

EQUIPMENT UTILIZED:
ANGULAR: GEODIMETER 610
LINEAR: E.D.M.

NO N.G.S. MONUMENTS FOUND WITHIN 500' OF THIS PROJECT.

REFERENCES:

- 1.) DEED BOOK 3162, PAGE 218.
- 2.) SURVEY OF THE PROPERTY OF GEORGE PETRAKOPOULOS,
DATED AUGUST 18, 1985, BEARING THE SEAL OF PERRY E.
MCCLUNG, R.L.S. # 1541.
- 3.) FINAL PLAT FOR CASCADE FALLS, UNIT FOUR, DATED
SEPTEMBER 18, 2000, AND LAST REVISED MARCH 07, 2002,
PREPARED BY PRECISION PLANNING, INC., RECORDED IN PLAT
BOOK 86, PAGE 200.

MINIMUM ZONING REQUIREMENTS: RA-200

FRONT YARD SETBACK: 50'
SIDE YARD SETBACK: 15'
REAR YARD SETBACK: 40'

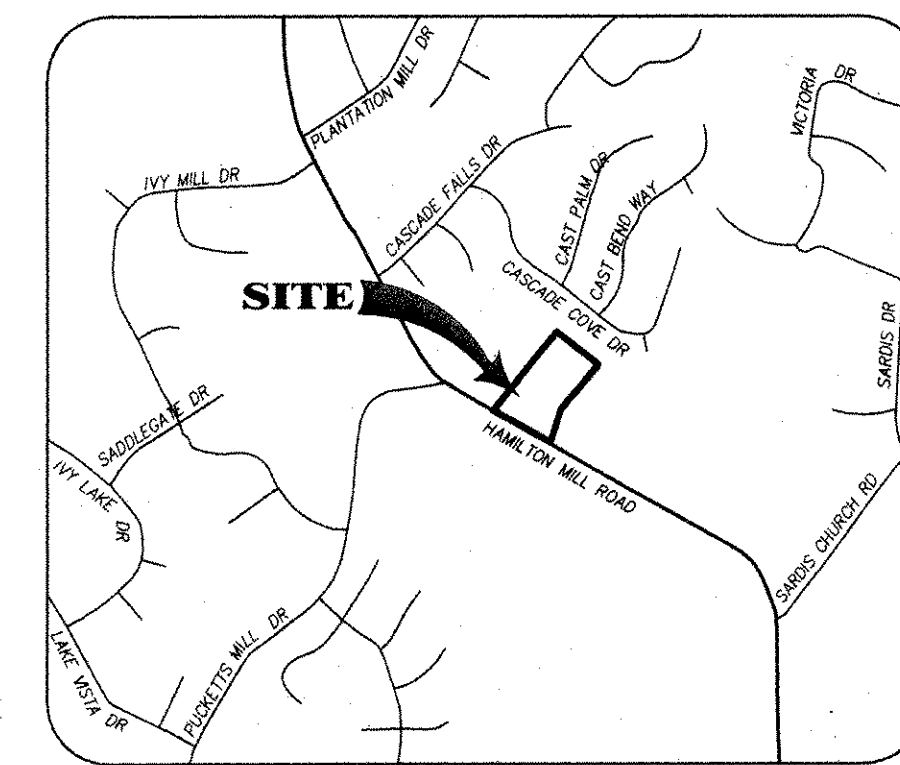
MAXIMUM HEIGHT OF BUILDING: 35'
MINIMUM SQUARE FEET/DENSITY: 40,000 Sq. Ft.
MINIMUM LOT WIDTH: 200'

HORIZONTAL & VERTICAL DATUM IS BASED ON GWINNETT COUNTY BENCHMARK DESIGNATED GC813.
THE STATION IS A BRASS DISK STAMPED GC813.

STATE PLANE COORDINATES GEORGIA WEST N= 1,496,891.2997 E= 2,348,514 ELEVATION = 1063.6920.
NORTH AMERICAN VERTICAL DATUM 1988.

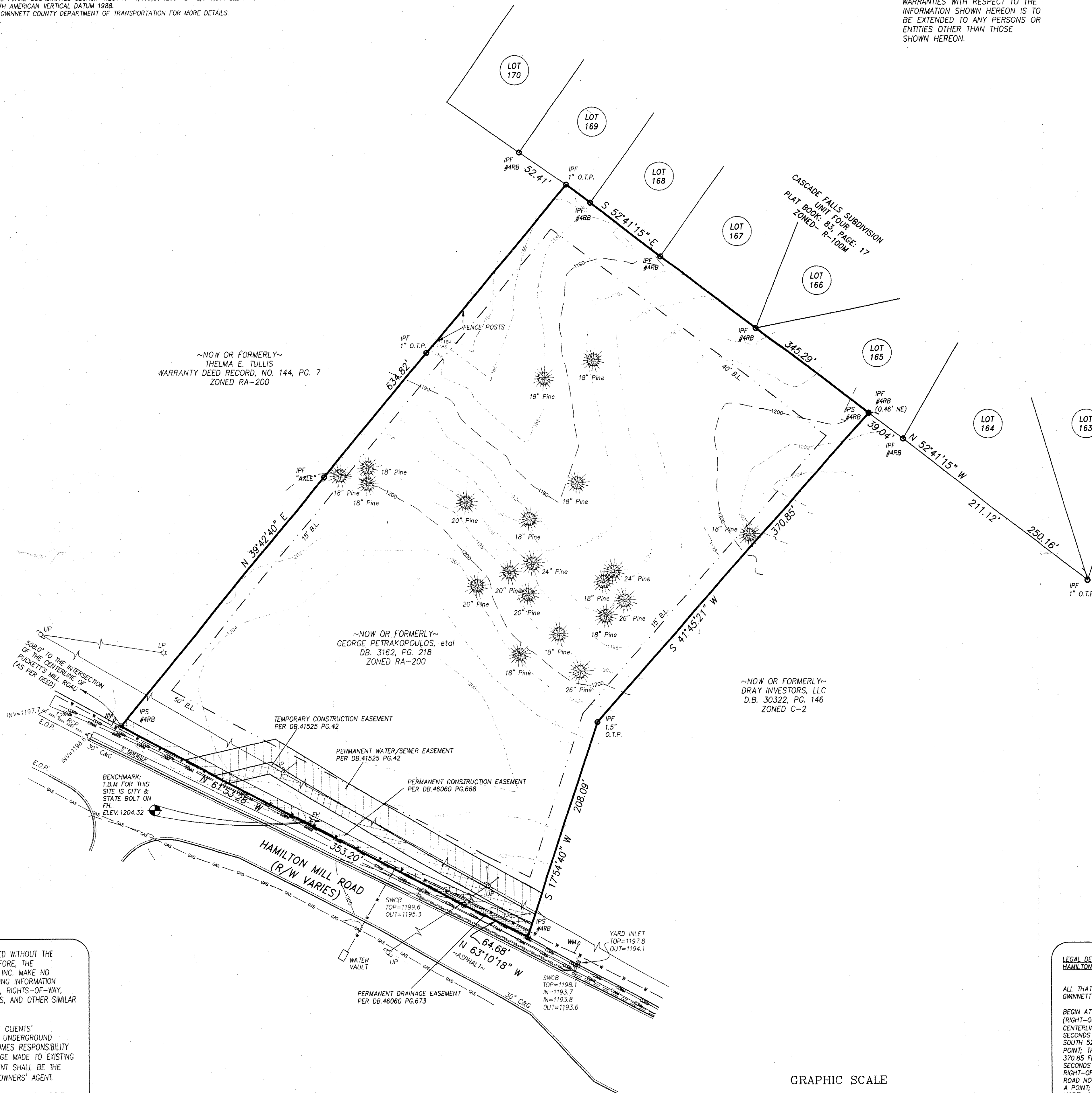
SEE GWINNETT COUNTY DEPARTMENT OF TRANSPORTATION FOR MORE DETAILS.

THIS SURVEY HAS BEEN PREPARED
FOR THE EXCLUSIVE USE OF:
MP INVESTMENTS COMPANY
CHARLES PETRAKOPOULOS
NO EXPRESS OR IMPLIED
WARRANTIES WITH RESPECT TO THE
INFORMATION SHOWN HEREON IS TO
BE EXTENDED TO ANY PERSONS OR
ENTITIES OTHER THAN THOSE
SHOWN HEREON.



LOCATION MAP n.t.s.

AREA:
212,206 Sq. Ft.
4.872 ACRES



GRID NORTH

LEGEND:

- | | | |
|------------------|---|--------------------------|
| LEGEND: | → | FLOW LINES |
| — | S | SWALES |
| XXX-X | X | EXISTING ELEVATIONS |
| XXX-X | X | ORIGINAL ELEVATIONS |
| IF | | IRON PIPE FOUND |
| IPS | | IRON PIPE |
| #4RB | | 1/2" REBAR |
| OT | | OPEN TOP |
| CT | | CRIMP TOP |
| PKS | | "PK" NAIL SET |
| A | | ARC |
| R | | RADIUS |
| CH | | CHORD |
| R/W | | RIGHT-OF-WAY |
| BL | | BUILDING LINE |
| HW | | HEADWALL |
| SWCB | | SINGLE WING CATCH BASIN |
| DWCB | | DOUBLE WING CATCH BASIN |
| JB | | JUNCTION BOX |
| DI | | DOWN INLET |
| YI | | YARD INLET |
| DE | | DRAINAGE EASEMENT |
| SSE | | SANITARY SEWER EASEMENT |
| C/O | | SANITARY SEWER CLEAN OUT |
| SSMH | | SANITARY SEWER MANHOLE |
| LLL | | LAND LOT LINE |
| RCP | | REINFORCED CONCRETE PIPE |
| CM | | CORRUGATED METAL PIPE |
| N/C | | NOW OR FORMERLY |
| B/C | | BACK OF CURB |
| E/P | | EDGE OF PAVEMENT |
| OHP | | OVERHEAD POWER |
| C.L. | | CENTERLINE |
| PP | | POWER POLE |
| LP | | LIGHT POLE |
| FH | | FIRE HYDRANT |
| WV | | WATER VALVE |
| WV | | WATER VALVE |
| GM | | GAS METER |
| GV | | GAS VALVE |
| ICV | | IRRIGATION CONTROL VALVE |

THE SURVEY SHOWN HEREON WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE; THEREFORE, THE UNDERSIGNED AND C&C LAND SURVEYORS, INC. MAKE NO GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS, RIGHTS-OF-WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS, AND OTHER SIMILAR MATTERS.

THE UTILITIES SHOWN ARE SHOWN FOR THE CLIENTS' CONVENIENCE ONLY. THERE MAY BE OTHER UNDERGROUND UTILITIES NOT SHOWN. THE SURVEYOR ASSUMES RESPONSIBILITY ONLY FOR THE UTILITIES SHOWN. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE OWNER, OR OWNERS' AGENT SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER, OR OWNERS' AGENT.

THIS PLAT IS FOR THE BENEFIT OF THE PARTIES IN THE TITLE BLOCK ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK. C&C LAND SURVEYORS, INC. WILL NOT ACCEPT ANY RESPONSIBILITY OF LIABILITY FOR THE USE OF THIS SURVEY BY ANYONE OTHER THAN THE PERSON, OR PERSONS, NAMED IN THE TITLE BLOCK.

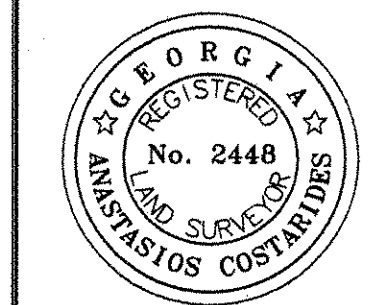
LEGAL DESCRIPTION
HAMILTON MILL ROAD

ALL THAT PARCEL OF LAND LYING AND BEING IN PUCKETT'S GENERAL MILITIA DISTRICT,
GWINNETT COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A POINT ON THE NORTHERN RIGHT-OF-WAY OF HAMILTON MILL ROAD (RIGHT-OF-WAY VARIES) 508.00 FEET SOUTHEASTERLY FROM ITS INTERSECTION WITH THE CENTERLINE OF PUCKETT'S MILL ROAD; THENCE NORTH 39 DEGREES 42 MINUTES 40 SECONDS EAST A DISTANCE OF 634.82 FEET TO AN OPEN TOP PIPE FLOW; THENCE SOUTH 17 DEGREES 54 MINUTES 40 SECONDS WEST A DISTANCE OF 10.00 FEET TO A POINT; THENCE SOUTH 41 DEGREES 45 MINUTES 21 SECONDS WEST A DISTANCE OF 370.85 FEET TO AN OPEN TOP PIPE FLOW; THENCE SOUTH 17 DEGREES 54 MINUTES 40 SECONDS WEST A DISTANCE OF 208.09 FEET TO A POINT ON THE NORTHERN RIGHT-OF-WAY OF HAMILTON MILL ROAD; THENCE SOUTH 63 DEGREES 10 MINUTES 18 SECONDS WEST A DISTANCE OF 64.68 FEET TO A POINT; THENCE CONTINUING ALONG THE RIGHT-OF-WAY OF HAMILTON MILL ROAD SOUTH 63 DEGREES 10 MINUTES 18 SECONDS WEST A DISTANCE OF 353.20 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 212,206 SQUARE FEET OR 4.872 ACRES OF LAND MORE OR LESS.

**LAND SURVEYORS
INCORPORATED**
3459 Acworth Due West Rd
Suite 218
ACWORTH, GEORGIA 30101
(770) 975-3933



BOUNDARY AND TOPOGRAPHIC SURVEY FOR:
MP INVESTMENT COMPANY
CHARLES PETRAKOPOULOS

PUCKETT'S GENERAL MILITIA DISTRICT
 GWINNETT COUNTY, GEORGIA

Survey Crew: RL & CP

Drawn By: JB

Approved By: JW

Field Date: 03/06/06

Cod Date: 03/08/06

Scale: 1" = 50'

[illegible]

SHEET 1 OF 1

DISC LOCATION: L:\2006

JOB NO: 06-0018