

SURVEYOR'S CERTIFICATION BOX
 This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.



TO: ASHTON ATLANTA RESIDENTIAL, L.L.C., A GEORGIA LIMITED LIABILITY COMPANY AND FIRST AMERICAN TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 8, 9, 13 AND 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 27, 2019.

DATE: _____ J. CHRIS WHITLEY
 REGISTRATION NUMBER: 2672



REFERENCES:

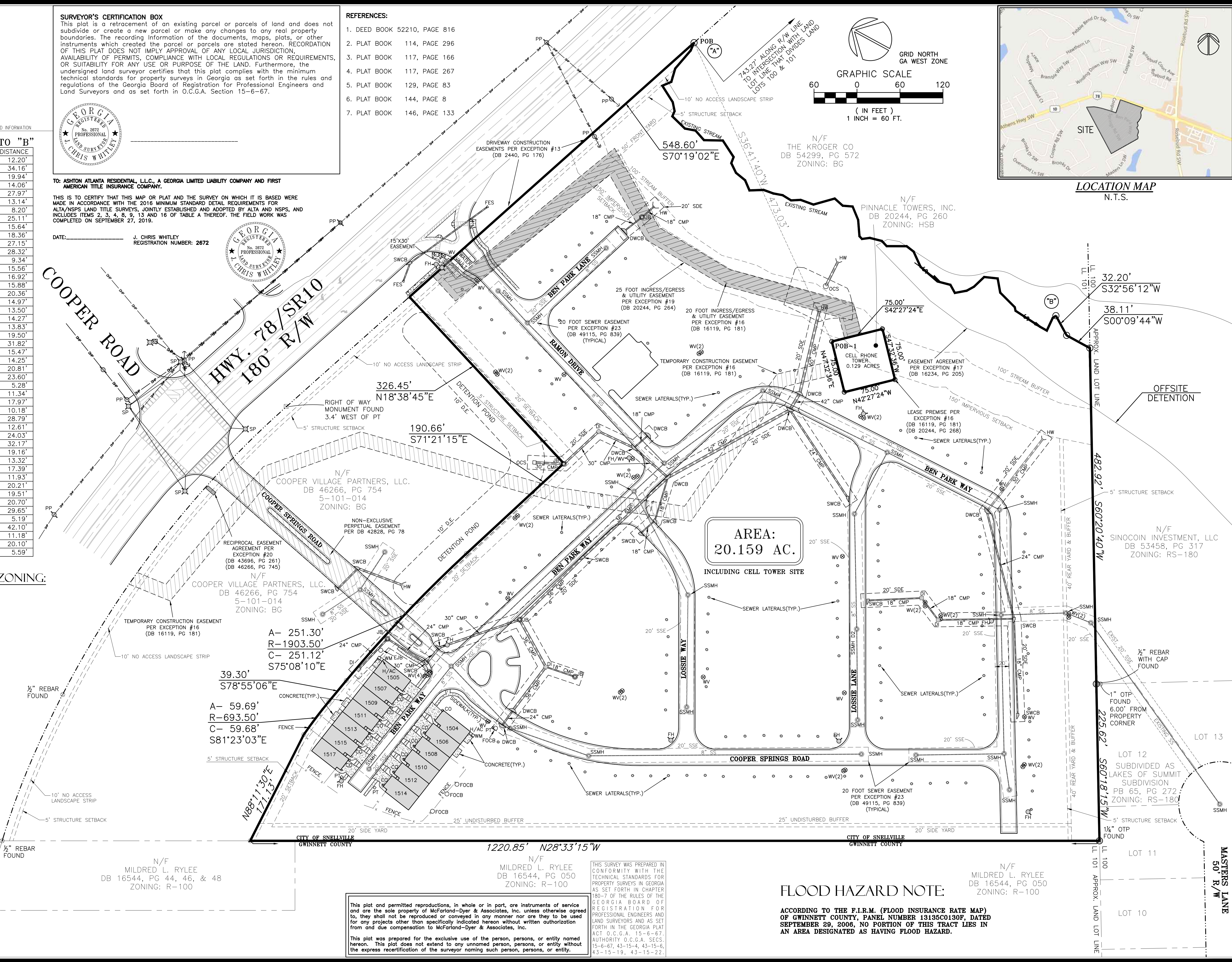
1. DEED BOOK 52210, PAGE 816
2. PLAT BOOK 114, PAGE 296
3. PLAT BOOK 117, PAGE 166
4. PLAT BOOK 117, PAGE 267
5. PLAT BOOK 129, PAGE 83
6. PLAT BOOK 144, PAGE 8
7. PLAT BOOK 146, PAGE 133

LINES "A" TO "B"

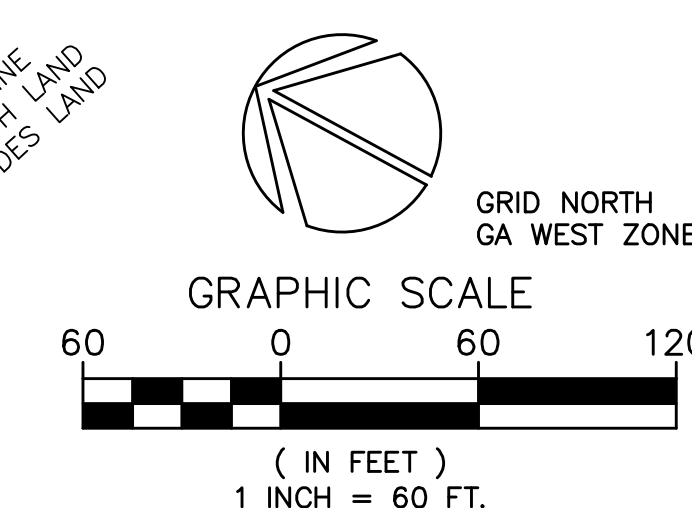
BEARING	DISTANCE
S84°52'24"W	12.20'
N77°50'36"W	34.16'
S77°46'11"W	19.94'
N51°56'24"W	14.06'
S29°00'22"W	27.97'
S49°56'52"W	13.14'
S84°34'10"W	8.20'
S15°45'16"W	25.11'
S17°46'29"E	15.64'
S19°57'45"W	18.36'
S27°22'44"E	27.15'
S28°24'11"W	28.32'
S82°36'35"W	9.34'
S35°33'32"W	15.56'
S10°32'17"W	16.92'
S38°25'18"W	15.88'
S30°37'01"E	20.36'
S08°41'53"E	14.97'
S18°01'34"E	13.50'
S03°10'03"W	14.27'
S31°29'25"E	13.83'
S08°25'58"E	19.50'
S44°22'19"E	31.82'
S13°21'22"W	15.47'
S23°55'07"E	14.25'
S38°52'33"W	20.81'
S56°48'59"W	23.60'
S19°00'11"W	5.28'
S36°10'26"E	11.34'
S14°27'29"E	17.97'
S19°05'32"W	10.18'
S28°25'08"E	28.79'
S09°14'57"W	12.61'
S36°59'09"W	24.03'
S12°17'40"W	32.17'
S13°56'47"E	19.16'
S32°37'50"W	13.32'
S39°14'20"E	17.39'
S57°18'00"E	11.93'
S72°07'08"E	20.21'
S22°27'47"E	19.51'
S51°15'49"W	20.70'
S16°31'18"W	29.65'
S49°59'32"W	5.19'
S04°32'24"W	42.10'
S01°01'46"W	11.18'
N86°34'37"E	20.10'
S63°14'57"E	5.59'

CURRENT ZONING:

- PRC



LOCATION MAP
N.T.S.



GRID NORTH
GA WEST ZONE

**AREA:
20.159 AC.
INCLUDING CELL TOWER SITE**

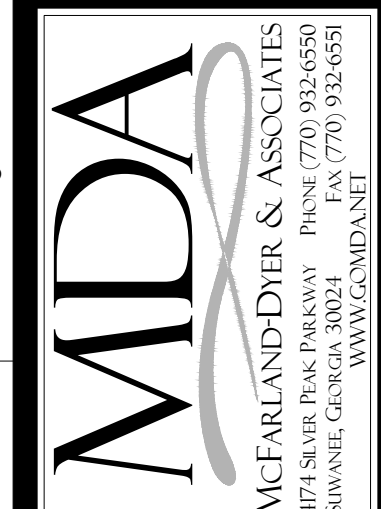
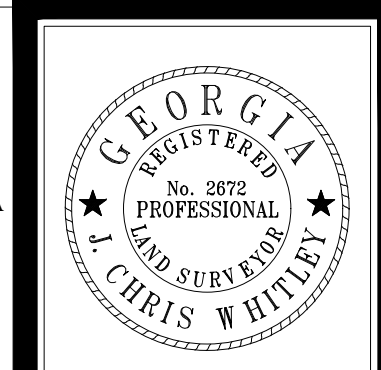
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This plat was prepared for the exclusive use of the person, persons, or entity named hereon. This plat does not extend to any unnamed person, persons, or entity without the express recertification of the surveyor naming such person, persons, or entity.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67, AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

FLOOD HAZARD NOTE:

ACCORDING TO THE F.I.R.M. (FLOOD INSURANCE RATE MAP) OF GWINNETT COUNTY, PANEL NUMBER 13135C0130F, DATED SEPTEMBER 29, 2006, NO PORTION OF THIS TRACT LIES IN AN AREA DESIGNATED AS HAVING FLOOD HAZARD.



THE FIELD DATA ON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 0.000000. THE FIELD DATA WAS OBTAINED ON 09/27/2019.

A TRIANGLE OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000 FEET.

THE FIELD DATA WAS OBTAINED ON 09/27/2019.

DATE	DESCRIPTION
10/12/2019	ALTA/NSPS LAND TITLE SURVEY

JOB NO: 190900
 DRAWN BY: CD
 CHECKED BY: MP
 SURVEYED BY: JMW

SURVEY FOR:
 ASHTON ATLANTA RESIDENTIAL, L.L.C.,
 A GEORGIA LIMITED LIABILITY COMPANY
 & FIRST AMERICAN TITLE INSURANCE COMPANY

LL 001 5TH DISTRICT
 CITY OF SNELLVILLE
 GWINNETT COUNTY, GEORGIA

ALTA/NSPS LAND TITLE SURVEY
 SHEET 1 OF 2