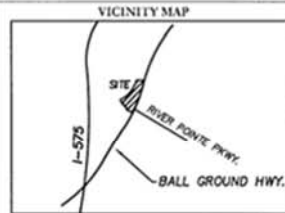
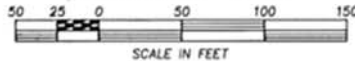


**FINAL PLAT FOR  
 ACORN FOOD GROUP, PEAK  
 HOLDINGS, LLC, FIRST CITIZENS  
 BANK OF GEORGIA AND STEWART  
 TITLE GUARANTY COMPANY**

(PREVIOUSLY PLATTED AS "BROADVISION DEVELOPERS, LLC")  
 LOCATED IN LAND LOT 227  
 14th DISTRICT, 2nd SECTION  
 CITY OF CANTON  
 CHEROKEE COUNTY, GEORGIA  
 JULY 12, 2011 1"=50'



LINE TABLE

LINE	DISTANCE	BEARING
L1	31.98'	N30°57'04"E
L2	34.56'	N18°00'50"W
L3	18.84'	S78°16'35"W
L4	19.79'	N77°24'04"E
L5	52.60'	S33°02'32"W

TOTAL AREA = 135,620 SQ. FT.  
 3.113 ACRES

**SURVEYOR'S CERTIFICATION**

IT IS MY OPINION THAT THE PLAT SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT, TO THE ACCURACY AND SPECIFICATIONS REQUIRED BY THE CITY OF CANTON DEVELOPMENT STANDARDS, WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THE MONUMENTS HAVE BEEN PLACED OR FOUND AS SHOWN.

*Jesse R. Gunnin*  
 JESSE R. GUNNIN  
 GEORGIA REGISTERED  
 LAND SURVEYOR NO. 3078  
 7/21/11  
 DATE

**CITY OF CANTON ENGINEER**

WE HAVE REVIEWED THE FINAL PLAT AND FIND THAT SAID PLAT CONFORMS TO THE APPROVED CONSTRUCTION PLANS AS SUBMITTED BY THE DEVELOPER AND THE CITY OF CANTON DEVELOPMENT REGULATIONS.

*Jeffrey A. West*  
 JEFFREY A. WEST  
 CITY ENGINEER  
 07-23-11  
 DATE

**OWNER'S CERTIFICATE**

OWNER'S CERTIFICATION:  
 STATE OF GEORGIA, COUNTY OF CHEROKEE  
 THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, CERTIFIES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, THAT ALL STATE, CITY AND COUNTY TAXES OR OTHER ASSESSMENTS NOW DUE ON THIS LAND HAVE BEEN PAID, THAT ALL STREETS, WATER SYSTEMS, DRAINS AND DRAINAGE EASEMENTS, AND PUBLIC PLACES SHOWN ARE DEDICATED TO THE USE OF THE PUBLIC FOREVER.

*Jesse R. Gunnin*  
 JESSE R. GUNNIN  
 OWNER  
 6/21/11  
 DATE

**OWNER'S CERTIFICATION AND DEDICATION**

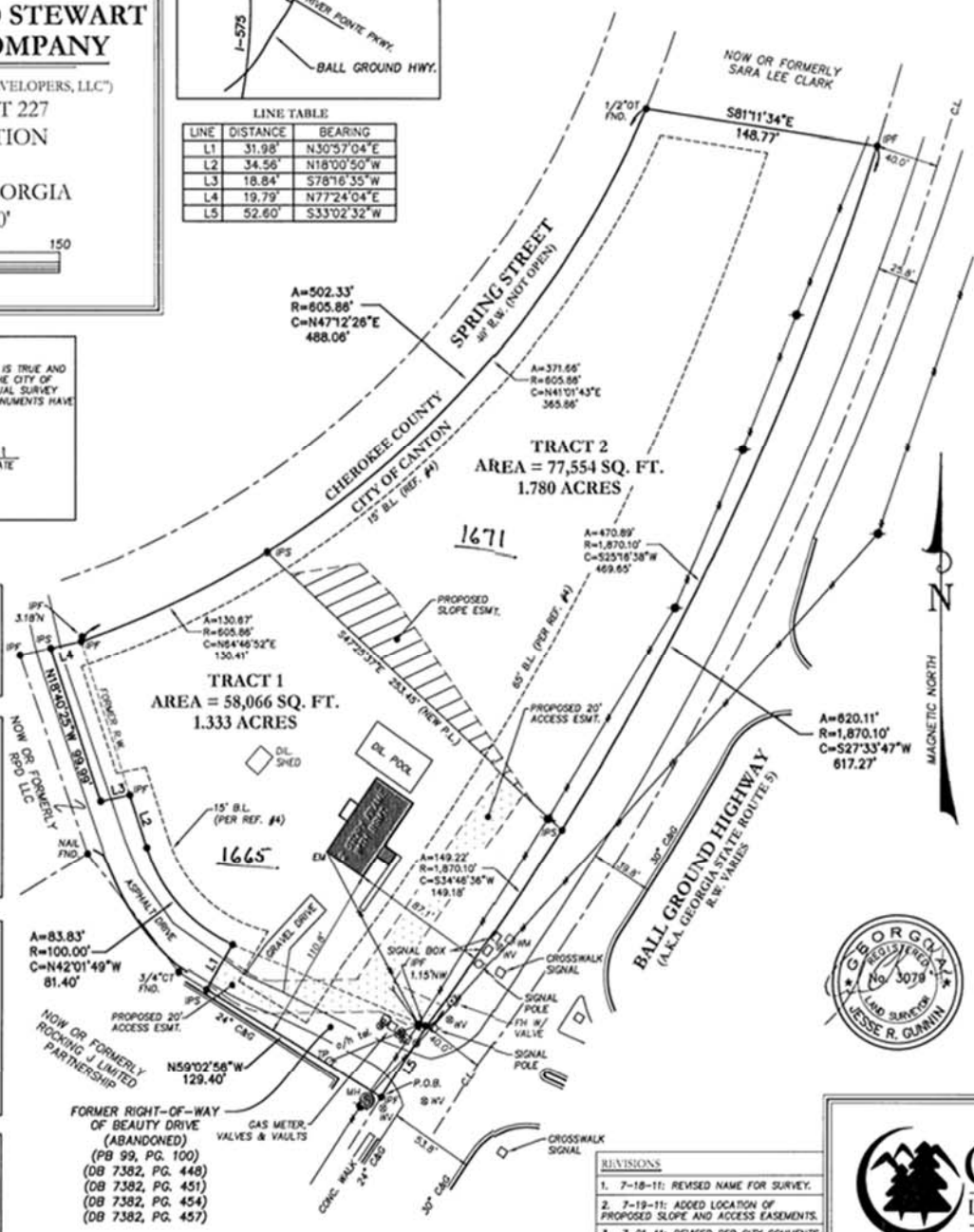
THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, AND DEDICATES BY THIS DECLARATION TO THE USE OF THE PUBLIC FOREVER ALL STREETS, SEWER COLLECTORS, LIFT STATIONS, DRAINS, EASEMENTS, ALLEYS, PARKS, AND OTHER PUBLIC FACILITIES AND APPURTENANCES HEREON SHOWN, AND TRANSFERS OWNERSHIP OF ALL PUBLIC AREAS IN FEE SIMPLE BY DEED, FOR THE PURPOSE HEREIN EXPRESSED.

*Jesse R. Gunnin*  
 JESSE R. GUNNIN  
 OWNER  
 6/21/11  
 DATE

**PLANNING AND ZONING CERTIFICATION**

PURSUANT TO THE LAND SUBDIVISION REGULATIONS OF THE CITY OF CANTON, GEORGIA, ALL THE REQUIREMENTS OF APPROVAL HAVING BEEN FULFILLED.

*Steve Green*  
 STEVE GREEN  
 ZONING ADMINISTRATOR  
 7/27/11  
 DATE



**LEGEND**

●	1/2" REBAR END
○	1/2" REBAR SET
---	RIGHT OF WAY
---	SANITARY SEWER EASEMENT
---	DRAINAGE EASEMENT
---	LAND LOT LINE
---	CENTERLINE
●	CRIMP TOP PIPE
○	OPEN TOP PIPE
○	WATER METER
○	SANITARY SEWER MANHOLE
○	POWER POLE
○	TELEPHONE POLE
○	ELECTRIC METER
○	FIRE HYDRANT
○	WATER VALVE
---	BACK OF CURB
---	EDGE OF PAVEMENT
---	FENCE
---	OVERHEAD ELEC. SERVICE LINE
---	BUILDING LINE

**CLOSURE STATEMENT**  
 THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS AN ANGULAR ERROR OF 8 SECONDS PER POINT AND A PRECISION RATIO OF 1 IN 37,154. IT HAS BEEN ADJUSTED USING THE COMPASS RULE.  
 THE DATA SHOWN ON THIS PLAT HAS A CLOSURE PRECISION RATIO OF 1 IN 287,110.

**GENERAL NOTES**  
 EQUIPMENT USED TO OBTAIN THESE MEASUREMENTS WAS A SOKKIA SETS 3003.  
 ALL MATTERS OF TITLE EXCEPTED.  
 THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH. THERE MAY BE EASEMENTS OR OTHER ENCUMBRANCES THAT ARE NOT SHOWN.  
 ALL I.P.'s ARE 3" REBARS UNLESS OTHERWISE NOTED.  
 IRON PINS ARE TO BE SET UPON RECORDING OF PLAT.  
 BEARINGS ARE CALCULATED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.

THIS PROPERTY IS CURRENTLY ZONED PSC (CASE #P0311-003).  
 BY GRAPHIC PLOTTING ONLY, THIS SITE IS NOT WITHIN THE LIMITS OF A 100 YR. FLOOD HAZARD AREA AS PER F.I.R.M. CHEROKEE COUNTY, GEORGIA AND INCORPORATED AREAS, COMMUNITY PANEL NO. 13007C0164 D. PANEL BEARS AN EFFECTIVE DATE OF SEPTEMBER 29, 2006. THIS SITE FALLS WITHIN ZONE "X".  
 THE SURVEY AND PLAT SHOWN HEREON IS NOT INTENDED FOR USE OR RELIANCE BY ANY PARTIES OR ENTITIES NOT SPECIFICALLY LISTED IN THE TITLE. UNAUTHORIZED THIRD PARTIES SHALL INDEMNIFY AND HOLD GUNNIN LAND SURVEYING, LLC HARMLESS AGAINST ANY AND ALL LIABILITY FOR ANY LOSS ARISING OUT OF, OR RELATED TO, RELIANCE BY ANY THIRD PARTY ON ANY WORK PERFORMED THEREUNDER, OR THE CONTENTS OF THE SURVEY.  
 ABOVE GROUND UTILITY LOCATIONS WERE OBTAINED FROM FIELD OBSERVATIONS. UNDERGROUND UTILITIES CROSSING OR SERVING THE PREMISES MAY EXIST THAT ARE NOT SHOWN.  
 THE PURPOSE OF THIS PLAT IS TO SPLIT THE OVERALL PROPERTY INTO 2 TRACTS. THE OVERALL PROPERTY IS THE SAME AS THAT SHOWN ON A "FINAL PLAT OF BROADVISION DEVELOPERS, LLC" RECORDED AT PB 99, PG. 100.

**ADDITIONAL REFERENCES:**  
 1. DB 7426, PG. 315;  
 2. DB 10512, PG. 92;  
 3. PB 47, PG. 127;  
 4. PB 99, PG. 100.  
 CURRENT OWNER: BROADVISION DEVELOPERS, LLC  
 915 NORTHSHORE FORESTRY DRIVE  
 CUMMING, GA 30041



PROJ. NO.: 11021



660 SUTALLEE RIDGE TR.  
 WHITE, GA 30184  
 TEL: 678.880.7502

- REVISIONS**
- 7-18-11: REVISED NAME FOR SURVEY.
  - 7-19-11: ADDED LOCATION OF PROPOSED SLOPE AND ACCESS EASEMENTS.
  - 7-21-11: REVISED PER CITY COMMENTS.