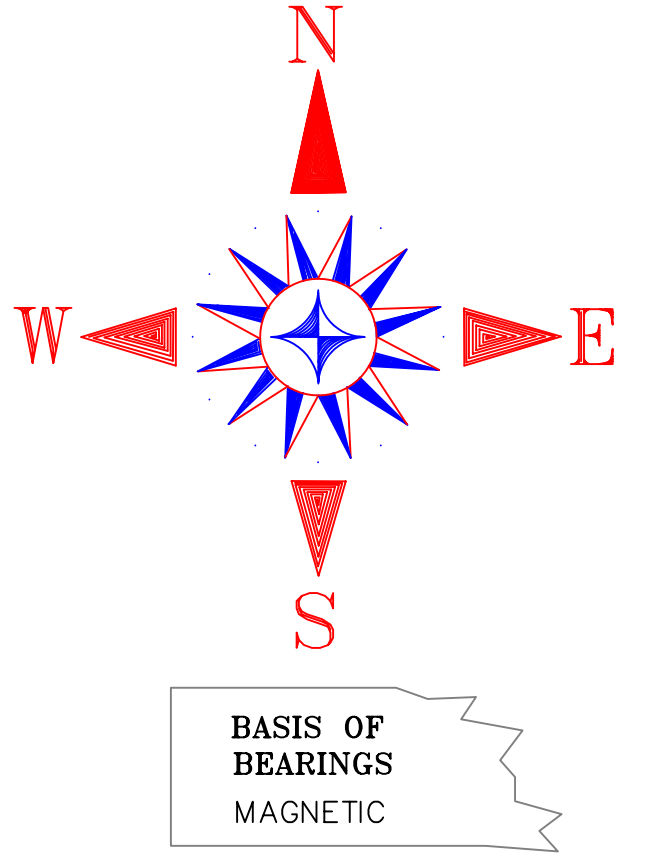


REVISIONS	BY

DRAWN BY: SS
CHECKED BY: LW, CG
DATE: 11/30/06
SCALE: 1" = 160'
JOB No: 4-32998
SHEET NUMBER
1
1 OF 1 SHEETS

THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA A SECOND OPINION OR IN MY OPINION REFERRED PARTS OF THE SOUTH BY AREA HAVING SPECIAL FLOOD HAZARD, WITHOUT AN ELEVATION CERTIFICATION SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE TO THIS PROPERTY OR FOR THE LOSS OF THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DESIGNATED BY THE F.E.M.A. INSURANCE RATE MAP OF FULTON COUNTY, GEORGIA.

MAP ID: _____ EFFECTIVE DATE: _____
ZONE: _____



GENERAL NOTES:

1. THE FIELD DATA UPON WHICH THE PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 70,000+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 123,574.423 FEET, AN ELECTRONIC TOTAL STATION AND 454' PREPARATION OF THIS PLAT/SURVEY.
2. THE PUBLIC RECORDS AS SHOWN HEREON REFLECTS TO THOSE RECORDS NECESSARY TO ESTABLISH THE BOUNDARIES SHOWN HEREON AND REFERENCE TO THE SAME DOES NOT AND IS NOT INTENDED TO CONSTITUTE A TITLE SEARCH OR TITLE OPINION.
3. THIS DRAWING IS THE SOLE PROPERTY OF SURVEY SYSTEMS & ASSOC., INC. UNAUTHORIZED USE FOR REPRODUCTION AND/OR RECERTIFICATION TO A DIFFERENT PARTY IS PROHIBITED WITHOUT THE EXPRESS WRITTEN CONSENT OF SURVEY SYSTEMS & ASSOC., INC.
4. SURVEY SYSTEMS & ASSOC., INC. ASSUMES NO RESPONSIBILITY FOR THE LOCATION OF ANY AND ALL UNDERGROUND UTILITIES THAT MAY AFFECT THIS PROPERTY, INCLUDING BUT NOT LIMITED TO SANITARY SEWERS, STORM DRAINS, GAS PIPES OR LINES, WATER PIPES OR LINES, ELECTRICAL OR ANY OTHER UTILITY ABOVE OR BELOW GROUND.
5. THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIONS, OR ANY OTHER MATTERS OF RECORD THAT MAY AFFECT THIS PROPERTY; RECORDED OR UNRECORDED; PUBLIC OR PRIVATE.
6. LOCATION AND DESCRIPTION OF EASEMENTS, UTILITIES AND BUILDING SETBACK LINES TAKEN GRAPHICALLY FROM RECORDED SUBDIVISION PLATS WERE APPLICABLE.
7. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY SURVEY SYSTEMS AND ASSOC., INC. FOR USE OF THIS SURVEY FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO, LEGAL SURVEY FOR SURVEY AFFIDAVIT, RECAL OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY.
8. PROPERTY IS ZONED _____
9. THE FIRM SURVEY SYSTEMS & ASSOCIATES, INC. DOES NOT CERTIFY TO THE CORRECTNESS OR ACCURACY OF THE UNDERGROUND UTILITIES SHOWN OR NOT SHOWN HEREON, CONTACT THE UTILITY PROTECTION CENTER AT 1-800-282-7411 PRIOR TO DIGGING.
10. NOTE: ABOVE GROUND UTILITY LOCATIONS WERE OBTAINED FROM FIELD OBSERVATIONS. SURVEY SYSTEMS & ASSOCIATES, INC. HAS NOT RESEARCHED UNDERGROUND UTILITY LOCATIONS. INFORMATION SHOWN HEREON REGARDING THE EXISTENCE, SIZE, TYPE AND LOCATION OF UNDERGROUND UTILITIES IS BASED ON MARKING IN THE FIELD AND INFORMATION FURNISHED TO US BY OTHERS AND SURVEY SYSTEMS & ASSOCIATES, INC. IS UNABLE TO CERTIFY TO THE ACCURACY OR COMPLETENESS OF THIS INFORMATION. INDICATED LOCATIONS SHOULD BE CONFIRMED IN THE FIELD WITH THE UTILITY COMPANIES PRIOR TO PROCEEDING WITH PLANNING, DESIGNING OR CONSTRUCTION.
11. IF WETLANDS EXIST, WATERS OF THE UNITED STATES, INCLUDING THE LAKES AND ADJACENT WETLANDS, SHOWN ON THIS PLAT ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS. LOT OWNERS ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE OF THESE WETLAND AREAS WITHOUT PROPER AUTHORIZATION.
12. ALL STREAM AND TRIBUTARY BUFFERS THAT MAY BE SHOWN AS WELL AS 100 YR. FLOOD LINES ARE APPROXIMATE.
13. ALL ELEVATIONS, CREEKS, BRANCHES, FLOOD AND TOPOGRAPHIC INFORMATION ON SHOWN SURVEY/PLAT WAS TAKEN AND INTERPOLATED DIRECTLY FROM FULTON COUNTY GIS TOPO MAPS. THIS SURVEYOR HAS MADE NO ATTEMPT TO FIELD VERIFY ANY TOPOGRAPHIC INFORMATION SHOWN ON THIS SURVEY. DOES NOT CERTIFY TO ABOVE SAID INFORMATION AS SHOWN ON PLAT/SURVEY.
14. THIS SURVEY/PLAT IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD NOT EVIDENT FROM A VISIBLE INSPECTION OF THE PROPERTY.
15. EASEMENTS FOR STORM DRAINS AND SANITARY SEWER LINES SHALL BE CENTERED ON THE PIPES, AND THE CONSTRUCTOR MUST VERIFY DEPTHS AND LOCATION OF SEWER LATERALS PRIOR TO CONSTRUCTION.
16. STORM DRAINAGE AND SANITARY SEWER EASEMENT SHOWN HEREON ARE CENTERED ON THE NATURAL DRAINAGE STRUCTURES AND PIPES ASSOCIATED WITH THE EASEMENTS, UNLESS CLEARLY DIMENSIONED OTHERWISE. LOCATIONS SHOWN ARE APPROXIMATE. ALL STRUCTURES, LINES OR DRAINS NEAR ANY AREA OF PROPOSED LAND DISTURBANCE OR CONSTRUCTION SHOULD BE FIELD LOCATED PRIOR TO PROCEEDING. NO CONSTRUCTION SHOULD OCCUR WITHIN ANY EASEMENT AREA.
17. APPROXIMATE LOCATION OF UNDERGROUND PIPE LINE (SOUTHERN NATURAL GAS CO. EXACT LOCATION TO BE DETERMINED AT A LATE DATE AND UPDATE ON THIS SURVEY. EXACT LOCATION TO BE TAKEN FROM STAKED POINTS ON EASEMENT AS DETERMINED BY SOUTHERN GAS COMPANY.
18. THIS BOUNDARY SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE THEREFORE THIS SURVEYOR DOES NOT WARRANT THIS INFORMATION TO BE TOTALLY ACCURATE. AS OTHER LEGAL DOCUMENTS MAY EXIST THAT WERE NOT UNCOVERED BY THIS SURVEYOR, IT SHOULD BE UNDERSTOOD BY THOSE PARTIES USING THIS INFORMATION THAT OTHER MATTERS OF TITLE MAY OR MAY NOT EXIST.

SPECIAL NOTES

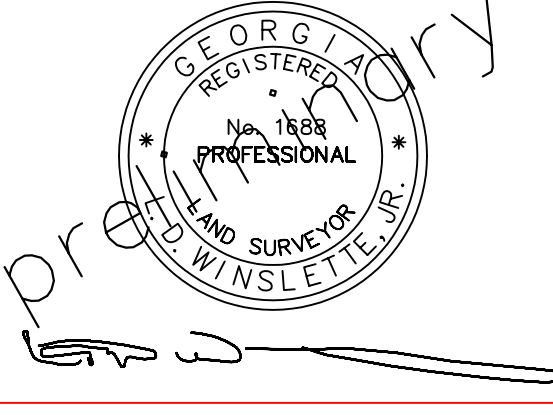
1. THIS PROPERTY IS SUBJECT TO AND AFFECTED BY ALL THAT IMPERTINENT INFORMATION AS CONTAINED IN THAT CERTAIN TITLE COMMITMENT CERTIFICATION ISSUED BY TRINITY TITLE FOR VANDIVER & VANDIVER, HAVING A FILE NUMBER OF _____ AN EFFECTIVE DATE OF _____, 2006 @ 5:00 PM.
2. PROPERTY LINES SHOWN ON THIS SURVEY/PLAT REPRESENT PHYSICAL FIELD CONDITIONS BY EVIDENCE OF APPARENT POSSESSION (IRON PINS FOUND, OLD & ESTABLISHED FENCE LINES, OLD WALL LINES, SHRUB & HEDGE LINE, HOUSE LOCATIONS, ETC.). THEY MAY DIFFER AND BE IN CONTESTATION FROM EVIDENCE FOUND AT THE APPLICABLE COUNTY COURTHOUSE. THEY MAY ALSO DIFFER FROM OTHER SURVEYOR OPINIONS AND/OR NEIGHBORS SURVEYS/PLATS. A FULL LAND TITLE REPORT OPINION ON ALL PROPERTIES, INCLUDING ADJACENT AND CONTIGUOUS PROPERTIES MAY BE NEEDED TO RESOLVE ALL POSSIBLE PROPERTY LINE DISPUTES OR DISCREPANCIES.
3. THIS SURVEY/PLAT REPRESENTS IRON PINS FOUND IN THE FIELD AS POSSIBLE POSSESSION PROPERTY LINES. THE IRON PINS FOUND IN THE FIELD MAY BE IN CONTESTATION WITH THE RECORD OR PLAT EVIDENCE AS RECORDED AT THE COUNTY COURTHOUSE.
4. STORM, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWING PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, THE FOLLOWING OFFICES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS:
A. GEORGIA POWER COMPANY
B. SOUTHERN NATURAL GAS COMPANY
5. PROPERTY SUBJECT TO ALL EASEMENT & RESTRICTIONS OF RECORD, LOCATION OF ANY UTILITIES (DO NOT BE LOCATED FROM ABOVE GROUND STRUCTURES ONLY). UNDERGROUND PIPES & UTILITIES ARE APPROXIMATE. ASSUMED LOCATIONS. FIELD VERIFICATION MAY BE NEEDED.

REFERENCES

TOTAL LAND AREA
39.37 AC

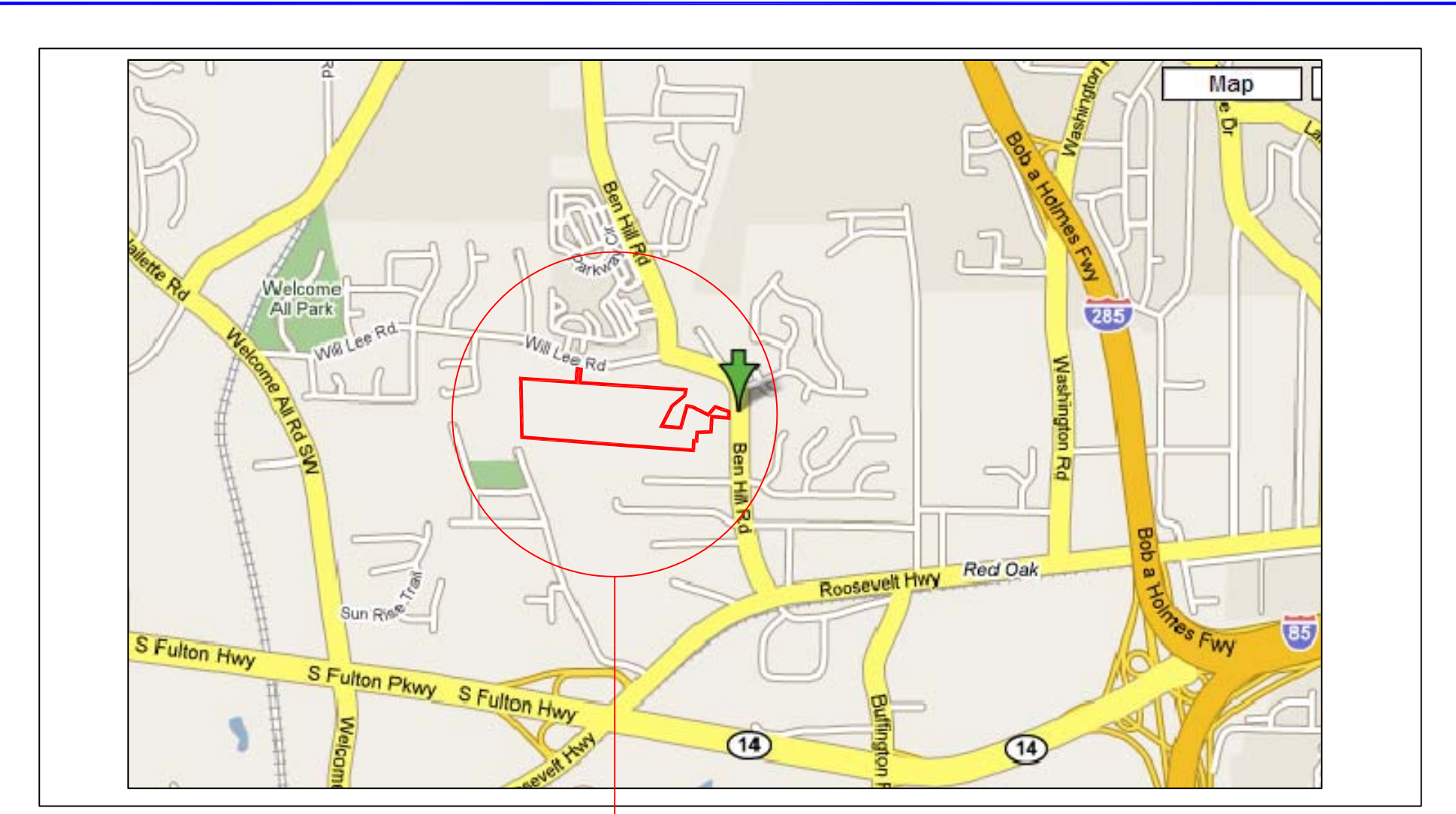
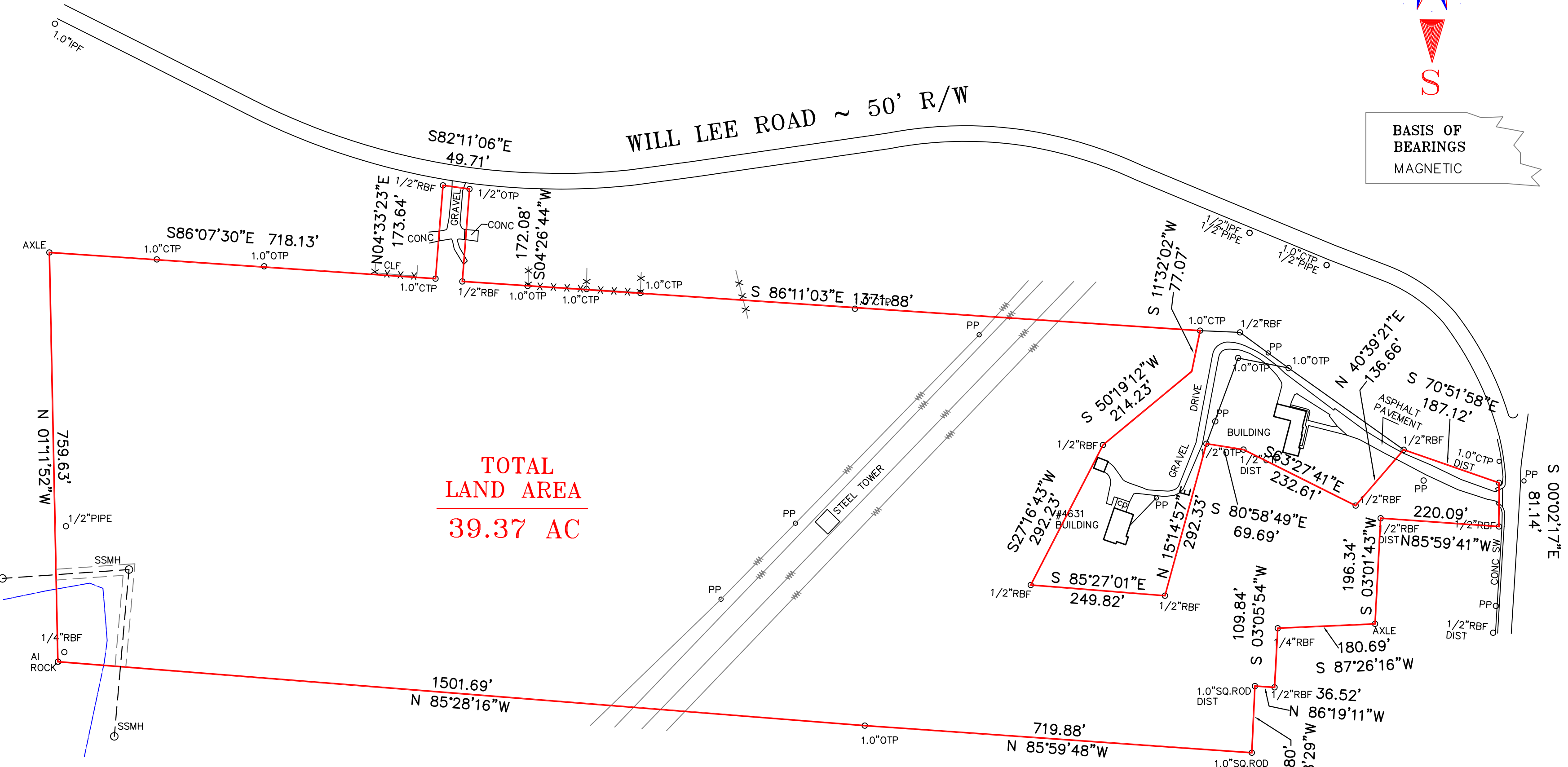
* LEGEND *

- | | |
|--------------------------|----------------------------|
| IPF IRON PIN FOUND | POB POINT OF BEGINNING |
| IPS IRON PIN SET | LLL LAND LOT LINE |
| MAN HOLE | MHI MAIN HOLE |
| CTP CRAMP TOP PIPE FOUND | SSL SANITARY SEWER LINE |
| REINFORCING BARR FOUND | CB CATCH BASIN |
| AI ANGLE IRON FOUND | JB JUNCTION BOX |
| CP CALCULATED POINT | DI DRAINAGE INLET |
| Y-Y FENCE | YI YARD INLET |
| CH CHANNEL FENCE | HW HEAD WALL |
| WF WOOD FENCE | PP POWER POLE |
| WF WIRE FENCE | PP POWER POLE |
| PC FENCE CORNER | SE SANITARY SEWER EASEMENT |
| BULLING LINE | SE DRAINAGE EASEMENT |
| R/W RIGHT-OF-WAY | UE UTILITY EASEMENT |
| PROPERTY LINE | AE ACCESS EASEMENT |
| PC PROPERTY CORNER | TD TOP OF BANK |
| CL CENTER LINE | CR CORRUGATED METAL PIPE |
| CPT CARPORT | ROP REINFORCED CONC. PIPE |
| BR BRICK | AS AS PER PLAT |
| OR FRAME | APD AS PER DEED |
| WO WOOD | AS AS PER RECORD |
| D DEED | APF AS PER FIELD |
| F FIELD | BP BOUNDARY PLAT |
| | ED EDGE OF PAVEMENT |
| | OU OWNERSHIP UNCLEAR |
| | OH OVERHANG |
| | N N'BORES |



COORD 32998
DWG 32998

0 160
SCALE 1" = 160'



SITE

BEFORE ANY EXCAVATION WORK BEGINS OR ANY WORK BEGINS WITHIN 120(17) FT. OF OVERHEAD POWER LINES OF 750 VOLTS OR MORE, NOTIFICATION MUST BE MADE TO THE UTILITIES PROTECTION CENTER (UPC) AT 1-800-282-7411 (633-544 IN METRO ATLANTA). CONTRACTOR SHALL HAVE ALL EXISTING UTILITIES FLAGGED PRIOR TO ANY LAND-DISTURBING ACTIVITIES. SURVEY SYSTEMS & ASSOCIATES, INC. IS NOT RESPONSIBLE FOR THE LOCATION OF UTILITIES, AND ANY EXISTING UTILITIES SHOWN ARE APPROXIMATE.

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.