

PARENT TRACT (PER TITLE)		BY		DATE		REVISION		NO.		PROJECT NO.		DRAWN BY: BC		CHECKED BY: PWK	
Situating in the 9th Land District of Hall County, State of Georgia: All that tract or parcel of land lying and being in Land Lot 171 of the 9th Land District of Hall County, Georgia, and being all of Tract 1, consisting of 4.77 acres, more or less, as shown on a plat prepared for Sherry Dubose by Thomas Wood and Associates, registered land surveyor, dated June 15, 2015, which plat is attached hereto and incorporated herein by this reference for a more complete description. TAX I.D.: 00116 002023 BEING THE SAME PROPERTY CONVEYED TO PINE CIRCLE TITSHAW LLC, GRANTEE, FROM MITCHELL PAUL COCHRAN AND SHERRY LYNN DEBOSE, AS CO-EXECUTORS OF THE ESTATE OF PAUL COCHRAN, DECEASED, GRANTOR, BY DEED RECORDED 09/14/2015, IN BOOK 7584, PAGE 300 OF THE HALLCOUNTY RECORDS. And Also All that tract or parcel of land lying and being in Land Lot 5 of the 8th Land District of Hall County, Georgia, and Land Lot 171 of the 9th Land District of Hall County, Georgia, and being all of Lot 39 of the Ethel, Nora and Fred Stringer Subdivision as shown on a subdivision plat recorded in Plat Book 22, page 48, which plat is incorporated herein by this reference for a more complete description. This is the same property shown on a plat prepared by Dwight Kilby & Associates dated December 30, 1982, entitled Survey for Stanley and Paul Cochran" and recorded in Plat Book 89, pages 20-21, Hall County Plat Records. TAX I.D.: 00116 002004 BEING THE SAME PROPERTY CONVEYED TO PINE CIRCLE TITSHAW LLC, A GEORGIA LIMITED LIABILITY COMPANY, GRANTEE, FROM COCHRAN PROPERTY MANAGEMENT, INC., A GEORGIA CORPORATION, GRANTOR, BY DEED RECORDED 11/21/2013, IN BOOK 7289, PAGE 228 OF THE HALL COUNTY RECORDS. And Also All that tract or parcel of land lying and being in Land Lot 5 of the 8th Land District of Hall County, Georgia, and Land Lot 171 of the 9th Land District of Hall County, Georgia, and being all of Lot 24 of the Ethel, Nora and Fred Stringer Subdivision as shown on a subdivision plat recorded in Plat Book 22, page 48, which plat is incorporated herein by this reference for a more complete description. This is the same property shown on a plat prepared by Dwight Kilby & Associates dated December 30, 1982, entitled Survey for Stanley and Paul Cochran" and recorded in Plat Book 89, pages 20-21, Hall County Plat Records. TAX I.D.: 00116 000025 BEING THE SAME PROPERTY CONVEYED TO PINE CIRCLE TITSHAW LLC, A GEORGIA LIMITED LIABILITY COMPANY, GRANTEE, FROM COCHRAN PROPERTY MANAGEMENT, INC., A GEORGIA CORPORATION, GRANTOR, BY DEED RECORDED 11/20/2013, IN BOOK 7288, PAGE 556 OF THE HALL COUNTY RECORDS.		KM		2/10/26		CLIENT COMMENTS		1		25-1499		FIELD CREW: BS		APPROVED BY: TLF	
		DG		03/04/26		TITLE		2				DATE: 01/16/26			
		BC		06/26/26		ADDED TREES		3				SCALE: NO SCALE		SHEET 2 OF 2	
60' X 60' LEASE AREA (AS-SURVEYED)		RAWLAND TOWER SURVEY													
Being a portion of that certain tract of land as described and recorded in Book 7584, Page 300 in the Office of the Clerk of Court, Hall County, Georgia, lying in Land Lot 171, 9th District, said Hall County and being more particularly described as follows: Commencing at a 1/2" rebar found at the northeast corner of Lot 27 of the Ethel, Nora and Fred Stringer Subdivision as recorded in Plat Book 22, Page 48 in said Office of the Clerk of Court and having Georgia West State Plane Coordinates N:1560900.27 E:2388940.53; thence N 00°30'34" E a distance of 112.98 feet to a 1" open top pipe found the at the northwest corner of said Lot 27 and having Georgia West State Plane Coordinates N:1561013.25 E:2388941.53; thence N 06°18'38" W a distance of 612.95 feet to the Point of Beginning; thence N 41°58'22" W a distance of 60.00 feet to a point; thence N 48°01'38" E a distance of 60.00 feet to a point; thence S 41°58'22" E a distance of 60.00 feet to a point; thence 48°01'38" W a distance of 60.00 feet to the Point of Beginning. Said above-described Lease Area contains 3,600.0 square feet or 0.08 acres, more or less.		FOR: KELLY TOWERS III, LLC 8051 Congress Avenue Boca Raton, FL 33487													
		SMW Engineering Group, Inc. 158 Business Center Drive Birmingham, Alabama 35244 Ph: 205-252-6985 www.smweng.com													
SURVEYOR'S NOTES		PLOTTABLE EXCEPTIONS Old Republic National Title Insurance Company Alta Commitment for Title Insurance Commitment No. 01-26005972-01T Commitment Date: February 04, 2026 @ 7:00 am Schedule B, Section II													
1. This is a Rawland Tower Survey, made on the ground under the supervision of a Georgia Registered Land Surveyor. Date of field survey is December 29, 2025.		Exception No.													
2. The following surveying instruments were used at time of field visit: Topcon GM-55 and Topcon Hiper SR G.P.S. receiver, (R.T.K. network capable).		Instrument													
3. Bearings are based on Georgia West State Plane Coordinates NAD 83 by GPS observation.		Comment													
4. No underground utilities, underground encroachments or building foundations were measured or located as a part of this survey, unless otherwise shown. Trees and shrubs not located, unless otherwise shown.		1-11 Standard exceptions. Contain no survey matters.													
5. Benchmark used is a GPS Continuously Operating Reference Station, PID ED2699. Onsite benchmark is as shown hereon.		12 Bk. 22, Pg. 48 Does affect and is blanket in nature.													
6. This survey was conducted for the purpose of a Rawland Tower Survey only, and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other similar entity.		13 Bk. 89, Pg. 70 Plat contains no easements or encumbrances that affect the lease area or easement.													
7. Attention is directed to the fact that this survey may have been reduced or enlarged in size due to reproduction. This should be taken into consideration when obtaining scaled data.		14 Bk. 7289, Pg. 226 Does affect the easement as shown hereon.													
8. This Survey was conducted with the benefit of an Abstract Title search.		15 Bk. 7288, Pg. 566 Does affect the easement as shown hereon.													
9. Surveyor hereby states the Geodetic Coordinates and the elevation shown for the proposed centerline of the tower are accurate to within +/- 20 feet horizontally and to within +/- 3 feet vertically (FAA Accuracy Code 1A).															
10. Survey shown hereon conforms to the Minimum Requirements as set forth by the State Board for a Class "A" Survey.															
11. Field data upon which this map or plat is based has a closure precision of not less than one-foot in 15,000 feet (1':15,000') and an angular error that does not exceed 10 seconds times the square root of the number of angles turned. Field traverse was not adjusted.															
12. This survey is not valid without the original signature and the original seal of a state licensed surveyor.															
13. This survey does not constitute a boundary survey of the Parent Tract. Any parent tract property lines shown hereon are from supplied information and may not be field verified.															
SURVEYOR'S CERTIFICATION		I certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Georgia to the best of my knowledge, information, and belief.													
PRELIMINARY UNTIL FINALIZED WITH SIGNATURE AND SEAL		This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. Recordation of this plat does not imply approval of any local jurisdiction, availability of permits, compliance with local regulations or requirements, or suitability for any use or purpose of the land. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.													
TIMOTHY L FISH GAPLS # 003403															
RESERVED FOR CLERK OF COURT RECORDING INFORMATION		M2C Geomatics and Design, PLLC 4800 THE WOODS ROAD KITTY HAWK, NC 27949 252-261-1555 www.m2cgd.com SURVEYING & ENGINEERING FROM THE MOUNTAINS TO THE COAST													
		GAINESVILLE GA2012 LAND LOT 171, 9TH DISTRICT HALL COUNTY, GEORGIA													