EQUIPMENT USED:
A TOPCON 223 TOTAL STATION WAS USED TO OBTAIN ANGULAR MEASUREMENTS
AND DISTANCE MEASUREMENTS.

A TRIMBLE R-8 DUAL FREQUENCY GPS UNIT WAS USED FOR ESTABLISHING CONTROL. A NETWORK ADJUSTED RTK SURVEY WAS PERFORMED AND ADJUSTED BY RELATIVE POSITIONAL ACCURACY

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS ACCURATE WITHIN ONE FOOT IN 557,477 FEET.

THE FIELD DATA UPON WHICH THIS SURVEY IS BASED, ARE WITHIN THE POSITIONAL TOLERANCES ALLOWED FOR ALTA/ACSM LAND TITLE SURVEYS PER THE 2011 MINIMUM TECHNICAL STANDARDS ESTABLISHED BY ALTA AND ACSM AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.

THE BEARINGS SHOWN ON THIS SURVEY ARE COMPUTED ANGLES BASED ON A GRID BEARING BASE (GA WEST ZONE) NAD83.

MEASURING UNITS OF THIS PLAT ARE IN U.S. SURVEY FEET.

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY TO THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.

INFORMATION REGARDING STORM SEWER AND SANITARY SEWER AS SHOWN HEREON, IS BASED ON OBSERVATIONS TAKEN BY TERRAMARK EMPLOYEES AT THE GROUND ELEVATION OF THE EXISTING STRUCTURE. TERRAMARK EMPLOYEES ARE NOT AUTHORIZED TO ENTER A CONFINED SPACE SUCH AS A STRUCTURE. THEREFORE, THERE IS NO CERTAINTY OF THE PIPE SIZES AND PIPE MATERIAL THAT ARE SHOWN ON THIS SURVEY. EXCAVATION BY A CERTIFIED CONTRACTOR IS THE ONLY WAY TO VERIFY PIPE SIZE AND MATERIAL. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THE PIPE INFORMATION SHOWN HEREON.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT THE EXPRESS CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS OR ENTITY.

TERRAMARK LAND SURVEYING, INC. DOES NOT WARRANT THE EXISTENCE OR NON-EXISTENCE OF ANY WETLANDS OR HAZARDOUS WASTE IN THE SURVEY

FIELD WORK FOR THIS PROPERTY WAS COMPLETED ON SEPT. 9, 2013 AND UPDATED JANUARY 27, 2016.

ALL HORIZONTAL DISTANCES SHOWN ARE GROUND DISTANCES.

TITLE NOTES

OWNERSHIP OF THE SUBJECT PROPERTY APPEARS TO LIE VESTED IN CCAL-2 3615 CHEROKEE STREET, LLC AS DESCRIBED IN DEED BOOK 15122, PAGE 2558, COBB COUNTY, GEORGIA RECORDS.

ACCORDING TO THE "FIRM" (FLOOD INSURANCE RATE MAP) OF COBB COUNTY, PANEL NUMBER 13067C0036G , DATED DEC. 16, 2008. NO PORTION OF THIS PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA.

SUBJECT PROPERTY HAS VEHICULAR AND PEDESTRIAN ACCESS TO THE PUBLIC RIGHT OF WAY OF CHEROKEE STREET AS SHOWN ON THE SURVEY BY AN INGRESS/EGRESS EASEMENT RECORDED AT DB. 14943 PG. 363, COBB COUNTY, GEORGIA LAND RECORDS.

THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT PROVIDED

BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. GA-160015 WITH AN EFFECTIVE DATE OF JANUARY 26, 2016 WHICH REVEALS THE FOLLOWING ENCUMBRANCES:

11. RIGHTS OF UPPER, LOWEER AND ADJACENT RIPARIAN OWNERS IN AND TO THE

11. RIGHTS OF UPPER, LOWEER AND ADJACENT RIPARIAN OWNERS IN AND TO THE WATERS OF CREEKS AND BRANCHES CROSSING OR ADJOINING SUBJECT PROPERTY AND THE NATURAL FLOW THEREOF, FREE FROM DIMINUTION OR POLLUTION.

12. TERMS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN THAT CERTAIN AGREEMENT OF COVENANTS AND RESTRICTIONS BY KENNESAW SANCTUARY OWNER, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, SANCTUARY RETAIL OWNER, LLC, A GEORGIA LIMITED LIABILITY COMPANY AND SANCTUARY RETAIL OWNER II, LLC, A GEORGIA LIMITED LIABILITY COMPANY, DATED AS OF MAY 4, 2012, FILED FOR RECORD MAY 8, 2012 AT 3:44 P.M., RECORDED IN DEED BOOK 14943, PAGE 410, RECORDS OF COBB COUNTY, GEORGIA. (AFFECTS SUBJECT PROPERTY, CONDITIONS BLANKET IN

13. EASEMENT FROM EDWIN RAGSDALE TO COBB COUNTY RURAL ELECTRIC MEMBERSHIP CORPORATION, DATED FEBRUARY 27, 1978, FILED FOR RECORD JUNE 4, 1979 AT 2:16 P.M., RECORDED IN DEED BOOK 2019, PAGE 294, AFORESAID RECORDS. (MAY AFFECT SUBJECT PROPERTY, TOO VAGUE TO PLOT)

14. EASEMENT FROM JAMES WALKER TO COBB COUNTY RURAL ELECTRIC MEMBERSHIP CORPORATION, DATED FEBRUARY 27, 1978, FILED FOR RECORD JUNE 4, 1979 AT 2:16 P.M., RECORDED IN DEED BOOK 2019, PAGE 295, AFORESAID RECORDS. (MAY AFFECT SUBJECT PROPERTY, TOO VAGUE TO PLOT)

15. EASEMENT FROM FRANK D. BOONE TO COBB ELECTRIC MEMBERSHIP CORPORATION, DATED JANUARY 21, 1986, FILED FOR RECORD SEPTEMBER 23, 1986 AT 3:55 P.M., RECORDED IN DEED BOOK 4133, PAGE 39, AFORESAID RECORDS. (MAY AFFECT SUBJECT PROPERTY, TOO VAGUE TO PLOT)

16. IRREVOCABLE PERMANENT EASEMENT AGREEMENT BY AND BETWEEN CITY OF KENNESAW, A GEORGIA MUNICIPAL CORPORATION AND CIMA MANAGEMENT, LLC, A GEORGIA LIMITED LIABILITY COMPANY, DATED SEPTEMBER 19, 2011, FILED FOR RECORD DECEMBER 19, 2011 AT 10:27 A.M., RECORDED IN DEED BOOK 14904, PAGE 2796; AS AFFECTED BY THAT CERTAIN ASSIGNMENT OF IRREVOCABLE PERMANENT EASEMENT AGREEMENT BY AND BETWEEN CIMA MANAGEMENT, LLC, A GEORGIA LIMITED LIABILITY COMPANY ("ASSIGNOR") AND KENNESAW SANCTUARY OWNER, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, DATED AS OF MAY 4, 2012, FILED FOR RECORD MAY 8, 2012, AT 3:44 P.M., RECORDED IN DEED BOOK 14943, PAGE 350, AFORESAID RECORDS. (AFFECTS SUBJECT PROPERTY, SHOWN ON SURVEY)

17. TERMS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN THAT CERTAIN EASEMENT AGREEMENT BY AND BETWEEN KENNESAW SANCTUARY OWNER, L.L.C., A GEORGIA LIMITED LIABILITY COMPANY AND SANCTUARY RETAIL OWNER II, LLC, A GEORGIA LIMITED LIABILITY COMPANY, DATED AS OF MAY 4, 2012, FILED FOR RECORD MAY 8, 2012 AT 3:44 P.M., RECORDED AT DEED BOOK 14943, PAGE 363, AFORESAID RECORDS. (AFFECTS SUBJECT PROPERTY, PLOTTABLE CONDITIONS SHOWN ON SURVEY, BLANKET CONDITIONS ALSO ESTABLISHED.)

MEMBERSHIP CORPORATION, DATED JUNE 15, 2012, FILED FOR RECORD OCTOBER 9, 2012 AT 10:15 A.M., RECORDED IN DEED BOOK 14989, PAGE 4482, AFORESAID RECORDS. (AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE.)

18. EASEMENT FROM KENNESAW SANCTUARY OWNER, LLC TO COBB ELECTRIC

LAND TITLE SURVEY FOR KENNESAW SANCTUARY OWNER, LLC & CHICAGO TITLE INSURANCE COMPANY", PREPARED BY TERRAMARK LAND SURVEYING, INC., BEARING THE SEAL AND CERTIFICATION OF SCOTT E. BURSON, GEORGIA REGISTERED LAND SURVEYOR NO. 3037, DATED SEPTEMBER 6, 2013, LAST REVISED NOVEMBER 15, 2013, AS FOLLOWS:

a) SIX (6') FOOT CHAIN LINK FENCE RUNNING ALONG A PORTION OF THE WESTERLY BOUNDARY LINE OF SUBJECT PROPERTY; b) WOODEN FENCE ALONG A PORTION OF THE WESTERLY BOUNDARY LINE OF SUBJECT

c) INTENTIONALLY DELETED.
d) SANITARY SEWER LINE RUNNING THROUGHOUT SUBJECT PROPERTY;
e) INTENTIONALLY DELETED.

f) INTENTIONALLY DELETED.
g) 30", 36", 24" AND 18" HDPE LINES RUNNING THROUGHOUT SUBJECT PROPERTY;
h) FOUR (4) FOOT CHAIN LINK FENCE AND SIX (6) FOOT WOOD FENCE CROSSING THE SOUTHERLY BOUNDARY LINE OF SUBJECT PROPERTY;
i) RIP RAP CROSSING SOUTHWESTERLY BOUNDARY LINE OF SUBJECT PROPERTY;
j) CONCRETE AREA OF POOL CROSSING THE NORTHWESTERLY BOUNDARY LINE OF SUBJECT PROPERTY;
k) FOUR (4) FOOT CHAIN LINK FENCE CROSSING THE EASTERLY BOUNDARY LINE OF SUBJECT PROPERTY;
l) WOOD SHED CROSSING THE EASTERLY BOUNDARY LINE OF SUBJECT PROPERTY;
m) METAL STORAGE BUILDING CROSSING THE SOUTHEASTERLY BOUNDARY LINE OF SUBJECT PROPERTY;
n) CURBING AND ACCESS WAY CROSSING THE SOUTHEASTERLY BOUNDARY LINE OF SUBJECT PROPERTY;
o) INTENTIONALLY DELETED;
p) BUILDING SETBACK LINES AS SHOWN ON THE SURVEY; AND
q) INTENTIONALLY DELETED.

THE HEREIN DESCRIBED TRACT OR PARCEL OF LAND IS SUBJECT TO ALL RIGHT OF WAYS AND EASEMENTS, BOTH RECORDED AND UNRECORDED. TO THE BEST OF MY KNOWLEDGE,INFORMATION, AND BELIEF, NO EVIDENCE OF UNRECORDED EASEMENTS OR RIGHTS OF WAY WERE OBSERVED ACCEPT AS SHOWN ON THE SURVEY.

BUILDING SETBACK LINES ARE SHOWN PER A REPORT ENTITLED "ZONING AND SITE REQUIREMENTS SUMMARY" BY THE PLANNING & ZONNING RESOURCE CORPORATION" DATED SEPTEMBER 25, 2013 AND PROVIDED BY THE CLIENT. TERRAMARK LAND SURVEYING, INC ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED THEREIN.



ALTA/ACSM LAND TITLE SURVEY FOR

ALTA/ACSM Land Title Survey (Sample) Copyright Terramark Land Surveying, Inc ©

> LOCATED IN LAND LOTS 92 & 99 20TH DISTRICT, 2ND SECTION CITY OF KENNESAW, COBB COUNTY, GEORGIA 3641 CHEROKEE STREET

> > WEST 22 - SITF MAP





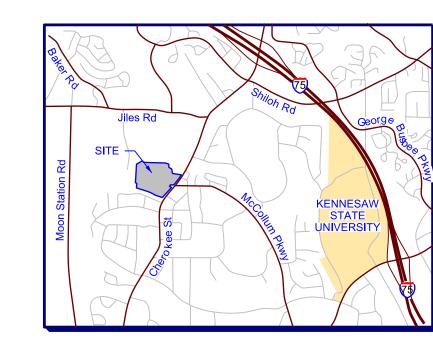












LOCATION MAP

NOT TO SCALE LAT - 34° 2'29.60"N LONG - 84°36'20.90"W

PROPERTY DESCRIPTION

All that tract or parcel of land lying and being in Land Lots 92 and 99, 20th District, 2nd Section, City of Kennesaw, Cobb County, Georgia and being more particularly described as follows:

Beginning at a ½" rebar found at a point common to Land Lots 91, 92, 99 and 100 of the 20th District, 2nd Section, City of Kennesaw, Cobb County, Georgia and thence leaving said point and running with the said common Land Lot Line of Land Lots 91 and 92

North 03° 23' 06" East, 582.23 feet to a 2" open top pipe found; thence, leaving the said common Land Lot Line of Land Lots 91 and 92 and running
 North 60° 24' 31" East, 208.91 feet to a 5/8" rebar found; thence,
 South 32° 40' 11" East, 55.53 feet to a 5/8" rebar found; thence,
 South 87° 54' 58" East, 244.15 feet to a 5/8" rebar found; thence,
 South 88° 27' 59" East, 417.78 feet to a 5/8" rebar found; thence,

South 73° 49' 51" East, 118.22 feet to a 1/2" rebar found; thence,
 South 01° 03' 25" East, 99.89 feet to a 1" open top pipe found; thence,
 South 60° 01' 32" East, 103.66 feet to a 1" open top pipe found; thence,
 South 08° 49' 21" East, 136.27 feet to a 3/4" open top pipe found; thence,
 South 38° 27' 38" West, 851.93 feet to a 1.5" open top pipe found; thence,

North 56° 48' 22" West, 63.46 feet to a point; thence,
 North 63° 56' 33" West, 36.87 feet to a 1.5" open top pipe found; thence,
 North 63° 51' 54" West, 100.02 feet to a point; thence,
 North 71° 53' 18" West, 83.52 feet to a 1" open top pipe found; thence,

North 71° 15' 12" West, 100.14 feet to a point; thence,
North 72° 14' 59" West, 228.66 feet to a 1.5" open top pipe found; thence,
North 78° 24' 46" West, 3.48 feet ½" open top pipe found; thence,
North 03° 00' 13" East, 143.51 feet to a 5/8" rebar found on the line common to the aforesaid Land Lots 92 and 99; thence, running with the aforesaid line common to the

aforesaid Land Lots 92 and 99

19. North 87° 16' 32" West, 39.98 feet to a ½" rebar found at the point common to the aforesaid Land Lots 91, 92, 99 and 100 of the 20th District, 2nd Section, City of Kennesaw, Cobb County, Georgia, also being the POINT OF BEGINNING containing 834,290 square feet or 19.1526 acres of land, more or less.

REFERENCE MATERIAL

1. QUITCLAIM DEED TO CAMPUS COLONY MOBILE HOME PARK, LP RECORDED IN DB 14819 PG 4667, AMONG THE LAND RECORDS

2. RESOLUTION APPROVING THE CONVEYANCE OF THE NORTHERN PORTION OF BENSON LANE, KENNESAW GEORGIA.
RECORDED IN DB 14904 PG 2811, AFORESAID RECORDS.

3. WARRANTY DEED TO JAMES F. WALKER AND VIRGINIA L. WALKER

4. WARRANTY DEED TO DAVID W. COLLIER
RECORDED IN DB 6125 PG 65, AFORESAID RECORDS.

WARRANTY DEED TO JAMES LUTHER CARTER JR. AND JAMES E. CARTER RECORDED IN DB 3288 PG 127 AND SURVEY FOR JAMES LUTHER CARTER AND JAMES E. CARTER RECORDED IN PB 159 PG 28, AFORESAID RECORDS.
 WARRANTY DEED TO GERALDINE CARTER RECORDED IN DB 5215 PG 215, AFORESAID RECORDS.

RECORDED IN DB 14513 PG 2282, AFORESAID RECORDS.

8. QUITCLAIM DEED TO RAYMOND C. ROUPE AND IRENE ROUPE RECORDED IN DB 10358 PG 97 AND DB 10358 PG 99, AFORESAID RECORDS.

9. LIMITED WARRANTY DEED TO CINTAS CORPORATION

RECORDED IN DB 10670 PG 498, AFORESAID RECORDS.

10. GENERAL WARRANTY DEED TO K75 PHASE III PARTNERSHIP RECORDED IN DB 13607 PG 1149, AFORESAID RECORDS.

11. FINAL PLAT FOR SHILOH PLANTATION PHASE I RECORDED IN PB 116 PG 30, AFORESAID RECORDS.

7. L<mark>IMITED WARRANTY DEED TO NORMAN ROAD LLC</mark>

12. FINAL PLAT FOR SHILOH PLANTATION PHASE II RECORDED IN PB 153 PG 16, AFORESAID RECORDS.

13. FINAL PLAT FOR KENNESAW / 75

RECORDED IN PB 207 PG 74, AFORESAID RECORDS.

14. SUBDIVISION OF THE PROPERTY OF MARK H. SMITH RECORDED IN PB 17 PG 32, AFORESAID RECORDS.

15. CONSTRUCTION PLANS FOR WEST 22 PROVIDED BY SOUTHERN CIVIL ENGINEERS

16. FINAL PLAT FOR WEST 22

RECORDED IN PB. 272 PG. 618, AFORESAID RECORDS.

17. ZONING AND SITE REQUIREMENTS SUMMARY FOR WEST 22
PROVIDED BY THE PLANNING & ZONING RESOURCE CORPORATION
DATED SEPTEMBER 25, 2013.

18. ALTA/ACSM LAND TITLE SURVEY FOR KENNESAW SANCTUARY OWNER, LLC, CCAL-2 3615 CHEROKEE STREET, LLC, CAMPUSCAL2, CLLC & CHICAGO TITLE INSURANCE COMPANY BY TERRAMARK LAND SURVEYING DATED AUGUST 6, 2013 AND LAST REVISED NOVEMBER 12, 2013

SITE INFORMATION

DEED BOOK 15122, PAGE 2558,
COBB COUNTY, GEORGIA RECORDS.

TAX PARCEL NO.: 20009203880

ZONING: (AS PER REFERENCE NO. 16)
RM-12 - MULTIPLE-FAMILY (12 UNITS PER ACRE)

BUILDING SETBACKS:

MAXIMUM BLDG. HEIGHT= 4 STORY'S OR 40 FEET
MINIMUM LOT AREA: 80,000 SQ. FT.

PARKING COUNT: BECULAR SPACES

REFERENCE #15.

SIDE: 10 FEET (MINOR); 25 FEET (MAJOR)

PARKING COUNT:

REGULAR SPACES - 832

HANDICAPPED SPACES - 19

TOTAL PARKING SPACES - 851

SANITARY SEWER AND STORM WATER PIPES SIZES ARE BASED ON

SURVEYOR'S CERTIFICATE

TO: CCAL-2 3615 CHEROKEE STREET, LLC, CAMPUSCAL 2, LLC, CAMPUS REALTY 2, LP, CAMPUS REALTY 2, GP, LLC, CARLOS GONZALEZ, & CHICAGO 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 DETAIL REQUIREMENTS FOR ALTA / ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS (1,2,3,4,6(b),7(a),7(b1),8,9,10, 11(a),13,14 & 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 01/27/16. THE DATE OF THE PLAT OR MAP 01/28/16.

SCOTT E. BURSON, RLS REGISTERED NUMBER: 3037



										A.DGN	
										S. SURVEYI 2016 2016-024 DGN T2016-024 WEST22 A.DGN	
	1#1	7#	£#	#4	<i>9#</i>	9#	2#	8#		PATH:	
12010-024	MO		КН		SEB		1/29/16		1"=50'		
	Ѕигvеу Сгеw:		Drawn By:		Approved By:		Date:		Scale:		

ALTA/ACSM LAND TITLE SUFOR FOR ALTA/ACSM Land Title Survey Copyright Terramark Land Surve LOCATED IN LAND LOTS 93

SHEET NO.

1
2

DRAWING# TM 16-024

