ABBREVIATION LEGEND	
A	ARC DISTANCE
B/L	BUILDING LINE
CMP	CORRUGATED METAL PIPE
D.B.	DEED BOOK
FH	FIRE HYDRANT
GW	GUY WIRE
IPF	IRON PIN FOUND
IPS	IRON PIN SET
INV	INVERT ELEVATION
LC	CHORD LENGTH
L L	LAND LOT
L.L.L.	LAND LOT LINE
N/F	NOW OR FORMERLY
OTP	OPEN TOP PIPE
PG.	PAGE
P.O.B.	POINT OF BEGINNING
PP	POWER POLE
R	RADIUS
R/W	RIGHT-OF-WAY
S.F.	SQUARE FEET
SSMH	SANITARY SEWER MANHOLE
WM	WATER METER

SYMBOL LEGEND	
	Guy Wire
	Fire Hydrant
	Drop Inlet
WM	Water Meter
	Water Vavle
	Power Pole
S	Sanitary Sewer Manhole
W	Water Line
S	Sanitary Sewer Line
E	Overhead Power Line
X	Fence

AREA=269,682 SQ. FT.
(6.191 ACRES)

TAX PARCEL# 018-206, 018-212, & 018-213
PROPERTY ZONED CBD

SURVEY NOTES:

1. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE ACCURATE WITHIN 1 FOOT IN 663,128 FEET.
2. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 14,719 FEET AND AN ANGULAR ERROR OF 1" PER ANGLE AND WAS ADJUSTED USING THE COMPASS RULE.
3. EQUIPMENT = TOPCON GPT 8205A ROBOTIC STATION
4. DATE OF ORIGINAL SURVEY: NOVEMBER 25, 2006
   DATE OF UPDATE SURVEY: NOVEMBER 3, 2012
5. I HAVE, THIS DATE, EXAMINED THE OFFICIAL FIA FLOOD HAZARD MAP COMMUNITY NUMBER 130312, PANELS 0120 & 0138 E, DATED SEPTEMBER 19, 2007, AND HAVE DETERMINED THAT THIS PROPERTY IS NOT LOCATED IN AN AREA HAVING SPECIAL FLOOD HAZARDS.
6. THERE ARE NO APPARENT CEMETERIES ON THIS PROPERTY.
7. #4 REBAR AT ALL CORNERS UNLESS OTHERWISE NOTED.
8. THE STREAM BUFFERS AND IMPERVIOUS BUFFERS SHOWN HEREON ARE BASED ON REFERENCE 7.
9. THE BEARINGS SHOWN HEREON ARE REFERENCED TO GRID NORTH, GEORGIA STATE PLANE COORDINATE SYSTEM, WEST ZONE (NAD 1983). BEARINGS ARE BASED ON ANGLES TURNED. VERTICAL DATUM: NAVD 1988

SURVEY REFERENCES:

1. SURVEY FOR SOUTH FORSYTH COMMERCE CENTER A.K.A. HIGHLAND RIDGE PHASE II, DATED MAY 10, 2006, PREPARED BY RICHARD WEBB & ASSOCIATES
2. BOUNDARY AND TOPOGRAPHIC SURVEY FOR CHAMPION PARTNERS, LTD. DATED MAY 19, 2006, PREPARED BY GRANT SHEPHERD & ASSOCIATES.
3. SURVEY FOR EDWIN FRANK REEVES & ALTON L. BASSETT, DATED JULY 26, 1977, PREPARED BY BRUMBELOW-REESE & ASSOC., RECORDED IN PLAT BOOK 12 PAGE 214
4. SURVEY FOR BUDDY CASTLEBERRY, DATED JUNE 10, 1982, PREPARED BY BRUMBELOW-REESE & ASSOC., RECORDED IN PLAT BOOK 17 PAGE 306
5. RIGHT-OF-WAY EASEMENT FROM GRASSLAND REALTY, INC., TO SAWNEE ELECTRIC MEMBERSHIP CORPORATION, DATED DECEMBER 10, 2001, RECORDED IN DEED BOOK 2195 PAGE 243
6. LIMITED WARRANTY DEED TO HIGHLAND RIDGE OWNERS ASSOCIATION, INC., DATED JULY 9, 2001, RECORDED IN DEED BOOK 1993 PAGE 101
7. FINAL PLAT FOR SOUTH FORSYTH COMMERCE CENTER A.K.A. HIGHLAND RIDGE, DATED SEPTEMBER 20, 1999, PREPARED BY RICHARD WEBB & ASSOCIATES, RECORDED IN PLAT BOOK 59 PAGE 41
8. RIGHT-OF-WAY DEED TO GEORGIA DEPARTMENT OF TRANSPORTATION, DATED OCTOBER 2, 2006, RECORDED IN DEED BOOK 4469 PAGE 451
9. RIGHT-OF-WAY EASEMENT TO SAWNEE ELECTRIC MEMBERSHIP CORPORATION, DATED JUNE 18, 1999, RECORDED IN DEED BOOK 1541 PAGE 60
10. DRAINAGE EASEMENT TO SHOJO, LLC, DATED OCTOBER 3, 1995, RECORDED IN DEED BOOK 901 PAGE 59
11. MINOR SUBDIVISION PLAT OF SOUTH FORSYTH COMMERCE CENTER RECORDED IN PLAT BOOK 120, PAGES 221-223.
12. AS-BUILT SURVEY OF LOT 2 SOUTH FORSYTH COMMERCE CENTER RECORDED IN PLAT BOOK 126, PAGES 47-50.
13. MINOR SUBDIVISION PLAT FOR SOUTH FORSYTH COMMERCE CENTER PHASE III RECORDED IN PLAT BOOK 128, PAGES 154-156.

NOTES TO EXCEPTIONS AS APPEARING IN SCHEDULE B, SECTION 2 OF THE CHICAGO TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE, OFFICE FILE NUMBER RCTC-120453, DATED SEPTEMBER 24, 2012.

#7. DRAINAGE RIGHTS IN PROMISCUOUS BOOK B, PAGE 169 IS AMBIGUOUS BUT APPEARS TO BE WITHIN THE EXISTING R/W OF GEORGIA HIGHWAY #9.
#8. DRAINAGE RIGHTS IN DEED BOOK 14, PAGE 404 IS AMBIGUOUS BUT APPEARS TO BE WITHIN THE EXISTING R/W OF GEORGIA HIGHWAY #9.
#9. DRAINAGE RIGHTS IN DEED BOOK 14, PAGE 409 IS AMBIGUOUS BUT APPEARS TO BE WITHIN THE EXISTING R/W OF GEORGIA HIGHWAY #9.
#10. RIGHT-OF-WAY IN DEED BOOK 17, PAGE 76 IS AMBIGUOUS AND NOT LOCATABLE.
#11. RIGHT-OF-WAY IN DEED BOOK 17, PAGE 119 IS AMBIGUOUS AND NOT LOCATABLE.
#12. RIGHT-OF-WAY IN DEED BOOK 17, PAGE 120 IS AMBIGUOUS AND NOT LOCATABLE.
#13. RIGHT-OF-WAY IN PROMISCUOUS BOOK E, PAGE 303 IS AMBIGUOUS AND NOT LOCATABLE.
#14. DRAINAGE EASEMENT IN DEED BOOK 901, PAGE 59, IS SOUTH OF SUBJECT TRACT AND DOES NOT AFFECT THE PROPERTY.
#15. RECIPROCAL ACCESS EASEMENT IN DEED BOOK 5603, PAGE 140 DOES NOT AFFECT THE PROPERTY BUT DOES BENEFIT THE PROPERTY.
#16. WATER LINE EASEMENT IN DEED BOOK 1205, PAGE 328 IS NOW IN THE NEW R/W OF GEORGIA HIGHWAY #9 AND DOES NOT AFFECT THE PROPERTY.
#17. RIGHT-OF-WAY IN DEED BOOK 1541, PAGE 60 IS AMBIGUOUS AND NOT LOCATABLE.
#18. RIGHT-OF-WAY IN DEED BOOK 1594, PAGE 628 IS AMBIGUOUS AND NOT LOCATABLE.
#19. RIGHT-OF-WAY IN DEED BOOK 2195, PAGE 243 APPEARS TO BE IN THE NEW R/W OF GEORGIA HIGHWAY #9 AND DOES NOT AFFECT THE PROPERTY.
#20. RIGHT-OF-WAY IN DEED BOOK 4469, PAGE 451 APPEARS TO BE IN THE NEW R/W OF GEORGIA HIGHWAY #9 BUT THE ACCESS RIGHTS DO AFFECT THE PROPERTY.
#21. DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS RESTRICTIONS AND EASEMENTS IN DEED BOOK 1603, PAGE 430, DEED BOOK 1993, PAGE 97, DEED BOOK 4242, PAGE 47,DEED BOOK 4279, PAGE 519, DEED BOOK 4595, PAGE 750, DEED BOOK 4595, PAGE 746, AND DEED BOOK 4612, PAGE 155 DOES AFFECT THE PROPERTY.
#22. EASEMENT RIGHTS IN DEED BOOK 1993, PAGE 77 AND 4595, PAGE 750 IS ON THE PROPERTY TO THE EAST AND DOES NOT AFFECT THE PROPERTY.
#23. DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN DEED BOOK 4469, PAGE 421 AND DEED BOOK 4716, PAGE 321 DOES NOT AFFECT THE PROPERTY BUT DOES BENEFIT THE PROPERTY.
#24. MATTERS IN PLAT BOOK 108, PAGES 95-101 ARE SHOWN HEREON.
#25. IDEMNIFICATION AND MAINTENANCE AGREEMENT IN DEED BOOK 4632, PAGE 1 DOES AFFECT THE PROPERTY.
#26. UTILITY EASEMENT LISTED AS BEING IN DEED BOOK 5471, PAGE 339, IS SHOWN AND DOES AFFECT THE PROPERTY.
#27. MEMORANDUM OF SEWER SERVICE IN DEED BOOK 4860, PAGE 625 DOES AFFECT THE PROPERTY.
#28. DECLARATION OF EASEMENTS AND RESTRICTIVE COVENANTS IN DEED BOOK 5009 PAGE 120 AND DEED BOOK 5699, PAGE 466 DOES AFFECT THE PROPERTY.
#29. RIGHT OF WAY EASEMENT IN DEED BOOK 5025, PAGE 211 IS AMBIGUOUS BUT DOES AFFECT THE PROPERTY.
#30. STORM WATER MANAGEMENT/BMP FACILITIES COVENANT IN DEED BOOK 5464, PAGE 343 DOES AFFECT THE PROPERTY.
#32. RESTRICTIVE COVENANTS AGREEMENT IN DEED BOOK 5699, PAGE 477 REFERS TO THE NORTHWEST OUTLOT AND DOES NOT AFFECT THE PROPERTY.
#33. ALL MATTERS IN PLAT BOOK 128, PAGES 154-156, PLAT BOOK 126, PAGE 47, AND PLAT BOOK 128, 157 ARE SHOWN. RIGHT-OF-WAY IN DEED BOOK 2195, PAGE 243 APPEARS TO BE IN THE NEW R/W OF GEORGIA HIGHWAY #9 AND DOES NOT AFFECT THE PROPERTY.

ALL LINES IN TABLE ARE MEASURED & RECORDED

LINE DATA

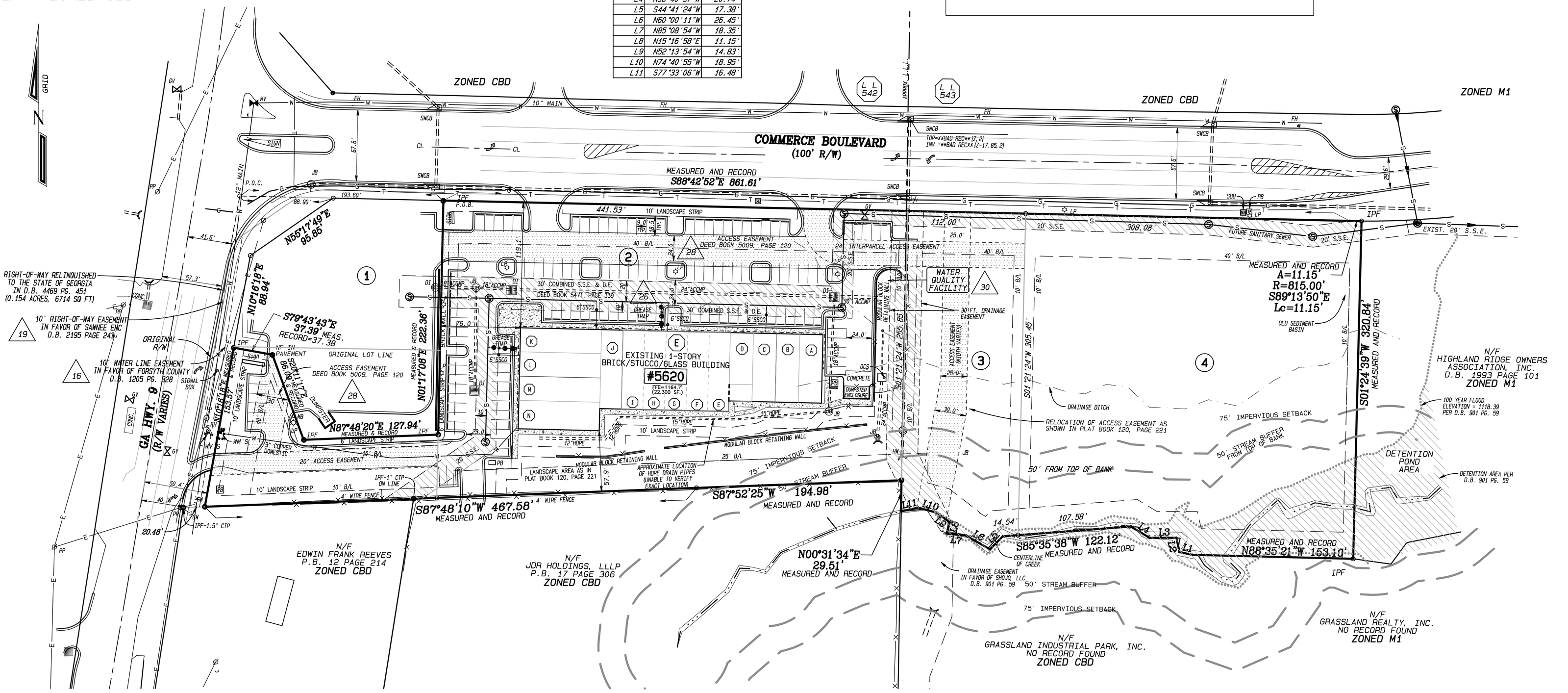
LINE	BEARING	DIST.
L1	N77°25'01"W	12.23'
L2	N12°55'49"W	13.86'
L3	S89°57'12"W	25.42'
L4	N58°40'37"W	20.74'
L5	S44°41'24"W	17.38'
L6	N60°00'11"W	26.45'
L7	N85°08'54"W	18.35'
L8	N15°16'58"E	11.15'
L9	N52°13'54"W	14.83'
L10	N74°40'55"W	18.95'
L11	S77°33'06"W	16.48'

Legal Description

ALL THAT TRACT or parcel of land lying and being in Land Lots 542 & 543 of the 2nd District,1st Section, Forsyth County, Georgia, and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING, commence at the extended intersection of the easterly original right-of-way line of Georgia Highway #9 (80' right-of-way) and the southerly right-of-way of Commerce Boulevard (100' right-of-way), then traveling along the southerly extended right-of-way line of Commerce Boulevard South 88°42'52" East a distance of 193.60 feet to the TRUE POINT OF BEGINNING. From the TRUE POINT OF BEGINNIING thus established, continue along the southerly right-of-way line of Commerce Boulevard South 88°42'52" East for a distance of 861.61 feet to a point; then continuing along said right-of-way along a curve to the north, having a radius of 815.00 feet, for a distance of 11.15 feet, being subtended by a chord of South 89°13'50" East for a distance of 11.15 feet, to a point, then leaving said right-of-way South 01°24'39" West for a distance of 320.84 feet to a point; THENCE North 88°35'21" West for a distance of 153.10 feet to a point in the center of a creek, then along said creek the following courses and distances:

THENCE North 77°25'01" West for a distance of 12.23 feet to a point;
THENCE North 12°55'49" West for a distance of 13.86 feet to a point;
THENCE South 89°57'12" West for a distance of 25.42 feet to a point;
THENCE North 58°40'37" West for a distance of 20.74 feet to a point;
THENCE South 85°35'38" West for a distance of 122.12 feet to a point;
THENCE South 44°41'24" West for a distance of 17.38 feet to a point;
THENCE North 60°00'11" West for a distance of 26.45 feet to a point;
THENCE North 85°08'54" West for a distance of 18.35 feet to a point;
THENCE North 15°16'58" East for a distance of 11.15 feet to a point;
THENCE North 52°13'54" West for a distance of 14.83 feet to a point;
THENCE North 74°40'55" West for a distance of 18.95 feet to a point;
THENCE South 77°33'06" West for a distance of 16.48 feet to a point at the intersection of said creek and the line common to land lots 542 and 543, then traveling along said land lot line and leaving said creek North 00°31'34" East for a distance of 29.51 feet to a point;then leaving said land lot line South 87°52'25" West for a distance of 194.98 feet to a point; THENCE South 87°48'10" West for a distance of 467.58 feet to a point on the east right-of-way line of Georgia Highway #9 (variable right-of-way), then traveling along said right-of-way line North 10°16'18" East for a distance of 153.57 feet to a point; then leaving said
right-of-way line South 79°43'43" East for a distance of 37.39 feet to a point;
THENCE South 20°11'17" East for a distance of 86.09 feet to a point;
THENCE North 87°48'20" East for a distance of 127.94 feet to a point;
THENCE North 01°17'08" East for a distance of 222.36 feet to a point;
said point being the TRUE POINT OF BEGINNING. Together with, and subject to, all easements, covenants, and restrictions of record.Said property contains 6.191 acres,more or less.



GRAPHIC SCALE 1"=50'
0 50 100 150

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

TO TAC GRASSLANDS, LLC., PNC BANK, NATIONAL ASSOCIATION, CHICAGO TITLE INSURANCE COMPANY, AND STATE BANK AND TRUST COMPANY, ITS SUCCESSORS AND ASSIGNS:

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 DETAIL REQUIREMENTS FOR ALTA/ASCM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6A & B, 7A1, 8, 9, 11, 13, AND 14.

DATE OF PLAT: NOVEMBER 8, 2012

ROBERT B. BETTERTON RLS #2496

THERE ARE NO APPARENT ENCROACHMENTS ON THIS PROPERTY.

PARKING SPACES REQUIRED FOR SHOPPING CENTER:
4.5 SPACES PER 1000 SQ. FT. OF RETAIL SPACE

EXISTING RETAIL SPACE: 22,300 SQ. FT.
REQUIRED PARKING SPACES: 101
ACTUAL PARKING SPACES (INCLUDING 4 HANDI CAP): 127

△ DENOTES EXCEPTION NUMBER IN TITLE REPORT

REVISION RECORD	
DATE	PURPOSE

COPYRIGHT
THIS DRAWING IS THE PROPERTY OF THE BELOW REFERENCED FIRM AND IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN THE SPECIFIC PROJECT NAMED HEREIN, AND CANNOT BE REPRODUCED IN ANY MANNER WITHOUT THE EXPRESS WRITTEN CONSENT OF THE FIRM.

BETTERTON
SURVEYING & DESIGN, INC.
LAND SURVEYING/PLANNING
SUBDIVISION & COMMERCIAL SITE DESIGN
950 WEST SANDTOWN ROAD
MARIETTA, GEORGIA 30064
(678) 483-0242

GEORGIA REGISTERED No. 2496 LAND SURVEYOR

NOVEMBER 8, 2012

ALTA/ACSM LAND TITLE SURVEY
LOTS 2, 3, & 4
SOUTH FORSYTH COMMERCE CENTER PHASE III

LOCATED IN: LAND LOTS 542 & 543
2ND DISTRICT, 1ST SECTION
FORSYTH COUNTY, GEORGIA, CITY OF
PREPARED FOR: TAC GRASSLANDS, LLC.
CHICAGO TITLE INSURANCE COMPANY
PNC BANK, NATIONAL ASSOCIATION
STATE BANK AND TRUST COMPANY

DRAWN BY	RBB
CHECKED BY	RBB
SCALE	1" = 50'
DATE	NOVEMBER 8, 2012
FILE NUMBER:	12132.PRO
JOB NUMBER	12132
SHEET NUMBER	1 OF 1