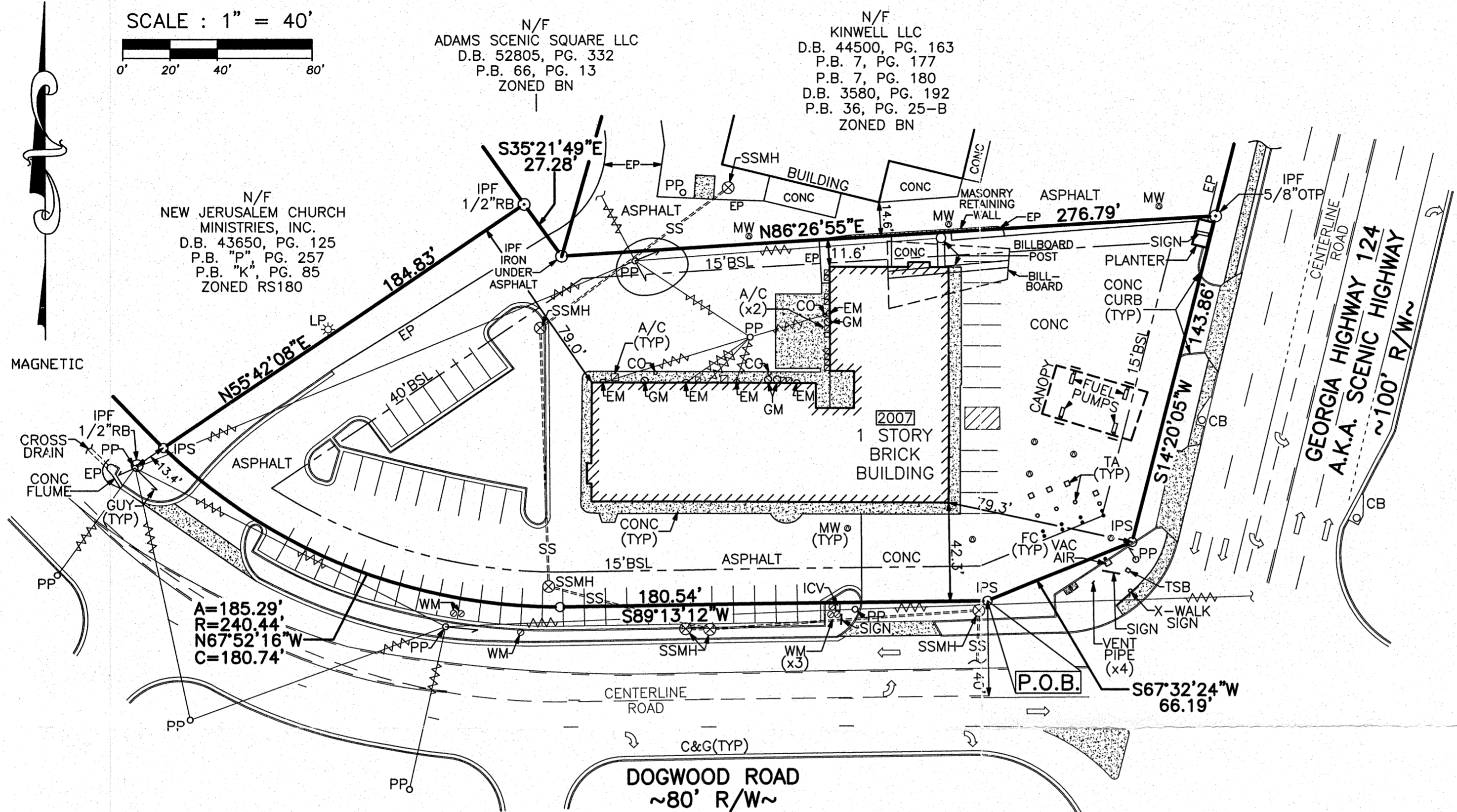


SCALE : 1" = 40'

LEGEND

- A ARC
- R RADIUS
- C CHORD
- A/C AIR CONDITIONING
- R/W RIGHT OF WAY
- N/F ADJOINING OWNERSHIP
- BSL BUILDING SETBACK LINE
- CB CATCH BASIN
- CO CLEANOUT
- CONC CONCRETE
- CONCRETE CONCRETE
- C&G CURB AND GUTTER
- EM ELECTRICITY METER
- EP EDGE OF PAVEMENT
- GM GAS METER
- ICV IRRIGATION CONTROL VALVE
- IPS 1/2" REBAR SET
- IPF IRON PIN FOUND
- LP LIGHT POLE
- OTF OPEN TOP PIPE
- PL PROPERTY LINE
- PP POWER POLE
- D.B. DEED BOOK
- P.B. PLAT BOOK
- PG. PAGE
- P.O.B. POINT OF BEGINNING
- RB RE-BAR
- SS SANITARY SEWER LINE
- SSMH SANITARY SEWER MANHOLE
- TSP TRAFFIC SIGNAL POLE
- TSB TRAFFIC SIGNAL BOX
- TYP TYPICAL
- WM WATER METER
- OVERHEAD UTILITY LINE OVERHEAD UTILITY LINE
- MW MONITORING WELL
- FC FILL CAP
- TA TANK ACCESS



AREA
1.297 ACRES
56,516 SQ. FEET

ZONING AS PER:
CITY OF SNELLVILLE, GEORGIA
ZONED BN (NEIGHBORHOOD BUSINESS)

BUILDING SETBACK REQUIREMENTS:
FRONT - 15'
SIDE - 10', BUT 20' IF ABUTTING RESIDENTIAL DISTRICT
MINIMUM SIDE YARD ON STREET
SIDE OF CORNER - 15'
REAR - 15', BUT 40' IF ABUTTING RESIDENTIAL DISTRICT

NOTES:
FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED WITH A 5 SECOND THEODOLITE AND AN ELECTRONIC DISTANCE METER.
THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 33,656 FEET AND AN ANGULAR ERROR OF 04 SECOND PER ANGLE POINT AND WAS ADJUSTED BY LEAST SQUARES.
THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURES AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 152,485 FEET.

LEGAL REFERENCES:
D.B. 26407, PG. 187
P.B. "O", PG. 116
D.B. 3133, PG. 200
P.B. "K", PG. 85
D.B. 4591, PG. 285
D.B. 2458, PG. 211

ALL ISSUES OF TITLE ARE EXCEPTED ON THIS SURVEY UNLESS NOTED AS NO TITLE REPORT HAS BEEN PROVIDED

IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.

FLOOD STATEMENT:
THIS PROPERTY DOES NOT LIE WITHIN A FEDERAL FLOOD HAZARD AREA AS PER PANEL NO. 13135C 0129F
DATED: SEPTEMBER 29, 2006

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. 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.

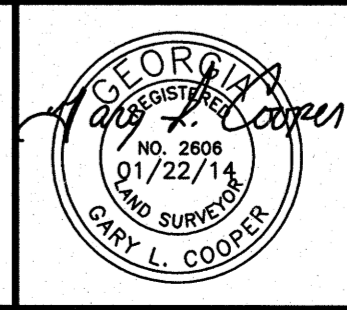
INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON, THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON.

SURVEYOR'S CERTIFICATION

TO "THE PIEDMONT BANK, EMPIRE INVESTMENTS SNELLVILLE, LLC, YA MOLLA CORPORATION, CHICAGO TITLE INSURANCE COMPANY AND KITCHENS KELLEY GAYNES, P.C."
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4, 6, 7b(1), 8, 9, 11a, 13, 14 & 16 OF TABLE "A" THEREOF.
THE FIELD WORK WAS COMPLETED ON OCTOBER 18, 2014.

REVISIONS	PROJECT DESCRIPTION:	ALTA-SURVEY FOR: THE PIEDMONT BANK, EMPIRE INVESTMENTS SNELLVILLE, LLC, YA MOLLA CORPORATION, CHICAGO TITLE INSURANCE COMPANY AND KITCHENS KELLEY GAYNES, P.C. 2007 SCENIC HIGHWAY, SNELLVILLE, GEORGIA
	COUNTY:	GWINNETT
	DISTRICT:	5TH
	LAND LOT:	40

ADAM & LEE LAND SURVEYING
5640 GA. HWY. 20 S.
LOGANVILLE, GA. 30052 (770)554-8995
www.adamandlee.com FAX=(770)554-8134



OFFICE:	10/22/14
BY:	DWJ
FIELD:	10/17/14
BY:	SS
SCALE:	1"=40'
SHEET #	1 OF 1
14209	