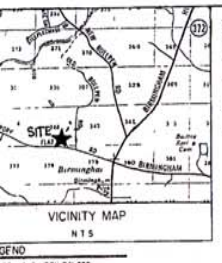


VICINITY MAP
N T S

GENERAL NOTES

1) ALL UNDERGROUND UTILITIES SHOWN ON THIS SURVEY SHOULD BE CONSIDERED APPROXIMATE ONLY AND THE CONTRACTOR MUST NOTIFY THE UTILITY PROTECTION SERVICE AT (770) 623-4344 THREE WORKING DAYS PRIOR TO CONSTRUCTION
2) ACCORDING TO THE F E M A FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 135160 0002 C DATED JANUARY 2 1992 FOR FULTON COUNTY GA NO PORTION OF THIS PROPERTY LIES WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY F E M A.
3) HORIZONTAL/VERTICAL DATUM SHOWN HEREON IS REFERENCED TO FULTON COUNTY GPS STATIONS F 300 GPS & F 400 GPS F 300 GPS ELEVATION 1028 10 FT
4) CURRENT ZONING ACCORDING TO FULTON COUNTY IS LISTED AS AGRICULTURAL DISTRICT
BUILDING LINE RESTRICTIONS ARE
60 FOOT FRONT BUILDING LINE
50 FOOT REAR BUILDING LINE
25 FOOT SIDE BUILDING LINE ADJACENT TO INTERIOR LINE
40 FOOT SIDE BUILDING LINE ADJACENT TO STREET
FULTON COUNTY PLANNING & ZONING DEPT MUST BE REFERENCED FOR ALL REQUIREMENTS UNDER THIS ZONING

LEGEND

IPS 1/2 IRON PIN SET
IPF IRON PIN FOUND
OTF OPEN TOP PIPE FOUND
PP POWER POLE
PSR POWER POLE & RISER
<-- FENCE LINE
PB DEED BOOK & PAGE
PG PLAT BOOK & PAGE
BROKEN LINE (NOT TO SCALE)
-- OVERHEAD ELECTRIC LINE
CMP 30 CORRUGATED METAL PIPE
LP LIGHT POLE

EASEMENTS AND AGREEMENTS AFFECTING THE SUBJECT PROPERTY

1) BOUNDARY LINE AGREEMENT AS RECORDED IN DEED BOOK 5925 PAGE 155 FULTON COUNTY RECORDS
2) EASEMENTS CONTAINED IN RIGHT-OF-WAY DEED TO FULTON COUNTY RECORDED DEED BOOK 3125 PAGE 357 FULTON COUNTY RECORDS
3) RIGHT-OF-WAY EASEMENT TO SAWNEE E M C RECORDED DEED BOOK 5925 PAGE 155 FULTON COUNTY RECORDS (BLANKET EASEMENT)

EASEMENTS AND AGREEMENTS NOT AFFECTING THE PROPERTY

1) RIGHT-OF-WAY EASEMENT FROM W T WILSON TO GEORGIA POWER COMPANY RECORDED DEED BOOK 7778 PAGE 24 FULTON COUNTY RECORDS

PLAT REFERENCES

1) SURVEY FOR PARK ELLIS DATED AUGUST 14 1973 PREPARED BY CARLISLE & THACKER RECORDED PLAT BOOK 103 PAGE 77 FULTON COUNTY RECORDS
2) SURVEY FOR MRS W H DORSEY DATED OCTOBER 10 1969 PREPARED BY DORSEY R BRANDELOW RECORDED PLAT BOOK 107 PAGE 85 FULTON COUNTY RECORDS
3) CHICAGO TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE CONMITMENT NO 985-3 0101 EFFECTIVE DATE 8-5-98
4) ALTA-ACSM LAND TITLE SURVEY FOR FULTON COUNTY AND CHICAGO TITLE INSURANCE COMPANY DATED 7-8-98 LAST REVISED DATE 7-23-98 PREPARED BY VALENTINO & ASSOCIATES INC

LEGAL DESCRIPTION
WILSON REMAINDER PARCEL

All that tract or parcel of land lying and being in Land Lot 342 and 378 of the 2nd Land District 2nd section Fulton County Georgia and being more particularly described as follows

To find the Point of Beginning commence at a 5/8 rebar found at the intersection of the westerly line of Land Lot 343 and the northerly right-of-way line of Hickory Flat Road (60 ft r/w)

THENCE the following courses and distances along the northerly right-of-way line of Hickory Flat Road

South 83 degrees 31 minutes 17 seconds East for a distance of 241 50 feet to a 3/4 crimp top pipe found (bent) at the southwest corner of a proposed road (60 ft r/w unopened)

THENCE South 83 degrees 43 minutes 28 seconds East for a distance of 60.68 feet continuing along the northerly right-of-way line of Hickory Flat Road to a 3/4 crimp top pipe found at the southwest corner of said proposed road

THENCE South 83 degrees 00 minutes 56 seconds East for a distance of 450.48 feet continuing along the northerly right-of-way line of Hickory Flat Road to a 1 crimp top pipe found

THENCE South 82 degrees 12 minutes 04 seconds East for a distance of 105.31 feet continuing along the northerly right-of-way line of Hickory Flat Road to a 1/2 rebar pin set set 1/2 rebar pin set being the Point of Beginning

THENCE North 01 degrees 39 minutes 35 seconds West for a distance of 515.42 feet leaving the northerly right-of-way line of Hickory Flat Road to a 1/2 rebar pin set

THENCE North 82 degrees 08 minutes 08 seconds East for a distance of 123 73 feet to a 1/2 rebar pin set

THENCE South 07 degrees 33 minutes 54 seconds East for a distance of 454 56 feet to a 1/2 rebar pin set

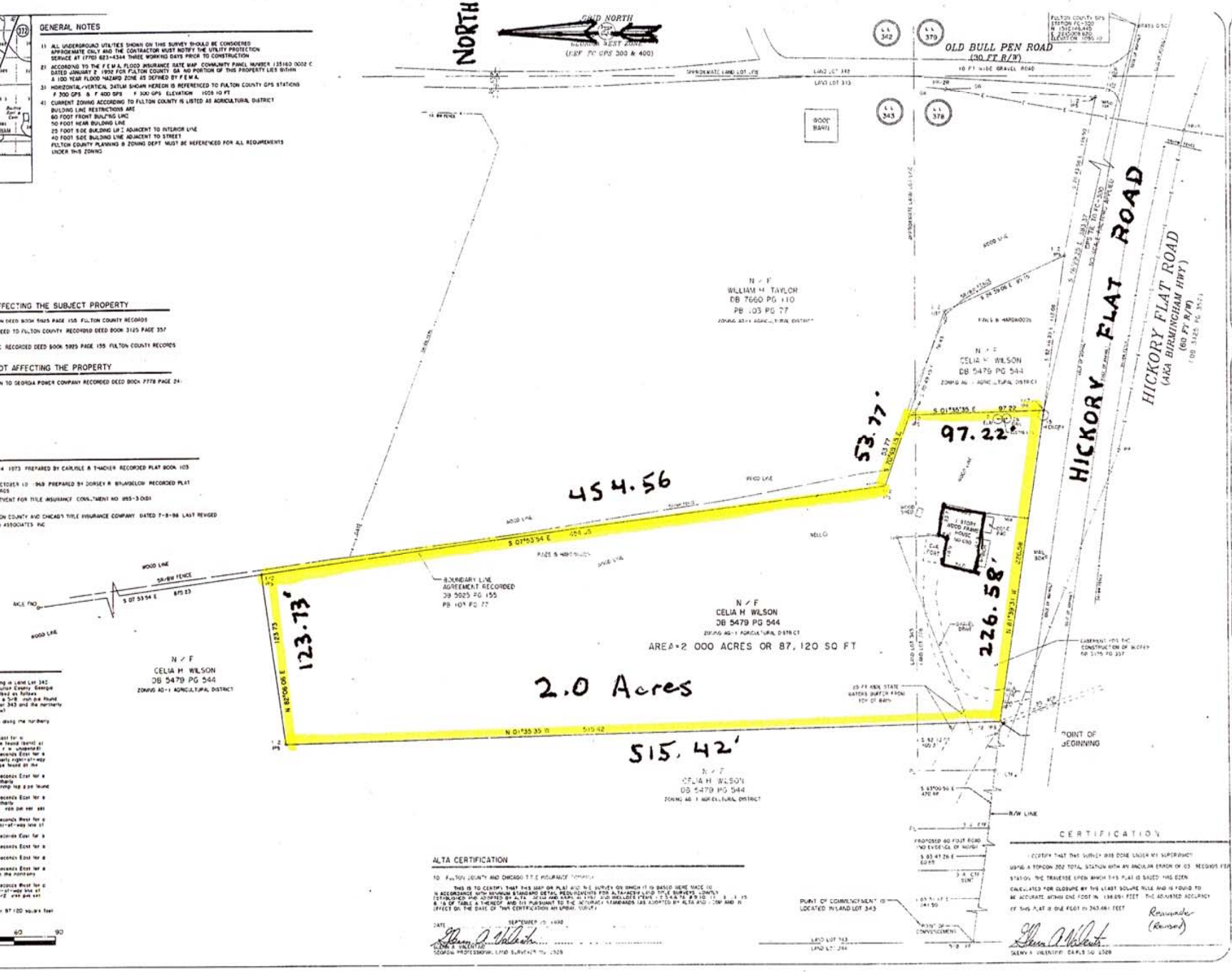
THENCE South 70 degrees 49 minutes 15 seconds East for a distance of 53 77 feet to a 1/2 rebar pin set

THENCE South 01 degrees 35 minutes 35 seconds East for a distance of 97 22 ft r/w to a 1/2 rebar pin set on the northerly right-of-way line of Hickory Flat Road

THENCE North 81 degrees 39 minutes 31 seconds West for a distance of 226.58 feet along the northerly right-of-way line of Hickory Flat Road to a 1/2 rebar pin set set at the Point of Beginning

Said tract or parcel contains 2 000 acres or 87 120 square feet

30 0 30 60 90
GRAPHIC SCALE - FEET



ALTA CERTIFICATION

TO FULTON COUNTY AND CHICAGO 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 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY ALTA ACSM AND NSPS IN 1997 AND INCLUDES ITEMS 1 2 3 4 7a 8 9 10 11 13 14 15 & 16 OF TABLE A THEREOF AND PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION MR URBAN SURVEY

DATE SEPTEMBER 10 1998

GLENN A VALENTINO
GEORGIA PROFESSIONAL LAND SURVEYOR No 2328

CERTIFICATION

I CERTIFY THAT THIS SURVEY WAS DONE UNDER MY SUPERVISION USING A TOPCON 202 TOTAL STATION WITH AN ANGULAR ERROR OF 03 SECONDS PER STATION THE TRAVERSE UPON WHICH THIS PLAT IS BASED HAS BEEN CALCULATED FOR CLOSURE BY THE LEAST SQUARE RULE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 136091 FEET THE ADJUSTED ACCURACY OF THIS PLAT IS ONE FOOT IN 243481 FEET

Remainder (Revised)

GLENN A VALENTINO GA RLS No 2328

Remainder (Revised)

FULTON COUNTY AND
CHICAGO TITLE INSURANCE COMPANY
LAND LOTS 343 & 378 2ND LAND DISTRICT 2ND SECTION FULTON COUNTY GEORGIA

VALENTINO & ASSOCIATES, INC
LAND SURVEYORS
1280 WINCHESTER PARKWAY SUITE 142 SMYRNA GEORGIA 30080
PHONE (770) 436-0015 FAX (770) 435-6050

REVISIONS
DATE 10-1-98 ATTORNEY COMMENTS

9-25-98

SCALE	1 30
DATE	9-25-98
JOB NUMBER	98077
FILE NUMBER	WILSON1
PLOTTED	10-7-98

ALTA / ACSM
LAND TITLE SURVEY

1 OF 1