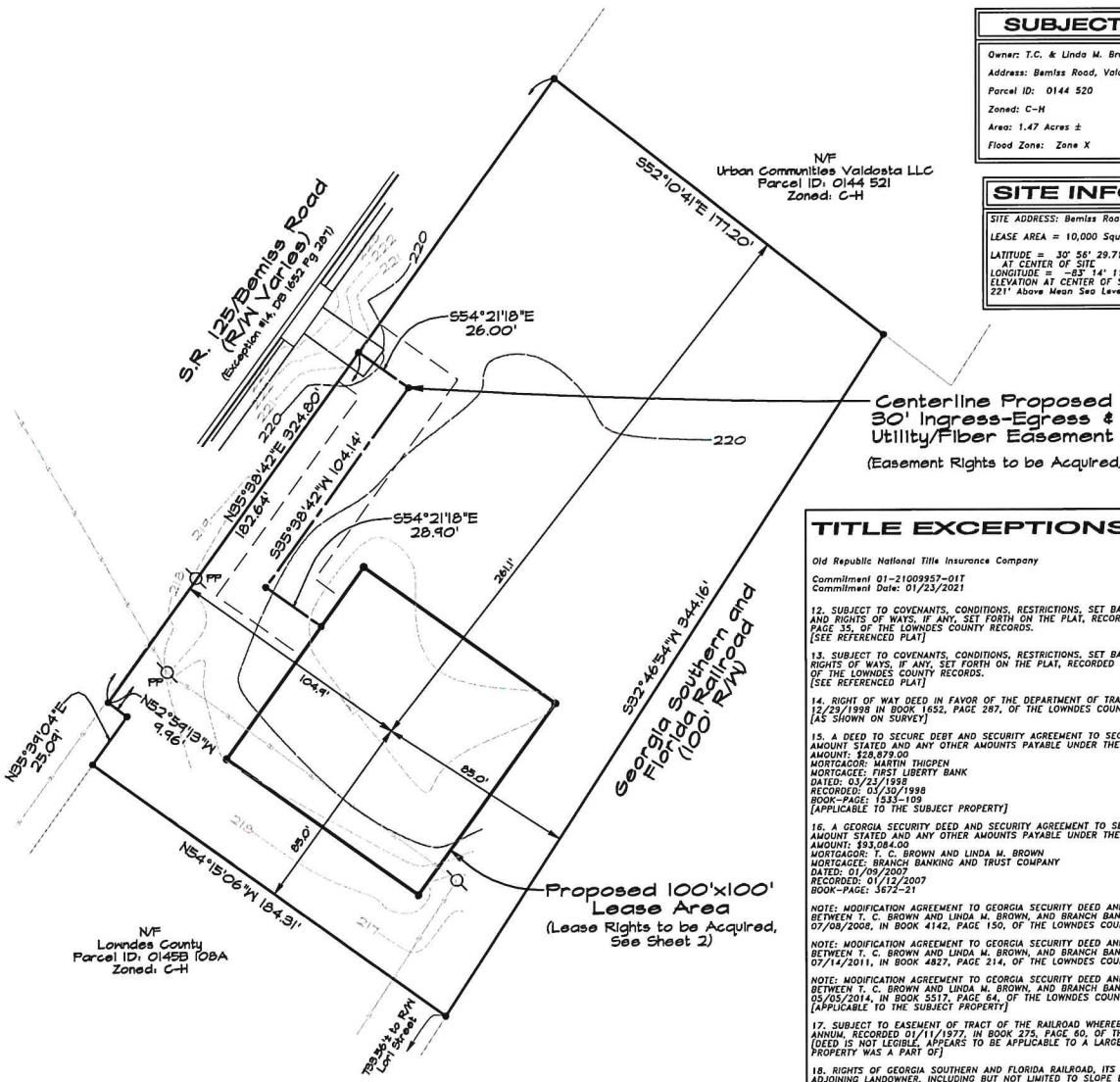
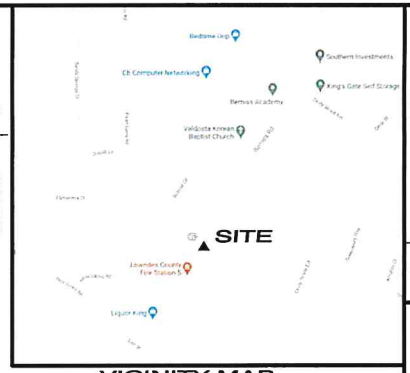


SUBJECT PROPERTY

Owner: T.C. & Linda M. Brown
Address: Bemiss Road, Valdosta, GA 31605
Parcel ID: 0144 520
Zoned: C-H
Area: 1.47 Acres ±
Flood Zone: Zone X

SITE INFORMATION

SITE ADDRESS: Bemiss Road, Valdosta, GA 31605
LEASE AREA = 10,000 Square ft (0.2296 acres)
LATITUDE = 30° 56' 29.71" (NAD 83)
AT CENTER OF SITE
LONGITUDE = -83° 14' 11.04" (NAD 83)
ELEVATION AT CENTER OF SITE =
221' Above Mean Sea Level



VICINITY MAP
Not to Scale

GENERAL NOTES

This survey was prepared for the exclusive use of CitySwitch and exclusively for the transferral of the leasehold and the rights of easement shown hereon and shall not be used as an exhibit or evidence in the transferral of the subject property nor any portion or portions thereof.

The outer boundary of the subject property as shown hereon was established using a combination of deeds of record, plats of record, and some field work. However, a complete boundary survey was not performed for this drawing.

Equipment Used:
Angular & Linear: Topcon GTS-225

The field data upon which this survey is based was collected from multiple control points and was not closed.

This survey has been calculated for closure and is found to be accurate to within one foot in 100,000+ feet.

The 2' contours shown on this plat are based on U.S.G.S. datum and have a vertical accuracy of ± 1.0'. Contours outside the immediate site area are approximate.

Bearings shown on this survey are based on Grid North (NAD 83)

No portion of the Lease Area or Ingress-Egress & Utility/Fiber Easement is located in a special flood area as per F.I.R.M. Community Panel No. 13185C0150E dated 09/26/2006. (Zone X)

The utilities shown hereon are based upon an above-ground field survey. The actual utility locations should be field verified before any construction begins.

TITLE EXCEPTIONS

Old Republic National Title Insurance Company

Commitment 01-21009957-01T
Commitment Date: 01/23/2021

12. SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, SET BACK LINES, EASEMENTS AND RIGHTS OF WAYS, IF ANY, SET FORTH ON THE PLAT, RECORDED 06/29/1988, IN BOOK 33, PAGE 35, OF THE LOWNDES COUNTY RECORDS. [SEE REFERENCED PLAT]

13. SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, SET BACK LINES, EASEMENTS AND RIGHTS OF WAYS, IF ANY, SET FORTH ON THE PLAT, RECORDED 04/25/1997, IN BOOK A-1, PAGE 382, OF THE LOWNDES COUNTY RECORDS. [SEE REFERENCED PLAT]

14. RIGHT OF WAY DEED IN FAVOR OF THE DEPARTMENT OF TRANSPORTATION, RECORDED 12/29/1998 IN BOOK 1652, PAGE 287, OF THE LOWNDES COUNTY RECORDS. [AS SHOWN ON SURVEY]

15. A DEED TO SECURE DEBT AND SECURITY AGREEMENT TO SECURE AN INDEBTEDNESS OF THE AMOUNT STATED AND ANY OTHER AMOUNTS PAYABLE UNDER THE TERMS THEREOF:
AMOUNT: $28,879.00
MORTGAGOR: MARTIN THIGPEN
MORTGAGEE: FIRST LIBERTY BANK
DATED: 03/23/1998
RECORDED: 05/30/1998
BOOK-PAGE: 1533-109
[APPLICABLE TO THE SUBJECT PROPERTY]

16. A GEORGIA SECURITY DEED AND SECURITY AGREEMENT TO SECURE AN INDEBTEDNESS OF THE AMOUNT STATED AND ANY OTHER AMOUNTS PAYABLE UNDER THE TERMS THEREOF:
AMOUNT: $93,084.00
MORTGAGOR: T. C. BROWN AND LINDA M. BROWN
MORTGAGEE: BRANCH BANKING AND TRUST COMPANY
DATED: 01/09/2007
RECORDED: 01/12/2007
BOOK-PAGE: 3672-21

NOTE: MODIFICATION AGREEMENT TO GEORGIA SECURITY DEED AND SECURITY AGREEMENT BY AND BETWEEN T. C. BROWN AND LINDA M. BROWN, AND BRANCH BANKING AND TRUST COMPANY, RECORDED 07/08/2008, IN BOOK 4142, PAGE 150, OF THE LOWNDES COUNTY RECORDS.

NOTE: MODIFICATION AGREEMENT TO GEORGIA SECURITY DEED AND SECURITY AGREEMENT BY AND BETWEEN T. C. BROWN AND LINDA M. BROWN, AND BRANCH BANKING AND TRUST COMPANY, RECORDED 07/14/2011, IN BOOK 4827, PAGE 214, OF THE LOWNDES COUNTY RECORDS.

NOTE: MODIFICATION AGREEMENT TO GEORGIA SECURITY DEED AND SECURITY AGREEMENT BY AND BETWEEN T. C. BROWN AND LINDA M. BROWN, AND BRANCH BANKING AND TRUST COMPANY, RECORDED 05/05/2014, IN BOOK 5517, PAGE 64, OF THE LOWNDES COUNTY RECORDS. [APPLICABLE TO THE SUBJECT PROPERTY]

17. SUBJECT TO EASEMENT OF TRACT OF THE RAILROAD WHEREBY THE RAILROAD IS PAID $50.00 PER ANNUM, RECORDED 01/11/1977, IN BOOK 275, PAGE 60, OF THE LOWNDES COUNTY RECORDS. [DEED IS NOT LEGIBLE, APPEARS TO BE APPLICABLE TO A LARGER PARCEL THAT THE SUBJECT PROPERTY WAS A PART OF]

18. RIGHTS OF GEORGIA SOUTHERN AND FLORIDA RAILROAD, ITS SUCCESSORS AND ASSIGNS, AS ADJOINING LANDOWNER, INCLUDING BUT NOT LIMITED TO SLOPE EASEMENT AND MAINTENANCE RIGHTS. [NOT A SURVEY MATTER]

GEORGIA REGISTERED No. 3128 LAND SURVEYOR JAMES W. ECKERT, JR.

LEGEND

POB	POINT OF BEGINNING
IPS	IRON PIN SET
IPF	IRON PIN FOUND
CMF	CONCRETE MONUMENT FOUND
PP	UTILITY POLE
LP	LIGHT POLE
FF	FLAG POLE
SSMH	SANITARY SEWER MANHOLE
SDMH	STORM DRAIN MANHOLE
INV	INVERT
FH	FIRE HYDRANT
EP	EDGE OF PAVEMENT
TC	TOP OF CURB
BC	BACK OF CURB
TW	TOP OF WALL
BW	BOTTOM OF WALL
OU	OVERHEAD UTILITY
UE	UNDERGROUND UTILITY
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
PVC	POLYVINYL CHLORIDE PIPE
GW	GW WIRE ANCHOR
TR	TRANSFORMER
JB	JUNCTION BOX
SWCB	SINGLE WING CATCH BASIN
DWCB	DOUBLE WING CATCH BASIN
CLF	CHAIN LINK FENCE
WV	WATER VALVE
WM	WATER METER
CO	SEWER CLEAN-OUT
GV	GAS VALVE
N/F	NOW OR FORMERLY

50 25 0 50 100 150
GRAPHIC SCALE IN FEET
Scale: 1"=50'

DATE:	RELEASE DESCRIPTION

civil survey
civilsurvey, inc.
1805 Rover Zetella Road
Williamson, Georgia 30292
404.925.8774

DRAWN BY: JWE | CHECKED BY: JWE | APPROVED BY: JWE

Easement Survey for

CITYSWITCH
1900 Century Place NE, Suite 320
Atlanta, Georgia 30345

Date: 06 April 2021
Land Lot: 145
Land District: 11th
Land Section: N/A
City: (unincorporated)
County: Lowndes
State: Georgia
csl Project Number: 2020.068
"Pine Grove Road"
GAC050

1 of 3