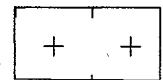


LEGEND

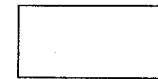
- IPF = IRON PIN FOUND
- IPS = IRON PIN SET
- CMF = CONCRETE MONUMENT FOUND
- R/W = RIGHT OF WAY
- LLL = LAND LOT LINE
- CL = CENTERLINE
- PL = PROPERTY LINE
- BM = BENCHMARK (BM)
- PC = PROPERTY CORNER
- INV. = INVERT ELEVATION
- B/L = BUILDING LINE
- R = RADIUS
- FFE = FINISHED FLOOR ELEVATION
- POLE = POLE
- G- = GAS LINE
- W- = WATER LINE
- T- = TELEPHONE LINE
- P- = POWER LINE
- S- = SANITARY SEWER LINE
- ST- = STORM SEWER LINE
- X- = FENCE
- SSE = SANITARY SEWER EASEMENT
- MH = MANHOLE
- WV = WATER VALVE
- F.H. = FIRE HYDRANT
- GM = GAS METER
- WM = WATER METER
- GI = GRATE INLET
- DI = DROP INLET
- CB = CATCH BASIN
- HW = HEADWALL
- OS = OUTLET STRUCTURE
- JB = JUNCTION BOX
- DE = DRAINAGE EASEMENT
- FM = SEWER FORCE MAIN
- VCP = VITRIFIED CLAY PIPE
- DS = DOWNSPOUT
- CO = CLEAN OUT
- CMP = CORRUGATED METAL PIPE
- RCP = REINFORCED CONCRETE PIPE
- DIP = DUCTILE IRON PIPE
- PVC = POLYVINYL CHLORIDE PIPE
- HC = HANDICAP
- C & G = CURB AND GUTTER
- F.I.R.M. = FEDERAL INSURANCE RATE MAP
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- S/W = SIDEWALK
- TL = TREE LINE
- RIPRAP = RIPRAP
- BRANCH = BRANCH
- FDC = FDC (FIRE DEPT. CONNECTION)
- A.K.A. = ALSO KNOWN AS
- TC = TOP OF CURB ELEVATION
- TRAV = TRAVERSE POINT
- L.P. = LIGHT POLE
- ESMT. = EASEMENT
- GMD = GA. MILITIA DISTRICT
- PB = PLAT BOOK
- DB = DEED BOOK
- PG = PAGE
- B & D = BEARING & DISTANCE
- ETB = ELECTRIC TRANSFORMER BOX
- H.L.P. = HOUSE LOCATION PLAN REQUIRED
- N/F = NOW OR FORMERLY
- G.P.S. = GLOBAL POSITIONING SYSTEM
- 1234 = ADDRESS
- MB = MAIL BOX
- SP = SERVICE POLE
- WELL = WELL

= LAND LOT

ZONE A
AREA SUBJECT TO
1% ANNUAL CHANCE FLOOD
NO BASE FLOOD ELEVATIONS
DETERMINED



ZONE X
AREAS DETERMINE TO BE OUTSIDE
THE 0.2% ANNUAL CHANCE FLOOD.

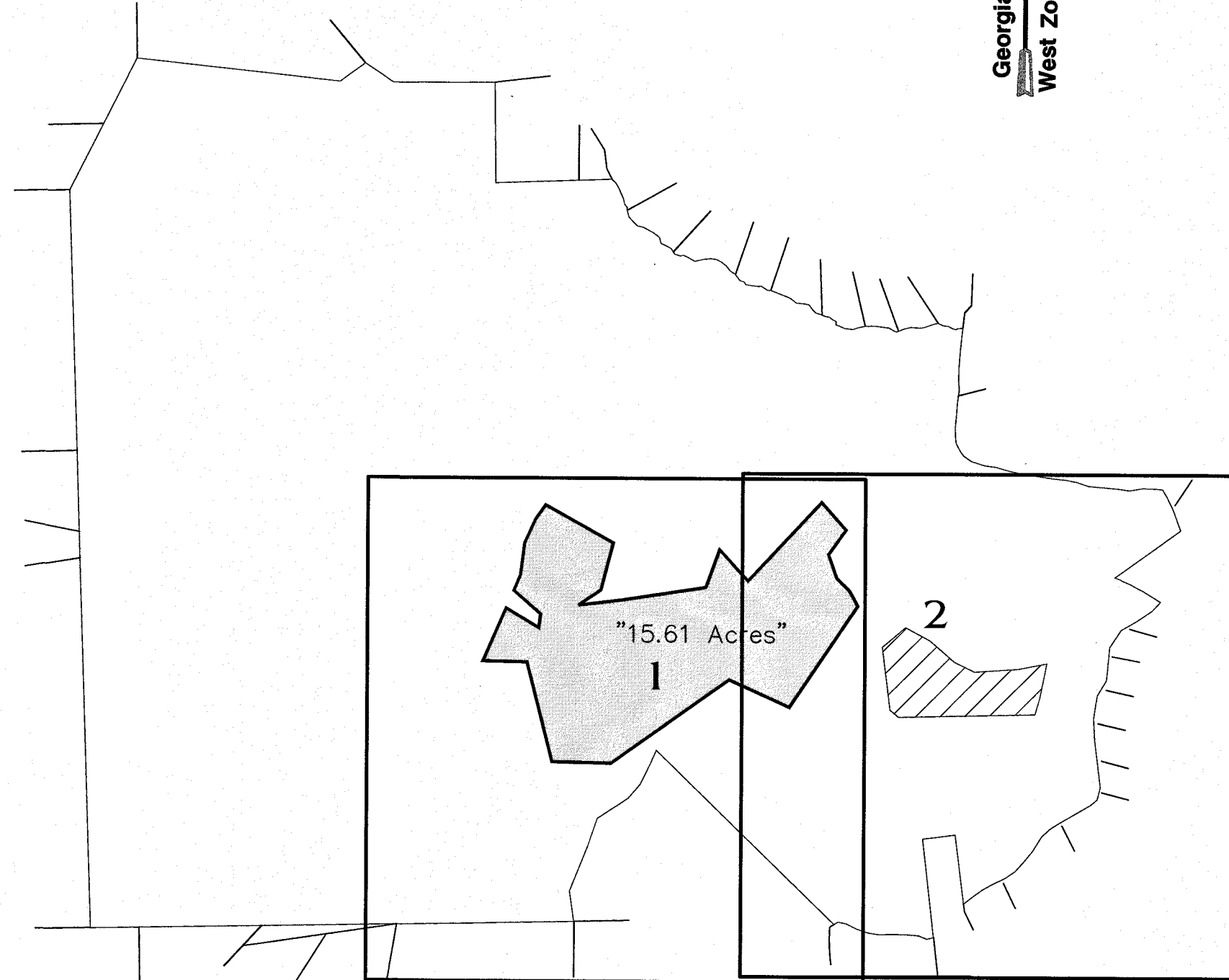
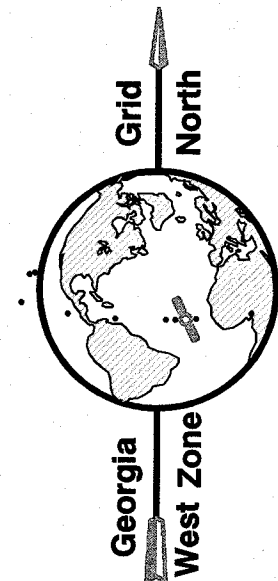


Title Exceptions:
First American Title Insurance Company
ALTA COMMITMENT# 2-32646(A)
Part II Schedule B, AS TO EXHIBIT "A"

- (h) Right of Way from John Sharp, Willis Sharp, et al to Fannin County, a political subdivision of the State of Georgia, dated November 26, 1963, recorded January 16, 1964, recorded in Deed Book 30, Page 246, Records of Fannin County, Georgia.
Comment: Unable to determine right of way due to vague description of right of way.
- (i) Right of Way Deed from Farrest Burnette, Evelyn Ross, et al to Fannin County, a political subdivision of the State of Georgia, undated, filed for record May 4, 1970 at 11:00 a.m., recorded in Deed Book 38, Page 6, aforesaid Records.
Comment: Unable to determine right of way due to vague description of right of way.
- (j) Electric Line Right-of-Way Easement from Cadman R. Kiker to Tri-State Electric Memb. Corp., a cooperative corporation, dated August 10, 1984, filed for record August 10, 1984 at 10:00 a.m., recorded in Deed Book 95, Page 438, aforesaid Records
Comment: Does not appear to affect subject property.
- (k) Easement as contained in that certain Warranty Deed from Cadman R. Kiker to Lowry A. Adkins and Kathy D. Atkins, dated June 1, 1985, filed for record June 4, 1985 at 1:40 p.m., recorded in Deed Book 102, Page 677, aforesaid Records.
Comment: Unable to determine the location of Old Fjord Road on the reference plat. County has changed road names in this area.
- (l) Electric Line Right-of-Way Easement from Three Springs inc. to Tri-State Electric Memb. Corp., a cooperative corporation, dated June 10, 1993, filed for record July 25, 1994 at 2:00 p.m., recorded in Deed Book 215, Page 58, aforesaid Records.
Comment: Affects subject property but unable to plot due to vague description.
- (m) Easement as contained in that certain Deed from Cadman Robb Kiker, Jr. to Three Springs, Inc., dated August 5, 1992, filed for record August 18, 1992 at 9:00 a.m., recorded in Deed Book 188, Page 317, aforesaid Records.
Comment: Unable to determine the location of Sugar Creek Road on the reference plat. County has changed road names in this area.
- (n) Easement as contained in that certain Warranty Deed from Prince Mountain, LLC to Randy Hampton Construction, LLC, John Orvin Lance, Gary Orvin Lance and James Larry Lance, dated September 25, 2006, filed for record October 6, 2006 at 9:00 a.m., recorded in Deed Book 749, Page 212, aforesaid Records.
Comment: As shown on the survey as Old Fjord Road (A.K.A. Prince Mountain Road) 40' right of way.

GENERAL NOTES

1. THIS SURVEY IS A PORTION OF AN EXISTING TRACT OR TRACTS OF LAND.
2. THE BEARING STRUCTURE FOR THIS SURVEY IS BASED ON MONUMENTS FOUND IN THE FIELD AT THE TIME OF THIS SURVEY AND TIED INTO THE NATIONAL GEODETIC SURVEY AND EGPS SOLUTIONS CONTINUALLY OPERATING REFERENCE SYSTEM BY USE OF TRIMBLE GPS EQUIPMENT.
3. A PORTION OF THIS PROPERTY LIES WITHIN DESIGNATED FLOOD PRONE AREA ZONE ZONE A AND IS PLOTTED HEREON. THE REMAINDER OF THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% AS PER F.I.R.M. COMMUNITY PANEL NO. 13111C0157E, and 13111C0160E, FANNIN COUNTY, GEORGIA, EFFECTIVE DATE SEPTEMBER 17, 2010.
4. THE PUBLIC RECORDS SHOWN HEREON REFLECTS THOSE RECORDS NECESSARY TO ESTABLISH THE BOUNDARIES SHOWN HEREON AND REFERENCE TO THE SAME DOES NOT AND IS NOT INTENDED TO CONSTITUTE A TITLE SEARCH OR TITLE OPINION. THIS SURVEY REFLECTS ONLY THOSE MATTERS OF TITLE OF RECORD FURNISHED TO THE SURVEYOR AT THIS TIME.
5. PURSUANT TO RULE 180-6.09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, THE TERM "CERTIFY" OR "CERTIFICATION" RELATING TO LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
6. THE FIRM OF HAYES, JAMES AND ASSOCIATES, INC. DOES NOT CERTIFY TO THE ACCURACY OR THE LOCATION OF ANY UNDERGROUND UTILITIES EITHER SHOWN OR NOT SHOWN HEREON. CONTACT THE UTILITIES PROTECTION CENTER AT 1-800-282-7411 PRIOR TO ANY CONSTRUCTION.
7. THIS PLAT WAS PREPARED AND CERTIFIED FOR THE INDIVIDUAL, INDIVIDUALS OR GROUP LISTED ON THIS DOCUMENT. THE CERTIFICATION DOES NOT EXTEND TO OTHER INDIVIDUALS OR GROUPS WITHOUT RECERTIFICATION BY THE SURVEYOR OF RECORD LISTING NEW OR ADDITIONAL INDIVIDUALS OR GROUPS.
8. CERTIFICATION DOES NOT EXTEND TO MATTERS OF TITLE. DEEDS AND PLATS REFERENCED HEREON WERE USED AS EVIDENCE OF PROPERTY LINE LOCATIONS. THESE REFERENCED INSTRUMENTS DO NOT CONSTITUTE A TITLE SEARCH OR TITLE OPINION.
9. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 240,638 FEET.
10. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS AN UNADJUSTED CLOSURE OF ONE FOOT IN 10,000 FEET. THE UNADJUSTED ANGULAR ERROR OF 3 SECONDS. THIS SURVEY WAS ADJUSTED USING A LEAST SQUARES ADJUSTMENT.

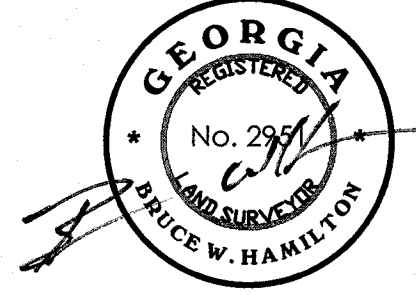


SURVEY CERTIFICATION:

To Cumulus Acquisitions, LLC and First American 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 Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS. and included Items 1, 2, 3, 4, 6, 7(a), 8-11a, and 13, of Table A thereof. The fieldwork was completed on May 20, 2015.

Bruce W. Hamilton
Bruce W. Hamilton, Georgia Registered Land Surveyor No. 2951
Date of Plat or Map: JUNE 4, 2015

DATE 6-4-15



Title Exceptions:

- First American Title Insurance Company
ALTA COMMITMENT# 2-32646(A)
Part II Schedule B AS TO EXHIBIT "A"
- (a) Plat Book 1, Page 53.
Comment: Unable to determine improvements from 1927 due to developments over the years
- (p) Plat Book 14, Page 206.
Comment: Plat is a portion of the subject property
- (q) Plat Book 22, Page 9.
Comment: Plat is shown as Now or Formerly Keeeler on survey
- (r) Plat Hanger A-66, Page 1.
Comment: Plat is a portion of the subject property
- (s) Plat Hanger C-389, Page 8
Comment: Plat is a portion of the subject property
- (t) (u) Plat Hanger D-345, Pages 1 & 2
Comment: Plat is a portion of the subject property

Hayes James
ENGINEERS, PLANNERS & SURVEYORS
3830 EAST FIRST STREET
SUITE 1
BLUE RIDGE, GEORGIA 30513
TEL: (706) 632-4981
FAX: (706) 632-4982
CERTIFICATE OF AUTHORIZATION:
NO. LSF000255

ALTA/ACSM Land Title Survey
For
**Cumulus Acquisitions, LLC
and First American Title
Insurance Company**

PROJECT LOCATION
Land Lot(s): 289, & 290
District: 8th
Section: 2nd
County: Fannin
State: Georgia

Project No. 15-519-sfd
Drawn By: BWH
Checked By: BWH
Date: 6/4/15
Scale: 1"=100'

NO.	REVISIONS	DESCRIPTION	DATE	BY	APPR.

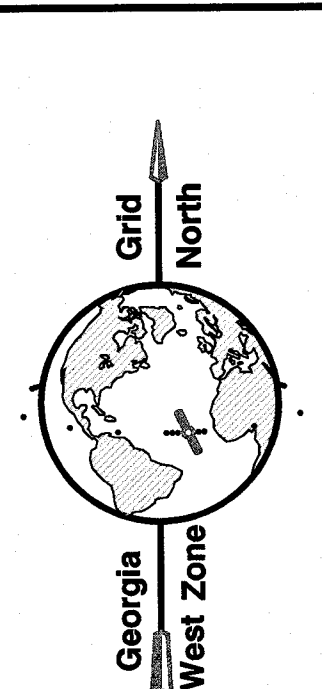
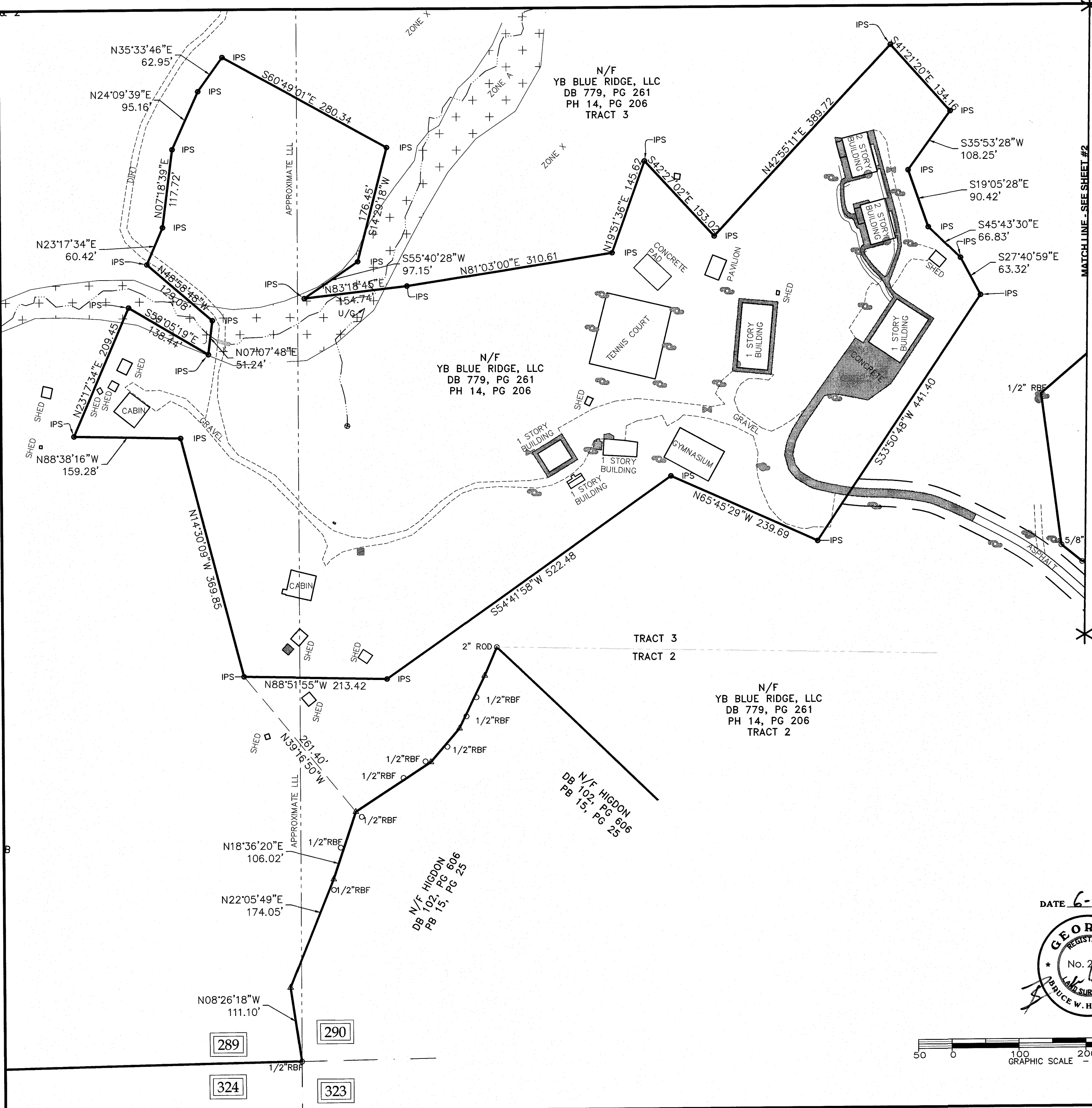
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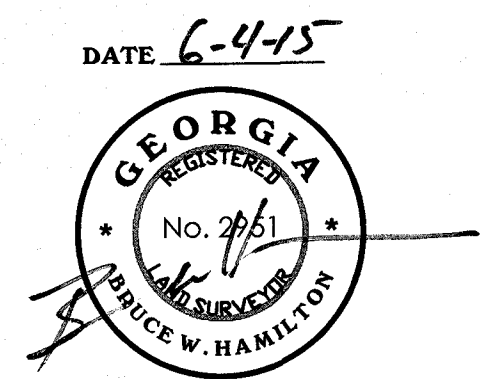
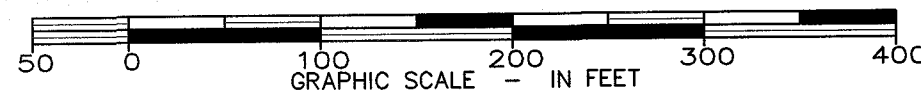
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MATCHLINE - SEE SHEET #2



Hayes James
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 SUITE 1
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 TEL: (706) 632-4981
 FAX: (706) 632-4982
 CERTIFICATE OF AUTHORIZATION:
 NO. LSF000255

ALTA/ACSM Land Title Survey
 For
Cumulus Acquisitions, LLC
 and First American Title
 Insurance Company

PROJECT LOCATION
 Land Lot(s): 289, & 290
 District: 8th
 Section: 2nd
 County: Fannin
 State: Georgia

Project No. 15-519-sfd
 Drawn By: BWH
 Checked By: BWH
 Date: 6/4/15
 Scale: 1"= 100'

NO.	REVISIONS	DESCRIPTION	DATE	BY	APPR.

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Sheet Number **1 of 3**

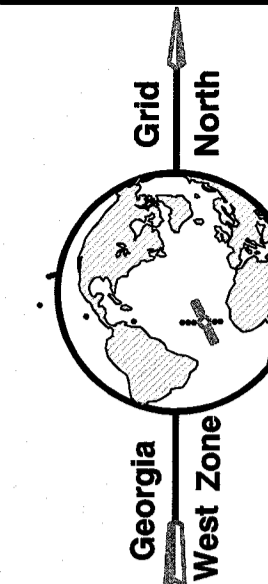
Legal Description:
15.61 ACRES
All that tract or parcel of land lying and being in Land Lots 289, & 290, of the 8th District, 2nd Section, Fannin County, Georgia and being more particularly described as follows:

COMMENCING at 1/2" Rebar at corner of Land Lots 289, 290, 323, and 324, THENCE North 08 degrees 26 minutes 18 seconds West a distance of 111.10 to a point; THENCE North 22 degrees 05 minutes 49 seconds East a distance of 174.05; THENCE North 18 degrees 36 minutes 20 seconds East a distance of 106.02; THENCE North 39 degrees 16 minutes and 50 seconds West at a distance of 261.40 to a 1/2" Rebar Set also being the TRUE POINT OF BEGINNING.

THENCE from the TRUE POINT OF BEGINNING being a 1/2" Rebar Set, THENCE North 14 degrees 30 minutes 09 seconds West a distance of 369.85 feet to a 1/2" Rebar Set; THENCE North 88 degrees 38 minutes 16 seconds West a distance of 159.28 feet to a 1/2" Rebar Set; THENCE North 23 degrees 17 minutes 34 seconds East a distance of 209.45 feet to a 1/2" Rebar Set; THENCE South 59 degrees 05 minutes 19 seconds East a distance of 138.44 feet to a 1/2" Rebar Set; THENCE North 07 degrees 07 minutes 48 seconds East a distance of 51.24 feet to a 1/2" Rebar Set; THENCE North 48 degrees 58 minutes 48 seconds West a distance of 129.08 feet to a 1/2" Rebar Set; THENCE North 23 degrees 17 minutes 34 seconds East a distance of 60.42 feet to a 1/2" Rebar Set; THENCE North 07 degrees 18 minutes 39 seconds East a distance of 117.72 feet to a 1/2" Rebar Set; THENCE North 24 degrees 09 minutes 39 seconds East a distance of 95.16 feet to a 1/2" Rebar Set; THENCE North 35 degrees 33 minutes 46 seconds East a distance of 62.95 feet to a 1/2" Rebar Set; THENCE South 60 degrees 49 minutes 01 seconds East a distance of 280.34 feet to a 1/2" Rebar Set; THENCE South 14 degrees 29 minutes 18 seconds West a distance of 176.45 feet to a 1/2" Rebar Set; THENCE South 55 degrees 40 minutes 28 seconds West a distance of 97.15 feet to a 1/2" Rebar Set; THENCE North 83 degrees 18 minutes 45 seconds East a distance of 154.74 feet to a 1/2" Rebar Set; THENCE North 81 degrees 03 minutes 00 seconds East a distance of 310.61 feet to a 1/2" Rebar Set; THENCE North 19 degrees 51 minutes 36 seconds East a distance of 145.62 feet to a 1/2" Rebar Set; THENCE South 42 degrees 27 minutes 02 seconds East a distance of 153.02 feet to a 1/2" Rebar Set; THENCE North 42 degrees 55 minutes 11 seconds East a distance of 389.72 feet to a 1/2" Rebar Set; THENCE South 41 degrees 21 minutes 20 seconds East a distance of 134.16 feet to a 1/2" Rebar Set; THENCE South 35 degrees 53 minutes 28 seconds West a distance of 108.25 feet to a 1/2" Rebar Set; THENCE South 19 degrees 05 minutes 28 seconds East a distance of 90.42 feet to a 1/2" Rebar Set; THENCE South 45 degrees 43 minutes 30 seconds East a distance of 66.83 feet to a 1/2" Rebar Set; THENCE South 27 degrees 40 minutes 59 seconds East a distance of 63.32 feet to a 1/2" Rebar Set; THENCE South 33 degrees 50 minutes 48 seconds West a distance of 441.40 feet to a 1/2" Rebar Set; THENCE North 65 degrees 45 minutes 29 seconds West a distance of 239.69 feet to a 1/2" Rebar Set; THENCE South 54 degrees 41 minutes 58 seconds West a distance of 522.48 feet to a 1/2" Rebar Set; THENCE North 88 degrees 51 minutes 55 seconds West a distance of 213.42 feet to a 1/2" Rebar Set said point being the TRUE POINT OF BEGINNING.

THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN THE FOLLOWING DISTRICTS:

YES	NO	
X		MOUNTAIN PROTECTION DISTRICT
		WETLANDS PROTECTION DISTRICT
		TOCCOA RIVER CORRIDOR PROTECTION DISTRICT
X		TOCCOA RIVER WATER SUPPLY WATERSHED DISTRICT
		ELLIJAY RIVER WATER SUPPLY WATERSHED DISTRICT



H
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CERTIFICATE OF AUTHORIZATION:
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ALTA/ACSM Land Title Survey
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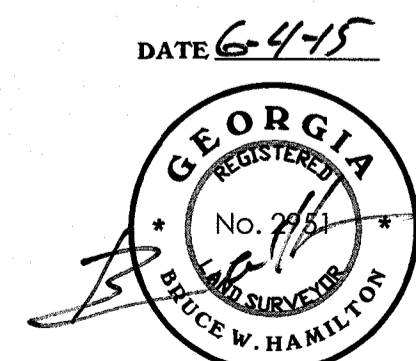
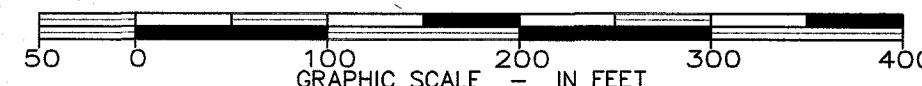
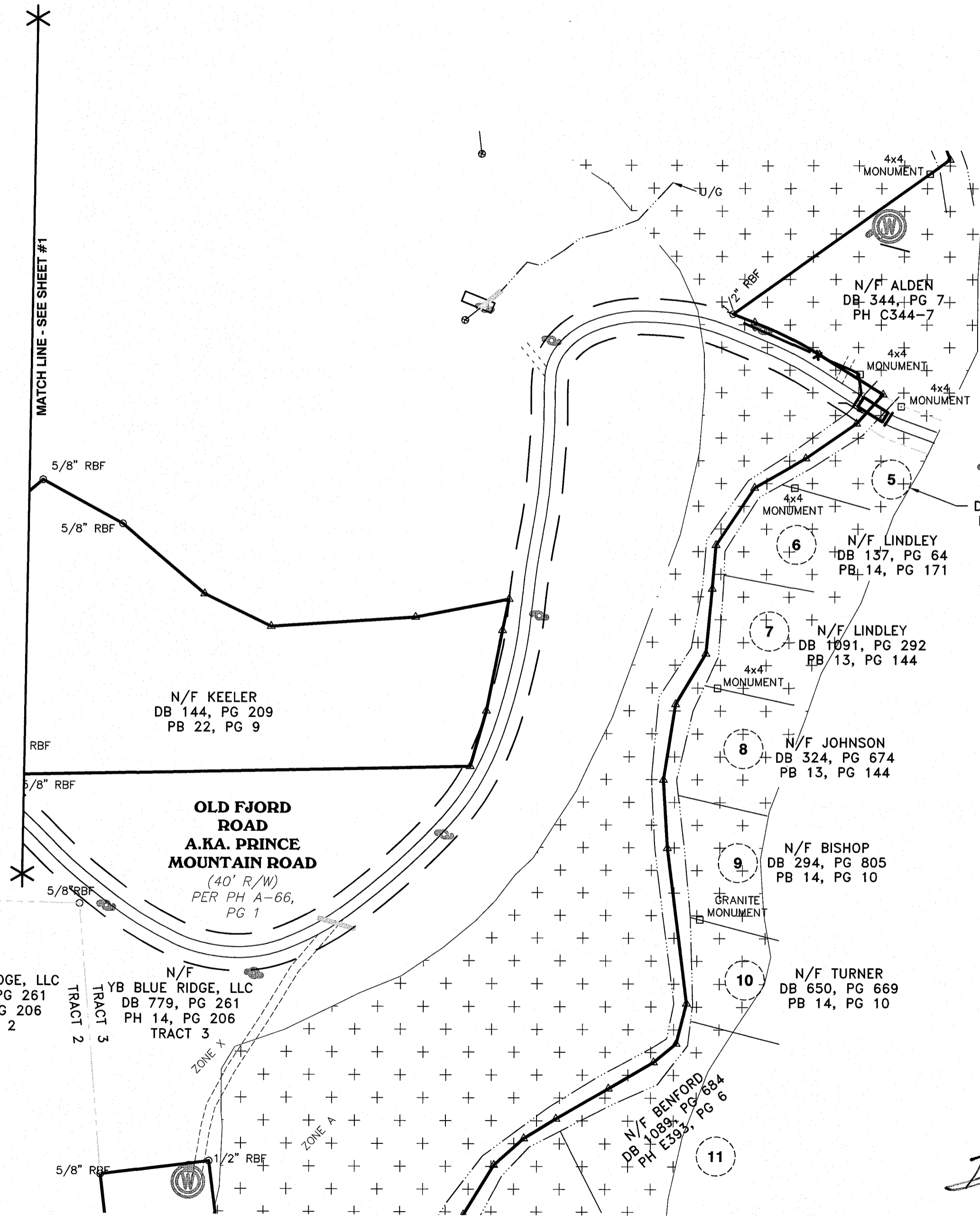
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Project No. 15-519-sfd
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Sheet Number **2 of 3**



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