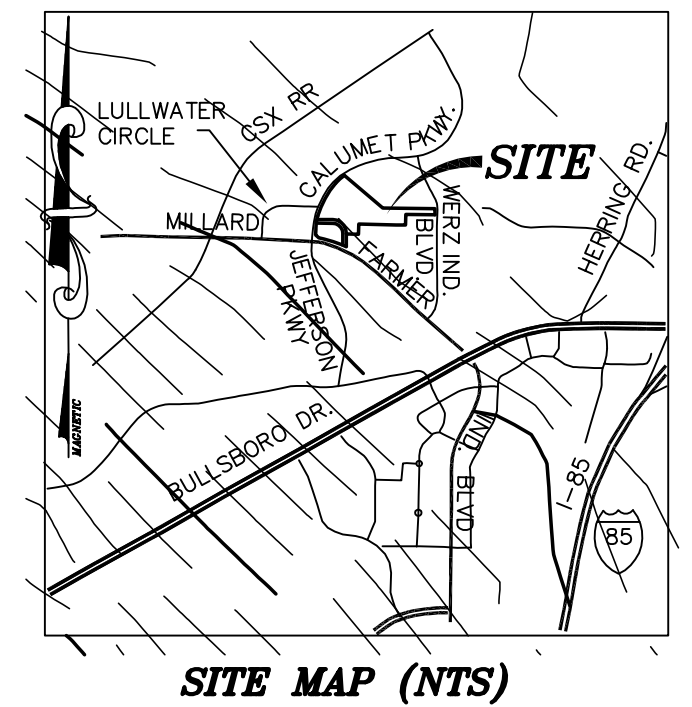


ALTA/ACSM SURVEY FOR:
NORTH BAY AVALON, LLLP
AND
STEWART TITLE GUARANTY COMPANY
 200 & 400 CALUMET PARKWAY
 LAND LOT 75, 5TH DISTRICT
 COWETA COUNTY, GEORGIA
 CITY OF NEWNAN



LEGEND:

IP	IRON PIN SET	HC	HANDI-CAP
IPF	IRON PIN FOUND	CMF	CONCRETE MONUMENT FOUND
OT	OVERHEAD UTILITY LINE(S)	OP	OVERHEAD UTILITY LINE(S)
CT	CRIMP TOP PIN	SSMH	SANITARY SEWER MAN HOLE
RB	RE-BAR REINFORCING BAR	MHT	MAN HOLE TELEPHONE
CRB	CAPPED RE-BAR	CB	CATCH BASIN
CL	CENTERLINE	JCB	JUNCTION BOX
R/W	RIGHT-OF-WAY	DI	DROP INLET
LLL	LAND LOT LINE	HW	HEAD WALL
LINE	LINE	CMF	CORRUGATED METAL PIPE
R	RADIUS	CP	CORRUGATED PLASTIC PIPE
CONC	CONCRETE	RCF	REINFORCED CONCRETE PIPE
C	CURVE	SSE	SANITARY SEWER EASEMENT
FP	POWER POLE	FH	FIRE HYDRANT
CV	GAS VALVE	DE	DRAINAGE EASEMENT
GM	GAS METER	WV	WATER VALVE
LP	LAMP POLE	PV	POST INDICATOR VALVE
SS	SANITARY SEWER	WM	WATER METER
FC	FENCE CORNER	CC	SANITARY SEWER CLEANOUT
X	FENCE	POB	POINT OF BEGINNING
AE	ACCESS EASEMENT	POC	POINT OF COMMENCEMENT
PROP	PROPOSED	NTS	NOT TO SCALE
AC	AIR-CONDITIONER	SWCB	SINGLE WING CATCH BASIN
GA	GAS POWER MANHOLE	UE	UTILITY EASEMENT
PB	POWER BOX	PM	POWER METER
CATV	CABLE TELEVISION JUNCTION BOX		
TB	TELEPHONE JUNCTION BOX		
APP	ABANDONED POWER POLE	CLF	CHAIN-LINK FENCE
		CTW	CROSS-TIE WALL

TO NORTH BAY AVALON, LLLP AND STEWART TITLE GUARANTY COMPANY:
 THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 11A, 13, 16, 17 AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 07, 2013.
 DATE OF PLAT OR MAP: NOVEMBER 07, 2013
 THOMAS E. PEAY, JR. GA. RLS# 2402 11-19-13 DATE

CLOSURE STATEMENT:

- BOUNDARY SURVEY BY FRONTLINE SURVEYING & MAPPING, INC. DATE OF SURVEY: 11/07/2013
- EQUIPMENT USED: TOPCON ELECTRONIC TOTAL STATION & TRIMBLE 5800 GPS RECEIVER
- ANGULAR ERROR: 3 SECONDS PER ANGLE.
- PRECISION: 1:23,241
- ADJUSTED BY LEAST SQUARES.
- PLAT CLOSURE: 1:684,966
- DISTANCES SHOWN ARE HORIZONTAL.

ZONING:

- PDC PLANNED COMMERCIAL DEVELOPMENT DISTRICT
 PDO PLANNED OFFICE AND INSTITUTIONAL DISTRICT
 PDI PLANNED INDUSTRIAL DISTRICT
 PDR PLANNED RESIDENTIAL DEVELOPMENT DISTRICT
 ILT LIGHT INDUSTRIAL DISTRICT
 IHV HEAVY INDUSTRIAL DISTRICT

MINIMUM DISTRICT SIZE (ACRES)	PDC 25	PDO 25
MAX BUILDING COVERAGE (PROJECT AREA AVG)	35%	35%
MIN LOT SIZE	10,000	10,000
BUILDING SETBACKS	MAJ ST: 30/80 MAJ ST: 30/80 MIN ST: 15/40 MIN ST: 15/40	
SIDE SETBACK	10 FT	10 FT
STREET SIDE SETBACK	MAJ ST: 30/80 MAJ ST: 30/80 MIN ST: 15/40 MIN ST: 15/40	
REAR SETBACK	10 FT	10 FT
MIN BLDG LINE WIDTH	50 FT	50 FT
MIN LOT FRONTAGE	50 FT	50 FT
MIN LOT DEPTH	100 FT	100 FT
PRINCIPLE BLDG HEIGHT	35 FT	35 FT
MIN/MAX BLDG COVERAGE	NONE/50%	NONE/50%
PER LOT		
MIN LANDSCAPED AREA	10%	10%

UTILITY COMPANY INFO:

ATLANTA GAS LIGHT COMPANY	GAS	OPERATOR	404-427-1862
AT&T	TELEPHONE	RICKY PORTER	678-305-9880
GEORGIA POWER COMPANY	ELECTRIC	SHIFT SUPERVISOR	404-806-6539
NEWMAN WATER & LIGHT	ELECTRIC, WATER & SEWER	OPERATOR	770-683-5516
CHARTER COMMUNICATIONS	CABLE	OPERATOR	678-649-3216
HC CABLE/POPC (NEW LINK)	CABLE	OPERATOR	770-683-5516

FLOOD STATEMENT:

PER GRAPHIC PLOTTING OF FEMA MAP 1307700144D, DATED 02/06/2013, THE REFERENCE PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

WETLANDS:

FRONTLINE SURVEYING & MAPPING, INC., HAS FOUND NO OBSERVABLE EVIDENCE OF WETLANDS WITHIN THE BOUNDARY OF SUBJECT PROPERTY EXCEPT AS NOTED HEREON.

STATE WATERS NOTE:

FRONTLINE SURVEYING & MAPPING, INC., HAS FOUND OBSERVABLE EVIDENCE OF STATE WATERS WITHIN THE SUBJECT PROPERTY AS SHOWN HEREON.

EASEMENT STATEMENT:

EASEMENTS WIDTH AND LOCATIONS, IF ANY, OTHER THAN SHOWN HEREON, ARE UNKNOWN.

REFERENCES:

- FINAL PLAT OF POD E CALUMET PREPARED FOR PARKWAY VENTURES, INC., BY STAN STEELE SURVEYING, DATED 07/30/2001, JOB NO. 01-123.
- PLAT OF SURVEY FOR PARKWAY VENTURES, PODS C AND D CALUMET, PREPARED BY MCLAIN SURVEYING, INC., DATED 11/15/2004, PROJECT NAME: 02-294, JOB NO: 02-294.
- GEORGIA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY PLANS, PROJECT NO. STP-164-1(39)8(48).
- PLAT BOOK 80 PAGE 37, SHOWS POD "C" AT 8.26 AC.

NOTES:

- UPON VISUAL INSPECTION, NO OBSERVABLE EVIDENCE WAS FOUND ON THIS SITE BEING USED AS A LANDFILL.
- DISTANCES SHOWN ARE HORIZONTAL.
- THE PROPERTY HAS DIRECT PHYSICAL ACCESS TO CALUMET PARKWAY, A PUBLIC STREET OR HIGHWAY.
- THIS SURVEY CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE PREMISES.
- THERE ARE NO ENCROACHMENTS ONTO ADJOINING PREMISES, STREETS OR ALLEYS BY ANY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS LOCATED ON THE PREMISES, AND NO ENCROACHMENTS ONTO SAID PREMISES BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES EXCEPT AS NOTED ON SURVEY.
- THERE WAS NO OBSERVABLE EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION NOR BUILDING ADDITIONS AT THE TIME OF SURVEY.

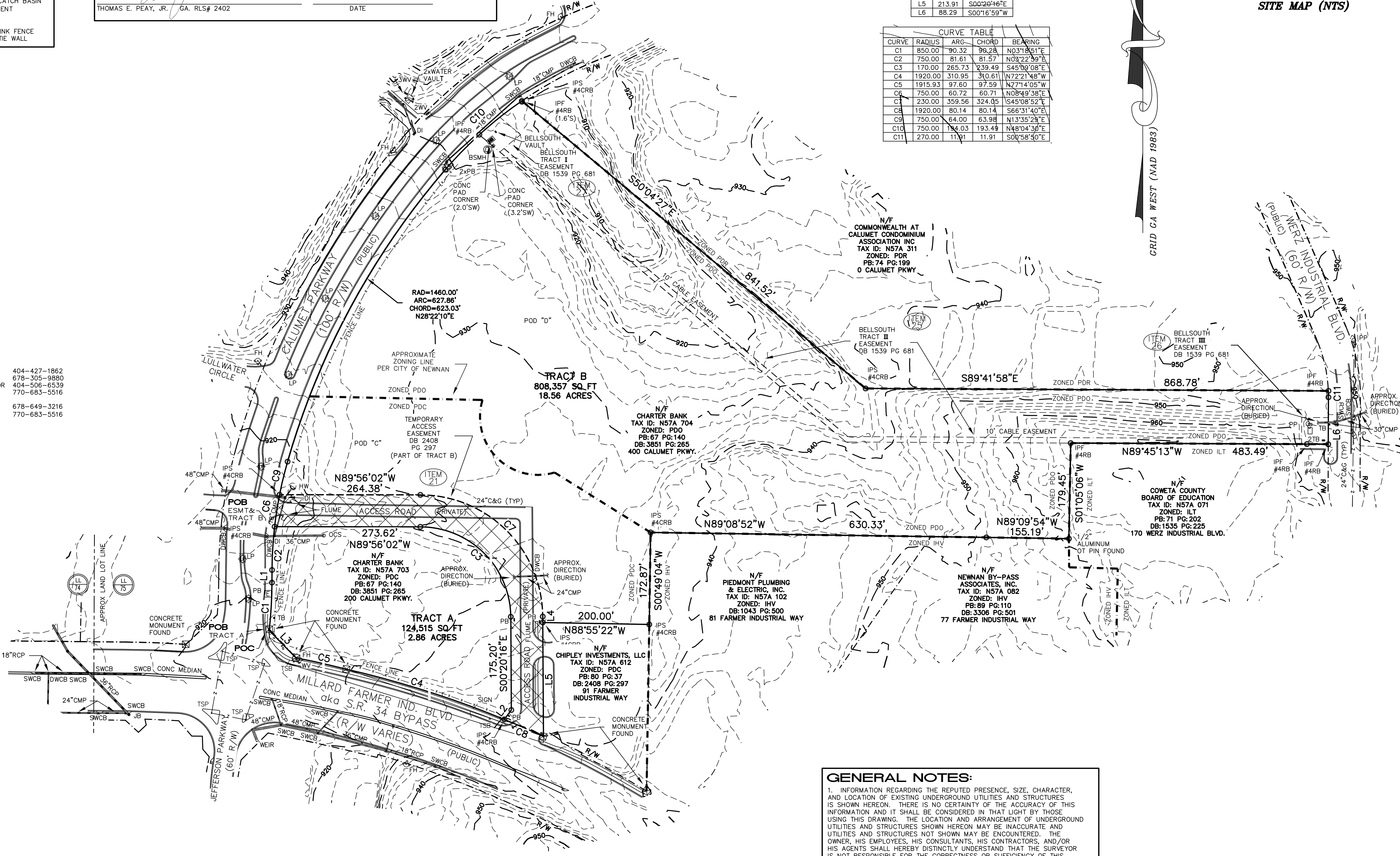
GLOBAL POSITIONING SYSTEMS INCORPORATION NOTE:
 A PORTION OF THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS OBTAINED UTILIZING GLOBAL POSITIONING SYSTEMS (GPS). IT INCLUDES NAVD 1983 ELEVATIONS AND HORIZONTAL DATUM 1983 (2011) GEORGIA STATE PLANE COORDINATES. THE EQUIPMENT USED WAS A TRIMBLE 5800 GPS RECEIVER WITH TRIMBLE DATA COLLECTOR. A NETWORK ADJUSTED REAL TIME KINEMATIC SURVEY WAS PERFORMED USING CORRECTED MEASUREMENTS. THE TRIMBLE VRS REAL TIME NETWORK OPERATED BY eGPS SOLUTIONS, INC. POSITIONAL ACCURACY OF THE FIELD DATA UTILIZED IN THIS SURVEY IS 0.04 FEET HORIZONTAL AND 0.07 FEET VERTICAL AT THE 95% CONFIDENCE LEVEL.

LINE TABLE

LINE	LENGTH	BEARING
L1	23.55	N00°16'13"E
L2	21.96	S36°58'42"W
L3	71.68	N44°26'37"W
L4	11.10	S00°20'16"E
L5	213.91	S00°28'46"E
L6	88.29	S00°16'59"W

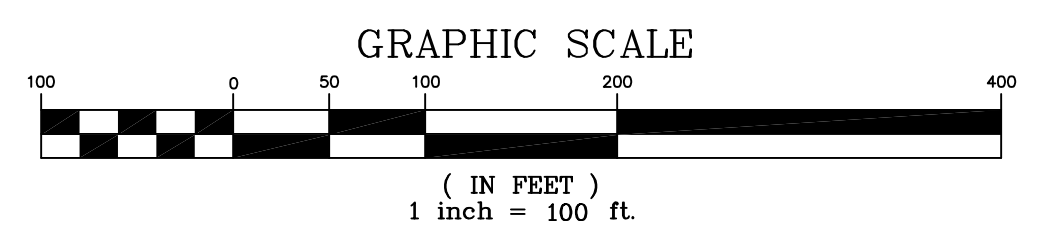
CURVE TABLE

CURVE	RADIUS	ARC	CHORD	BEARING
C1	850.00	90.32	98.28	N03°18'51"E
C2	750.00	81.61	81.57	N03°22'59"E
C3	170.00	265.73	239.49	S45°09'08"E
C4	1920.00	310.95	310.61	N72°21'48"W
C5	1915.93	97.60	97.59	N7°14'05"W
C6	750.00	60.72	60.71	N03°44'35"E
C7	230.00	359.58	324.05	S45°08'52"E
C8	1920.00	80.14	80.14	S66°31'40"E
C9	750.00	64.00	63.98	N13°35'28"E
C10	750.00	134.03	193.49	N48°04'36"E
C11	270.00	11.91	11.91	S00°58'50"E



GENERAL NOTES:

- INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.
- RIGHT-OF-WAYS ARE BASED ON CENTERLINES OF EXISTING PATHS OF TRAVEL, UNLESS NOTED OTHERWISE.
- ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.
- PURSUANT TO RULE 180-6.09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, THE TERM "CERTIFY" OR "CERTIFICATION" RELATING TO LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED ON FACTS AND KNOWLEDGE KNOWN TO THE LAND SURVEYOR AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
- DEED/PLAT DISCLAIMER: THIS PLAT MAY NOT CONFORM TO THE BEARINGS AND DISTANCES RECORDED ON THE DEED AND/OR PLAT OF RECORD DUE TO SEVERAL FACTORS INCLUDING, BUT NOT LIMITED TO, THE NATURE OF THE ADVANCES IN SURVEYING TECHNOLOGY SUCH AS ELECTRONIC MEASURING DEVICES, MORE PRECISE ANGULAR MEASUREMENTS AND THE ADVENT OF SATELLITE SURVEYING TECHNIQUES USING "GPS" AND "GLOASS" SATELLITE CONSTELLATIONS. SURVEYS USING SATELLITE OBSERVATIONS ARE CORRECTED TO THE GEORGIA WEST STATE PLANE COORDINATE SYSTEM AND USE "GEOCENTRIC" OR "GRID" NORTH AS OPPOSED TO "MAGNETIC" NORTH.



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FRONTLINE SURVEYING & MAPPING, INC.
 www.frontlinesurveying.com

DATE 11/07/13 SCALE 1" = 100'

SECTION 5th DISTRICT

REVISION LEGAL DESCRIPTION

CORRECTED LEGAL DESCRIPTION

UNIT

PHASE

I HAVE THIS DATE EXAMINED THE "TA OFFICIAL FLOOD HAZARD MAP" AND FOUND THAT THIS GRAPHIC FLOODING ONLY REFERENCE PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

REL 82 PG 6225

PG

DB

FOR THE FIRM FRONTLINE SURVEYING & MAPPING, INC. LSP #00631

11-19-13

JOB # 49192