

**TITLE EXAMINATION**

Surveyor's treatment of Title Examination Items is limited to the scope described in ALTA/ANSI'S 2016 requirements, Section 6, C, ii., and is limited to determination of the location [within subject Tax Parcel(s)] described by Title Items. Items are mapped hereon only when adequately described of record and are within Survey Area. "Blanks" denotes items applicable to the entire Parcel (not subject to separate mapping). Surveyor may note where ambiguous or inexact descriptions might warrant a review by Title Attorney to establish "intent" or other matters, which are not addressed by Surveyor.

Reference: Report of Title, prepared by U.S. Title Solutions, File No. US170807, DATE OF REPORT: March 24, 2022.

Item 1: Mortgages, etc: None Listed

Item 2: Judgments & Liens: None Listed

Item 3: Covenants & Restrictions: None Listed

Item 4: Easements & Right-of-Way: None Listed  
Note: Parent Tax Parcel is by Deed description exclusive of the 40-foot-wide Right-of-Way (known as Hyta Mederer Drive), as far as same extends to the West Line of Land District 11 as shown hereon.

Item 5: Other Record Documents: None Listed

Item 6: Unrecorded Instruments: "Property Tax Card" (not an instrument, not subject to survey review as a matter of Title).

**LEGAL DESCRIPTION OF PARENT TAX PARCEL**

All that tract or parcel of land situate, lying and being in Lot of Land No. 12 in the Twelfth Land District of Lowndes County, Georgia, containing 133 acres, more or less, particularly described as follows: Beginning at the northeast corner of said Lot of Land, running thence in a southerly direction along the east original land lot line to the southeast corner of said Lot of Land, running thence in a westerly direction along the south original land lot line to the center of the run of the Withlacoochee River, running thence in a generally northerly direction up the center of the run of the Withlacoochee River to its intersection with the north original land lot line, running thence in an easterly direction along the north original land lot line to the northeast corner of said Lot of Land No. 12, the point of beginning.

All that tract or parcel of land situate, lying and being in Land Lot 11 in the 11th Land District of Lowndes County, Georgia, and being more particularly described as follows: Start at a point which marks the intersection of the Southwest Margin of the right-of-way of U.S. Highway 41, also known as the Valdosta North Access Road, and the Southeast bank of the Withlacoochee River, running thence along the river bank South 42 degrees 01 minute, 10 seconds West, a distance of 762.58 Feet to a point on the river bank which marks the intersection of the South original Land Lot line of said Land Lot, running thence South one degree, 20 minutes West, a distance of 1752 Feet to a concrete monument, running thence South 85 degrees 10 minutes East, a distance of 648 Feet to a point, running thence North 76 degrees 49 minutes East, a distance of 235.26 Feet to a point, running thence North 48 degrees 25 minutes East, a distance of 370 Feet to a point thence North 53 degrees, 60 minutes West, a distance of 50 Feet to a point, thence South 79 degrees 25 minutes West, a distance of 60 Feet to a point, thence South 47 degrees, 45 minutes West, a distance of 100 Feet to a point, thence South 73 degrees, 15 minutes West, a distance of 100 feet to a point, thence North 77 degrees 20 minutes 09 seconds West, a distance of 100 Feet to a point, thence North 51 degrees, 34 minutes West, a distance of 200 Feet to a point, thence North 39 degrees, 20 minutes West, a distance of 200 Feet to a point, thence North 15 degrees, 10 minutes West, a distance of 100 Feet to a point, thence North 05 degrees, 14 minutes East, a distance of 100 Feet to a point, thence North 24 degrees, 00 minutes East, a distance of 350 Feet to a point, thence North 39 degrees, 30 minutes East, a distance of 260 Feet to a point, thence North 37 degrees, 09 minutes 01 seconds East a distance of 208 Feet to a concrete monument, thence North 64 degrees 22 minutes 41 seconds East a distance of 299.87 Feet to a concrete monument on the Southwest margin of the right-of-way of U.S. 41 also known as the Valdosta North Access Road, running thence North 32 degrees, 53 minutes, 16 seconds West along said right-of-way, a distance of 1120 Feet to the point of beginning. Less and Except: A certain 80 Foot right of way across the Southern portion of said tract heretofore deeded by the Grantee to the Grantor for road purposes which roadway contains 1.128 acre. The overall tract above-described, less the acreage contained in the above-described roadway, comprises 36.273 acres.

All that tract or parcel of land situate, lying and being in Land Lot 11 of the 12th Land District of Lowndes County, Georgia, and being more particularly described as follows: BEGINNING at the Southeast corner of Land Lot 11 of the 12th Land District of Lowndes County, Georgia, and FROM SAID POINT OF BEGINNING, run thence North 87° 18' 38" West along the South original Land Lot Line of Land Lot 11 of the 12th Land District of Lowndes County, Georgia, a distance of 608.18 feet to an iron pin; run thence North 87° 18' 38" West along the South original Land Lot Line of Land Lot 11 of the 12th Land District of Lowndes County, Georgia, a distance of 29.18 feet to a point in the run of the Withlacoochee River; run thence in a Northerly direction along the run of the Withlacoochee River, on the following courses and distances: North 34° 23' 29" East a distance of 98.18 feet to a point; North 35° 14' 27" East a distance of 125.36 feet to a point; North 45° 50' 17" East a distance of 83.06 feet to a point; North 41° 21' 53" East a distance of 101.77 feet to a point; North 26° 35' 20" East a distance of 91.51 feet to a point; North 34° 52' 33" East a distance of 75.69 feet to a point; North 30° 02' 28" East a distance of 109.29 feet to a point; run thence North 29° 45' 36" East a distance of 98.81 feet to a point; North 44° 03' 41" East a distance of 100.02 feet to a point; North 71° 45' 08" East a distance of 83.90 feet to a point; North 70° 47' 20" East a distance of 60.04 feet to a point located at the point of intersection of the run of the Withlacoochee River with the East original Land Lot Line of Land Lot 11 of the 12th Land District of Lowndes County, Georgia; thence run South 03° 04' 46" West along the East original Land Lot Line of Land Lot 11 a distance of 27.62 feet to an iron pin; thence run South 03° 04' 46" West along the East original Land Lot Line of Land Lot 11 a distance of 737.22 feet to a concrete monument and the POINT OF BEGINNING. Said property is the same property shown on that certain map or plat of survey, entitled "Survey for Lowndes County Board of Commissioners" prepared by Dean B. DeVane, Georgia Registered Land Surveyor, dated April 1, 1997, to which map or plat of survey, and record thereof reference is hereby made for all purposes in aid of description. Said property contains 6.7798 acres.

THE LAND CONSULTANTS LLC  
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Georgia C.O.A. No. LS901199

PREPARED FOR  
**verizon**  
VERIZON WIRELESS

SPECIFIC PURPOSE SURVEY  
BERMUDA RUN  
Location Code: 503768  
Hyta Mederer Drive, Valdosta, GA 31602  
Land Lot 11, 11th District  
Lowndes County, Georgia

TITLE  
DIVISION: 22040  
ISSUE #: 1  
ISSUE DATE: 06-15-2022  
SEE SHEET # 1  
SHEET 5 OF 5