

BASED ON THE F.I.R.M. PANELS,  
IT IS MY OPINION THAT THE  
PROPERTY SHOWN HEREON IS  
OUTSIDE THE FLOOD HAZARD  
AREA.  
SEE F.I.R.M. PANEL  
NO. 13117C0141F  
DATED: MARCH 4, 2013

STATE PLANE COORDINATE VALUES  
N = 1514361.3934  
E = 2293825.8901  
ELEV. 1236.356

REVISION	DATE
REVIEW BY COUNCIL	10-01-2014

NOTES:  
THE FIELD DATA USED TO CALCULATE THIS PLAT HAS A CLOSURE PRECISION OF ONE FOOT IN 27,500 FEET AND AN ANGULAR ERROR OF 05" PER ANGLE.  
TRAVERSE ADJUSTED BY COMPASS RULE.  
THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS WAS A TOPCON GTS350W TOTAL STATION ON THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 35,000 FEET.  
ALL IPS ARE 1/2" DIA. RE-BARS ALSO USED  
TOPCON HYPER SR- RTK GPS UNIT

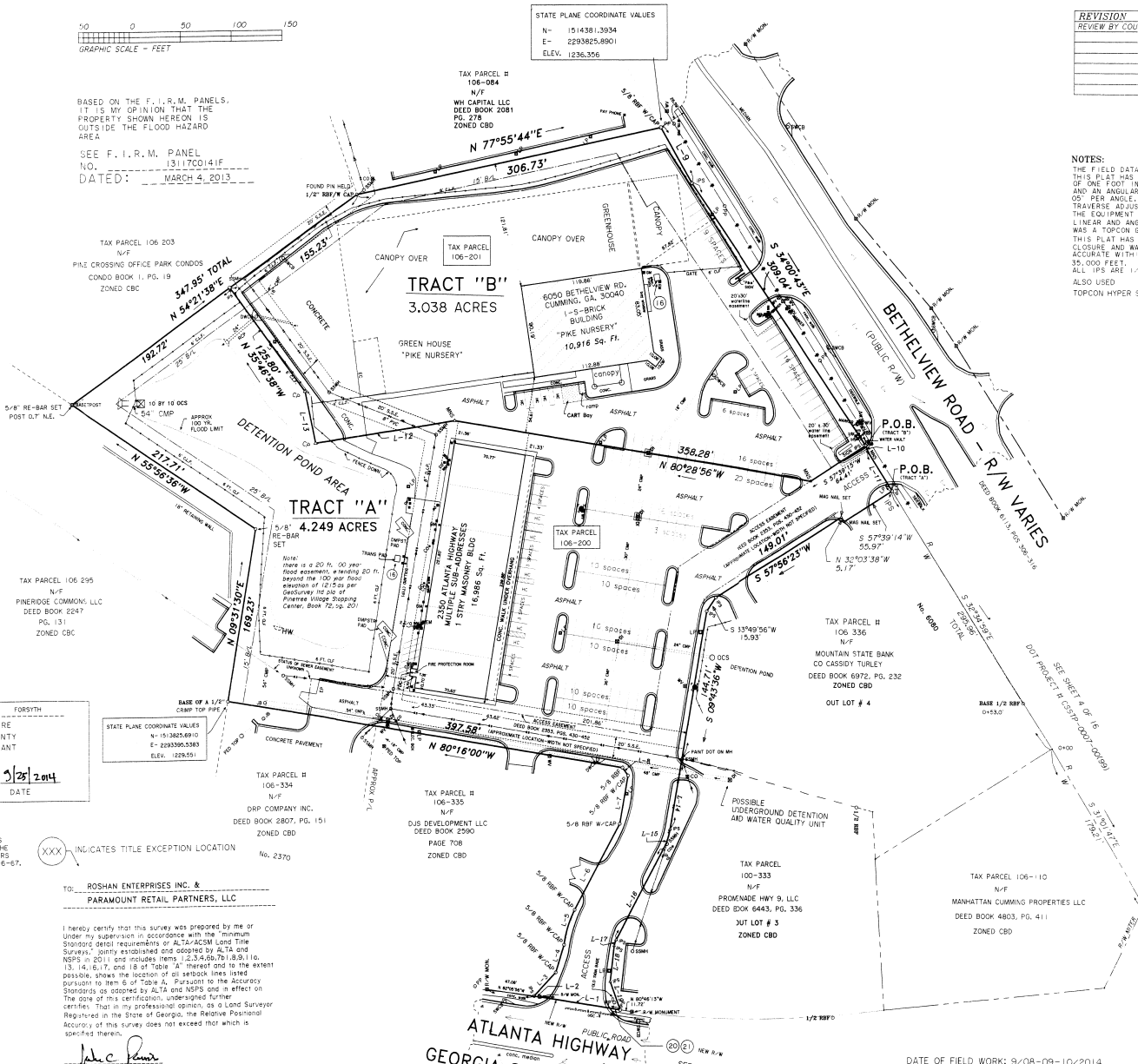


**CALL TABLE**

COURSE	BEARING	DISTANCE
L-1	N 80°48'13"W	89.79'
L-2	N 82°05'56"W	5.67'
L-3	N 43°34'32"E	31.13'
L-4	N 17°58'40"E	27.74'
RAD: 94.50' TAN: 17.79'		
LEN: 35.14'	DELTA: 21°19'26"	34.94'
L-5	N 17°24'54"E	34.94'
L-6	N 27°02'52"E	94.53'
L-7	N 69°21'19"E	47.08'
L-8	N 35°46'35"W	5.67'
L-9	S 89°02'02"E	9.30'
L-10	S 21°12'43"E	8.13'
L-11	S 32°04'50"E	69.08'
L-12	S 61°08'51"W	139.85'
L-13	N 17°14'17"W	51.41'
L-14	S 69°43'28"W	70.05'
RAD: 68.60' TAN: 10.68'		
LEN: 21.15'	DELTA: 19°13'18"	21.06'
L-15	S 10°11'11"W	81.06'
L-16	S 27°58'54"W	88.13'
RAD: 19.50' TAN: 3.06'		
LEN: 6.06'	DELTA: 17°49'07"	6.04'
L-17	S 19°28'31"W	6.04'
L-18	S 08°58'52"W	34.67'
L-19	S 20°11'15"E	28.73'

**LEGEND**

- L-1-16: IRON PIN FOUND
- L-17-19: IRON PIPE FOUND
- L-20: IRON PIPE FOUND
- L-21: CRIMPED TOP
- L-22: CRIMPED TOP
- L-23: CRIMPED TOP
- L-24: CRIMPED TOP
- L-25: CRIMPED TOP
- L-26: CRIMPED TOP
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- L-96: CRIMPED TOP
- L-97: CRIMPED TOP
- L-98: CRIMPED TOP
- L-99: CRIMPED TOP
- L-100: CRIMPED TOP



**SURVEYORS NOTE:**  
THE SURVEYED PROPERTY IS THE SAME PROPERTY THAT IS DESCRIBED IN THE TITLE COMMITMENT.

NOTE:  
DEED BOOK 2353, PGS. 430-452  
ESTABLISHES EASEMENTS FOR WATER, SEWER, ACCESS, PARKING SIGNS, DETENTION POND, STORM DRAINS, ETC. ON THE SUBJECT PROPERTY

SEE SHEET 2 OF 2  
FOR NOTES, LEGAL DESCRIPTIONS  
and TITLE EXCEPTIONS

**AREA SUMMARY**

TRACT "A"	4.249 ACRES
TRACT "B"	3.038 ACRES
<b>Total =</b>	<b>7.287 ACRES</b>

**ALTA/ACSM LAND TITLE SURVEY FOR  
ROSHAN ENTERPRISES INC. &  
PARAMOUNT RETAIL PARTNERS, LLC**

LAND LOT 415	2nd DISTRICT
Forsyth COUNTY	GEORGIA
SCALE 1" = 50'	DATE 9/25/2014
NOTES CRDF-CUMG1 SCRNF-CUMG1 3-19-22-44	SEE REVISION BLOCK JOB NO. 014-0092

NOTE: THIS PLAT REPRESENTS A SURVEY OF EXISTING  
COUNTY TAX PARCEL 198-200 & 106-201, AND DOES NOT REQUIRE  
APPROVAL FOR RECORDING FROM THE MUNICIPAL, OR COUNTY  
PLANNING COMMISSION OR GOVERNING AUTHORITY, PURSUANT  
TO O.C.G.A. 15-6-61(D).  
*John C. Parish*  
JOHN CHARLES PARISH G.A. R.L.S. No. 2705  
DATE: 9/25/2014

**SURVEYOR'S CERTIFICATION**  
THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS  
FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 80-7 OF THE  
RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS  
AND LAND SURVEYORS AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.  
BY: *John C. Parish* DATE: 9/25/2014  
GEORGIA L.S. No. 2705



**HOUSTON ENGINEERING, INC.**  
DESIGN ENGINEERS AND SURVEYORS  
SINCE 1964 JP&R@HOUSTON-ENGINEERING.COM  
1424 VETERANS DRIVE, SUITE 3  
CONOVERS, GEORGIA 30012  
PH (770) 463-0471 MEMBER SURVEY & MAPPING SOCIETY OF  
GEORGIA & N.S.P.E. FAX (770) 761-1261

Registered Surveyor  
State of Georgia  
Registration No. 2705

I hereby certify that this survey was prepared by me or  
under my supervision in accordance with the "Minimum  
Standard Detail Requirements for ALTA/ACSM Land Title  
Surveys," jointly established and adopted by ALTA and  
NSPS in 2011 and includes items 1, 2, 3, 4, 6, 7, 8, 9, 10,  
13, 14, 16, 17, and 18 of "Table A" attached and to the extent  
possible, shows the location of all setback lines listed  
pursuant to item 6 of "Table A." Pursuant to the Accuracy  
Standards as adopted by ALTA and NSPS and in effect on  
the date of this certification, undersigned further  
certifies that in my professional opinion, as a Land Surveyor  
Registered in the State of Georgia, the Relative Planimetric  
Accuracy of this survey does not exceed that which is  
specified therein.  
*John C. Parish*

**ATLANTA HIGHWAY**  
**GEORGIA STATE ROUTE No. 9**  
DATE OF FIELD WORK: 9/08-09-10/2014  
DATE OF PLAT PREPARATION 9/23-24/2014