

ALONG THE R/W OF SHIRLING ROAD:

CURVE RADII	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	1177.40'	1725.19'	S 77°20'09" W
C2	1177.40'	1667.43'	S 85°08'21" W

ALONG THE R/W OF GATWAY AVENUE:

CURVE RADII	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C3	846.56'	1133.09'	S 79°39'48" E
C4	846.56'	208.77'	N 89°26'35" E

ENCROACHMENTS:

- 1'-18" STORM DRAIN PIPE
 - 2' PATTON UNDERGROUND UTILITY
- ACROSS THE SE CORNER OF THE PROPERTY

SURVEYOR'S NOTES:

THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAS A CLOSEST APPROXIMATION OF ONE PART IN 100,000. THE SURVEYOR HAS EXERCISED DUE CARE AND SKILL IN THE CONDUCT OF THIS SURVEY AND HAS ADJUSTED USING CONVENTIONAL RULE. PARTY C.P. / J.M.L.

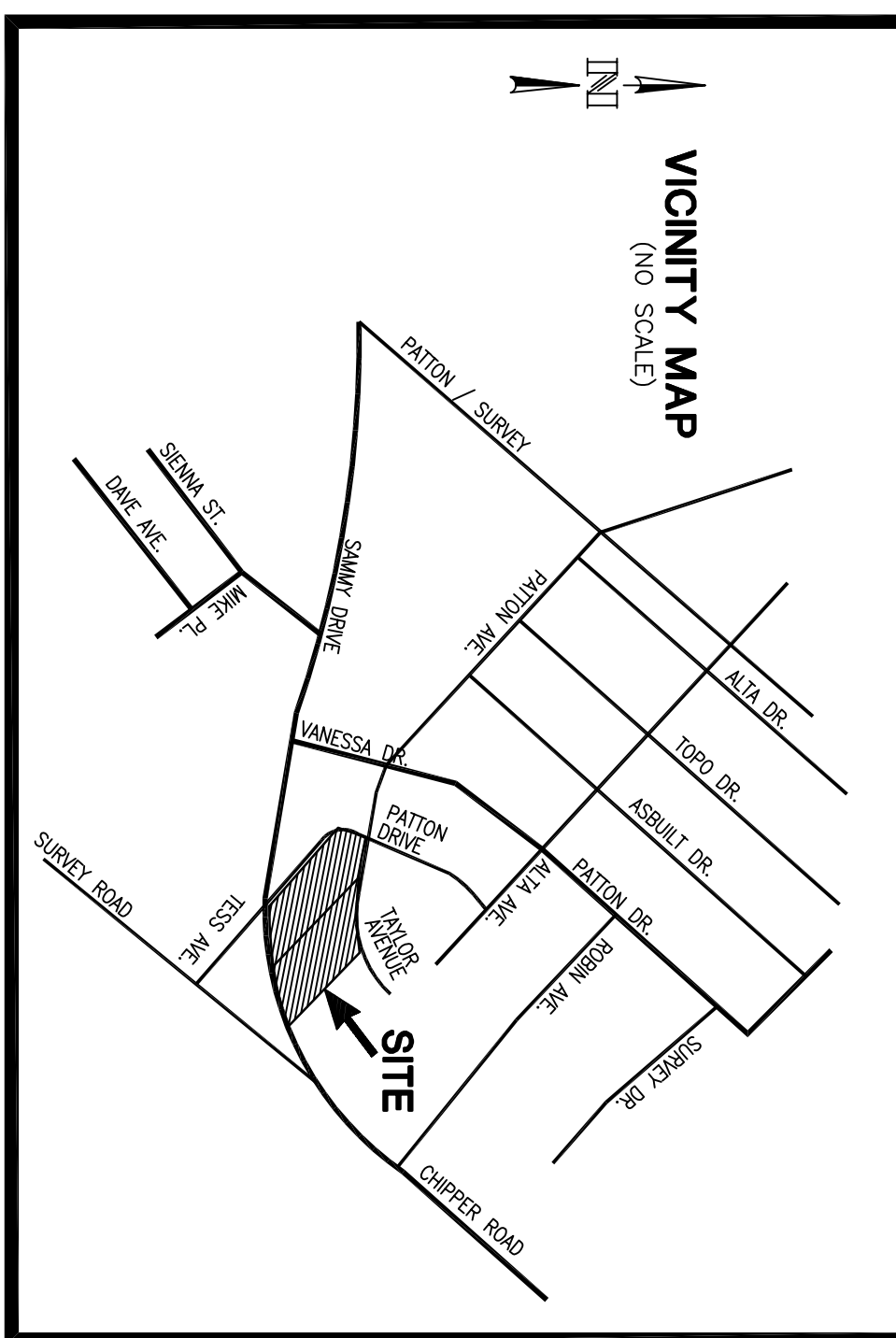
PATTON & COMPANY, PATTON, JR. C.P.S., 9999 PATTON ROAD, PATTON, GA. 30653

HORIZONTAL AND VERTICAL INFORMATION SHOWN HEREON IS BASED ON THE NATIONAL GRID SYSTEM, NAD 83. THE HORIZONTAL SCALE FACTOR IS 0.9999998410. (See Georgia Code, Title 48, Section 1002.02).

IN MY OPINION, THIS PLAN IS A CORRECT REPRESENTATION OF THE LAND PLATTED, AND THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

THIS PLAN HAS BEEN CALCULATED FOR CLOSURE AND IS ACCURATE TO WITHIN ONE FOOT IN 176,450 FEET.

THERE IS NO ASSURED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADJUSTMENTS EXISTING ON THE SURVEYED PROPERTY. THERE IS NO ASSURED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SWAMP OR SANITARY LANDFILL OR OTHER UNLAWFUL USE OF THE PROPERTY. THERE IS NO ASSURED EVIDENCE OF RECENT STREET CHANGES IN STREET RIGHT-OF-WAY LINES.



LEGEND:

- IRON PIN FOUND
- IRON CHIPPED TOP PIN FOUND
- 9/8 B.S. - REBAR PIN SET
- O.I.F. - OPEN TOP FOUND
- A.I.F. - ANGLE TOP FOUND
- R.C.M. - REBAR CENTER FOUND
- B.C.M. - BACK OF CURB FOUND
- C.C.M. - CURB AND GUTTER FOUND
- C.M.P. - CORRUGATED METAL PIPE FOUND
- C.M.C. - CONCRETE CURB FOUND
- C.M.B. - CONCRETE BENCH MARK FOUND
- D.I.P. - DIGITIZED IRON PIPE FOUND
- D.I.P. - DIGITIZED IRON PIPE FOUND
- F.F. - FINISHED FLOOR FOUND
- G.V. - GATE VALVE FOUND
- H.O.P. - HIGH DENSITY POLYETHYLENE PIPE FOUND
- J.B. - JUNCTION BOX FOUND
- L.P. - LIGHT POLE FOUND
- M.H. - MANHOLE FOUND
- M.H. - MANHOLE FOUND
- N.P. - NEW OR FORMERLY FOUND
- O.P. - OVERHEAD POWER LINE FOUND
- P.P. - POWER POLE FOUND
- P.P. - POWER TRANSFORMER BOX FOUND
- P.P. - POLYVINY CHLORIDE PIPE FOUND
- R/W - RIGHT OF WAY FOUND
- S.P. - SERVICE POLE FOUND
- S.S.M.H. - SANITARY SEWER MANHOLE FOUND
- S.S.P. - SANITARY SEWER FOUND
- S.P. - SINGLE WING CATCH BASIN FOUND
- S.W.B. - SINGLE WING CATCH BASIN FOUND
- T.P. - TELEPHONE POLE FOUND
- T.P. - TELEPHONE POLE FOUND
- W.M. - WATER METER FOUND
- W.M. - WATER METER FOUND
- W.M. - WATER METER FOUND
- W.M. - WATER METER FOUND
- W.P.D. - STORM DRAIN PIPE FOUND

REFERENCES:

1. SURVEY FOR: BEN HUDSON, PATTON & COMPANY, PATTON, JR. C.P.S., 9999 PATTON ROAD, PATTON, GA. 30653, DATED: 7-24-1997 & RECORDED IN PLAT BOOK 99, PAGE 202 IN PATTON COUNTY, GEORGIA
2. PLAT BOOK 88, PAGE 23
3. PLAT BOOK 29, PAGE 130
4. PLAT BOOK 54, PAGE 16
5. PLAT BOOK 15, PAGE 120
6. PLAT BOOK 15, PAGE 21
7. DEED BOOK 8004, PAGES 312-314

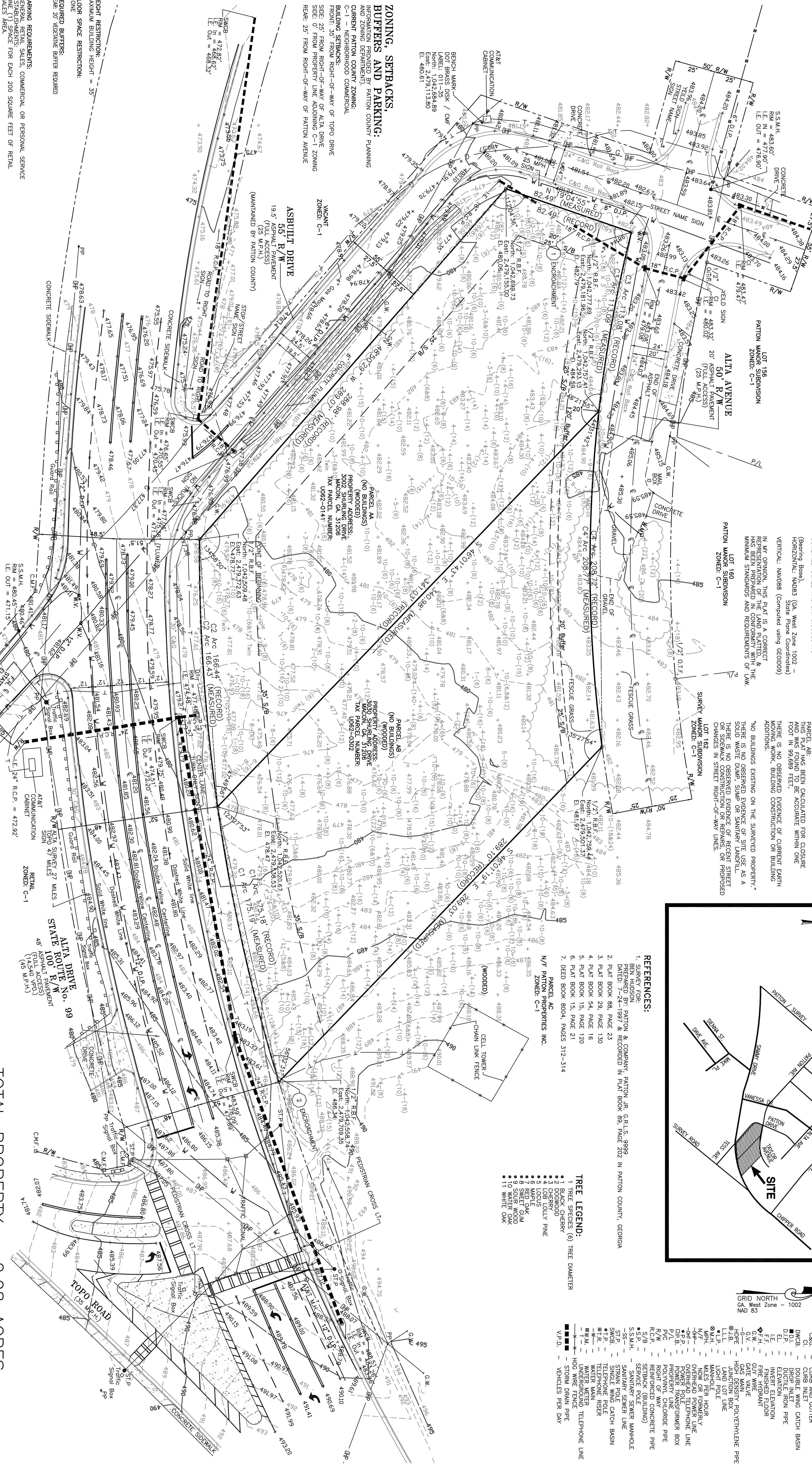
TREE LEGEND:

- TREE SPECIES (6) TREE DIAMETER
- 1 BLOWN DOWN
- 2 CHERRY LILY PINE
- 3 CHEROKEE WAXWOOD
- 4 PINE
- 5 SWEET GUM
- 6 SWEET GUM
- 7 WATER PINE
- 8 SWEET GUM
- 9 WATER PINE
- 10 WATER PINE
- 11 WHITE OAK

ZONING, SETBACKS, BUFFERS AND PARKING:

INFORMATION PROVIDED BY PATTON COUNTY PLANNING DEPARTMENT, PATTON COUNTY ZONING: C-1 NEIGHBORHOOD COMMERCIAL

BUILDING SETBACKS:
 SIDE: 25' FROM RIGHT-OF-WAY OF ALTA DRIVE
 SIDE: 25' FROM PROPERTY LINE ADJOINING C-1 ZONING REAR: 25' FROM RIGHT-OF-WAY OF PATTON AVENUE



UTILITY INFORMATION:

PARKING REQUIRED - REGULAR: 34 SPACES, HANDICAP: 2 SPACES. TOTAL: 36 SPACES

FLOOR SPACE RESTRICTION:

REQUIRED BUFFERS:
 REAR: 25' DECANTIVE BUFFER REQUIRED

HEIGHT RESTRICTION:

MAXIMUM BUILDING HEIGHT = 35'

CONTOUR INFORMATION:

CONTOURS SHOWN HEREON WERE FIELD LOCATED SURVEYING ON 02/22/2012. CONTOUR INTERVAL: 1' FOOT. DATUM: MEAN-SEA LEVEL.

FLOOD INFORMATION:

ACCORDING TO THE FEDERAL ENERGY MANAGEMENT AND PROTECTED THROUGH THE NATIONAL ELECTRIC SURVEY (FEMA) SURVEY, THE PARCEL IS LOCATED IN FLOOD HAZARD AREA. THIS PROPERTY IS LOCATED IN ZONE X AND IS NOT LOCATED WITHIN A FLOOD HAZARD AREA.

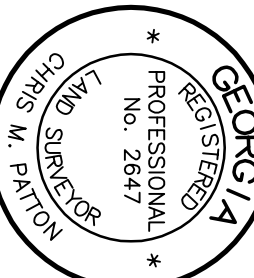
WETLANDS INFORMATION:

AS PER THE U.S. FISH AND WILDLIFE SERVICE, NATIONAL CONTINENTAL SHELF ACT, THIS PROPERTY DOES NOT

CERTIFICATION:

PATTON DEVELOPMENT GROUP, LLC, a Georgia limited liability company, is the owner of the land shown on this plat and is duly authorized to execute this plat. This is to certify that this map or plat and the survey on which it is based are true and correct and that the survey was conducted in accordance with the laws and regulations of the State of Georgia and the City of Patton, Georgia. The map of the City of Patton, Georgia, is hereby certified as correct and true.

Patton Land Surveying, Inc.
 P.O. Box 256, 30653
 Phone: (770) 532-1995
 Fax: (770) 532-1995
 E-Mail: cpatton@pattonlandsurveying.com



TOTAL PROPERTY = 2.08 ACRES

SITE AREA (PARCEL AA)
 1.04 ACRES
 45,235 SQ. FEET

SITE AREA (PARCEL AB)
 1.04 ACRES
 45,507 SQ. FEET

PROPERTY ADDRESS:
 999 ALTA SURVEY DRIVE
 PATTON, GA. 99999

PROPERTY ADDRESS:
 999 ALTA ASSULT DRIVE
 PATTON, GA. 99999

EXISTING ZONING CLASSIFICATION:
 C-1 - NEIGHBORHOOD COMMERCIAL
 TAX PARCEL NUMBER:
 770-532-6492

EXISTING ZONING CLASSIFICATION:
 C-1 - NEIGHBORHOOD COMMERCIAL
 TAX PARCEL NUMBER:
 770-532-6492

SHEET NUMBER: 1 of 2

SCALE: 1" = 30'

SURVEY DATE: 02/06/2012

PLAT DATE: 02/06/2012

JN: 99-993495

No.	DATE	DESCRIPTION
1	04/10/2012	COMMENTS AS PER OBJECTION LETTER DATED APRIL 2, 2012.

ALTA/ACSM LAND TITLE SURVEY FOR:

XXX DEVELOPMENT GROUP, LLC,
 a Georgia limited liability company

AND

PATTON TITLE INSURANCE COMPANY
 - LOCATED IN -

LAND LOT 00 - 99TH LAND DISTRICT
 CITY OF PATTON - ALTA COUNTY, GEORGIA

REGISTERED PROFESSIONAL LAND SURVEYORS

PATTON
 LAND SURVEYING

P.O. BOX 256
 GAINESVILLE, GA. 30603
 PHONE: (770) 532-6492
 FAX: (770) 532-1995
 www.pattonsurveying.com