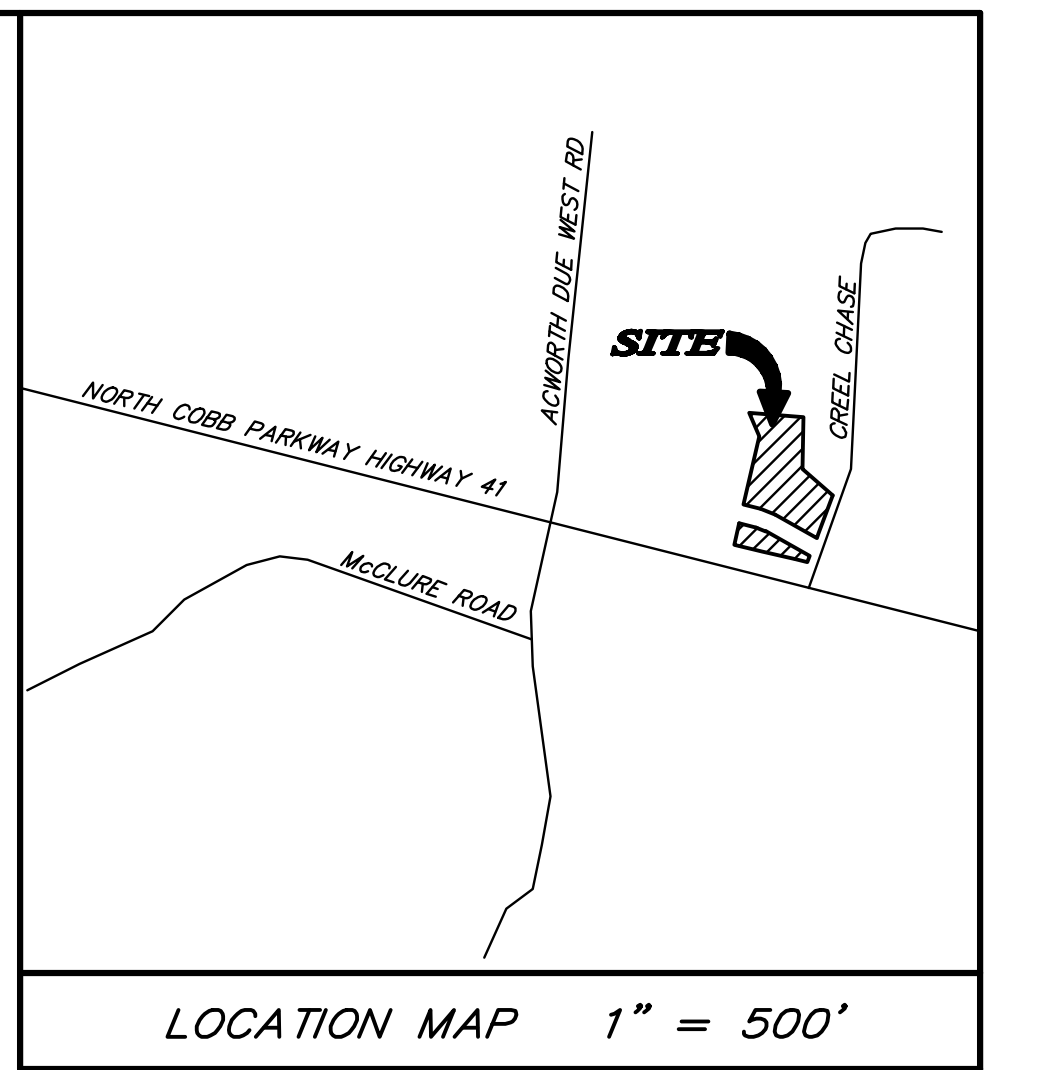
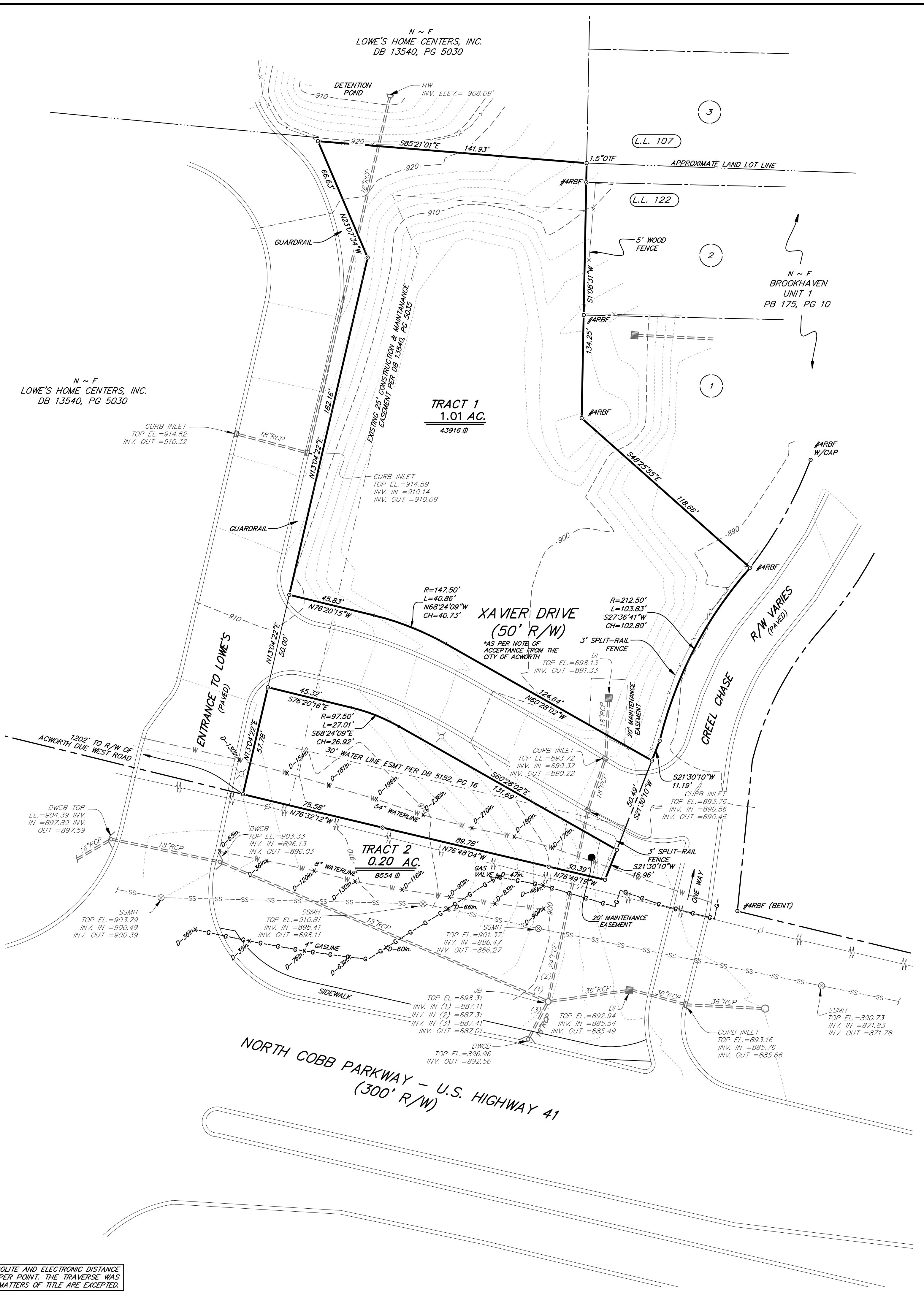


LEGEND	
	P.P. - POWER POLE
	L.P. - LIGHT POLE
	F.H. - FIRE HYDRANT
	M.H. - SANITARY SEWER MANHOLE
	W.M. - WATER METER
	G.M. - GAS METER
	RBS - REINFORCING BAR SET
	RBF - REINFORCING BAR FOUND
	CTF - CRIMP TOP PIPE FOUND
	OTF - OPEN TOP PIPE FOUND
	R/W MON. - RIGHT-OF-WAY MONUMENT
	X - TYPE OF FENCE
	J.B. - JUNCTION BOX
	D.I. - DROP INLET / YARD INLET
	C.B. - CATCH BASIN
	R.C.P. - REINFORCED CONCRETE PIPE
	C.M.P. - CORRUGATED METAL PIPE
	F.F.E. - FINISHED FLOOR ELEVATION
	WV - WATER VALVE
	TELEPHONE MANHOLE
	OVERHEAD POWER LINES
	HW - HEADWALL
	POWERBOX
	STREET ADDRESS
	WATER LINE
	UNDERGROUND TELEPHONE LINE
	GAS LINE
	UNDERGROUND ELECTRICAL LINE

**SURVEYOR'S NOTES:**

1.) RIGHT OF WAY OF XAVIER DRIVE (50' WIDE) HAS BEEN ACCEPTED AS A CITY STREET OF THE CITY OF ACWORTH AND MAINTENANCE OF THE STREET, CURB, GUTTER, STORM DRAINS AND OTHER SUCH RELATED PUBLIC UTILITIES ARE THEREFORE UNDER THE CONTROL AND OWNERSHIP OF THE CITY AND RESPECTIVE UTILITY BY LETTER DATED OCTOBER 23, 2008, FROM MARK R. HIPP, DIRECTOR OF PUBLIC WORKS TO REX BAKER, JR., PEACHSTATE PROPERTIES, INC.

2.) HORIZONTAL AND VERTICAL LOCATIONS OF UNDERGROUND UTILITIES SHOWN ON SURVEY ARE FROM INFORMATION PROVIDED BY OTHERS.



- LAWYERS TITLE INSURANCE COMPANY  
CASE NO. 08-0700  
EFFECTIVE DATED: OCTOBER 8, 2008
- SCHEDULE B - SECTION 2 EXCEPTIONS  
(SURVEYOR'S COMMENTS)
- EASEMENTS AS CONTAINED IN RIGHT OF WAY DEED FROM J.W. (WEBB) RICHARDS TO STATE HIGHWAY DEPARTMENT OF GEORGIA DATED MARCH 26, 1949, RECORDED IN DEED BOOK 202, PAGE 581, COBB COUNTY, GEORGIA RECORDS.
  - (AFFECTS SUBJECT PROPERTY, AS SHOWN ON SURVEY)
  - EASEMENT AND RIGHT OF WAY DEED FROM AUDIE P. CORNELISON FORMERLY AUDIE P. BLAKE TO COBB COUNTY-MARIETTA WATER AUTHORITY DATED MARCH 15, 1988, RECORDED IN DEED BOOK 4833, PAGE 15, AFORESAID RECORDS, AS CORRECTED BY EASEMENT AND RIGHT OF WAY CORRECTIVE DEED FROM AUDIE P. CORNELISON FORMERLY KNOWN AS AUDIE P. BLAKE, INDIVIDUALLY AND AS EXECUTRIX UNDER THE WILL OF W. H. BLAKE, DECEASED, TO COBB COUNTY-MARIETTA WATER AUTHORITY, DATED NOVEMBER 15, 1988, RECORDED IN DEED BOOK 5152, PAGE 16, AFORESAID RECORDS.
  - (AFFECTS SUBJECT PROPERTY, AS SHOWN ON SURVEY)
  - EASEMENT AND RIGHT OF WAY DEED FROM JAMES A. HAWKINS TO COBB COUNTY-MARIETTA WATER AUTHORITY DATED MAY 25, 1988, FILED FROM RECORD MAY 25, 1988, RECORDED IN DEED BOOK 4935, PAGE 519, AFORESAID RECORDS.
  - (AFFECTS SUBJECT PROPERTY, AS SHOWN ON SURVEY)
  - EASEMENT AS CONTAINED IN THAT CERTAIN LIMITED WARRANTY DEED BETWEEN MICHAEL ELLIS AND CORNERSTONE INVESTMENT COMPANY, AS GRANITOR, AND LOWE'S HOME CENTERS, INC., AS GRANTEE, DATED MAY 24, 2002, FILED MAY 24, 2002, RECORDED IN DEED BOOK 13540, PAGE 3030, AFORESAID RECORDS.
  - (AFFECTS SUBJECT PROPERTY, AS SHOWN ON SURVEY)
  - DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND SITE DEVELOPMENT AGREEMENT BY AND BETWEEN MICHAEL ELLIS AND CORNERSTONE INVESTMENT COMPANY AND LOWE'S HOME CENTERS, INC., DATED MAY 24, 2002, FILED MAY 24, 2002, RECORDED IN DEED BOOK 13540, PAGE 9035, AFORESAID RECORDS.
  - (AFFECTS SUBJECT PROPERTY, NOT PLOTTABLE)
  - MATTER SHOWN PER PLAT RECORDED IN PLAT BOOK 210, PAGES 76-77, AFORESAID RECORDS, INCLUDING:  
(A) EXISTING 30 FOOT WATERLINE EASEMENT RECORDED IN PLAT BOOK 175, PAGE 10, AFORESAID RECORDS.  
(AFFECTS SUBJECT PROPERTY, AS SHOWN ON SURVEY)

SURVEYOR HEREBY CERTIFIES THAT THE METES AND BOUNDS DESCRIPTION SHOWN AND LISTED ON THE FACE OF THIS ALTA SURVEY IS THE SAME PROPERTY AS DESCRIBED BELOW:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 122 OF THE 20TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA, BEING OUTPARCEL 1A, LOWE'S HOME CENTERS, INC., AS SHOWN ON SURVEY RECORDED IN PLAT BOOK 210, PAGES 76-77, COBB COUNTY GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE.

TOGETHER WITH EASEMENTS CONTAINED IN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND SITE DEVELOPMENT AGREEMENT BY AND BETWEEN MICHAEL ELLIS, CORNERSTONE INVESTMENT COMPANY AND LOWE'S HOME CENTERS, INC., DATED MAY 24, 2002, FILED MAY 24, 2002, RECORDED IN DEED BOOK 13540, PAGE 9035, AFORESAID RECORDS.

**TRACT 1**

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 122 OF THE 20TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE TRUE POINT OF BEGINNING, COMMENCE AT THE INTERSECTION OF THE NORTHERN RIGHT-OF-WAY OF NORTH COBB PARKWAY, A.K.A. U.S. HIGHWAY 41 (300' R/W) AND THE EASTERN RIGHT-OF-WAY OF ACWORTH DUE WEST ROAD (VARIABLE R/W);

THENCE 1202.00 FEET ALONG THE NORTHERN RIGHT-OF-WAY OF NORTH COBB PARKWAY TO A #4 REBAR SET;

THENCE LEAVING SAID RIGHT-OF-WAY NORTH 13 DEGREES 04 MINUTES 22 SECONDS EAST, 57.78 FEET TO A #4 REBAR SET;

THENCE NORTH 13 DEGREES 04 MINUTES 22 SECONDS EAST, 50.00 FEET TO A #4 REBAR SET;

THENCE FROM SAID TRUE POINT OF BEGINNING, NORTH 13 DEGREES 04 MINUTES 22 SECONDS EAST, 182.16 FEET TO A #4 REBAR SET;

THENCE NORTH 23 DEGREES 07 MINUTES 34 SECONDS WEST, 66.63 FEET TO A #4 REBAR SET;

THENCE SOUTH 85 DEGREES 21 MINUTES 01 SECONDS EAST, 141.93 FEET TO A 1.5" OPEN TOP PIPE FOUND;

THENCE SOUTH 01 DEGREES 08 MINUTES 31 SECONDS WEST, 134.25 FEET TO A #4 REBAR FOUND;

THENCE SOUTH 48 DEGREES 25 MINUTES 55 SECONDS EAST, 118.66 FEET TO A #4 REBAR FOUND ON THE NORTHWEST RIGHT-OF-WAY OF CREEK CHASE (VARIABLE R/W);

THENCE ALONG SAID RIGHT-OF-WAY FOLLOWING A CURVE TO THE LEFT, AN ARC DISTANCE OF 102.80 FEET, SAID CURVE HAVING A RADIUS OF 212.50 FEET AND BEING SUBTENDED BY A CHORD OF 103.83 FEET, AT SOUTH 27 DEGREES 36 MINUTES 41 SECONDS WEST TO A POINT;

THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH 21 DEGREES 30 MINUTES 10 SECONDS WEST, 11.19 FEET TO A #4 REBAR SET;

THENCE LEAVING SAID RIGHT-OF-WAY NORTH 60 DEGREES 28 MINUTES 02 SECONDS WEST, 134.64 FEET TO A POINT;

THENCE ALONG A CURVE TO THE LEFT, AN ARC DISTANCE OF 40.86 FEET, SAID CURVE HAVING A RADIUS OF 147.50 FEET AND BEING SUBTENDED BY A CHORD OF 40.73 FEET, AT NORTH 68 DEGREES 24 MINUTES 09 SECONDS WEST, TO A POINT;

THENCE NORTH 76 DEGREES 30 MINUTES 15 SECONDS WEST, 45.83 FEET TO A #4 REBAR SET;

SAID POINT BEING THE TRUE POINT OF BEGINNING;

SAID TRACT HAVING AN AREA OF 4,316 SQ. FT. OR 1.01 ACRES.

**TRACT 2**

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 122 OF THE 20TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A #4 REBAR SET ON THE NORTHERN RIGHT-OF-WAY OF NORTH COBB PARKWAY, A.K.A. U.S. HIGHWAY 41 (300' R/W) 1202.00 FEET EAST FROM ITS INTERSECTION WITH THE EASTERN RIGHT-OF-WAY OF ACWORTH DUE WEST ROAD (VARIABLE R/W);

THENCE NORTH 13 DEGREES 04 MINUTES 22 SECONDS EAST, 57.78 FEET TO A #4 REBAR SET;

THENCE SOUTH 78 DEGREES 20 MINUTES 16 SECONDS EAST, 45.32 FEET TO #4 REBAR SET;

THENCE ALONG A CURVE TO THE RIGHT, AN ARC DISTANCE OF 27.01 FEET, SAID CURVE HAVING A RADIUS OF 97.50 FEET AND BEING SUBTENDED BY A CHORD OF 26.92 FEET, AT SOUTH 68 DEGREES 24 MINUTES 09 SECONDS EAST TO A POINT;

THENCE SOUTH 60 DEGREES 28 MINUTES 02 SECONDS EAST, 131.69 FEET TO A POINT;

THENCE SOUTH 21 DEGREES 30 MINUTES 10 SECONDS WEST, 16.96 FEET TO A #4 REBAR SET ON THE NORTHERN RIGHT-OF-WAY OF NORTH COBB PARKWAY;

THENCE ALONG SAID RIGHT-OF-WAY, NORTH 76 DEGREES 49 MINUTES 19 SECONDS WEST, 30.39 FEET TO A POINT;

THENCE CONTINUING ALONG SAID RIGHT-OF-WAY, NORTH 76 DEGREES 48 MINUTES 04 SECONDS WEST, 69.78 FEET TO A POINT;

THENCE CONTINUING ALONG SAID RIGHT-OF-WAY, NORTH 76 DEGREES 32 MINUTES 12 SECONDS WEST, 75.58 FEET TO A POINT;

SAID POINT BEING THE POINT OF BEGINNING;

SAID TRACT HAVING AN AREA OF 8,554 SQ. FT. OR 0.20 ACRES.

**SURVEYOR'S CERTIFICATION**

THIS IS TO CERTIFY TO TANZIM, LLC, LAWYERS TITLE INSURANCE CORPORATION AND HUDSPETH, LLC, THAT I HAVE SURVEYED THE PROPERTY AND EASEMENT DESCRIBED AND SHOWN HEREON THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE (1) IN ACCORDANCE WITH MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 2005, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 10, AND 11 OF TABLE A THEREOF; (2) PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATED OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT "PROPER FIELD PROCEDURES, INSTRUMENTATION AND ADEQUATE SURVEY PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OUTLINED IN THE MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS" AND (10) REFLECT THE MATTERS REFERENCED IN THE LAWYERS TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE DATED OCTOBER 8, 2008.

*Christopher A. Evans*  
CHRISTOPHER A. EVANS, GA. RLS #2784  
OCTOBER 24, 2008  
DATED

THIS PARCEL OF LAND IS IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE AE; ACCORDING TO FEMA (F.A.) COMMUNITY NUMBER # 130052, MAP NUMBER # 13067C0025, DATED AUGUST 18, 1992.

THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER; LINEAR PRECISION OF TRAVERSE: 1/69,106; ANGULAR ERROR: 5" PER POINT; THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE; LINEAR PRECISION OF THIS PLAT: 1/178,149; MATTERS OF TITLE ARE EXCEPTED.



DATE	: 7/11/08	REVISIONS	
SCALE	: 1" = 30'	10/23/08 UPDATE	
DRAWN BY	: JS	11/05/08 ADD U/G UTILITY	
CHECKED BY	: CAE		
FIELD BOOK	: 473		

**Gaskins**  
ENGINEERING • SURVEYING • LAND PLANNING • ENVIRONMENTAL  
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Marietta, Georgia 30064  
www.gaskinsurvey.com  
Phone: (770) 424-7168  
Fax: (770) 424-7593

ALTA/ACSM LAND TITLE SURVEY FOR:  
**TANZIM, LLC, LAWYERS TITLE INSURANCE CORPORATION AND REGINALD A. HUDSPETH, LLC**

LOCATED IN L.L. 122  
20th DISTRICT, 2nd SECTION  
COBB COUNTY, GA.