distance of 119.49 feet to the POINT OF BEGINNING.

Said parcel being 5,999.681 square feet, or 137.73 acres.



LOCATED IN:
1374TH G.M.I.D
ATHENS-CLARKE COUNTY,
GEORGIA

ALTA / NSPS LAND TITLE SURVEY
NEWTON BRIDGE TRACT
FOR
D. R. HORTON, INC., A DELAWARE CORPORATION *
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

DATE	REVISION	DESCRIPTION
REV. 1	NOV. 4	
REV. 2	NOV. 4	
REV. 3	NOV. 4	
REV. 4	NOV. 4	
REV. 5	NOV. 4	
REV. 6	NOV. 4	
REV. 7	NOV. 4	

DRAFTED BY: MCB
CHECKED BY: MCB
PROJECT #: 22077

