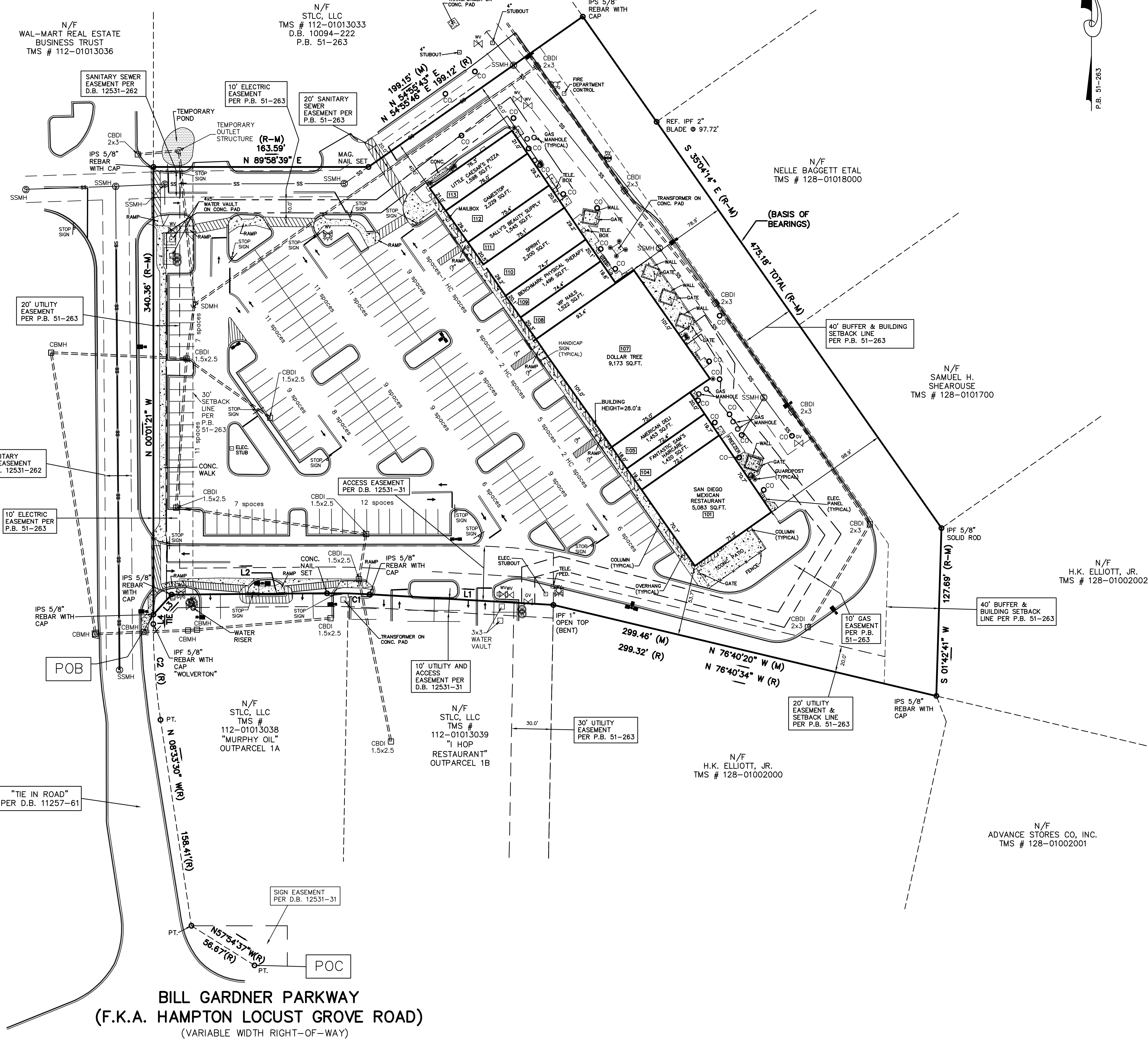


CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	490.00'	32.37'	16.19'	32.36'	N 88°36'00" W	3°47'04"
C2 (R)	490.00'	73.11'	36.62'	73.04'	N 04°18'52" W	8°32'55"

LINE TABLE RECORD			LINE TABLE MEASURED		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	140.06'	N 86°43'35" W	L1	140.20'	N 86°42'28" W
L2	118.32'	S 89°30'29" W	L2	118.32'	S 89°30'29" W
L3	20.45'	S 42°19'22" W	L3	20.45'	S 42°19'22" W
L4 TIE	7.30'	N 00°28'10" W	L4 TIE	7.28'	N 00°01'21" W



- LEGEND:**
- POB POINT OF BEGINNING
 - POC POINT OF COMMENCEMENT
 - TBM TEMPORARY BENCHMARK
 - IPS IRON PIN SET (5/8" REBAR)
 - IPF IRON PIN FOUND
 - R/W RIGHT-OF-WAY
 - PP POWER POLE
 - EM ELECTRIC METER
 - EM ELECTRIC MANHOLE
 - 1 HEAD LIGHT STANDARD
 - 2 HEAD LIGHT STANDARD
 - 3 HEAD LIGHT STANDARD
 - 4 HEAD LIGHT STANDARD
 - WV WATER VALVE
 - WM WATER METER
 - WM FIRE HYDRANT
 - MW MONITORING WELL
 - ICV IRRIGATION CONTROL VALVE
 - RD ROOF DRAIN
 - SMH STORM DRAIN MANHOLE
 - CBMH CATCH BASIN MANHOLE
 - CBDI CATCH BASIN DROP INLET
 - ROP REINFORCED CONCRETE PIPE
 - CMP CORRUGATED METAL PIPE
 - SMH SANITARY SEWER MANHOLE
 - GMH GREASE MANHOLE
 - CO CLEANOUT
 - UMQR UNDERGROUND GAS MARKER
 - GV GAS VALVE
 - GM GAS METER
 - TM TELEPHONE MANHOLE
 - T-PED TELEPHONE PEDESTAL
 - GP GUARD POST
 - SG SIGN
 - OE OVERHEAD ELECTRIC LINE
 - UE UNDERGROUND ELECTRIC LINE
 - SS SANITARY SEWER LINE
 - W WATER LINE
 - UG GAS LINE
 - OT OVERHEAD TELEPHONE LINE
 - UT UNDERGROUND TELEPHONE LINE
 - WL WHITE LINE
 - DWL DASHED WHITE LINE
 - YL YELLOW LINE
 - DYL DOUBLE YELLOW LINE
 - SDP STORM DRAIN PIPE
 - F FENCE

**BILL GARDNER PARKWAY
(F.K.A. HAMPTON LOCUST GROVE ROAD)**
(VARIABLE WIDTH RIGHT-OF-WAY)

CERTIFICATE:
TO: RIVERCREST REALTY 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 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS OF TABLE A THEREOF.
THE FIELD WORK WAS COMPLETED ON FEBRUARY 13, 2013.
DATE OF PLAT OR MAP : FEBRUARY 18, 2013
JAMES R. FREELAND
NO. 2221

TITLE EXCEPTIONS:
FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT # 1500.0619(0)
EFFECTIVE: FEBRUARY 4, 2013
9. EASEMENT TO GEORGIA POWER RECORDED IN DB. 42-91, * MAY OR MAY NOT AFFECT, UNABLE TO VERIFY WITH DOCUMENT PROVIDED, BLANKET EASEMENT.
10. DRAINAGE RIGHTS RECORDED IN DB. 42-610, * DOES NOT AFFECT.
11. EASEMENT TO GEORGIA POWER RECORDED IN DB. 55-55, * MAY OR MAY NOT AFFECT, UNABLE TO VERIFY WITH DOCUMENT PROVIDED, BLANKET EASEMENT.
12. EASEMENT TO GEORGIA POWER RECORDED IN DB. 56-427, * MAY OR MAY NOT AFFECT, UNABLE TO VERIFY WITH DOCUMENT PROVIDED, BLANKET EASEMENT.
13. EASEMENT TO GEORGIA POWER RECORDED IN DB. 90-1, * MAY OR MAY NOT AFFECT, UNABLE TO VERIFY WITH DOCUMENT PROVIDED, BLANKET EASEMENT.
14. EASEMENT TO GEORGIA POWER RECORDED IN DB. 115-330, * MAY OR MAY NOT AFFECT, UNABLE TO VERIFY WITH DOCUMENT PROVIDED, BLANKET EASEMENT.
15. EASEMENT TO OGLETHORPE POWER CORP. RECORDED IN DB. 494-93, * DOES NOT AFFECT.
16. DRAINAGE RIGHTS RECORDED IN DB. 1813-231, * DOES NOT AFFECT.
17. EASEMENT TO HENRY COUNTY RECORDED IN DB. 3651-111, * DOES NOT AFFECT.
18. TERMS, CONDITIONS AND OBLIGATIONS WITH GRANT OF EASEMENTS RECORDED IN DB. 10094-222 AND DB. 11257-22, * ALLOWS FOR UTILITY AND DETENTION POND EASEMENTS, SEE DEED OF RECORD.
19. EASEMENTS WITH COVENANTS AND RESTRICTIONS RECORDED IN DB. 11257-61, DB. 11910-149, DB. 12531-55, * AFFECTS SUBJECT PROPERTY, SEE DEED OF RECORD.
21. ALL MATTERS DISCLOSED BY PLAT RECORDED IN PB. 51-262-263, ALL APPLICABLE MATTERS HAVE BEEN SHOWN ON CURRENT SURVEY.
22. SANITARY SEWER EASEMENT RECORDED IN DB. 12531-11, * AFFECTS SUBJECT PROPERTY AS SHOWN ON CURRENT SURVEY.
23. DECLARATION OF EASEMENTS AND AGREEMENT TO SHARE COSTS RECORDED IN DB. 12531-31, * EASEMENTS AFFECTING SUBJECT PROPERTY HAVE BEEN SHOWN ON CURRENT SURVEY.

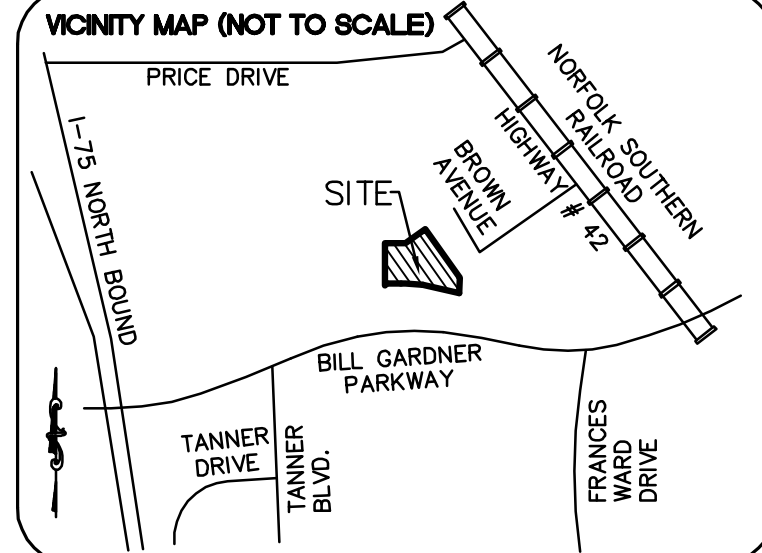
WRITTEN
Commencing at a point on the north right of way of Bill Gardner Parkway being the common corner of Mid-Mart Real Estate Business Trust and running along said common line N 57-54-37 W for 56.67 feet to a point; thence N 08-33-30 W for 158.41 feet to a point; thence along a curve concave to the east having a radius of 490.00 feet, an arc of 73.11 feet and a chord of N 04-18-52 W for 73.04 feet to an iron pin; thence N 00-01-21 W for 7.28 feet to an iron pin being the Point of Beginning for Tract 2B; thence N 00-01-21 W for 340.36 feet to an iron pin; thence along the common line of Tract 2A N 89-58-39 E for 163.59 feet to a Mag Nail; thence N 54-55-43 E for 199.15 feet to an iron pin; thence S 35-04-14 E for 475.18 feet to an iron pin; thence S 01-42-41 W for 127.69 feet to an iron pin; thence N 76-40-20 W for 299.46 feet to an iron pin; thence N 86-42-28 W for 140.20 feet to an iron pin; thence along a curve concave to the south having a radius of 490.00 feet, an arc of 32.37 feet and a chord of N 89-36-00 W for 32.36 feet to a Concrete Nail; thence S 89-30-29 W for 118.32 feet to an iron pin; thence S 42-19-22 W for 20.45 feet to the Point of Beginning. Said tract contains 4.486 acres or 195,427 square feet more or less.

PARKING INFORMATION:
159 REGULAR SPACES
5 HANDICAP SPACES
164 SPACES TOTAL

FLOOD INFORMATION:
THIS PROPERTY IS LOCATED IN FLOOD ZONE "X"
(AREAS OF MINIMAL FLOODING)
THE LOCATION OF THE 100 YEAR FLOOD PER NFIP FIRM COMMUNITY PANEL NO. 13151C 0276C EFFECTIVE DATE: MAY 16, 2006

ZONING INFORMATION:
ZONED: GENERAL COMMERCIAL
SETBACK LINE:
FRONT: 50' FROM R/W LINE
SIDE: NONE
BACK: 40'
MAXIMUM BUILDING HEIGHT: 55' OR 3 STORIES WHICHEVER IS GREATER.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE IN 10,000 FEET AND AN ANGULAR ERROR OF 4" PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 10,000. EQUIPMENT TOPCON GTS 605 LINEAR TOPCON GTS 605
I HEREBY STATE THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE STATE OF GEORGIA.
Name: James R. Freeland
Registered Professional Land Surveyor
NO. 2221
Date:



SURVEYOR'S NOTES:
1.) SQUARE FOOTAGE AND DIMENSIONS OF STRUCTURE(S) ARE FOR INFORMATIONAL PURPOSES ONLY, NOT FOR SALE OR LEASE PURPOSES.
2.) THE WORDS "CERTIFY", "CERTIFIES" OR "CERTIFICATION" AS USED HEREIN ARE UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, BASED UPON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AS SUCH, DO NOT CONSTITUTE A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.
3.) THE UNDERGROUND UTILITIES SHOWN HEREON WERE TAKEN FROM PLANS PROVIDED BY THE UTILITY COMPANIES AND FIELD MARKED BY LOCATOR SERVICES AND VISUAL APPARATUS SUCH AS VALVES AND METERS. CONTRACTOR SHALL CALL LOCATOR SERVICE FOR VERIFICATION PRIOR TO ANY CONSTRUCTION OR EXCAVATION.

POSSIBLE PROJECTIONS:
NONE OBSERVED

LAND AREA:
195,427 SQ.FT.
4.486 ACRES

BASIS OF BEARINGS:
BASIS OF BEARINGS BASED ON PLAT BOOK 51-263

SITE ADDRESS:
4959 BILL GARDNER PARKWAY
LOCUST GROVE, GA. 30248

FREELAND
SURVEYORS • ENGINEERS

FREELAND & ASSOCIATES, INC.
323 WEST STONE AVE.
GREENVILLE S.C. 29609
TEL. (864) 271-4924 FAX: (864) 233-0315
EMAIL: info@freeland-associates.com

DRAWN: CF PARTY CHIEF: WD CHECKED: MVA
REF. PLAT BOOK: 51-263
REF. DEED BOOK: 10094-222
TAX MAP : 112-01013033
DATE OF SURVEY: 2-13-2013
DATE DRAWN: 2-18-2013
DRAWING NO: 64332
DATE OF LAST REVISION:

0' 40' 80' 120'
SCALE: 1" = 40'

PRELIMINARY 2/25/13
LAND SURVEYOR
JAMES RALPH FREELAND

PLS: JAMES R. FREELAND
NO: 2221

STATE OF GEORGIA
HENRY COUNTY
CITY OF LOCUST GROVE
LL 200, 2ND DISTRICT
ALTA/ACSM LAND TITLE
SURVEY FOR
RIVERCREST REALTY
ASSOCIATES, LLC
TRACT 2B
MARKET PLACE AT
LOCUST GROVE