AREA SUMMARY **ACCESS** 7.390+/- Acres The Property has direct access to U.S. Highway 319, a 10.953+/- Acres Parcel No. 2-A =dedicated public highway and West Weeks Street, Mills 5.304+/- Acres 8.709+/- Acres Parcel No. 2-B =Street, Bay Borough Street, and West Broad Street, all Parcel No. 3 =being dedicated public streets. Parcel No. 4 = 0.738 + /- Acre 33.094+/- Acres Total Area = Property line as determined by locating the center of the creek bed as of the date of this survey. The boundary is subject to change due to natural causes and may or may not represent the actual location of the limit of title. **TP N004** TP N004 003 PIP in center of creek PIP in center S 63'02'54" Eof creek — L4 TP N001 048 💆 R/W mon.-Parcel No. 1 Point of Beginning Parcel No. 1 TP N001 031A R/W mon. -→ N 69°19'28" W 50' R/W _{994.39}' MILLS STREET R/W PIP S 69'19'28" E-673.78 Point of Beginning -Ж, Parcel No. 2 R/W mon. 60, Approximate location of road right of way as shown on tax map. There are 319 no open roadways within this area. Point of Beginning Parcel No. 4 -HIGHWA WEST BROAD ST Parcel No. 2-A Parcel No. 2-B N Parcel TP N001 25 No. 4 Ś \supset L10 TP N001 TP N001 047 N 6917'25" W 60' R/W PIP PIPWEST WEEKS STREET PIP N 6917'24" W 445.71 238.92 Point of Beginning -TP N001 Parcel No. 3 TP N001 049 TP N001 056 Parcel No. 3 Property line as - established from a si a 1000 At & 5 deed distances from 057 TP N001 050 the west right of way of Short Street. Property line as established by existing monumentation as monumentation as established by existing monumentation as Est TP N001 061 TP N001 053

CLOSURE

Field Closure:

Linear Precision exceeds 1 foot in 10,000 feet.

Angular Error = 04 seconds per angle.

Least Squares Adjustment.

Field work completed: July 21, 2016.

Plat Closure exceeds 1 foot in 128,900 feet.

Equipment used: Leica TS-06 & Leica TCRP 1203+.

LEGEND

CMF concrete marker found

CTP crimped top pipe found

IPF · · · · · iron pin found

PIP 5/8 inch diameter iron pin placed R/W right of way

R/W mon. concrete right of way monument found

TP · · · · · Tax Parcel

NOTES

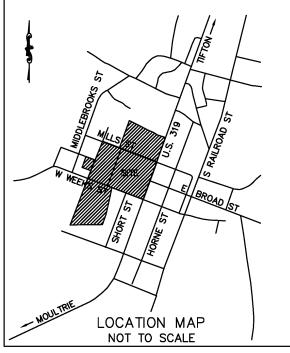
This plat represents a retracement survey of the existing tracts as shown hereon. The title descriptions were obtained in the form of record descriptions. The current owner of the surveyed parcels is Shorter University, Inc. as recorded in Deed Book 1268, Pages 239—243. All recorded information was obtained from the Office of the Clerk of the Superior Court of Colquitt County, Georgia.

This survey was prepared in conformity with The Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67. Authority O.C.G.A. Secs. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

FLOOD DESIGNATION

The Flood Insurance Rate Map No. 13071C0100D, effective date September 25, 2009, graphically shows this property to be in Zone X which is defined as areas determined to be outside the 0.2% annual chance floodplain, (500—year flood).

| Line No. | Bearing | Distance |
|----------|---------------|----------|
| L1 | S 65°21'19" W | 21.09' |
| L2 | S 66°40'54" E | 70.44' |
| L3 | S 5917'50" E | 90.53 |
| L4 | S 72°21'03" E | 127.76' |
| L5 | S 20°02'07" W | 17.95' |
| L6 | S 69*57'48" E | 15.24' |
| L7 | S 65°22'21" W | 28.12' |
| L8 | S 24°38'41" E | 21.33' |
| L9 | S 21°47'32" W | 199.69' |
| L10 | N 7010'37" W | 155.68' |
| L11 | S 69°26'00" E | 164.73' |
| | | |



| Tax Parcel No. | Owner(s) (now or formerly) | Deed Reference |
|----------------|--|--------------------------|
| N001 031A | Geneva H. Sloan | Deed Book 1210, Page 43 |
| N001 045 | Kimberly K. Murphy | Deed Book 712, Page 691 |
| N001 046 | Executive Committee of the Baptist Convention of the State of Georgia | Deed Book 648, Page 193 |
| N001 047 | Executive Committee of the Baptist Convention of the State of Georgia | Deed Book 363, Page 559 |
| N001 048 | Executive Committee of the Baptist Convention of the State of Georgia | Deed Book 386, Page 17 |
| N001 049 | Colquitt County Board of Education | no deed reference found |
| N001 050 | Colquitt County Board of Education | no deed reference found |
| N001 052 | Jody M. Hilton | Deed Book 961, Page 247 |
| N001 053 | Jimmy L. Jarvis & Peggy Jarvis | Deed Book 1150, Page 461 |
| N001 055 | Kathy Weeks | Deed Book 1250, Page 105 |
| N001 056 | Michael Brian Wisenbaker & Lori Ann Wisenbaker | Deed Book 466, Page 799 |
| N001 057 | Donna L. Hegwood & Mitchell J. Hegwood | Deed Book 847, Page 441 |
| N001 061 | William Kipling Sinclair | Deed Book 800, Page 673 |
| N004 003 | Southern Concrete Construction Co., Inc. | Deed Book 419, Page 287 |
| N004 006 | Earnie D. Garren & Lawana Garren | Deed Book 645, Page 393 |
| | | · · · · · · |

LEGAL DESCRIPTIONS

All those tracts or parcels of land situated, lying and being in Land Lot 113 of the 8th Land District of Colquitt County, Georgia and located in the Town of Norman Park, being Parcel No. 1 containing 7.390 acres, more or less, Parcel No. 2, containing 16.257 acres, more or less, Parcel No. 3, containing 8.709 acres, more or less, and Parcel No. 4, containing 0.738 acre, more or less. These parcels total 33.094 acres, more or less, and are more particularly described as follows:

PARCEL NO. 1: Commence at a right of way monument located on the western margin of the right of way of US Highway 319 at a mitter at the intersection with the northern margin of the right of way of Mills Street and run thence South 65 degrees 21 minutes 19 seconds West a distance of 21.09 feet to an iron pin on the northern margin of the right of way of Mills Street; run thence North 69 degrees 19 minutes 28 seconds West along the northern margin of the right of way of Mills Street a distance of 676.24 feet to an iron pin in the center of Gum Street (not open); run thence North 20 degrees 21 minutes 22 seconds East along the centerline of Gum Street (not open) a distance of 502.51 feet to an iron pin in the center of a creek; run thence along the center of creek South 63 degrees 02 minutes 54 seconds East a distance of 389.03 feet to a point; thence South 66 degrees 40 minutes 54 seconds East a distance of 70.44 feet to a point; thence South 59 degrees 17 minutes 50 seconds East a distance of 90.53 feet to a point; thence South 72 degrees 21 minutes 03 seconds East a distance of 127.76 feet to the intersection of the centerline of the creek with the western margin of the right of way of US Highway 319; run thence South 20 degrees 57 minutes 48 seconds East a distance of 15.24 feet to an iron pin on the western margin of the right of way of US Highway 319; run thence South 20 degrees 57 minutes 48 seconds East a distance of 15.24 feet to an iron pin on the western margin of the right of way monument; run thence South 20 degrees 57 minutes 48 seconds East a distance of 15.24 feet to an iron pin on the western margin of the right of way monument and the Point of Beginning.

PARCEL NO. 2: Commence at a right of way monument located on the western margin of the right of way of US Highway 319 at a miter at the intersection with the southern margin of the right of way of Mills Street and from said Point of Beginning run thence South 20 degrees 02 minutes 07 seconds West along the western margin of the right of way of US Highway 319 a distance of 659.89 feet to an iron pin at a miter at the intersection of the northerly margin of the right of way of West Weeks Street; run thence South 65 degrees 22 minutes 21 seconds West a distance of 28.12 feet to an iron pin on the northern margin of the right of way of West Weeks Street a distance North 69 degrees 17 minutes 25 seconds West along the northern margin of the right of way of West Weeks Street a distance of 1,010.69 feet to an iron pin at the intersection with the eastern margin of the right of way of Bay Borough Street; run thence North 21 degrees 47 minutes 32 seconds East along the eastern margin of the right of way of Mills Street; run thence South 69 degrees 19 minutes 28 seconds East along the southern margin of the right of way of Mills Street a distance of 994.39 feet to an iron pin; run thence South 24 degrees 38 minutes 41 seconds East a distance of 21.33 feet to a right of way monument and the Point of Beginning.

PARCEL NO. 3: Commence at the intersection of the southern margin of the right of way of West Weeks Street with the western margin of the right of way of Short Street and run thence North 69 degrees 17 minutes 24 seconds West along the southern margin of the right of way of West Weeks Street a distance of 238.92 feet to an iron pin and the Point of Beginning. From said Point of Beginning run thence South 10 degrees 51 minutes 06 seconds West a distance of 144.80 feet to an iron pin; run thence South 13 degrees 04 minutes 22 seconds West a distance of 339.79 feet to an iron pin; run thence South 19 degrees 06 minutes 46 seconds West a distance of 182.53 feet to an iron pin; run thence South 89 degrees 37 minutes 13 seconds West a distance of 226.97 feet to an iron pin; continue thence South 89 degrees 37 minutes 13 seconds West a distance of 333.97 feet to a concrete marker; run thence North 20 degrees 53 minutes 02 seconds East a distance of 521.92 feet to a concrete marker; continue thence North 20 degrees 53 minutes 02 seconds East a distance of 341.82 feet to an iron pin on the southern margin of the right of way of West Weeks Street; run thence South 69 degrees 17 minutes 24 seconds East along the southern margin of the right of way of West Weeks Street a distance of 445.71 feet to an iron pin and the Point of Beginning.

PARCEL NO. 4: Commence at an iron pin located at the intersection of the southern margin of the right of way of West Broad Street with the western margin of the right of way of Bay Borough Street and from said Point of Beginning run thence South 21 degrees 47 minutes 32 seconds West along the western margin of the right way of Bay Borough Street a distance of 199.69 feet to an iron pin; run thence North 70 degrees 10 minutes 37 seconds West a distance of 155.68 feet to a crimped top pipe; run thence North 19 degrees 12 minutes 25 seconds East a distance of 201.72 feet to an iron pin on the southern margin of the right of way of West Broad Street a distance of 164.73 feet to an iron pin and the Point of Beginning.

Revised 6-22-21 for the purpose of delineating a proposed division of Parcel No. 2. This plat is not intended for recording or certifying current existing conditions.

FRANK E. CARLTON
229-226-7731 - P.O. BOX 1823
THOMASVILLE, GEORGIA 31799

A PLAT OF A SURVEY FOR

SHORTER UNIVERSITY, INC.

LOCATED IN LAND LOT 113, LAND DISTRICT 8, NORMAN PARK, COLQUITT COUNTY, GEORGIA

SURVEY BY FRANK E. CARLTON GEORGIA REGISTERED LAND SURVEYOR NO. 1544

Date: 9-19-16 Project # 16-35 Drawing # C-852 Scale: 1" = 200' Field notes in file Drawn By: GC

