

LEGEND

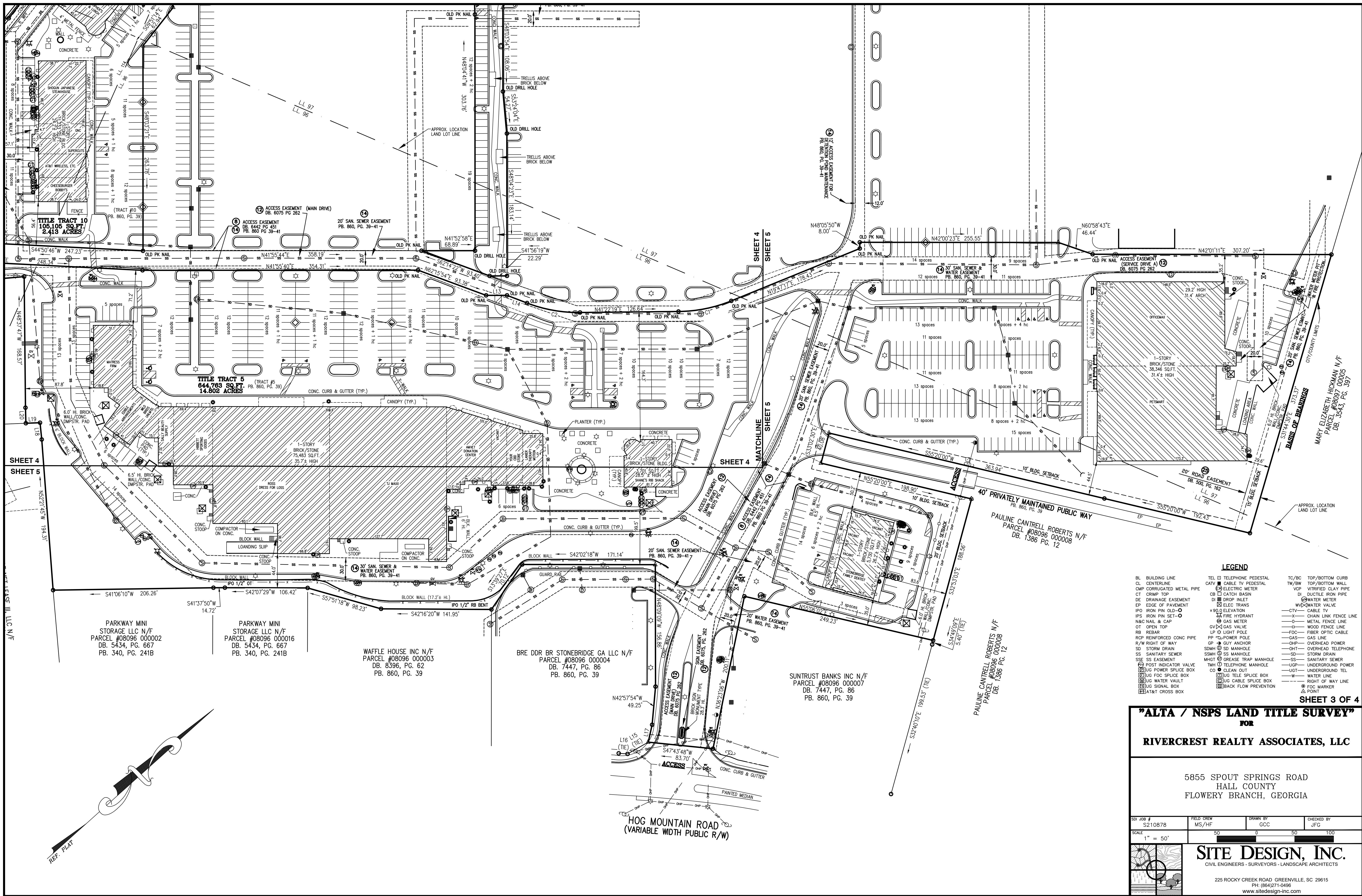
BL BUILDING LINE	TEL ☐ TELEPHONE PEDESTAL	TC/BC TOP/BOTTOM CURB
CL CENTERLINE	CATV ☐ CABLE TV PEDESTAL	TW/BW TOP/BOTTOM WALL
CMP CORRUGATED METAL PIPE	EM ☐ ELECTRIC METER	VCP VITRIFIED CLAY PIPE
CT CRIMP TOP	CB ☐ CATCH BASIN	DI DUCTILE IRON PIPE
DE DRAINAGE EASEMENT	DI ☐ DROP INLET	WM WATER METER
EP EDGE OF PAVEMENT	EP ☐ ELEC TRANS	WV WATER VALVE
EP IRON FIN OLD	EP ☐ ELEVATION	WV-FC FIBER OPTIC CABLE
EP IRON FIN SET	EP ☐ FIRE HYDRANT	WV-WOOD FENCE LINE
N&C NAIL & CAP	EP ☐ GAS METER	WV-FOC FIBER OPTIC CABLE
OT OPEN TOP	EP ☐ GAS VALVE	WV-SS SANITARY SEWER
RE REBAR	EP ☐ LIGHT POLE	WV-GAS LINE
RC REINFORCED CONC PIPE	EP ☐ GUY ANCHOR	WV-OHP OVERHEAD POWER
R/W RIGHT OF WAY	EP ☐ SD MANHOLE	WV-OHT OVERHEAD TELEPHONE
SD STORM DRAIN	EP ☐ SS MANHOLE	WV-SD STORM DRAIN
SS SANITARY SEWER	EP ☐ S&S EASEMENT	WV-SS SANITARY SEWER
SSE S&S EASEMENT	EP ☐ POST INDICATOR VALVE	WV-UGP UNDERGROUND POWER
SP STORM DRAIN	EP ☐ TUG POWER SPLICE BOX	WV-UGT UNDERGROUND TEL
SSS SS EASEMENT	EP ☐ TUG LIGHT POLE	WV-W WATER LINE
THM THERM MANHOLE	EP ☐ TUG WATER VAULT	WV-RT RIGHT OF WAY LINE
TMH TELEPHONE MANHOLE	EP ☐ TUG SIGNAL BOX	WV-FOC FOC MARKER
CO CLEAN OUT	EP ☐ TUG CABLE SPLICE BOX	WV-Δ POINT
W WATER LINE	EP ☐ BACK FLOW PREVENTION	
RT RIGHT OF WAY LINE		
FOC FOC MARKER		
Δ POINT		

"ALTA / NSPS LAND TITLE SURVEY"
FOR
RIVERCREST REALTY ASSOCIATES, LLC

5855 SPOUT SPRINGS ROAD
 HALL COUNTY
 FLOWERY BRANCH, GEORGIA

SHEET 2 OF 4

S&S JOB #	FIELD CREW	DRAWN BY	CHECKED BY
S210878	MS/HF	GCC	JFG
SCALE	1" = 50'		
SITE DESIGN, INC.			
CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS			
225 ROCKY CREEK ROAD GREENVILLE, SC 29615 PH: (864)271-0496 www.sitedesign-inc.com			



TITLE TRACT 10
105,105 SQ. FT.
2.413 ACRES

TITLE TRACT 5
644,763 SQ. FT.
14.602 ACRES

PARKWAY MINI STORAGE LLC N/F
PARCEL #08096 000002
DB. 5434, PG. 667
PB. 340, PG. 241B

PARKWAY MINI STORAGE LLC N/F
PARCEL #08096 000016
DB. 5434, PG. 667
PB. 340, PG. 241B

WAFFLE HOUSE INC N/F
PARCEL #08096 000003
DB. 8396, PG. 62
PB. 860, PG. 39

BRE DDR BR STONEBRIDGE GA LLC N/F
PARCEL #08096 000004
DB. 7447, PG. 86
PB. 860, PG. 39

SUNTRUST BANKS INC N/F
PARCEL #08096 000007
DB. 7447, PG. 86
PB. 860, PG. 39

PAULINE CANTRELL ROBERTS N/F
PARCEL #08096 000008
DB. 1386 PG. 12

PAULINE CANTRELL ROBERTS N/F
PARCEL #08096 000008
DB. 1386 PG. 12

MARY ELIZABETH HICKMAN N/F
PARCEL #08096 000005
DB. 3543, PG. 397

LEGEND

BL BUILDING LINE	TEL ☐ TELEPHONE PEDESTAL	TC/BC TOP/BOTTOM CURB
CL CENTERLINE	CATV ☐ CABLE TV PEDESTAL	TW/BW TOP/BOTTOM WALL
CM CORRUGATED METAL PIPE	EM ☐ ELECTRIC METER	VCP VITRIFIED CLAY PIPE
CT CRIMP TOP	CB ☐ CATCH BASIN	DI DUCTILE IRON PIPE
DE DRAINAGE EASEMENT	DI ☐ DROP INLET	WM WATER METER
EP EDGE OF PAVEMENT	ET ☐ ELEC TRANS	WV WATER VALVE
EO ELEVATION	EH ☐ 90° ELEVATION	WV WATER VALVE
IPS IRON FIN SET-○	GH ☐ GAS HYDRANT	WV WATER VALVE
NAC NAIL & CAP	GM ☐ GAS METER	WV WATER VALVE
OT OPEN TOP	GV ☐ GAS VALVE	WV WATER VALVE
RB REBAR	LP ☐ LIGHT POLE	WV WATER VALVE
RCP REINFORCED CONCRE PIPE	PP ☐ POWER POLE	WV WATER VALVE
R/W RIGHT OF WAY	GP ☐ GUY ANCHOR	WV WATER VALVE
SD STORM DRAIN	SMH ☐ SD MANHOLE	WV WATER VALVE
SSE SANITARY SEWER	SSM ☐ SS MANHOLE	WV WATER VALVE
SSE SANITARY SEWER	MHT ☐ GREASE TRAP MANHOLE	WV WATER VALVE
POST INDICATOR VALVE	TMH ☐ TELEPHONE MANHOLE	WV WATER VALVE
UG POWER SPLICE BOX	CO ☐ CLEAN OUT	WV WATER VALVE
UG FOG SPLICE BOX	W ☐ WATER LINE	WV WATER VALVE
UG WATER VAULT	UG TELE SPLICE BOX	WV WATER VALVE
UG SIGNAL BOX	UG CABLE SPLICE BOX	WV WATER VALVE
AT&T CROSS BOX	BF BACK FLOW PREVENTION	WV WATER VALVE
		WV WATER VALVE

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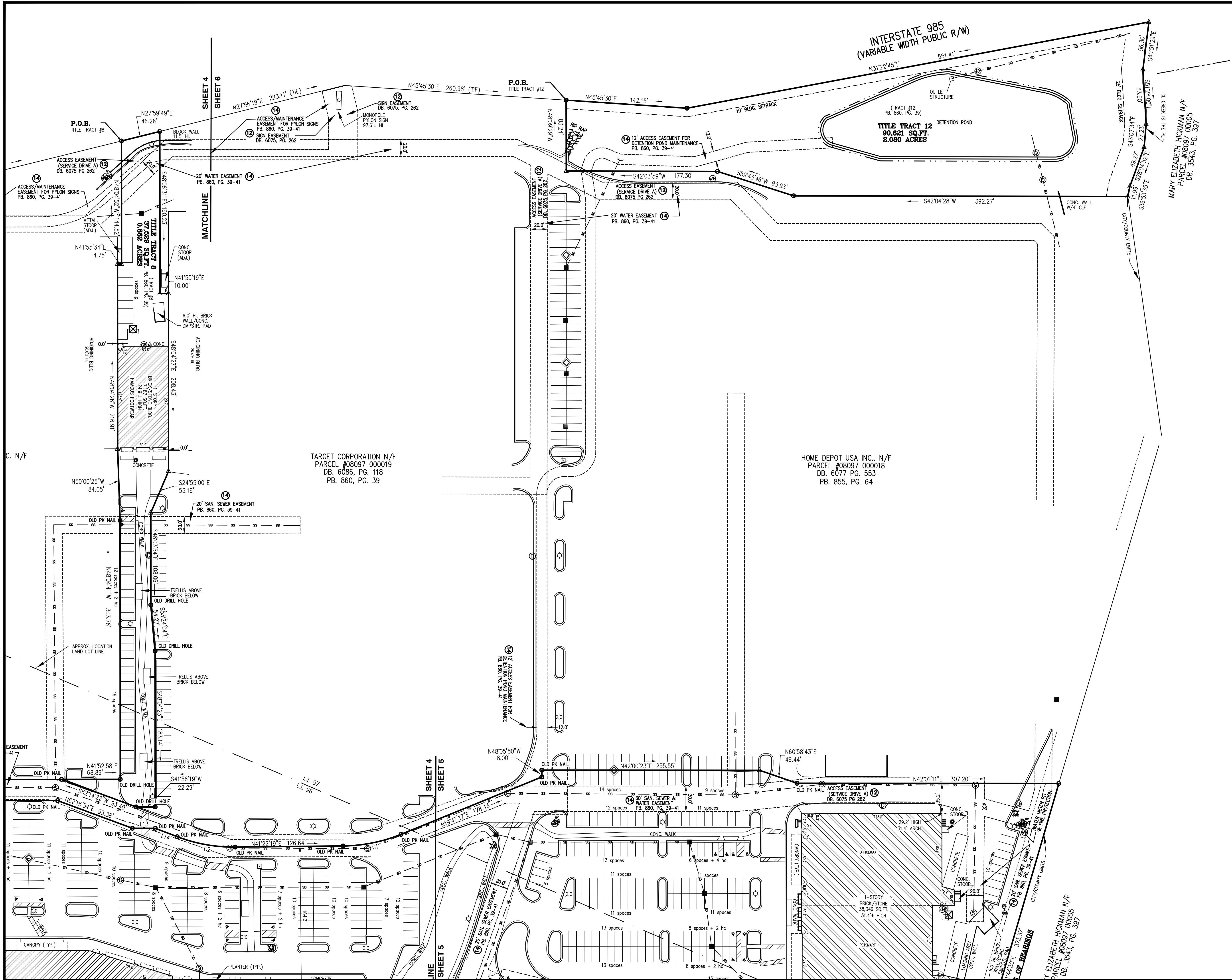
5855 SPOUT SPRINGS ROAD
HALL COUNTY
FLOWERY BRANCH, GEORGIA

SJD JOB #	FIELD CREW	DRAWN BY	CHECKED BY
S210878	MS/HF	GCC	JFG

SCALE	50	0	50	100
1" = 50'				

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INTERSTATE 985
(VARIABLE WIDTH PUBLIC R/W)

TITLE TRACT 12
90,621 SQ. FT.
2.080 ACRES

TARGET CORPORATION N/F
PARCEL #08097 000019
DB. 6086, PG. 118
PB. 860, PG. 39

HOME DEPOT USA INC. N/F
PARCEL #08097 000018
DB. 6077 PG. 553
PB. 855, PG. 64

LINE #	BEARING	LENGTH
L1	N50°29'15"W	18.82
L2	N12°50'10"W	45.84
L3	N50°29'30"W	12.00
L4	S39°27'07"W	25.99
L5	N50°32'02"W	41.81
L6	N50°32'02"W	23.68
L7	N49°59'58"W	7.61
L8	N39°29'59"E	10.00
L9	N50°32'25"W	15.39
L10	S87°20'57"W	32.77
L11	N53°28'13"W	33.32
L12	N03°06'27"W	10.55
L13	N42°00'17"E	26.92
L14	N62°54'54"E	27.61
L15	S12°19'33"W	30.58
L16	S45°41'51"W	11.41
L17	N35°23'56"W	22.93
L18	N53°49'56"W	21.69
L19	S39°50'31"W	18.22
L20	N49°26'23"W	20.03

CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	69.68	185.00	N30°33'51"E	69.26
C2	69.61	185.00	N52°04'57"E	69.20
C3	30.02	1045.50	N54°42'10"W	30.02
C4	52.32	1844.98	N54°48'53"W	52.32

LEGEND

- BL BUILDING LINE
- CL CENTERLINE
- CMP CORRUGATED METAL PIPE
- CT CRIMP TOP
- DE DRAINAGE EASEMENT
- EP EDGE OF PAVEMENT
- IPO IRON PIN OLD
- IPS IRON PIN SET
- N&C NAIL & CAP
- OT OPEN TOP
- RB REBAR
- RCP REINFORCED CONCRETE PIPE
- R/W RIGHT OF WAY
- SD STORM DRAIN
- SS SANITARY SEWER
- SSE SS EASEMENT
- PO POST INDICATOR VALVE
- SPUG POWER SPURCE BOX
- TSUG TELE SPURCE BOX
- WUG WATER VAULT
- WSUG SIGNAL BOX
- AT&T CROSS BOX
- TEL TELEPHONE PEDESTAL
- EM ELECTRIC METER
- CB CATCH BASIN
- DI DROP INLET
- ET ELEC TRANS
- 90 ELEVATION
- FH FIRE HYDRANT
- IPF IRON PIN SET
- GP GUY ANCHOR
- SD SAN MANHOLE
- SSM SS MANHOLE
- MHGT GREASE TRAP MANHOLE
- TMH TELEPHONE MANHOLE
- CO CLEAN OUT
- TSUG TELE SPURCE BOX
- WUG WATER VAULT
- WSUG SIGNAL BOX
- AT&T CROSS BOX
- TC/BC TOP/BOTTOM CURB
- TW/BW TOP/BOTTOM WALL
- VCP VITRIFIED CLAY PIPE
- DI DUCTILE IRON PIPE
- WM WATER METER
- WV WATER VALVE
- CTV CABLE TV
- X CHAIN LINK FENCE LINE
- M METAL FENCE LINE
- W WOOD FENCE LINE
- FOC FIBER OPTIC CABLE
- G GAS LINE
- OHP OVERHEAD POWER
- OHT OVERHEAD TELEPHONE
- SD STORM DRAIN
- SS SANITARY SEWER
- UGP UNDERGROUND POWER
- UGT UNDERGROUND TEL
- W WATER LINE
- R RIGHT OF WAY LINE
- FOC FOC MARKER
- P POINT

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