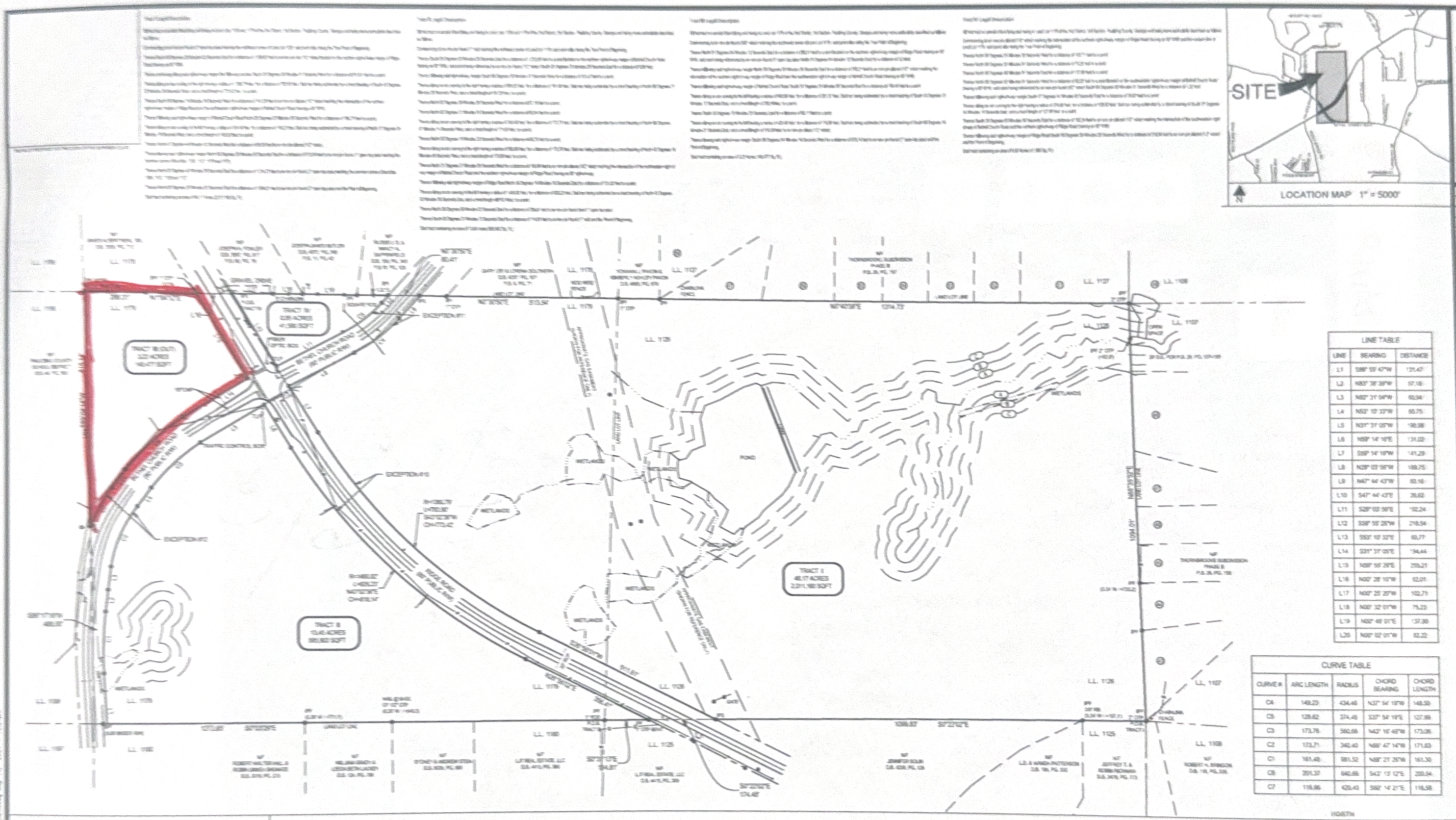

ELEVATIONS
DESIGN GROUP LLC
SURVEYORS AND ENGINEERS
DALLAS, GA 30157
770-845-5774

REVISIONS		
REV	DATE	DESCRIPTION
1	05/07/2014	INITIAL REVIEW

OWNER/DEVELOPER
STEVE OEXMANN

ALTA/NSPS LAND TITLE SURVEY FOR:
CABOT CREEK CONSULTING, LLC & FIRST AMERICAN TITLE INSURANCE COMPANY
LOCATED IN LAND LOTS 1126 & 1179, 2ND DISTRICT, 3RD SECTION
PAULDING COUNTY, GEORGIA

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S88° 55' 47"W	131.47'
L2	N83° 38' 38"W	57.18'
L3	N82° 31' 04"W	60.04'
L4	N53° 10' 33"W	80.75'
L5	N31° 31' 05"W	190.88'
L6	N69° 14' 16"E	131.02'
L7	S59° 14' 16"W	141.29'
L8	N29° 03' 56"W	169.75'
L9	N47° 44' 43"W	80.16'
L10	S47° 44' 43"E	26.62'
L11	S28° 03' 56"E	192.24'
L12	S59° 55' 26"W	216.54'
L13	S53° 10' 33"E	60.77'
L14	S31° 31' 05"E	194.44'
L15	N89° 55' 26"E	259.21'
L16	N40° 28' 10"W	62.01'
L17	N40° 25' 20"W	102.71'
L18	N40° 32' 01"W	75.23'
L19	N40° 48' 01"E	137.90'
L20	N40° 52' 01"W	63.22'

CURVE TABLE				
CURVE #	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C4	149.23'	434.46'	N37° 54' 15"W	148.50'
C5	128.62'	374.46'	S37° 54' 15"E	127.99'
C3	173.76'	580.66'	N42° 16' 48"W	173.06'
C2	173.71'	342.40'	N68° 47' 14"W	171.63'
C1	161.48'	981.52'	N88° 21' 25"W	161.30'
C6	201.37'	640.66'	S43° 15' 12"E	200.54'
C7	116.96'	420.40'	S62° 14' 21"E	116.58'

NORTH
(GRID-PLA, WEST ZONE NAD83)

STATE WATER BUFFER LEGEND:

- (A) STATE UNDISTURBED STREAM BUFFER 25' FROM POINT OF WRESTED VEGETATION
- (B) LOCAL UNDISTURBED STREAM BUFFER 50' FROM POINT OF WRESTED VEGETATION
- (C) LOCAL NONHARMFUL SETBACK 25' FROM COUNTY BUFFER

NOTES:

1. BEARINGS AND COORDINATES SHOWN REFERENCE NAD-83 GEORGIA WEST ZONE STATE PLANE COORDINATES.
2. THE FIELD WORK FOR THE SURVEY WAS PERFORMED ON MAY 1, 2014.
3. ALL MATTERS OF TITLE ARE EXCEPTED.
4. THE SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (O.C.G.A.) SHAPE 36-TRAV WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.
5. THE PLAT IS INTENDED FOR THE PARTIES STATED ON THE FACE OF THE SURVEY. USE OF THIS SURVEY BY THIRD PARTIES IS AT THEIR OWN RISK.

THE PLAT HAS BEEN CALCULATED FOR AN OVERALL CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN: POINT IN 1.55' 79 FEET.

EQUIPMENT USED: 100% OF THE DATA WAS COLLECTED USING A CHALLENGER G-TRACE AND POWER BASE REQUIREMENTS WERE CORRECTED FROM NOAA'S ONLINE POSITIONING USER SERVICE (OPUS). THE RELATIVE POSITIONAL ACCURACY DERIVED ON THE POINTS UTILIZED IN THIS SURVEY WERE 0.07 FT. ADDITIONAL AND LIGHT ABSTRACTS THE 95% CONFIDENCE LEVEL.

LEGEND:

POC	-POINT OF COMMENCEMENT		
POB	-POINT OF BEGINNING		
IPF	-IRON PIN FOUND (1/2" REBAR UNLESS NOTED OTHERWISE)		
IPP	-IRON PIN PLACED (1/2" REBAR WITH PLASTIC CAP)		
RB	-REBAR		
OTP	-OPEN TOP PIPE		-FIRE HYDRANT
S.S.E.	-SANITARY SEWER EASEMENT		-ROAD SIGN
D.I.P.	-DUCTILE IRON PIPE		-GAS VALVE
MH	-MANHOLE		-GAS LINE MARKER
I.E.	-INVERT ELEVATION		-WATER METER
	-WATER METER		
	-LIGHT POLE	FENCE LINE	——— X ———
	-STREET ADDRESS	POWER LINE	——— o ———
	-LOT NUMBER	T.L.P. - TRAFFIC LIGHT POLE	
	-WATER VALVE		

TABLE A NOTES:

ITEM 2 - NO ADDRESS FOUND FOR SUBJECT TRACT.

ITEM 3 - THIS TRACT OF LAND IS NOT LOCATED IN THE 100 YEAR FLOOD AND IS IN ZONE X ACCORDING TO FEMA FIRM MAP NUMBER 13223-C-0350-E DATED SEPTEMBER 29, 2006.

ITEM 6b - ZONING REPORT WAS NOT PROVIDED BY THE TITLE INSURER. SUBJECT TRACT IS CURRENTLY ZONED R2 (SUBURBAN RESIDENTIAL).

ITEM 7 - NO BUILDING EXIST ON SUBJECT TRACT AT THE TIME THE FIELD WORK WAS PERFORMED.

ITEM 8 - NO AREAS OF REPAIRS FOUND.

ITEM 9 - NO OBSERVED PARKING SPACES DURING THE SUBJECT TRACT.

STATE WATER BUFFER LEGEND

- (A) STATE UNDISTURBED STREAM BUFFER 25' FROM POINT OF WRESTED VEGETATION
- (B) LOCAL UNDISTURBED STREAM BUFFER 50' FROM POINT OF WRESTED VEGETATION
- (C) LOCAL NONHARMFUL SETBACK 25' FROM COUNTY BUFFER

NOTE: ADDITIONAL STATE WATER BUFFERS MAY EXIST AND SHOULD BE DELINEATED PRIOR TO ANY DEVELOPMENT ACTIVITIES.

TITLE EXCEPTIONS

8. All matters shown on recorded plat filed December 29, 1975, in Plat Book 11, page 109, Paulding County, Georgia records.
   ALL MATTERS SHOWN.
10. Easement in Right of Way Deed from R. S. Irwin to State Highway Board of Georgia, dated June 3, 1941, filed August 7, 1941, recorded in Deed Book 3C, page 98, aforesaid records.
    AFFECTS AS SHOWN.
11. Easement in Right of Way Deed from Miriam Irwin Smith to Paulding County, Georgia, dated January 12, 1966, filed April 6, 1966, recorded in Deed Book 192, page 136, aforesaid records.
    AFFECTS AS SHOWN.
12. Easement in Right of Way Deed from R. Beverly Irwin to Paulding County, Georgia, dated August 14, 1966, filed April 12, 1968, recorded in Deed Book 192, page 347, aforesaid records.
    AFFECTS AS SHOWN.
13. Right of Way Easement Option from R. Beverly Irwin to Colonial Pipeline Company, a Delaware corporation, dated May 5, 1962, filed November 30, 1962, recorded in Deed Book 32, page 323, aforesaid records.
    AFFECTS AS SHOWN. BLANKET IN NATURE, NOT PLOTTABLE.
14. Permanent Easement from Miriam Smith Irwin to Paulding County, Georgia, dated June 12, 2002, filed July 29, 2003, recorded in Deed Book 1438, page 451, aforesaid records.
    AFFECTS AS SHOWN. (TRAFFIC CONTROL DEVICES AT THE INTERSECTION OF RIDGE ROAD AND BETHEL CHURCH ROAD) NOT PLOTTABLE.

TRACT CLOSURES:

TRACT I: 1 FOOT IN 717,033 FEET
TRACT II: 1 FOOT IN 149,037 FEET
TRACT III: 1 FOOT IN 292,231 FEET
TRACT IV: 1 FOOT IN 292,488 FEET

CURRENT OWNERS:

VIRSINAN & JIGNAR SINGH
D.B. 4710, PG. 103
P.B. 11, PG. 109

DESIGN TEAM

SURVEYOR	MH
DRAWN BY	TN
SCALE	1"=120'

TITLE
ALTA/NSPS LAND TITLE SURVEY

PROJECT INFORMATION
JOB NO. 14-108
DATE 05/07/14
SCALE 1"=120'

SHEET
1