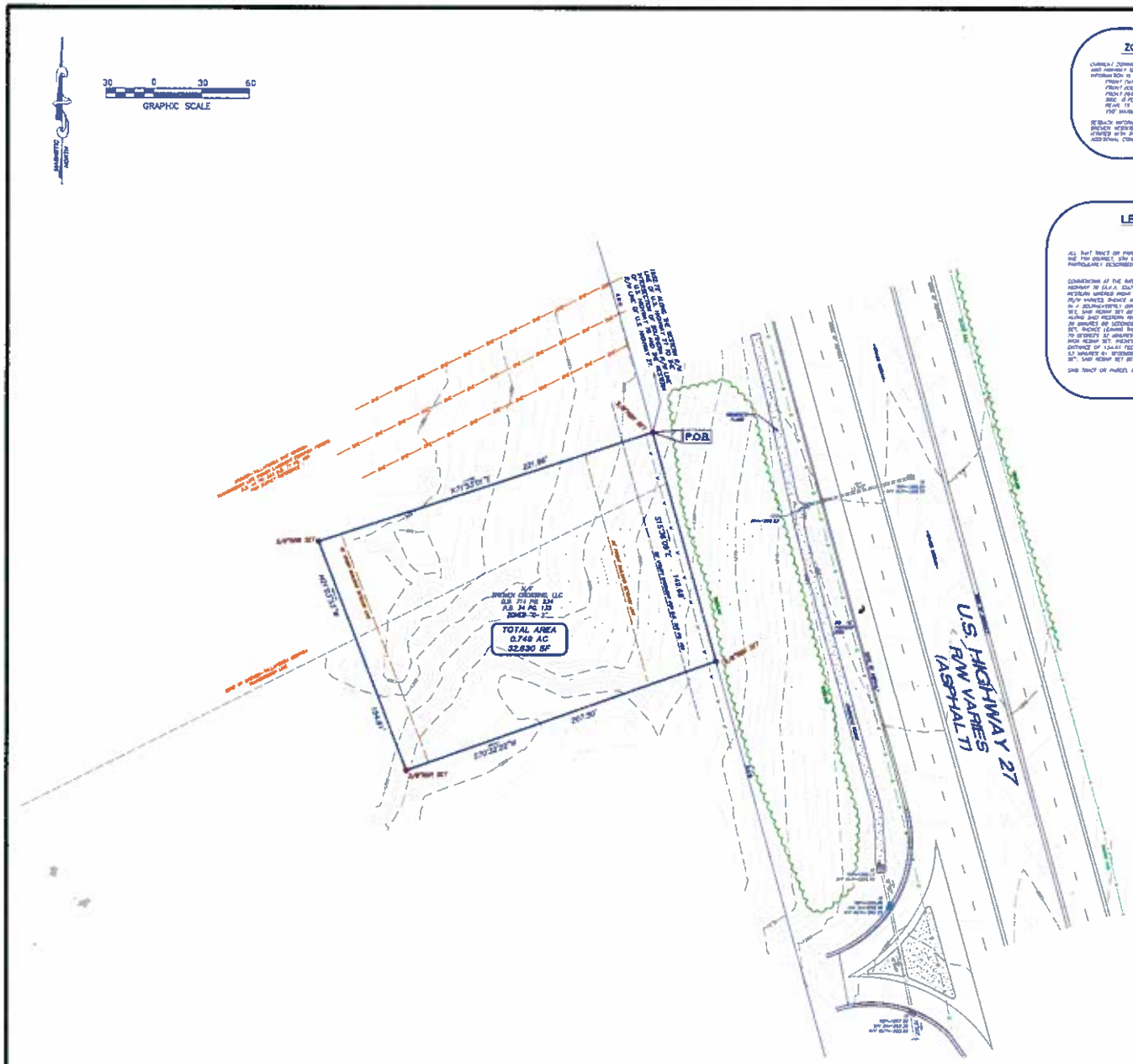

ZONING INFORMATION

CURRENT ZONING FOR THIS PROPERTY IS "C-2" (NEIGHBORHOOD AND HIGHWAY SERVICE BUSINESS DISTRICT) BUILDING SETBACK INFORMATION IS AS FOLLOWS:

FRONT (WALKER): 65 FEET BUILDING SETBACK
FRONT (COLLETTE ROAD): 35 FEET BUILDING SETBACK
FRONT (HIGHWAY): 30 FEET BUILDING SETBACK
SIDE: 0 FEET BUILDING SETBACK
REAR: 15 FEET BUILDING SETBACK
FOR MAXIMUM BUILDING HEIGHT

SETBACK INFORMATION MUST BE VERIFIED FROM THE CITY OF BRENSON WEBSITE. HOWEVER, ZONING INFORMATION SHOULD BE VERIFIED WITH THE PROPER ZONING OFFICIALS BEFORE ANY ADDITIONAL CONSTRUCTION TAKES PLACE.

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 241 OF THE 7TH DISTRICT, 5TH SECTION OF HARALSON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTHERN RIGHT OF WAY LINE OF U.S. HIGHWAY 78 (A.K.A. STATE ROUTE 61 [U.S. VARIES]) AND THE NORTHERN END OF THE WESTERN MITERED RIGHT OF WAY LINE OF U.S. HIGHWAY 27 (A.K.A. STATE ROUTE 1) (R/W VARIES) THENCE ALONG SAID WESTERN RIGHT OF WAY LINE OF U.S. HIGHWAY 27 IN A SOUTHWESTERLY DIRECTION, A DISTANCE OF 1,853.73 FEET TO A 5/8 INCH REBAR SET, SAID REBAR SET BEING THE TRUE POINT OF BEGINNING. THENCE CONTINUING ALONG SAID WESTERN RIGHT OF WAY LINE OF U.S. HIGHWAY 27 SOUTH 15 DEGREES 39 MINUTES 00 SECONDS EAST, A DISTANCE OF 149.66 FEET TO A 5/8 INCH REBAR SET, THENCE LEAVING THE WESTERN RIGHT OF WAY LINE OF U.S. HIGHWAY 27 SOUTH 79 DEGREES 57 MINUTES 33 SECONDS WEST, A DISTANCE OF 207.30 FEET TO A 5/8 INCH REBAR SET. THENCE NORTH 14 DEGREES 47 MINUTES 31 SECONDS WEST, A DISTANCE OF 134.41 FEET TO A 5/8 INCH REBAR SET. THENCE NORTH 71 DEGREES 57 MINUTES 47 SECONDS EAST, A DISTANCE OF 221.96 FEET TO A 5/8 INCH REBAR SET. SAID REBAR SET BEING THE TRUE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINING 0.749 ACRES MORE OR LESS.

VICINITY MAP (NOT TO SCALE)

LEGEND

IRON PIN FOUND
IRON PIN SET
CONCRETE MONUMENT FOUND
FIRE HYDRANT
WATER LINE
WATER METER
WATER VALVE
SANITARY SEWER LINE
SANITARY SEWER MANHOLE
STORM DRAINAGE LINE
STORM DRAINAGE MANHOLE
STORM DRAINAGE DROP INLET
GAS LINE
GAS METER
GAS VALVE
OVERHEAD ELECTRIC LINE
UNDERGROUND ELECTRIC LINE
POWER METER
ELECTRIC TRANSFORMER BOX
POWER POLE
LIGHT POLE
GUY ANCHOR
OVERHEAD TELEPHONE LINE
UNDERGROUND TELEPHONE LINE
TRAFFIC SIGNAL POLE
TRAFFIC SIGNAL BOX
TREELINE
PARKING BOLLARD
SIGN
CONCRETE
CATCHPOST AREA
BSL BUILDING SETBACK LINE
LSB LANDSCAPE BUFFER LINE
GREEN COVERLINE
OLIVE WOLF
WALKOFF
PROPERTY LINE
MISC. MARKER POST
IRRIGATION CONTROL VALVE
GREASE TRAP MANHOLE
ELECTRIC MANHOLE
CLEAN OUT
ELECTRIC BOX
PARKING SPACES
BUILDING LINE
WELL

SURVEY NOTES

1. THE FIELD DATA UPON WHICH THIS SURVEY IS BASED HAS A CLOSURE OF ONE FOOT IN 51,000 FEET AND AN ANGULAR ERROR OF 1" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE.

2. THE LINEAR AND ANGULAR MEASUREMENTS SHOWN ON THIS PLAT WERE OBTAINED BY FIELD SURVEY USING A SINGLE SKIP ROBOTIC TOTAL STATION.

3. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 375,618 FEET.

4. THIS PROPERTY IS LOCATED WITHIN AN UNMAPPED AREA AND FLOODPLAIN IS AVAILABLE AT THE TIME OF THIS SURVEY ACCORDING TO HARALSON COUNTY COUNTY FINAL FLOOD COMMUNITY PANEL NUMBER 130034, LAST REVISED AUGUST 1, 1988

5. BASIS OF BEARING (NORTH) SEN IS WGS84 TRUE NORTH AND IT IS BASED ON DATA FROM THE PLAT 134 OF HARALSON COUNTY PUBLIC RECORDS. VERTICAL DATUM IS BASED ON AN ASSUMED DATUM.

6. FIELD WORK FOR THIS SURVEY WAS PERFORMED BY LAI ENGINEERING ON MARCH 20, 2007

7. THIS SURVEY HAS BEEN PROVIDED WITHOUT BENEFIT OF A CURRENT TITLE INSPECTION REPORT. EASEMENTS OF OTHER ENCUMBRANCES OF RECORD MAY EXIST FOR THIS SITE, BUT ARE NOT BE REFERENCED HEREIN.

PLAT REFERENCES

1. PROPERTY SURVEY FOR BRENSON CROSSING, LLC, PREPARED BY CRAWFORD & ASSOCIATES C.M.J., INC. ENGINEERING, LAND SURVEYING & LAND PLANNING, DATED 10/31/2003.

REVISIONS

PROJECT
BOUNDARY AND TOPOGRAPHIC SURVEY
OF AARONS RENT
BRENSON CROSSING
BRENSON, GA
LAND LOT 241, 7TH DISTRICT, 5TH SECTION HARALSON COUNTY

PREPARED FOR
AARONS RENT, INC.
309 PACES FERRY ROAD NE
5TH FLOOR
ATLANTA, GA 30305
678-402-3990

LAI ENGINEERING
PARKWAY CENTER -
1900 PARKWAY PL. - STE. 720
MARIETTA, GA 30067
PHONE: 770.422.8007
FAX: 770.422.8017
WWW.LAIENGINEERING.COM

LAI ENGINEERING

JOB NO: [illegible]
[illegible]-Survey-AL

SCALE 1"=30'

SHEET NO.
1 OF 1

DATE 3/27/07