SUBJECT PROPERTY

ALL THAT TRACT OR PARCEL OF LAND SITUATE, LYING AND BEING IN LAND LOT 145 OF THE 11TH LAND DISTRICT OF LOWNDES COUNTY, GEORGIA, AND BEING FURTHER DESCRIBED, FOR POINT OF REFERENCE ONLY, BEGINNING AT A CONCRETE MONUMENT FOUND AT THE INTERSECTION OF THE NORTHERN RIGHT-OF-WAY OF LORI STREET WITH THE WESTERN RIGHT-OF-WAY OF CENTRAL OF GEORGIA RAILROAD (ALSO KNOWN AS GA. SOUTHERN & FLORIDA RAILROAD) RIGHT-OF-WAY AND PROCEED NORTH 31 DEGREES 15 MINUTES 00 SECONDS EAST A DISTANCE OF 733.56 FEET ALONG THE RIGHT-OF-WAY TO A REBAR FOUND AND POINT OF BEGINNING;
THENCE FROM SAID POINT OF BEGINNING NORTH 55 DEGREES 47 MINUTES 00 SECONDS WEST A DISTANCE OF 184.31 FEET TO A REBAR PLACED;
THENCE NORTH 34 DEGREES 06 MINUTES 48 SECONDS EAST A DISTANCE OF 25.10 FEET TO A CONCRETE MARKER FOUND;
THENCE NORTH 54 DEGREES 31 MINUTES 07 SECONDS WEST A DISTANCE OF 9.96 FEET TO A CONCRETE MONUMENT FOUND;
THENCE NORTH 34 DEGREES 06 MINUTES 48 SECONDS EAST A DISTANCE OF 324.80 FEET TO A REBAR FOUND;
THENCE SOUTH 53 DEGREES 42 MINUTES 35 SECONDS EAST A DISTANCE OF 177.20 FEET TO A REBAR FOUND;
THENCE SOUTH 31 DEGREES 15 MINUTES 00 SECONDS WEST A DISTANCE OF 344.16 FEET TO A POINT;
THENCE CONTINUING SOUTH 31 DEGREES 15 MINUTES 00 SECONDS WEST A DISTANCE OF 11.30 FEET TO A REBAR FOUND AND POINT OF BEGINNING.
SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED BY AN UNRECORDED PLAT PREPARED FOR SAMUEL DAVID REGISTER, III, BY ROLAND STAN FOLSOM, GEORGIA REGISTERED LAND SURVEYOR, DATED DECEMBER 20, 2005, AND BEING FURTHER DESCRIBED AS A PART OF THAT PROPERTY DESCRIBED IN PLAT RECORD BOOK 33, PAGE 35 AND PLAT CABINET A-1, PAGE 382, BOTH PLATS BEING RECORDED IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF LOWNDES COUNTY, GEORGIA, TO WHICH PLATS REFERENCE IS HEREWITH MADE FOR A MORE PARTICULAR DESCRIPTION.

TAX ID: 0144 520

BEING THE SAME PROPERTY CONVEYED TO T. C. BROWN AND LINDA M. BROWN, GRANTEE, FROM SAMUEL DAVID REGISTER, GRANTOR, BY DEED RECORDED 01/12/2007, IN BOOK 3672, PAGE 19, OF THE LOWNDES COUNTY RECORDS.

LEASE AREA

All that tract or parcel of land lying and being in Land Lot 145 of the 11th Land District, Lowndes County, Georgia, and being more particularly described as follows:

To find the Point of Beginning, COMMENCE at the intersection of the northern right of way of Lori Street with the western right of way of Central of Georgia Railroad (also known as Ga. Southern & Florida Railroad) right of way;
Thence running along said western right of way of Central of Georgia Railroad in a northeasterly direction a distance of 733.56 feet along the right of way to point;
Thence leaving said right of way and running, North 54°15'06" West, 184.31 feet to a point on the southeastern right of way of State Route 125 (a.k.a. Bemiss Road);
Thence running along said right of way, North 35°39'04" East, 25.09 feet to a point;
Thence, North 52°59'13" West, 9.96 feet to a point;
Thence, North 35°38'42" East, 182.64 feet to a point;
Thence leaving said right of way and running, South 54°21'18" East, 26.00 feet to a point;
Thence, South 35°38'42" West, 104.14 feet to a point;
Thence, South 54°21'18" East, 28.90 feet to a point;
Thence, North 35°38'42" East, 31.00 feet to a point and the true POINT OF BEGINNING;

Thence running, South 54°21'18" East, 100.00 feet to a point;
Thence, South 35°38'42" West, 100.00 feet to a point;
Thence, North 54°21'18" West, 100.00 feet to a point;
Thence, North 35°38'42" East, 100.00 feet to a point and the true POINT OF BEGINNING.

Said tract contains 0.2296 acres (10,000 square feet), more or less.

30' INGRESS-EGRESS AND UTILITY/FIBER EASEMENT

Together with a 30' Ingress-Egress & Utility/Fiber Easement lying and being in Land Lot 145 of the 11th Land District, Lowndes County, Georgia, and being more particularly described by the following centerline data:

To find the Point of Beginning, at the intersection of the northern right of way of Lori Street with the western right of way of Central of Georgia Railroad (also known as Ga. Southern & Florida Railroad) right of way;
Thence running along said western right of way of Central of Georgia Railroad in a northeasterly direction a distance of 733.56 feet along the right of way to point;
Thence leaving said right of way and running, North 54°15'06" West, 184.31 feet to a point on the southeastern right of way of State Route 125 (a.k.a. Bemiss Road);
Thence running along said right of way, North 35°39'04" East, 25.09 feet to a point;
Thence, North 52°59'13" West, 9.96 feet to a point;
Thence, North 35°38'42" East, 182.64 feet to a point and the true POINT OF BEGINNING;

Thence leaving said right of way and running, South 54°21'18" East, 26.00 feet to a point;
Thence, South 35°38'42" West, 104.14 feet to a point;
Thence, South 54°21'18" East, 28.90 feet to the ENDING at a point.

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

DATE:	RELEASE DESCRIPTION

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
csi Project Number:	2020.068

"Pine Grove Road"
GAC050