The field data upon which this map or plat is based has a closure precision of one foot in 42,105 feet and an angular error of 02" per angle point, and was adjusted using compass rule.

This map or plat has been calculated for closure and is found to be accurate within one foot in 400,000 feet.

A TOPCON GPT 8001 TOTAL STATION was used to obtain the linear and angular measurements used in the preparation of this plat.

VICINITY MAP

GRAPHIC SCALE

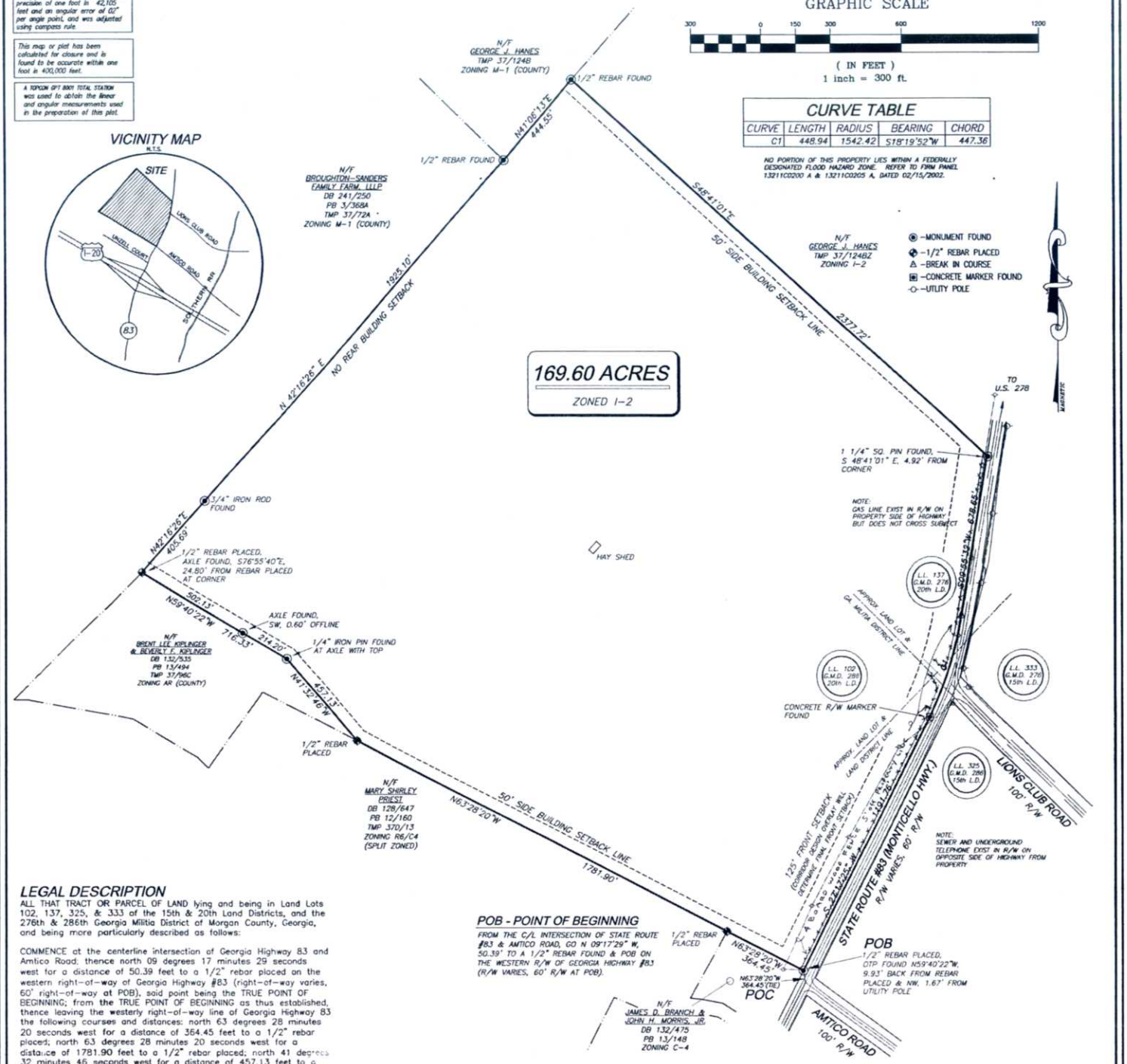
300 0 150 300 600 1200

(IN FEET)
1 inch = 300 ft.

CURVE TABLE

CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	448.94	1542.42	S18°19'52"W	447.36

NO PORTION OF THIS PROPERTY LIES WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD ZONE. REFER TO FIRM PANEL 13211C0200 A & 13211C0205 A, DATED 02/15/2002.



LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 102, 137, 325, & 333 of the 15th & 20th Land Districts, and the 276th & 286th Georgia Militia District of Morgan County, Georgia, and being more particularly described as follows:

COMMENCE at the centerline intersection of Georgia Highway 83 and Amtico Road; thence north 09 degrees 17 minutes 29 seconds west for a distance of 50.39 feet to a 1/2" rebar placed on the western right-of-way of Georgia Highway #83 (right-of-way varies, 60' right-of-way at POB), said point being the TRUE POINT OF BEGINNING; from the TRUE POINT OF BEGINNING as thus established, thence leaving the westerly right-of-way line of Georgia Highway 83 the following courses and distances: north 63 degrees 28 minutes 20 seconds west for a distance of 364.45 feet to a 1/2" rebar placed; north 63 degrees 28 minutes 20 seconds west for a distance of 1781.90 feet to a 1/2" rebar placed; north 41 degrees 32 minutes 46 seconds west for a distance of 457.13 feet to a 1/4" iron pin found at axle with top; north 59 degrees 40 minutes 22 seconds west for a distance of 716.33 feet to a 1/2" rebar placed; thence north 42 degrees 16 minutes 26 seconds east for a distance of 405.69 feet to a 3/4" iron rod found; thence north 42 degrees 16 minutes 26 seconds east for a distance of 1925.10 feet to a 1/2" rebar found; thence north 41 degrees 06 minutes 13 seconds east for a distance of 444.55 feet to a 1/2" rebar found; thence south 48 degrees 41 minutes 01 seconds east for a distance of 2377.72 feet to a point on the westerly right-of-way of Georgia Highway 83 found S48°41'01"E, 4.92 feet from 1 1/4" square pin; thence running along the westerly right-of-way line of Georgia Highway 83 south 09 degrees 55 minutes 32 seconds west for a distance of 678.65 feet to a point of curvature; thence run along the westerly right-of-way line of Georgia Highway 83 along a curve to the right [illegible] of 1542.42 feet, an arc length of 443.94 feet and a chord of south 18 degrees 19 minutes 52 seconds west, 447.36 feet to a point of tangency of curvature; thence run along the westerly right-of-way line of Georgia Highway 83 south 27 degrees 17 minutes 25 seconds west for a distance of 1191.76 feet to the TRUE POINT OF BEGINNING; said tract of land containing 169.60 acres, more or less, as shown on and described according to that certain survey entitled "A.L.T.A./A.C.S.M. Land Title Survey for NEL/United Association, Sunbank Bank, N.A. & Chicago Title Insurance Company", prepared by Baldwin Engineering Services, Inc., bearing the seal and certification of Robert V. Baldwin, Georgia Registered Land Surveyor No. 2655, dated December 19, 2005 last revised January 18, 2006.

EXCEPTIONS

The following are the Special Exceptions as listed in that certain ALTA Commitment for Title Insurance issued by Calloway Title and Escrow, L.L.C., Commitment No. [illegible]:

1.)Right of [illegible] from W. W. Baldwin and L. B. Chambers to the State [illegible] Department of Georgia, dated May 25, 1948, filed for record June [illegible], 1948 at 11:20 a.m., recorded in Deed Book 31, Page 514, Records of Morgan County, Georgia.(DOES AFFECT SITE)

2.)Right of Way Easement from Baldwin and Chambers to The Central Georgia Electric Membership Corporation, a cooperative corporation, dated April 6, 1967, filed for record [illegible]ary 14, 1970 at 9:30 a.m., recorded in Deed Book 72, Page [illegible] Records. (DOES AFFECT SITE)

[illegible] (sewer purposes) from Eltab, Inc. to the City of Madison, a municipality of Morgan County, Georgia, dated February 7, 1970, filed for record July 2, 1970 at 1:15 p.m., recorded in Deed Book 73, Page 359, aforesaid Records. (DOES NOT AFFECT SITE)

4.)Easement as contained in that certain Warranty Deed from Eltab, Inc. to City of Madison, a municipal corporation, dated February 7, 1970, filed for record July 2, 1970 at 1:15 p.m., recorded in Deed Book 73, Page 362, aforesaid Records. (DOES NOT AFFECT SITE)

This is to certify that this map or plat and the survey on which it is based were made (i) in accordance with "Minimum Standard Detail requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and ACSM in 1999; and (ii) pursuant to the Accuracy Standard (as adopted by ALTA and ACSM and in effect on the date of this certification), as defined therein. In addition, I certify that this survey (i) was made on the ground as per the field notes shown hereon and correctly shows the boundary lines and dimensions on area of the land indicated hereon and each individual parcel thereof indicated hereon and (ii) correctly shows the location of all buildings, structures and other improvements, and visible items on the subject property, and correctly shows the locations and dimensions of all alleys, streets, roads, right-of-way, easements, and other matters of record of which the undersigned has been advised affecting the subject property according to the legal description in such easements and other matters; and, except as shown, there are no visible easements, right-of-way, party walls, or conflicts, and there are no visible encroachments on adjoining premises, streets, alleys, or right-of-way by any of such buildings structures, or other improvements and there are no visible encroachments on the subject property by buildings, structures, or other improvements situated on adjoining premises. I further certify that (i) the Property is not located within any flood hazard or flood way area or district designated by federal, state or municipal authority or within any area subject to regulation by federal state or municipal authority as inland or coastal wetlands, beach estuary or the like, (ii) all of the streets providing access to the Property either have been dedicated to public use or established by private easement, duly recorded in the records of Morgan County, Georgia, and have been fully installed and accepted by all governmental authorities, all costs and expenses of the installation and acceptance thereof have been paid in full, and there are no restrictions on the use and enjoyment of such streets that adversely affect, limits, or impair the Borrower's ability to operate the Property, and (iii) no existing improvements violate applicable set back lines and front, side and rear yard requirements.

Robert V. Baldwin
P.L.S. #2655
Date: DECEMBER 19, 2005

DATE	REVISIONS
12/23/2005	LEGAL DESC. ADDED, TITLE REVISED
01/12/2006	TRACT 2 ADDED, ALONG W/ TRACT 3 LEGAL DESC.
01/18/2006	LEGAL DESC. REVISED

A.L.T.A./A.S.C.M. LAND TITLE SURVEY FOR

NEL / UNITED ASSOCIATION, SUNTRUST BANK N.A., & CHICAGO TITLE INSURANCE COMPANY

CITY OF MADISON

LAND LOTS 102, 137, 325, & 333 15th & 20th LAND DISTRICTS
GEORGIA MILITIA DISTRICTS 276 & 286 MORGAN COUNTY, GEORGIA
DATED: DECEMBER 19, 2005

BALDWIN ENGINEERING SERVICES, INC.
150 WEST WASHINGTON STREET
MADISON, GEORGIA 30650
PHONE: (706) 342-0191

GEORGIA REGISTERED No. 2655 PROFESSIONAL LAND SURVEYOR ROBERT V. BALDWIN