LEGAL DESCRIPTION:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE 6TH G.M. DISTRICT OF CHATHAM COUNTY, GEORGIA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PHASE II PARCEL A:

COMMENCING AT A POINT, THE SAID POINT BE THE INTERSECTION OF THE SOUTHERN RIGHT OF WAY LINE OF UNIVERSITY DRIVE AND THE WESTERN RIGHT OF WAY LINE OF SCIENCE DRIVE, SAID POINT ALSO BEING THE POINT OF BEGINNING. THENCE FROM THE POINT OF BEGINNING S 19°00'53"E FOR A DISTANCE OF 332.37 FEET TO A POINT; THENCE S19°02'24"E FOR A DISTANCE OF 10.99 FEET TO A POINT; THENCE S70°55'27"W FOR A DISTANCE OF 237.14 FEET TO A POINT; THENCE N19°01'48"W FOR A DISTANCE OF 343.59 FEET TO A POINT; THENCE N70°58'52"E FOR A DISTANCE OF 237.23 FEET TO THE POINT OF BEGINNING.

THE PROPERTY HEREIN DESCRIBED CONTAINS 81,467.3 SQFT (1.87 ACRES).

THE PROPERTY AS A WHOLE IS BOUNDED ON THE NORTH BY UNIVERSITY DRIVE, ON THE EAST BY SCIENCE DRIVE, TO THE SOUTH BY NOW OR FORMERLY THE LANDS OF ARMSTRONG ATLANTIC STATE UNIVERSITY AND TO THE WEST BY PHASE I.

PHASE I:

COMMENCING AT A POINT, THE SAID POINT BE THE INTERSECTION OF THE SOUTHERN RIGHT OF WAY LINE OF UNIVERSITY DRIVE AND THE WESTERN RIGHT OF WAY LINE OF SCIENCE DRIVE, THENCE S 70°58'52"W FOR A DISTANCE OF 237.23 FEET TO THE POINT OF BEGINNING. THENCE FROM THE POINT OF BEGINNING S19°01'48"E FOR A DISTANCE OF 343.59 FEET TO A POINT; THENCE S70°55'27"W FOR A DISTANCE OF 537.91 FEET TO A POINT; THENCE N19°00'58"W FOR A DISTANCE OF 344.13 FEET TO A POINT; THENCE N70°58'52"E FOR A DISTANCE OF 536.93 FEET TO THE POINT OF BEGINNING.

THE PROPERTY HEREIN DESCRIBED CONTAINS 184,643.8 SQFT (4.24 ACRES).

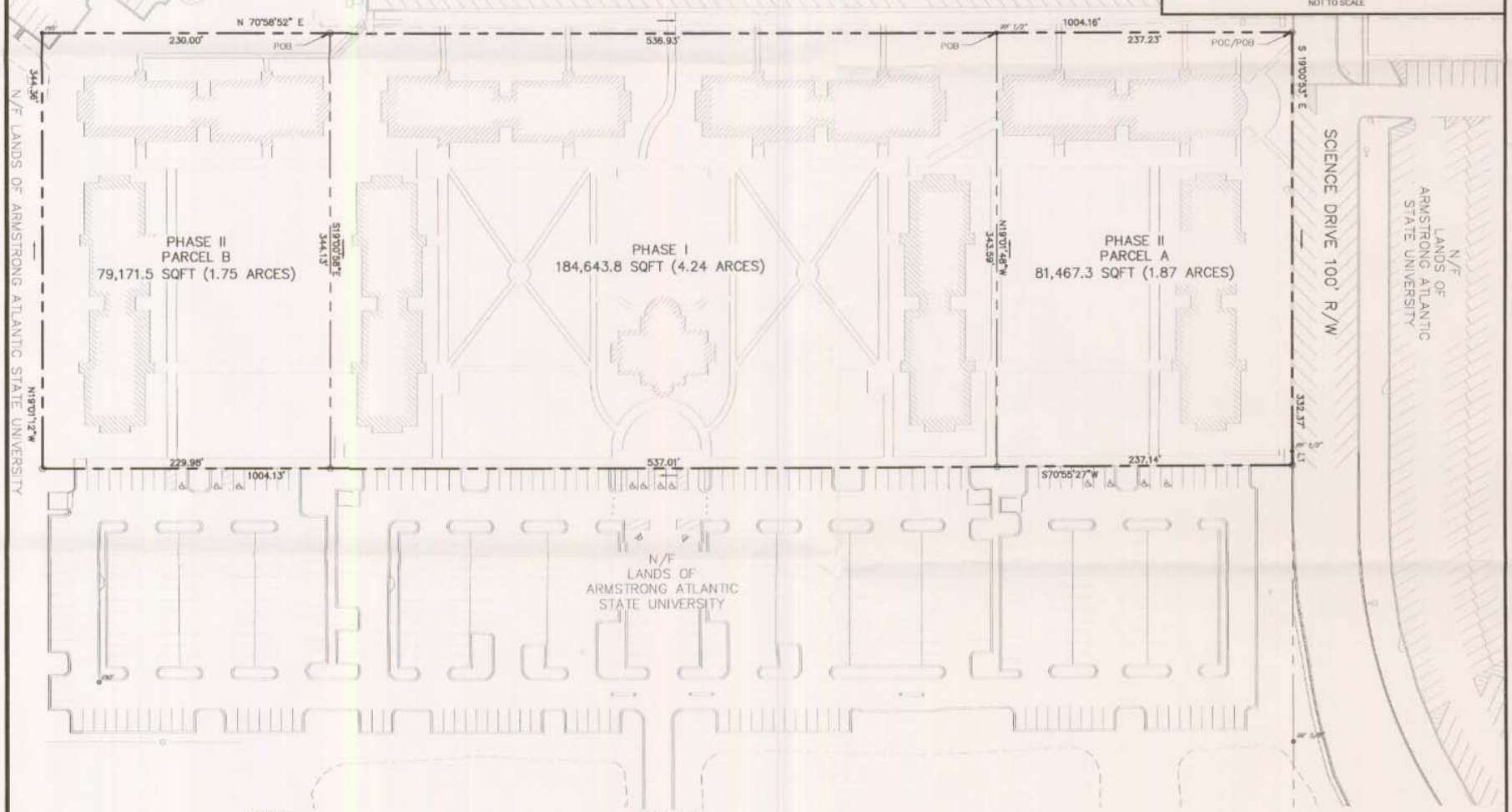
THE PROPERTY AS A WHOLE IS BOUNDED TO THE NORTH BY UNIVERSITY DRIVE, TO THE EAST BY PHASE II-PARCEL A, TO THE SOUTH BY NOW OR FORMERLY THE LANDS OF ARMSTRONG ATLANTIC STATE UNIVERSITY, AND TO THE WEST BY PHASE II-PARCEL B.

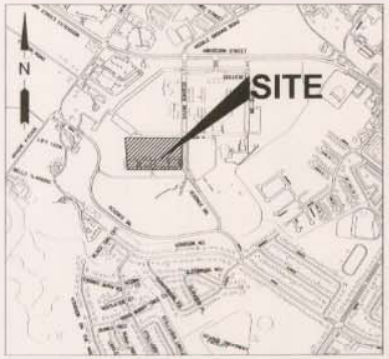
PHASE II - PARCEL B:

COMMENCING AT A POINT, THE SAID POINT BE THE INTERSECTION OF THE SOUTHERN RIGHT OF WAY LINE OF UNIVERSITY DRIVE AND THE WESTERN RIGHT OF WAY LINE OF SCIENCE DRIVE, THENCE S 70°58'52"W FOR A DISTANCE OF 774.16 FEET TO THE POINT OF BEGINNING. THENCE FROM THE POINT OF BEGINNING S19°00'58"E FOR A DISTANCE OF 344.13 FEET TO A POINT; THENCE S70°55'27"W FOR A DISTANCE OF 229.98 FEET TO A POINT; THENCE N19°01'12"W FOR A DISTANCE OF 344.36 FEET TO A POINT; THENCE N70°58'52"E FOR A DISTANCE OF 230.00 FEET TO THE POINT OF BEGINNING.

THE PROPERTY HEREIN DESCRIBED CONTAINS 79,171.5 SQFT (1.75 ACRES)

THE PROPERTY AS A WHOLE IS BOUNDED TO THE NORTH BY UNIVERSITY DRIVE, TO THE EAST BY PHASE I, TO THE SOUTH AND THE WEST BY NOW OR FORMERLY THE LANDS OF ARMSTRONG ATLANTIC STATE UNIVERSITY.





VICINITY MAP

NOT TO SCALE

NO.	BY	DATE

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

GEORGIA REGISTERED LAND SURVEYOR NO. LS002992 JEFFREY WAYNE MOCK

JEFFREY WAYNE MOCK
GA. REG. L.S. LIC. NO. 002992

60' 30' 0' 60'
GRAPHIC SCALE: 1"=60'-0"

EMC ENGINEERING SERVICES, INC.
CIVIL MARINE ENVIRONMENTAL
POST OFFICE BOX 8101
5500 EAST LAND STREET
SAVANNAH, GEORGIA 31412
PHONE: (912) 644-3200
FAX: (912) 233-4580
savannah@emc-eng.com

BOUNDARY SURVEY
7.93 ACRE PORTION OF ARMSTRONG ATLANTIC STATE UNIVERSITY
6TH GMD,SAVANNAH,CHATHAM COUNTY,GEORGIA
Prepared for:
AASU COMPASS POINT, LLC

PROJECT NO.:	08-3049
DRAWN BY:	SAU
DESIGNED BY:	-
SURVEYED BY:	GY
SURVEY DATE:	02/16/09
CHECKED BY:	JWM
SCALE:	1"=60'
DATE:	02/12/09

SHEET 1 OF 1

AREA TOTALS:

PHASE I	184,643.8 SQFT	(4.24 ACRES)
PHASE II-PARCEL A	81,467.3 SQFT	(1.87 ACRES)
PHASE II-PARCEL B	79,171.5 SQFT	(1.82 ACRES)
TOTAL AREA:	345,282.6 SQFT	(7.93 ACRES)

E.O.C. PLAT: PERFECT
E.O.C. FIELD: 156,469
ADJUSTMENT METHOD: COMPASS RULE
ANGLE ERROR: 5" PER POINT
EQUIPMENT USED: TOPCON 303GTS
FIELD SURVEY WAS COMPLETED ON: 02/16/2009

NOTES:

1. ALL WETLANDS ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS AND/OR THE STATE OF GEORGIA, DEPT. OF NATURAL RESOURCES. LOT OWNERS ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE PROTECTED AREAS WITHOUT PROPER PERMIT APPLICATION AND APPROVAL.

2. IT IS MY OBSERVATION THIS PROPERTY IS LOCATED IN ZONE X, NOT A SPECIAL FLOOD ZONE, AS DETERMINED BY FEMA COMMUNITY NO. 135153C, PANEL NO. 0256-F MAP DATED SEPTEMBER 26, 2008.

3. HORIZONTAL DATUM IS GEORGIA STATE PLANE COORDINATE SYSTEM NAD 83 (ZONE:EAST).

REFERENCE:

1. ALTA/ACSM LAND TITLE SURVEY OF PARCEL A, PHASE II AND PARCEL B, PHASE II OF A 12.966 ACRE PORTION OF ARMSTRONG ATLANTIC STATE UNIVERSITY. BY CHATHAM SURVEYING SERVICES INC DATED 9/15/03.

"THIS WILL CERTIFY THAT THE PROVISIONS RELATIVE TO GEORGIA CODE SECTION 15-6-67(d) DO NOT REQUIRE APPROVAL OF THIS PLAT BY ANY GOVERNING AUTHORITY PRIOR TO THE RECORDING WITH THE CLERK OF SUPERIOR COURT."

LINE TABLE		
LINE	LENGTH	BEARING
L1	10.99	S19°02'24"E

LEGEND

PK NAIL FOUND	PKF
IRON ROD FOUND	IRF
BOUNDARY POINT	O
NOW OR FORMERLY	N/F
POINT OF COMMENCEMENT	POC
POINT OF BEGINNING	POB