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Boundary Retracement/ALTA/NSPS Land Title Survey

Timberview Estates MHP

Surveyor Certification

10905 Troupeville Road
Valdosta, GA 31602
County of Brooks

To: The Edge Group LLC and SOI Timberview MHP LLC, a Georgia limited liability company; Timberview Holdings, LLC, a Delaware limited liability company and Old Republic National Title Insurance Company;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6a, 6b, 7a, 7b1, 7c, 9, 13, 14, 16, 17, 18, 19 and 20 of Table A thereof. The field work was completed on April 18, 2021.

James M. McNeely
PLS# 2301
In the State of Georgia
For the benefit and use of LMS Surveying, LTD
C.O.A. Firm No. LSF001355



Date of Preliminary Plat: April 23, 2021
Date of Last Revision: June 16, 2021
Date of Final Plat: June 24, 2021

The Edge Group Reference No. 20210151-001

Survey Prepared By:
LMS Surveying, LTD.
Job No. B-210425



Commitment Legal Description

The land referred to in this Commitment is described as follows:

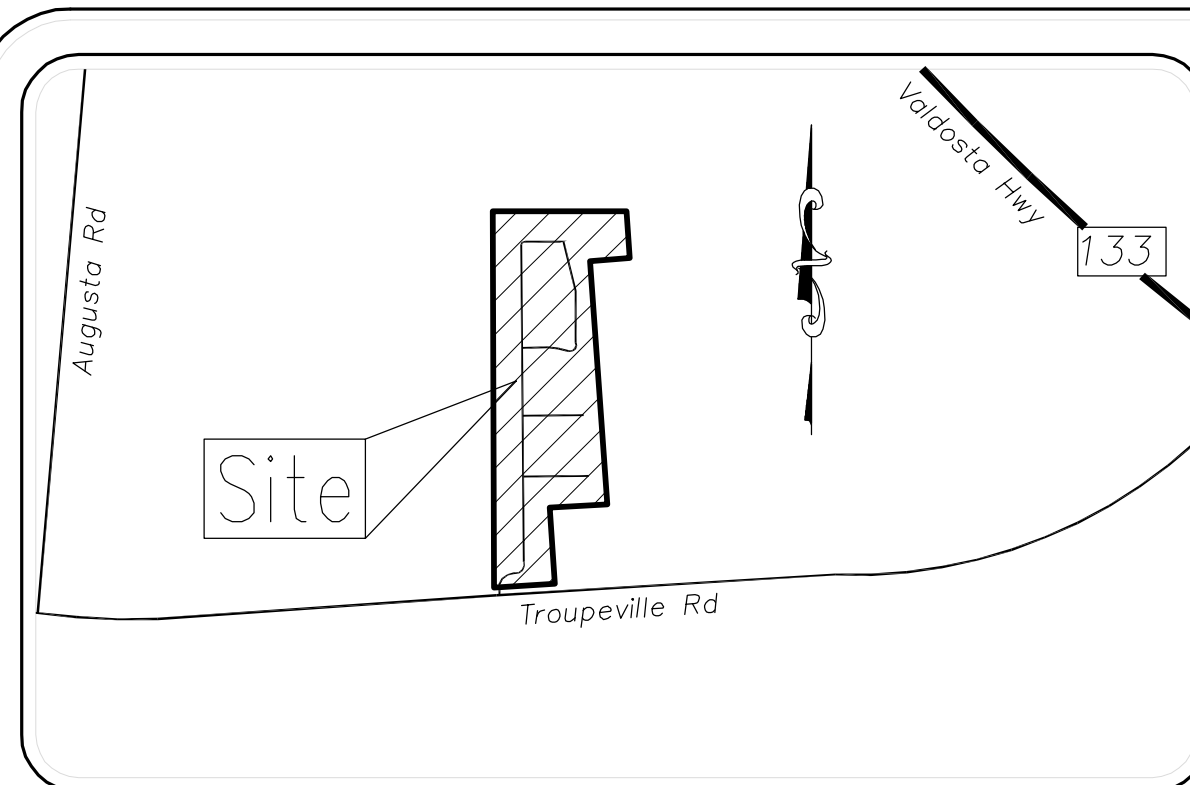
All that tract or parcel of land situate, lying and being in Land Lot Nos. 60 and 79 in the 12th Land District of Brooks County, Georgia, and being more particularly described as being all of that certain 25.10 acre tract of land designated as Tract A, as shown on that certain map or plat of survey, recorded on December 13, 2006, and as recorded in Plat Book 18 at Page 238, of the records of the Clerk of the Superior Court of the Brooks County, Georgia, to which map or plat of survey and the record whereof reference is hereby made for all purposes of legal description.

Also included in this conveyance and located on the above-described property are the following mobile homes:

(1) 2008 Live Oak Homes Mobile Home with Vin#: LOHGA10810249A & LOHGA10810249B (1) 2007. Cavalier Englewood Mobile Home, Vin#: BL07GA0138256AB (1) 2004 Destiny Mobile Home with Vin#: D100003A & D100003B (1) 1994 Westfield Mobile Home with Vin#: GAFLR75A61148WE (1) 1991 Horton Mobile Home with Vin#: H91731C (1) 2000 Grand Manor Mobile Home with Vin#: GAGMTD06957A & GAGMTD06957B (1) 1997 General Mobile Home with Vin#: GMHGA1499615024A & GMHGA1499615024B (1) 1997 Fleetwood Mobile Home with Vin#: GAFLV5480223ES11 & GAFLV5480223ES11 (1) 1999 Fleetwood Mobile Home with Vin#: GAFLV5481729HL11 & GAFLV5481729HL11 (1) 1994 Destiny Mobile Home with Vin#: PT33306 (1) 1993 Destiny Mobile Home with Vin#: Q32111A & Q32111B (1) 2012 Destiny Mobile Home with Vin#: DISH05197GAA & DISH05197GAB (1) 1999 Fleetwood Mobile Home with Vin#: GAFLW34A284600K11 & GAFLW34B284600K11 (1) 1999 Home Made Mobile Home with Vin#: HMS114216ABGA (1) 1994 Fleetwood Mobile Home with Vin#: CAFLP07A29540BM (1) 1997 Home Made Mobile Home with Vin#: HMS11891AGA & HMS11891BGA (1) 1996 Pioneer Mobile Home with Vin#: PH2401GA184A & PH2401GA184B (1) 1992 Destiny Omni Mobile Home with Vin#: 029922A & 029922B (1) 1998 Horton Mobile Home with Vin#: H84313GL & H84313GR (1) 1992 General Mobile Home with Vin#: GMHGA21492635B (1) 1996 Peach State Mobile Home with Vin#: PSHGA17186A & PSHGA17186B (1) 2001 Schult Mobile Home with Vin#: H0GA20K02084A & H0GA20K02084B (1) 1991 Horton Mobile Home with Vin#: H62038GLR (1) 2013 Destiny Timberline Mobile Home with Vin#: DISH05322CAA & DISH05322CAB

The above-described property is conveyed subject to any and all easements and restrictions of record.

The above described parcel is the same parcel as described in Old Republic National Title Insurance Company, Commitment No. GA21006237, bearing an effective date of March 25, 2021.



Vicinity Map
(Not to Scale)

Notes Corresponding to Schedule B

Numbers correspond with Schedule B exception items contained in Old Republic National Title Insurance Company, Commitment No. GA21006237, bearing an effective date of March 25, 2021.

13. All matters affecting subject property as shown on Plat recorded in Plat Book 18, Page 238, records of the Superior Court of Brooks County, Georgia
AFFECTS THE SUBJECT PROPERTY - CONTAINS NO PLOTTABLE SURVEY ITEMS

References

Deed Book 772, Page 698
Plat Book 18, Page 238

Parking

No striped parking.

FLOOD NOTE: By graphic plotting only, this property was found to be located within Flood Zone(s) _____ of the Flood Insurance Rate Map, Community Panel No. 13027C0280C, which bears an effective date of 9-2-2009 and is not in a Special Flood Hazard Area. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or an application for a variance from the Federal Emergency Management Agency.

This space is reserved for the Clerk of the Superior Court.

Current Zoning Information

Source of Information: ZONING INFORMATION HAS BEEN PROVIDED BY A ZONING REPORT BY THE EDGE GROUP, LLC DATED APRIL 28, 2021. SPT# NO. 20210151-01.
NOTE: SETBACK LINES SHOWN HEREON ARE BASED SOLELY UPON THE INFORMATION PROVIDED ABOVE, ARE TO BE USED FOR REFERENCE PURPOSES ONLY AND ARE SUBJECT TO INTERPRETATION BY THE LOCAL ZONING AUTHORITY.

Zoning District(s): "MHP" Mobile Home Park District			
Zoning Jurisdiction: County of Brooks, GA			
Building Setback Requirements			
	Observed	Required	Notes
Front Yard Setback	N/A	20'	N/A
Side Yard Setback	56.2'	20'	
Rear Yard Setback	122.6'	20'	
Parking Tabulation			
	Observed	Required	Notes
Regular Spaces	N/A	N/A	2 spaces/home
Handicapped Spaces	N/A	N/A	
Total Parking Spaces	N/A	N/A	
Height Restrictions			
	Observed	Max. Allowed	Notes
Maximum Height	19'±	35'	N/A
Bulk Restrictions			
	Observed	Required	Notes
Lot Area	25.1 acres	3 acres	N/A
Coverage Ratio	N/A	500sq ft/home	
Other: Min. Lot Width	331'	200'	

NOTE: Because there may be a need for further interpretation of the applicable zoning codes, we refer you to the above referenced municipality and the applicable zoning codes.

General Notes

- There is direct access to the subject property via Troupeville Road, a public right of way.
- The address of the site is 10905 Troupeville Road, Valdosta, GA.
- The location of utilities shown on the survey are from observed evidence or above ground appurtenances only. The surveyor was not provided with underground utility plans or surface ground markings to determine the location of any subterranean uses.
- There was no evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.
- At the time of this survey there was no information made available to the surveyor regarding proposed changes in street right-of-way lines. There was no evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.
- All field measurements matched record dimensions within the precision requirements of ALTA/NSPS specifications unless otherwise shown.
- At the time of survey there was no evidence of the property being used as a cemetery, burial ground or grave site.
- Pursuant to Table A, Item 7(b)(1), building square footage as shown on the survey is calculated by the exterior footprint of all buildings at ground level and should be used for general purposes only. This calculation does not determine gross floor area and should not be used for any purpose in which a gross floor area determination is required.
- The meridian for all bearings shown hereon is N 02°00'53" W as the westerly line of the subject property as described in D.B. 772, Page 698, Brooks County Records.
- There are no offsite easements or servitudes affecting the subject property that the surveyor has been made aware of.
- This map or plat has been calculated for closure and is found to be accurate within one foot in 10,000.
- The term "Certification" as used in Rule 1806-09(2) and (3) and relating to professional engineering or land surveying services, as defined in O.C.G.A. 43-15-2(6) and (11) shall mean a signed statement based upon facts and knowledge known to the registrant and is not a guarantee or warranty, either expressed or implied.
- This survey complies with both the rules of Georgia Board of Registration for Professional Engineers and Land Surveyors and the Office Code of Georgia Annotated (OCGA) 15-6-87, in that where a conflict exists between those two sets of specification, the requirements will prevail.
- 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 of 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, SUITABILITY FOR ANY USE OR PURPOSE OF THIS 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.

Encroachment Statement

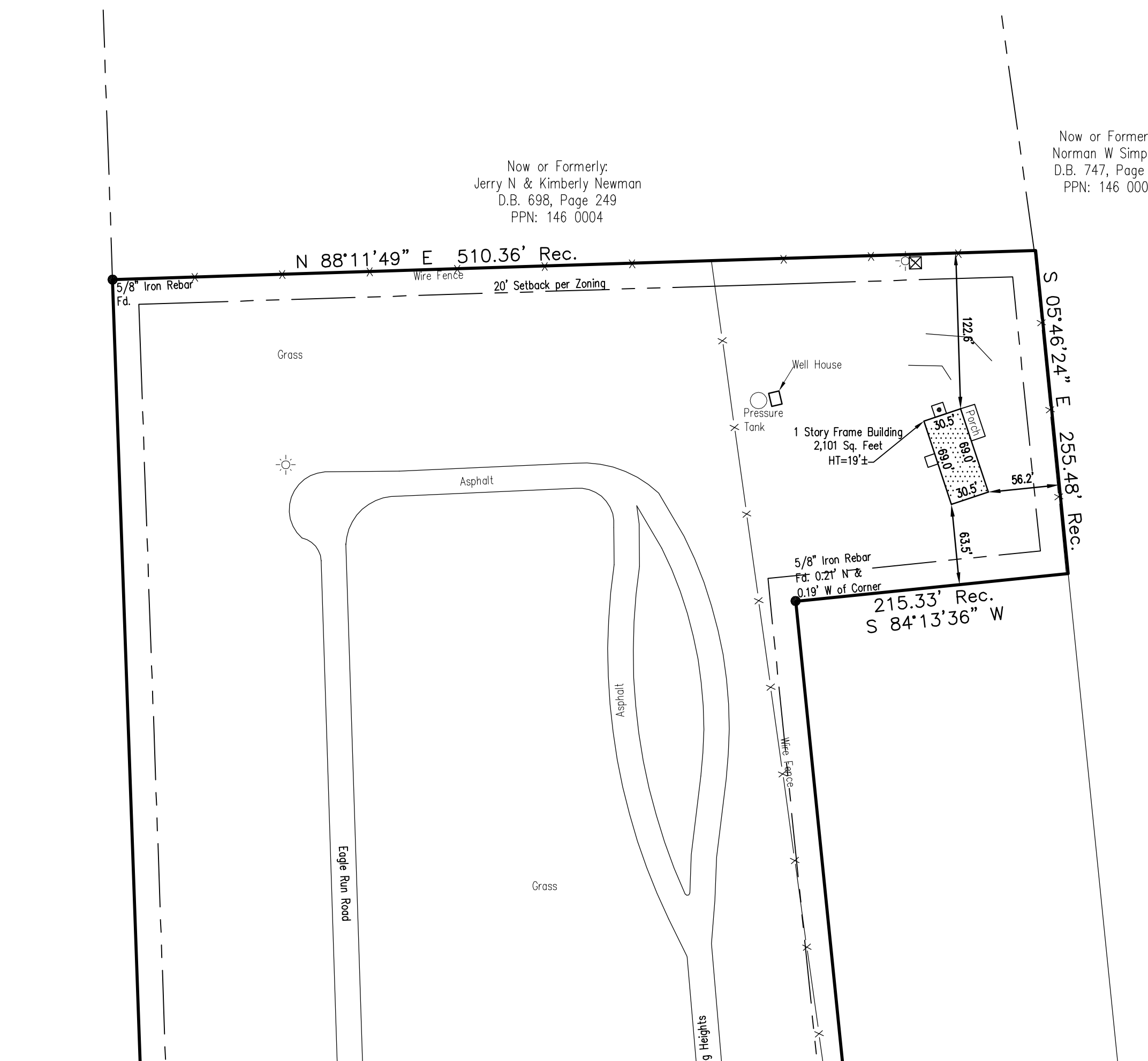
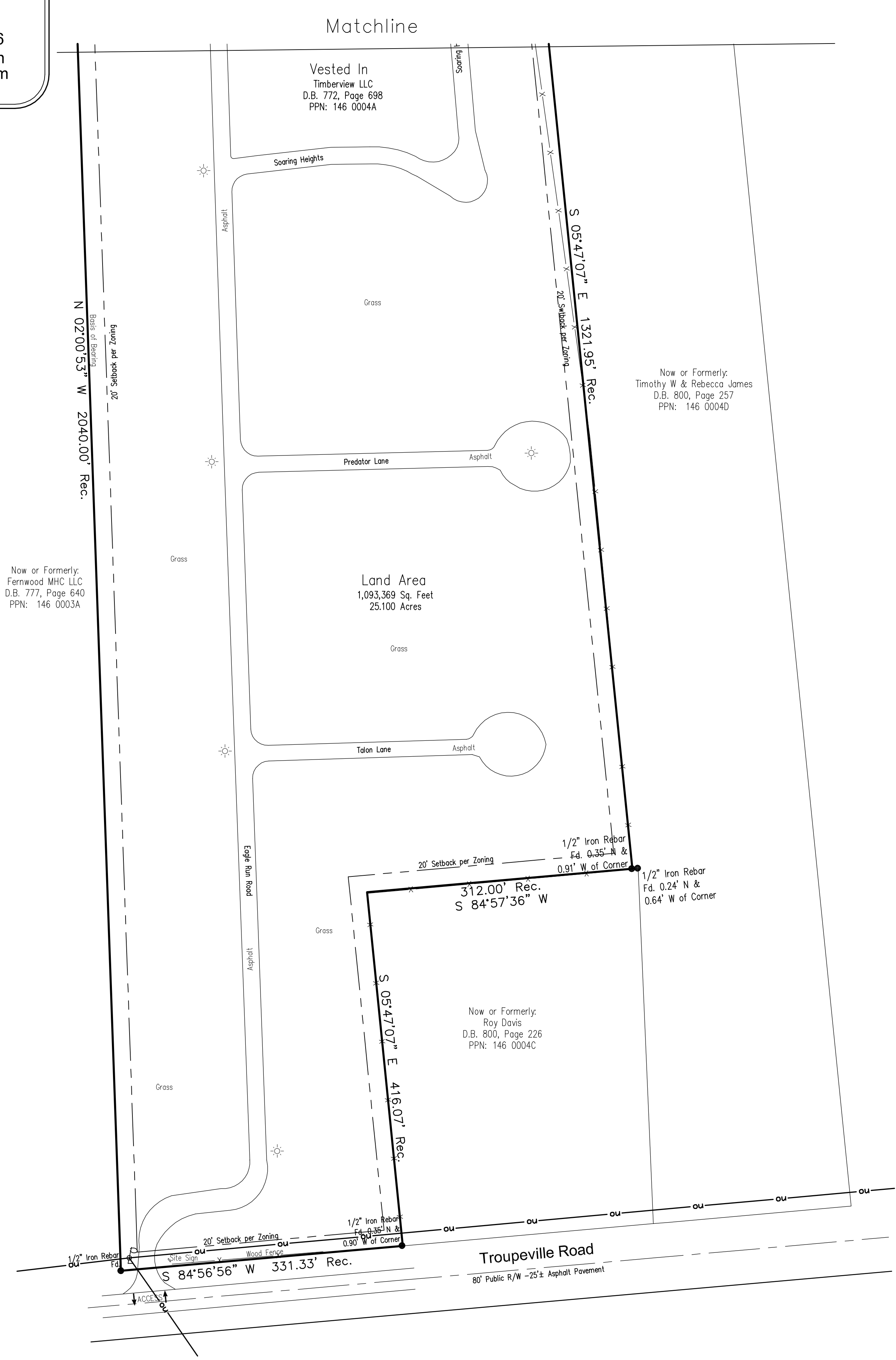
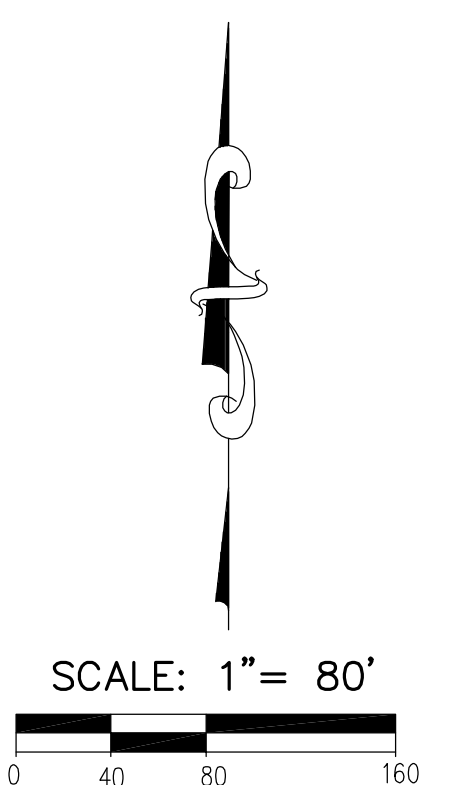
At the time of survey, there were no visible encroachments on the subject property.



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Legend

- R/W - Right-of-Way
- C/L - Centerline
- P.O.B. - Point of Beginning
- P.O.C. - Point of Commencement
- - Monumentation Found (as noted)
- - 5/8" Rebar Set
- △ - MAG Nail or PK Nail Set
- ⊠ - Encroachment
- ⊗ - Schedule B-Section II Item
- Calc. - Calculated
- Meas. - Measured
- Rec. - Record
- ☒ - Transformer
- ☑ - Air Conditioning Unit
- ⊙ - Power Pole
- ⊙ - Power Pole w/ Light
- ⊙ - Light Pole
- - Guy Wire
- |-|-| - Sign
- - Bollard
- ou- - Overhead Utility Line
- x- - Fence
- ▨ - Concrete Area
- ▩ - No Parking Area
- ▧ - Building Area



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