

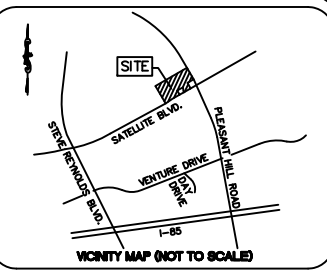
LINE	LENGTH	BEARING
L1	10.73'	S 60°39'55" W
L2	10.00'	N 29°19'58" W
L3	6.00'	S 60°39'55" W
L4	10.26'	S 29°19'50" E
L5	256.18'	S 59°10'41" W
L6 TIE	2.31'	S 21°08'34" E
L7 TIE	166.74'	S 59°59'35" W
L8	16.21'	N 30°00'26" W
L9	39.21'	S 60°44'30" W
L10	24.15'	S 22°20'16" W
L11	167.86'	S 60°44'33" W
L12	153.79'	S 30°00'26" E
L13	229.59'	S 59°59'34" W
L14	76.26'	N 09°45'59" W
L15	33.95'	N 00°30'29" W
L16	69.38'	N 13°46'36" W

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	1692.02'	191.98'	96.09'	191.87'	S 57°29'33" W	6°30'03"
C2	1831.14'	160.82'	80.46'	160.77'	S 53°36'11" W	5°01'55"



LEGEND:

- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- IPF IRON PIN FOUND
- R/W RIGHT-OF-WAY
- PP POWER POLE
- EM ELECTRIC METER
- EM 1 HEAD LIGHT STANDARD
- EM 2 HEAD LIGHT STANDARD
- EM 3 HEAD LIGHT STANDARD
- WV WATER VALVE
- WM WATER METER
- WH WATER HYDRANT
- ICV IRRIGATION CONTROL VALVE
- SDM STORM DRAIN MANHOLE
- CBM CATCH BASIN
- CSB CATCH BASIN DUCTILE IILET
- SSM SANITARY SEWER MANHOLE
- GMH GREASE MANHOLE
- CO CLEANOUT
- GV GAS VALVE
- GM GAS METER
- TM TELEPHONE MANHOLE
- TP TELEPHONE PEDESTAL
- OE OVERHEAD ELECTRIC LINE
- OT OVERHEAD TELEPHONE LINE
- WL WHITE LINE
- DWL DASHED WHITE LINE
- YL YELLOW LINE
- DYL DOUBLE YELLOW LINE
- SDM STORM DRAIN PIPE
- X FENCE



SURVEYOR'S NOTES:

- ZONING PROVIDED BY THE APPROPRIATE GOVERNMENTAL AGENCY TO BE USED FOR INFORMATIONAL PURPOSES ONLY. "Z" REPORT DATED 06/04/2013; SITE NUMBER 68048-1"
- SQUARE FOOTAGE AND DIMENSIONS OF STRUCTURE(S) ARE FOR INFORMATIONAL PURPOSES ONLY, NOT FOR LEASE OR SALE PURPOSES.
- HEIGHT AND DIMENSIONS OF OVERHEAD ELECTRIC LINES ESTABLISHED BY TRIANGULATION METHODS USING ELECTRONIC SURVEYING EQUIPMENT. ALL HEIGHTS AND DIMENSIONS SHOULD BE VERIFIED BY CONTRACTOR OR LOCAL ELECTRIC COMPANY BEFORE CONSTRUCTION BEGINS.
- 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.
- 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.
- THE PROPERTY SHOWN AND DESCRIBED HEREON IS THE SAME AS THAT DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT #3020-80103 DATED APRIL 1, 2013.
- NO OBSERVATION OF EARTH MOVING, BUILDING CONSTRUCTION OR BUILDING ADDITION IN RECENT MONTHS.
- NO OBSERVABLE EVIDENCE AS SITE USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

POSSIBLE PROJECTIONS:
NONE OBSERVED

LAND AREA:
779,565 SQ.FT.
17.896 ACRES

BASIS OF BEARINGS:
BASIS OF BEARINGS BASED ON DEED BOOK 44527-277

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: OF PARTY CHIEF: GRA CHECKED: JCC

REF. PLAT BOOK: N/A

REF. DEED BOOK: 44527-277

PARCEL NUMBER: R6231-012

DATE OF SURVEY: 4-11-2013

DATE DRAWN: 4-15-2013

DRAWING NO: 64449

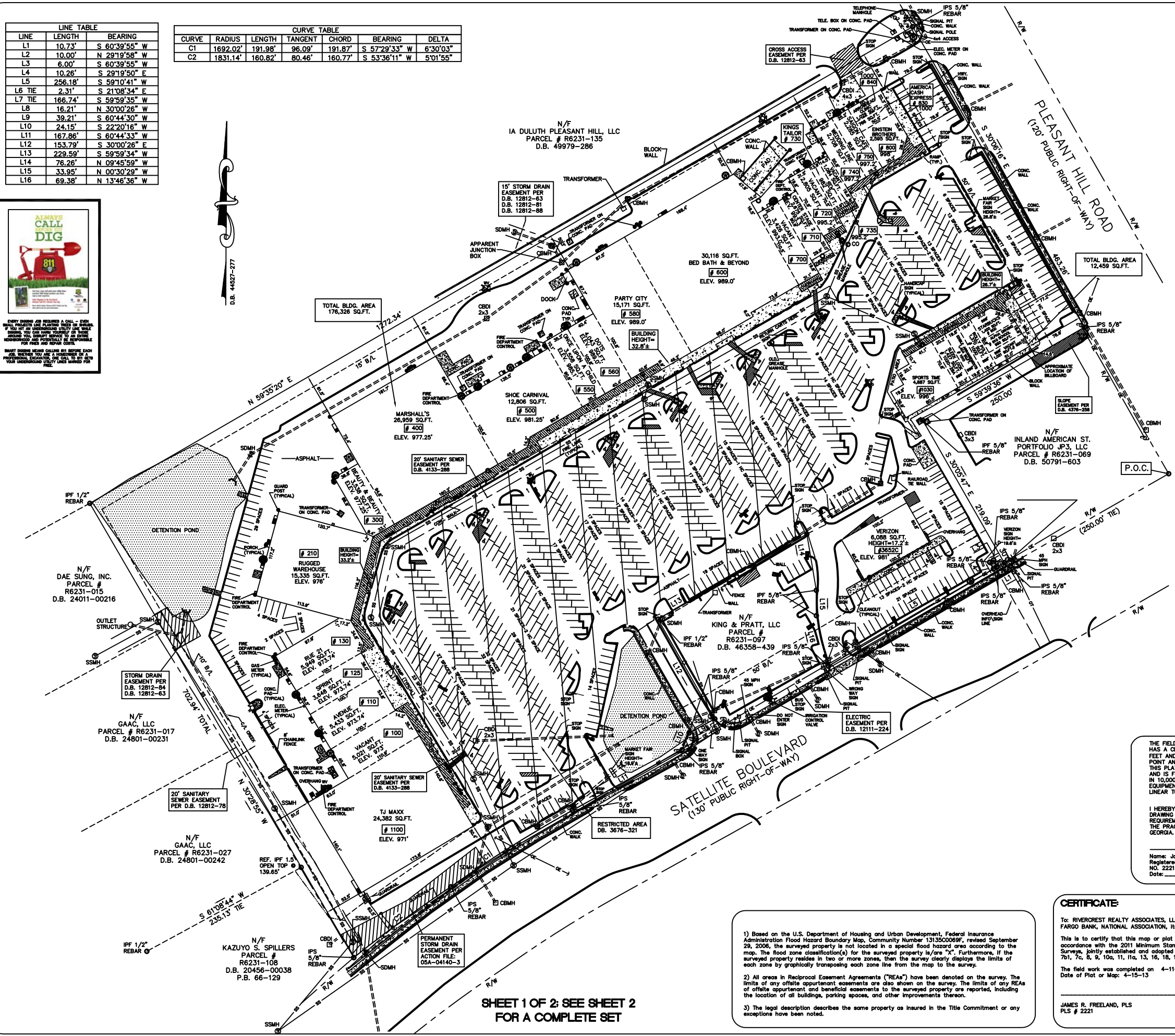
DATE OF LAST REVISION: 6-20-13 ZONING REPORT

0' 60' 120' 180'
SCALE: 1" = 60'

PLS: JAMES R. FREELAND
NO: 2221

STATE OF GEORGIA
GWINNETT COUNTY
CITY OF DULUTH
LL 231 6th DISTRICT

ALTA/ACSM LAND TITLE
SURVEY FOR
RIVERCREST REALTY
ASSOCIATES, LLC
(GWINNETT MARKETFAIR
SHOPPING CENTER)



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:

CERTIFICATE:

To: RIVERCREST REALTY ASSOCIATES, LLC, FIRST AMERICAN TITLE INSURANCE COMPANY; WELLS FARGO BANK, NATIONAL ASSOCIATION, ITS SUCCESSORS AND/OR 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/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 6b, 7a, 7b, 7c, 8, 9, 10a, 11, 11a, 13, 16, 18, 19, 20a of Table A thereof.

The field work was completed on 4-11-13.
Date of Plat or Map: 4-15-13

JAMES R. FREELAND, PLS
PLS # 2221

1) Based on the U.S. Department of Housing and Urban Development, Federal Insurance Administration Flood Hazard Boundary Map, Community Number 13135000696, revised September 29, 2006, the surveyed property is not located in a special flood hazard area according to the map. The flood zone classification(s) for the surveyed property is/are "X". Furthermore, if the surveyed property resides in two or more zones, then the survey clearly displays the limits of each zone by graphically transposing each zone line from the map to the survey.

2) All areas in Reciprocal Easement Agreements ("REAs") have been denoted on the survey. The limits of any offsite appurtenant easements are also shown on the survey. The limits of any REAs of offsite appurtenant and beneficial easements to the surveyed property are reported, including the location of all buildings, parking spaces, and other improvements thereon.

3) The legal description describes the same property as insured in the Title Commitment or any exceptions have been noted.

SHEET 1 OF 2; SEE SHEET 2
FOR A COMPLETE SET

