

CURVE DATA

PI NO. 1 - 18+34.78
 $\Delta = 58^{\circ}20'46"$
 $R = 1138.93$
 $T = 610.00'$
 $ARC = 1120.05'$
 $PC 18+24.78$
 $PT 23+44.83$

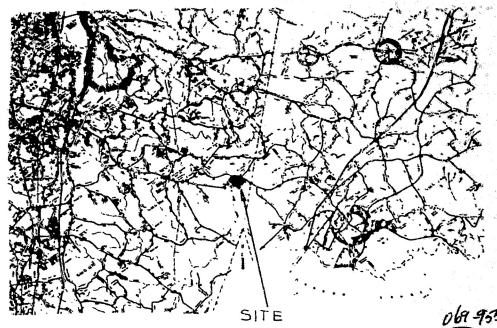
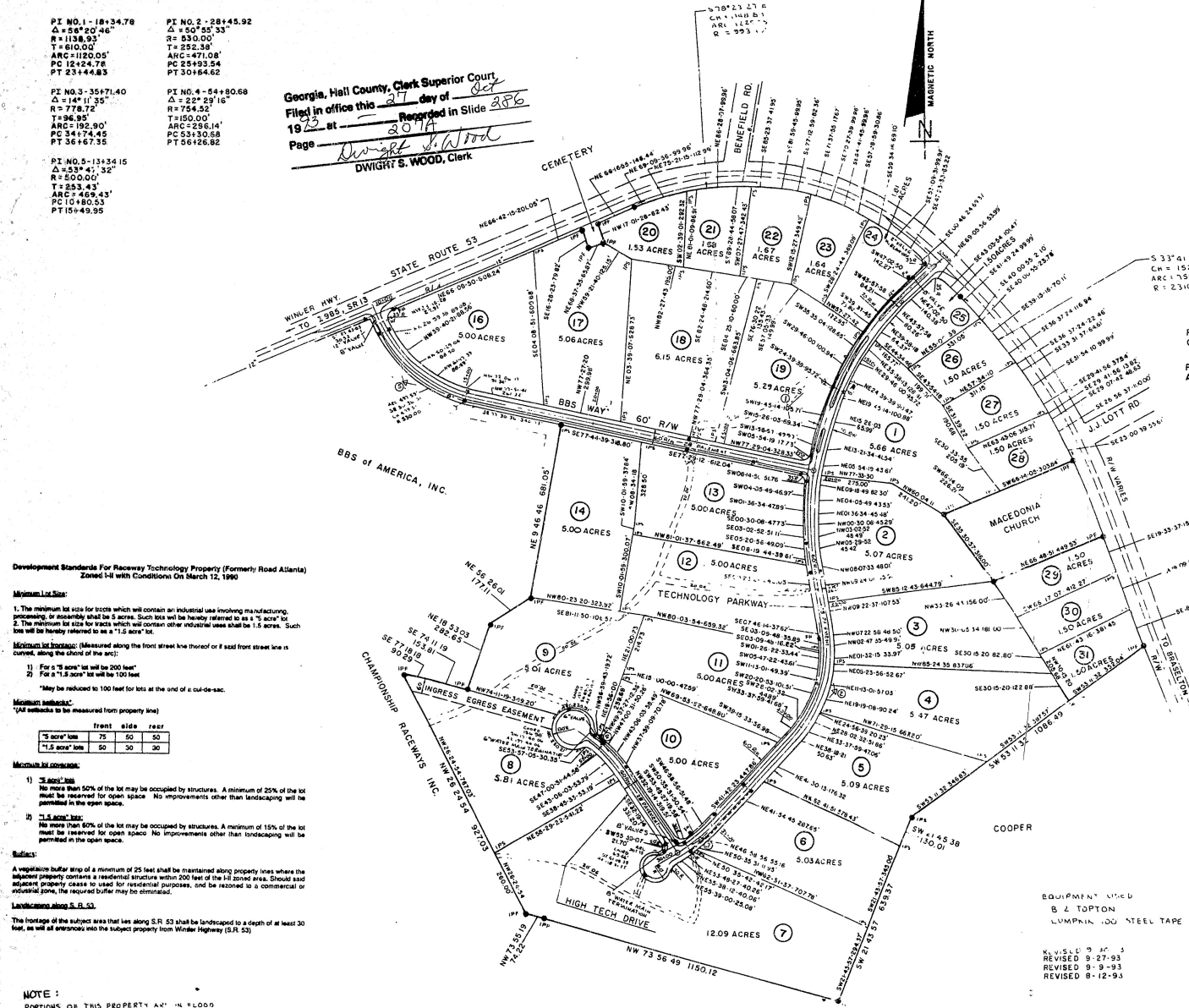
PI NO. 2 - 28+45.92
 $\Delta = 50^{\circ}55'33"$
 $R = 830.00'$
 $T = 252.39'$
 $ARC = 471.06'$
 $PC 28+15.54$
 $PT 30+164.62$

PI NO. 3 - 35+71.40
 $\Delta = 14^{\circ}11'35"$
 $R = 778.72'$
 $T = 86.95'$
 $ARC = 152.90'$
 $PC 34+74.45$
 $PT 36+167.35$

PI NO. 4 - 54+80.68
 $\Delta = 22^{\circ}29'16"$
 $R = 754.52'$
 $T = 150.00'$
 $ARC = 236.14'$
 $PC 53+193.58$
 $PT 56+126.82$

PI NO. 5 - 13+34.15
 $\Delta = 53^{\circ}47'32"$
 $R = 500.00'$
 $T = 253.43'$
 $ARC = 489.43'$
 $PC 10+180.00$
 $PT 15+49.95$

Georgia, Hall County, Clerk Superior Court
 Filed in office this 27 day of Oct
 1993 at Recorded in Slide 286
 Page Dwight S. Wood
 DWIGHT S. WOOD, Clerk



PHASE ONE HAS WATER SERVICE
 ON LOTS 1 THROUGH 22 & 24 & 25

PHASE TWO WILL HAVE WATER SERVICE
 AT A LATER DATE ON LOTS 23, 26 THROUGH 31

061-955
 HALL COUNTY
 PUBLIC HEALTH
 WOODRIF
 CITY OF GAINESVILLE
 WATER ONLY

Owner's Declaration Certificate
 City of Gainesville
 The owner of the land shown on this plat and each owner of any undivided part, undivided interest, or share in the land shown on this plat, hereby certifies that the information furnished to the City of Gainesville, Florida, for the purpose of recording this plat is true and correct.

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED THERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND DEDICATES TO THE USE OF THE USE OF THE PUBLIC FOREVER, ALL STREETS, PARKS, DRAINS, EASEMENTS, AND PUBLIC GROUNDS THEREON SHOWN, WHICH COMPRISE A TOTAL OF 10.12 ACRES, FOR THE PURPOSES THEREIN EXPRESSED.

OWNER: FIRST LIBERTY BANK
 BY: [Signature]
 TITLE: Exec. Vice-President
 DATE: 10/18/93

Development Standards for Raceway Technology Property (Formerly Road Atlanta) Zoned H1 with Conditions On March 12, 1990

- Minimum Lot Size:**
- The minimum lot size for tracts which will contain an industrial use involving manufacturing, processing, or fabrication shall be 5 acres. Such lots will be heavily related to a "5 acre" lot.
 - The minimum lot size for tracts which will contain other industrial uses shall be 1.5 acres. Such lots will be heavily related to a "1.5 acre" lot.
- Minimum Lot Location:** (Measured along the front street line thereof or 8 feet from street line in a curved, along the chord of the arc.)
- For a "5 acre" lot will be 200 feet
 - For a "1.5 acre" lot will be 100 feet
- They may be reduced to 100 feet for lots at the end of a cul-de-sac.
- Minimum Setback:**
(All setbacks to be measured from property line)
- | front side | rear |
|-----------------|----------|
| "5 acre" lots | 75 50 50 |
| "1.5 acre" lots | 50 30 30 |
- Minimum lot coverage:**
- "5 acre" lot: No more than 50% of the lot may be occupied by structures. A minimum of 25% of the lot must be reserved for open space. No improvements other than landscaping will be permitted in the open space.
 - "1.5 acre" lot: No more than 60% of the lot may be occupied by structures. A minimum of 15% of the lot must be reserved for open space. No improvements other than landscaping will be permitted in the open space.
- Utilities:**
- A vegetative buffer strip of a minimum of 25 feet shall be maintained along property lines where the adjacent property contains a residential structure within 200 feet of the H1 zoned area. Signs and adjacent property cases to be used for residential purposes, and be re-zoned to a commercial or industrial zone, the required buffer may be eliminated.
- Landscaping along S.R. 53:**
- The footage of the subject area that lies along S.R. 53 shall be landscaped to a depth of at least 30 feet, as well as setbacks into the subject property from Winiker Highway (S.R. 53).

NOTE:
 PORTIONS OF THIS PROPERTY ARE IN FLOOD HAZARD ZONES "A" AND "C", AS PER "F" & "A" FLOOD INSURANCE RATE MAP OF HALL COUNTY, GEORGIA.
 COMMUNITY PANEL NUMBER: 11-2-B3
 EFFECTIVE DATE: 11-2-B3
 REVISION DATE: N/A
 REF. PLATS: B-2-90
 REG. NO. 1534, GEORGIA LAND SURVEYOR
 D.K. ROCHETER, JR.

FIRST LIBERTY BANK
 6491-E PEACHTREE IND. BLVD.
 DORAVILLE GA. 30360

RACEWAY-TECHNOLOGY PARK

NOTE + MINIMUM

	1.5 AC. LOTS	5+ AC. LOTS	ARTERIAL SETBACK (WINNER HWY)
FRONT	50'	75'	100' FROM E
REAR	30'	50'	100' FROM E

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION, THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED AS "FUTURE", AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE CORRECTLY SHOWN; AND THAT ALL RELEVANT REQUIREMENTS OF THE HALL COUNTY ZONING AND SUBDIVISION REGULATIONS HAVE BEEN MET.

I HEREBY CERTIFY THAT I HAVE SUPERVISED THE SURVEY HEREON, THAT THIS PLAT CONFORMS TO SAID SURVEY, AND THE SAME IS TRUE AND CORRECT USING THE LATEST RECORDED DEEDS AND RECORDS TO THE BEST OF MY KNOWLEDGE AND BELIEF.

[Signature]
 THOMAS LYNN COLBROUGH
 ALABAMA LIC. NO. 14935
 GEORGIA LIC. NO. 214
 TENNESSEE LIC. NO. 1310

SURVEYING COMPANY
 PO BOX 396
 HARRISON, TN 37341
 PHONE: (615) 334-5345

FIELD OFFICE:
 CLARKESVILLE, GEORGIA
 PHONE: (706) 754-9079



HALL COUNTY HEALTH DEPARTMENT

FIELD SURVEY: 1 IN 18600
 CLASS OF SURVEY: A

GRAPHIC SCALE
 0 200 400 600
 SCALE IN FEET

SURVEY FOR:
 FIRST LIBERTY BANK

LAND LOT	DIST.	SECT.	R/W
			392

HALL COUNTY, GEORGIA
 DATE: 7-13-93 SCALE: 1" = 200' DRAWN BY:
 DRAWING NO.