

CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AS PER FIELD NOTES AND THAT THE LEGAL DESCRIPTION SHOWN HEREIN IS CORRECT; THAT THIS SURVEY SHOWS THE LOCATION OF ALL EASEMENTS AND OTHER MATTERS OF RECORD AFFECTING THE SUBJECT PROPERTY ACCORDING TO THE LEGAL DESCRIPTION, IN SUCH EASEMENTS AND OTHER MATTERS, AND SHOWS ANY OTHER EASEMENTS AND OTHER MATTERS VISIBLE ON THE GROUND WHICH MAY AFFECT THE SUBJECT TITLE, OTHER THAN THOSE EASEMENTS AND RESTRICTIONS LISTED BELOW WHICH ARE BLANKET EASEMENTS AFFECTING THE PROPERTY; THAT THIS SURVEY SHOWS THE LOCATION OF ALL BUILDINGS AND IMPROVEMENTS ON THE SUBJECT PROPERTY; THAT THE LOCATION OF ALL BUILDINGS AND IMPROVEMENTS ON THE SUBJECT PROPERTY IS IN CONFORMITY WITH ALL APPLICABLE ZONING LAWS REGULATING THE USE OF THE SUBJECT PROPERTY, APPLICABLE LAND CONTAINING MINIMUM SETBACK PROVISIONS, AND COVENANTS AND RESTRICTIONS OF RECORD; THAT THERE ARE NO ENCROACHMENTS EITHER WAY EXCEPT AS SHOWN ON THE SURVEY, THAT ALL UTILITIES ENTER THE SUBJECT PROPERTY MAINTAINED BY THE CITY OF OCONEE AND THE STATE OF GEORGIA; AND THAT THE SUBJECT PROPERTY DOES NOT SERVE ANY ADJOINING PROPERTIES FOR DRAINAGE, IRRIGATION AND EGRESS, OR OTHER PURPOSES, THE FOLLOWING ARE BLANKET EASEMENTS AND RESTRICTIONS AFFECTING THE PROPERTY WHICH ARE NOT CAPABLE OF BEING DEPICTED AT A SPECIFIC LOCATION OR AREA: DEED BOOK 00 - PAGE 309, DEED BOOK 00 - PAGE 342, DEED BOOK 00 - PAGE 344, DEED BOOK 88 - PAGE 371, DEED BOOK 6A - PAGE 14.

Richard L. Jones
RICHARD L. JONES L.S. 1591 (GA.)

LEGAL DESCRIPTION

PARCEL 1: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE CITY OF OCONEE, WASHINGTON COUNTY, GEORGIA, COMPRISING 5.28 ACRES AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF RIDGEVIEW DRIVE AND THE WEST RIGHT-OF-WAY LINE OF STATE ROUTE 272; THENCE PROCEED 305.00' E. ALONG THE WEST RIGHT-OF-WAY LINE OF STATE ROUTE 272 FOR A DISTANCE OF 80.58' TO AN IRON PIN; THENCE PROCEED 177°42'32"W FOR A DISTANCE OF 502.31' TO AN IRON PIN; THENCE PROCEED 501°27'52"E FOR A DISTANCE OF 145.73' TO AN IRON PIN; THENCE PROCEED 188°32'32"W FOR A DISTANCE OF 113.33' TO AN IRON PIN; THENCE PROCEED 515°32'00"W FOR A DISTANCE OF 64.84' TO AN IRON PIN; THENCE PROCEED 380°58'46"W FOR A DISTANCE OF 236.19' TO AN IRON PIN; THENCE PROCEED 300°49'16"W FOR A DISTANCE OF 78.43' TO AN IRON PIN; THENCE PROCEED 325°17'25"W FOR A DISTANCE OF 48.70' TO AN IRON PIN; THENCE PROCEED 100°54'00"E FOR A DISTANCE OF 357.00' TO AN IRON PIN; THENCE PROCEED 80°52'00"E FOR A DISTANCE OF 160.15' TO AN IRON PIN; THENCE PROCEED 300°24'10"W FOR A DISTANCE OF 197.05' TO AN IRON PIN WHICH IS LOCATED ON THE SOUTH RIGHT-OF-WAY LINE OF RIDGEVIEW DRIVE; THENCE PROCEED N81°50'00"E ALONG THE SOUTH RIGHT-OF-WAY LINE OF RIDGEVIEW DRIVE FOR A DISTANCE OF 319.89' TO AN IRON PIN; THENCE PROCEED ALONG SAID RIGHT-OF-WAY LINE OF SAID RIGHT-OF-WAY LINE S64°54'19"E FOR A DISTANCE OF 43.48' TO A POINT; THENCE PROCEED ALONG SAID RIGHT-OF-WAY LINE S41°33'03"E FOR A DISTANCE OF 47.63' TO AN IRON PIN; THENCE PROCEED ALONG SAID RIGHT-OF-WAY LINE S32°38'52"E FOR A DISTANCE OF 30.19' TO A POINT; THENCE PROCEED ALONG SAID RIGHT-OF-WAY LINE S59°43'33"E FOR A DISTANCE OF 30.15' TO A POINT; THENCE ALONG SAID RIGHT-OF-WAY LINE S36°43'29"E FOR A DISTANCE OF 45.06' TO A POINT; THENCE PROCEED ALONG SAID RIGHT-OF-WAY LINE S47°17'44"E FOR A DISTANCE OF 30.00' TO AN IRON PIN LOCATED ON THE WEST RIGHT-OF-WAY LINE OF STATE ROUTE 272 AND THE POINT OF BEGINNING.



- NOTES:
1. 17 TOTAL PARKING SPACES
2. 1.10 PARKING SPACES PER THOUSAND SQ. FT. OF FLOOR SPACE

CERTIFICATION

THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 36556 FEET AND AN ANGULAR ERROR OF 20" PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE

THIS PLAN HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 196106 FEET.

THE LINEAR AND ANGULAR MEASUREMENTS SHOWN ON THIS PLAN WERE OBTAINED BY USING A LEITZ SET 3 ELECTRONIC TOTAL STATION.



LEGAL DESCRIPTION

PARCEL 2: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE CITY OF OCONEE, WASHINGTON COUNTY, GEORGIA, COMPRISING 0.19 ACRES AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE INTERSECTION OF THE NORTH R/W LINE OF RIDGEVIEW DRIVE AND THE WEST R/W LINE OF STATE ROUTE 272; THENCE PROCEED ALONG THE NORTH R/W LINE OF RIDGEVIEW DRIVE THE FOLLOWING COURSES AND DISTANCES: N37°38'12"W A DISTANCE OF 30.77'; N38°45'25"W A DISTANCE OF 31.24'; N32°36'32"W A DISTANCE OF 30.15'; N45°00'45"W A DISTANCE OF 59.56'; N08°32'29"W A DISTANCE OF 37.80' TO AN IRON PIN; THENCE S85°50'00"E FOR A DISTANCE OF 96.19' TO A POINT LOCATED ON THE WEST R/W LINE OF STATE ROUTE 272 THENCE PROCEED S19°31'29"E ALONG THE WEST R/W LINE OF STATE ROUTE 272 A DISTANCE OF 65.56'; THENCE PROCEED S10°01'18"E ALONG THE WEST R/W LINE OF STATE ROUTE 272 A DISTANCE OF 112.33' TO THE POINT OF BEGINNING.

LEGEND

- IRON PIN FOUND
- FENCE
- OVERHEAD UTILITY LINE
- POWER POLE
- WATER LINE
- NATURAL GAS LINE
- SANITARY SEWER MANHOLE
- SANITARY SEWER LINE
- UNMONUMENTED CORNER

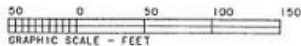
SURVEY FOR

HEALTH CARE SOUTH, INC.
100 RIDGEVIEW DRIVE

5.47 ACRES

LOCATED AS SHOWN IN THE 88TH G.M.D.
WASHINGTON COUNTY, OCONEE, GEORGIA
SCALE 1"=50' SEPTEMBER 24, 1997

JONES SURVEYING COMPANY
PERRY, GEORGIA (912) 987-2705



Certification

THIS FIELD DATA UPON WHICH THIS PLAT IS BASED WAS OBTAINED BY USING THE RANDOM TRAVERSE METHOD.

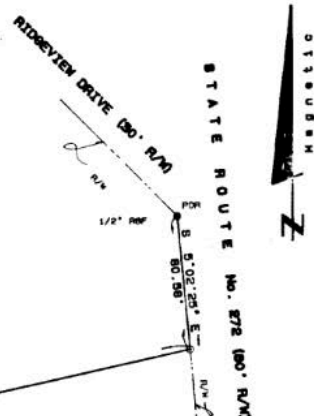
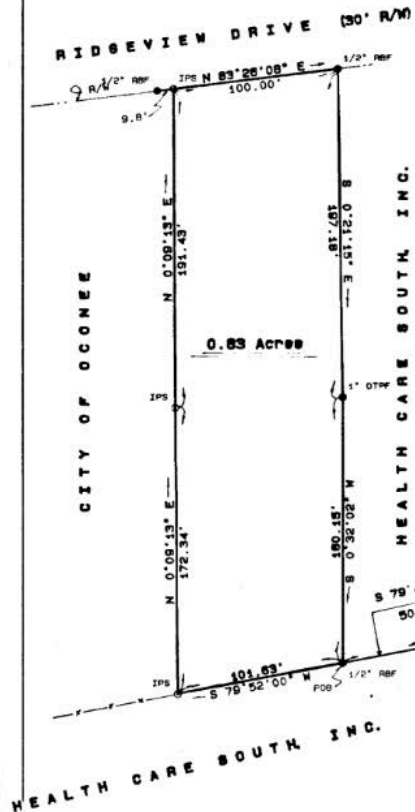
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 554,414 FEET.

THE LINEAR AND ANGULAR MEASUREMENTS SHOWN ON THIS PLAT WERE OBTAINED BY USING A TOPCON GEDDICTIC TOTAL STATION---3

TO MY KNOWLEDGE, NO MONUMENTS WITH STATE PLANE COORDINATES EXIST WITHIN 800 FEET OF THIS PROPERTY.

IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS BY GEORGIA LAW.

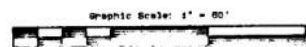
Jesse Daniel Priest
MEMBER SURVEYING AND MAPPING SOCIETY OF GEORGIA



ROBERT F. JOHNSON

Legend

- POB: Point of Beginning
- POB: Point of Beginning
- RBF: Re-bar Found
- IPB: Iron Pin (1/2" Re-bar) Set
- OTPF: Open Top Pipe Found
- R/W: Right of Way



PROPERTY SURVEY
FOR
HEALTH CARE SOUTH, INC.
IN BETH G.W. DISTRICT
CITY OF OCONEE, WASHINGTON COUNTY, GEORGIA
JULY 15, 1994 SCALE: 1" = 60'

LOLLIS-PIREST and CO.
SURVEY CONSULTANTS
MANKINSVILLE, GEORGIA 31036
(912) 783-1501 PROJECT NO. 94 - 498

RECORDED

DEC 14 1994

Jessie Lindsey Bryant, Clerk



TOTAL: 15,973 SQ FT

Other
Notes
Services