

REFERENCES:

1. DEED BOOK 6645, PAGES 73-77
2. PLAT BOOK 21, PAGES 111-112

PERPETUAL EASEMENT FOR INGRESS AND EGRESS, (BY PEDESTRIAN AND MOTOR VEHICLES), AND UTILITIES, REFERENCE: DEED BOOK 6645, PAGES 73-77.

NOTES:

THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA AS PER FIRM FLOOD INSURANCE RATE MAP OF CITY OF GAINESVILLE COMMUNITY PANEL No. 130263 0186 F EFFECTIVE DATE: SEPTEMBER 29, 2006

EQUIPMENT USED FOR MEASUREMENT:
TOPCON G.T.S. 825A

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

AREA: **0.45 ACRES**
19,631 SQ. FEET

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 31,920 FEET AND AN ANGULAR ERROR OF 00'00"01" PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES RULE. PARTY: J.M.J.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 66,908 FEET.

THIS SURVEY WAS NOT PREPARED FOR THE AID OF A TITLE SEARCH AND IS SUBJECT TO ANY RESTRICTIONS OR EASEMENTS THAT MIGHT BE RECORDED.

THIS PLAT OR SURVEY IS FOR THE EXCLUSIVE USE OF THE PARTY OR PARTIES LISTED UNDER THE CAPTION "SURVEY FOR." ANY THIRD PARTY USE TO BE AT THEIR OWN RISK.

ZONING AND SETBACKS:

CURRENT CITY OF GAINESVILLE ZONING:
G-B, GENERAL BUSINESS DISTRICT

THIS PROPERTY IS LOCATED WITHIN THE GAINESVILLE GATEWAY DISTRICT.

BUILDING SETBACKS:

FRONT: 40' FROM RIGHT-OF-WAY
SIDE: NONE, (35' BUFFER ADJOINING R-I-A, R-I, N-C, R-II, OR R-O DISTRICTS)
REAR: NONE, (35' BUFFER ADJOINING R-I-A, R-I, N-C, R-II, OR R-O DISTRICTS)

POINT OF BEGINNING:
RIGHT-OF-WAY INTERSECTION
OF WHITING DRIVE AND STATE
ROUTE No. 369, a/k/a BROWNS
BRIDGE ROAD, (CALCULATED POINT).

LEGEND:

- I.P.F. - IRON PIN FOUND
- C.T.F. - CRIMPED TOP PIN FOUND
- R.B.F. - REBAR PIN FOUND
- R.B.S. - REBAR PIN SET
- O.T.F. - OPEN TOP FOUND
- △ A.I.F. - ANGLE IRON FOUND
- C.M.F. - CONCRETE MONUMENT FOUND
- B.C. - BACK OF CURB
- C/L - CENTER LINE
- C.O. - SEWER CLEAN-OUT
- C.M.P. - CORRUGATED METAL PIPE
- D.I. - DROP INLET
- OHP- - OVERHEAD POWER LINE
- ⊕ F.H. - FIRE HYDRANT
- ⊕ J.B. - JUNCTION BOX
- L.L. - LAND LOT LINE
- L.P. - LIGHT POLE
- N/F - NOW OR FORMERLY
- ⊕ P.P. - POWER POLE
- ⊕ P.B. - POWER TRANSFORMER BOX
- P/L - PROPERTY LINE
- R/W - RIGHT OF WAY
- R.C.P. - REINFORCED CONCRETE PIPE
- S/B - SETBACK
- W- - WATER MAIN
- W.W.M. - WATER METER
- F.E.S. - METAL FLARED END SECTION

SURVEYOR'S CERTIFICATE

With respect to the survey shown herein, prepared by the undersigned, the undersigned does hereby certify and represent to ME Turner Properties, LLC; Select's Do It Yourself Pest Control, Inc.; First Citizens Bank of Georgia; Small Business Access Partners, Inc.; U.S. Small Business Administration; and Chicago Title Insurance Company:

1. The survey was actually made on the ground, shows field measurement and the record description of the land and correctly shows the square footage and the location of all buildings, structures and other improvements situated on the land, the number and layout of all loading docks and parking spaces and facilities, the location of water courses or water bodies, lot lines and monuments. Except as shown on the survey, there are no visible easements benefiting or burdening the premises, or rights-of-way across the land or any other easements or rights-of-way which the undersigned has been advised, no party walls, no encroachments on adjoining premises, streets or alleys by any of the land or any encroachments from adjoining premises by buildings, structures or other improvements situated on adjoining premises except as shown.

2. The Land does not fall within a federally designated flood hazard area.

3. All access to and egress from said premises are shown and are provided via the means indicated on the survey. Municipal water, municipal storm sewer, municipal sanitary sewer and private electric, gas and telephone facilities and connections are situated in the locations indicated on the survey.

This _____ day of August, 2010.

SURVEYOR:

Chris M. Patton
Georgia Registered Land Surveyor
No. 2647

SURVEY FOR:

ME TURNER PROPERTIES, LLC and
SELECT'S DO IT YOURSELF PEST CONTROL, INC.
and FIRST CITIZENS BANK OF GEORGIA
and SMALL BUSINESS ACCESS PARTNERS, INC.
and CHICAGO TITLE INSURANCE COMPANY
BEING LOT 2 AND A PORTION OF LOT 4 OF THE E.O. WHITING SUBDIVISION.
- LOCATED IN -
LAND LOT 170, 9th LAND DISTRICT
CITY OF GAINESVILLE, HALL COUNTY, GEORGIA

SHEET NUMBER:

1 of **1**

SCALE: 1" = 30'

SURVEY DATE: 08/19/2010

PLAT DATE: 08/20/2010

10-144.dwg

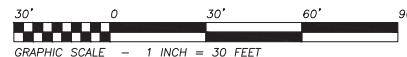
JN. 10-144



County Surveyor
Hall County, Georgia

REGISTERED PROFESSIONAL
LAND SURVEYORS
P.O. BOX 256
GAINESVILLE, GA 30503
PHONE (770) 532-6462
FAX (770) 532-1685
www.pattonsurveying.com
SURVEYED BY: J.M.J.
CHECKED BY: C.M.P.

PATTON
LAND SURVEYING



- C/L - CENTER LINE
- G.O. - SEWER CLEAN-OUT
- C.M.P. - CORRUGATED METAL PIPE
- D.I. - DROP INLET
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3. All access to and egress from said premises are shown and are provided via the means indicated on the survey. Municipal water, municipal storm sewer, municipal sanitary sewer and private electric, gas and telephone facilities and connections are situated in the locations indicated on the survey.

This _____ day of August, 2010.

SURVEYOR:

Chris M. Patton
Georgia Registered Land Surveyor
No. 2647

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