

NOTES:
THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA AS PER FIRM FLOOD INSURANCE RATE MAP OF JACKSON COUNTY, GEORGIA, COMMUNITY PANEL NO. 130345 0095 C EFFECTIVE DATE: DECEMBER 17, 2010

EQUIPMENT USED FOR MEASUREMENT:
TOPCON G.T.S. 303.
IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED, & THE HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

AREA: 3.89 ACRES (TOTAL)

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 22,697 FEET AND AN ANGULAR ERROR OF 00'00.01" PER ANGLE POINT, AND WAS ADJUSTED USING CRANDALLS RULE PARTY: C.B.-W.W.-M.T.

TRACT "A"
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 338,728 FEET

TRACT "B"
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 184,007 FEET

TRACT "C"
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 232,222 FEET

THIS SURVEY WAS NOT PREPARED FROM THE AID OF A TITLE SEARCH AND IS SUBJECT TO ANY RESTRICTIONS OR EASEMENTS THAT MIGHT BE RECORDED.

THIS PLAT OR SURVEY IS FOR THE EXCLUSIVE USE OF THE PARTY OR PARTIES LISTED UNDER THE CAPTION "SURVEY FOR." ANY THIRD PARTY USE TO BE AT THEIR OWN RISK.

NO FIELD WORK PERFORMED BY THE UNDERSIGNED LAND SURVEYOR. INFORMATION SHOWN HEREON TAKEN FROM PREVIOUS SURVEY PREPARED BY PATTON-BOYER, INC.

STATE WATERS BUFFER:
AN UNDISTURBED VEGETATIVE BUFFER MEETING COUNTY AND STATE REGULATIONS WILL BE PRESERVED ADJACENT TO ALL STREAMS AND LAKES. BUFFER IS TO BE MEASURED HORIZONTALLY FROM POINT WHERE VEGETATION HAS BEEN WRESTED BY NORMAL STREAM FLOW OR WAVE ACTION.

ZONING AND SETBACKS:
CURRENT JACKSON COUNTY ZONING: HIGHWAY RETAIL COMMERCIAL (HRC)

LEGEND:

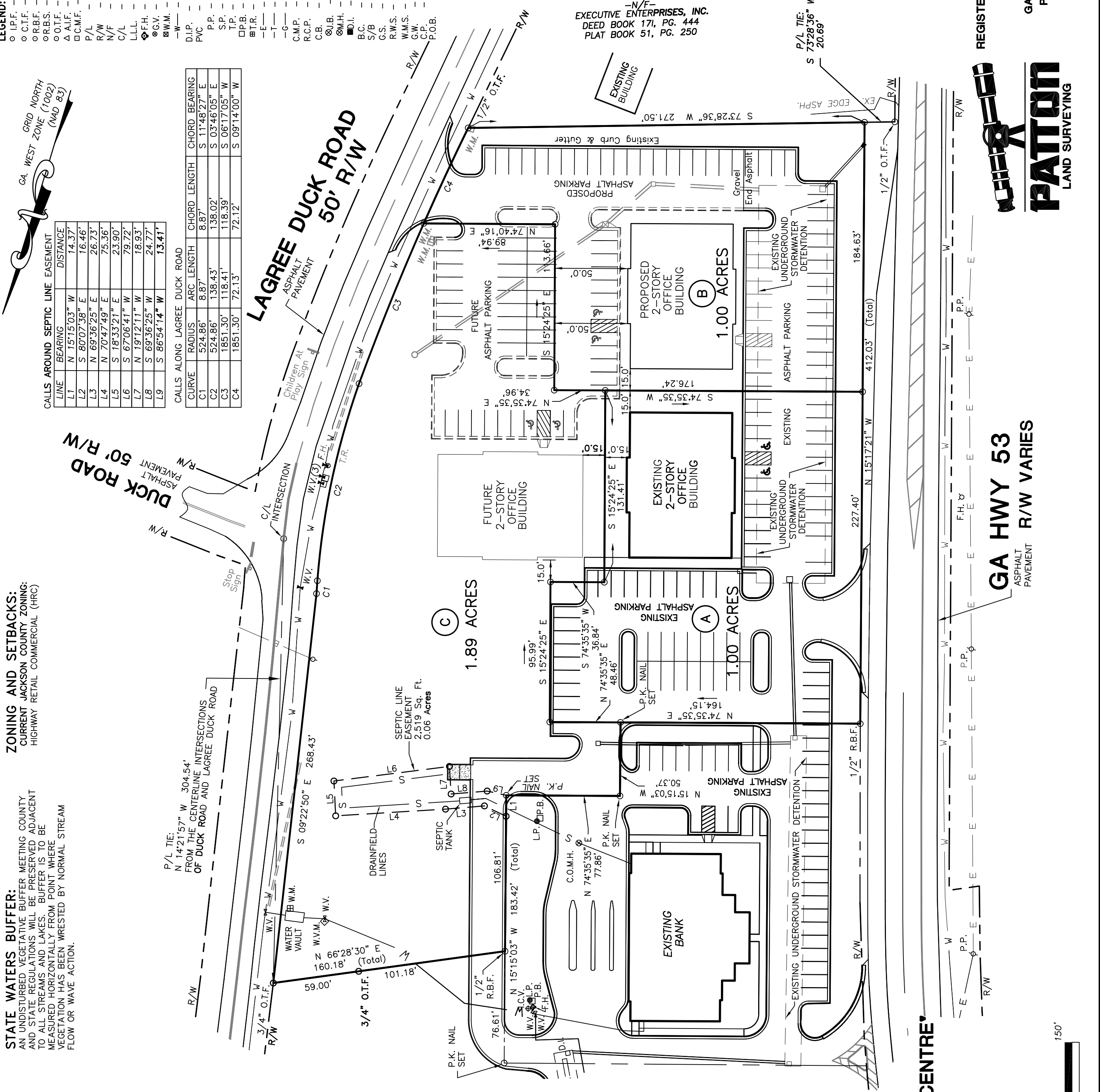
- I.P.F. - IRON PIN FOUND
- C.T.F. - CRIMPED TOP PIN FOUND
- R.B.F. - REBAR PIN FOUND
- R.B.S. - REBAR PIN SET
- O.T.F. - OPEN TOP FOUND
- △ A.I.F. - ANGLE IRON FOUND
- △ C.M.F. - CONCRETE MONUMENT FOUND
- P/L - PROPERTY LINE
- R/W - RIGHT OF WAY
- N/F - NOW OR FORMERLY
- C/L - CENTER LINE
- L.L.L. - LAND LOT LINE
- ⊕ F.H. - FIRE HYDRANT
- ⊕ G.V. - GATE VALVE
- ⊕ W.M. - WATER METER
- W- - WATER MAIN
- D.I.P. - DUCTILE IRON PIPE
- P.V. - POLYVINYL CHLORIDE PIPE
- C1 - CURVE
- S.P. - SERVICE POLE
- P.P. - POWER POLE
- T.P. - TELEPHONE POLE
- D.P. - POWER TRANSFORMER BOX
- ⊕ T.R. - TELEPHONE RISER
- E- - ELECTRICAL LINE
- T- - TELEPHONE CABLE
- G- - GAS MAIN
- C.M.P. - CORRUGATED METAL PIPE
- R.C.P. - REINFORCED CONCRETE PIPE
- C.B. - CATCH BASIN
- ⊕ J.B. - JUNCTION BOX
- ⊕ M.H. - STORM DRAIN MANHOLE
- ⊕ D.I. - DROP INLET
- ⊕ B.C. - BACK OF CURB
- S/B - SETBACK
- G/S - GAS STUB
- R.W.S. - RIGHT-OF-WAY STAKE
- W.M.S. - WATER MAIN STUB OUT
- G.W. - GUY WIRE
- C.P. - CALCULATED POINT
- P.O.B. - POINT OF BEGINNING

CALLS AROUND SEPTIC LINE EASEMENT

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | N 15°15'03" W | 74.37' |
| L2 | S 80°07'38" E | 16.46' |
| L3 | N 69°36'25" E | 26.73' |
| L4 | N 70°47'49" E | 75.36' |
| L5 | S 18°33'21" E | 23.90' |
| L6 | S 67°06'41" W | 79.72' |
| L7 | N 19°12'11" W | 18.93' |
| L8 | S 69°36'25" W | 24.77' |
| L9 | S 86°54'14" W | 13.41' |

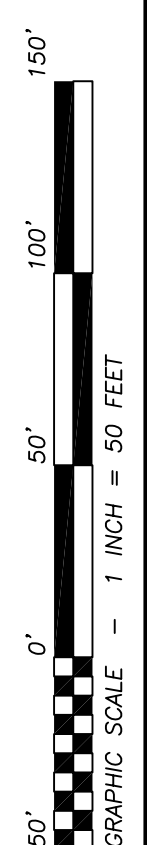
CALLS ALONG LAGREE DUCK ROAD

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING |
|-------|----------|------------|--------------|---------------|
| C1 | 524.86' | 8.87' | 8.87' | S 11°48'27" E |
| C2 | 524.86' | 138.43' | 138.02' | S 03°46'05" E |
| C3 | 1851.30' | 118.41' | 118.39' | S 06°17'05" W |
| C4 | 1851.30' | 72.13' | 72.12' | S 09°14'00" W |



PRELIMINARY LOT LAYOUT FOR:
WINDER COMMONS
BRASELTON BUSINESS CENTRE

LOCATED IN:
G.M.D. 1765
JACKSON COUNTY, GEORGIA
SCALE: 1" = 50'
SURVEY DATE: 09 - 11 - 2007
PLAT DATE: 10 - 31 - 2007
REVISED: 07 - 11 - 2012



PATTON
LAND SURVEYING

REGISTERED PROFESSIONAL LAND SURVEYORS

P.O. BOX 256
GAINESVILLE, GA. 30503
PHONE: (770) 532-6492
FAX: (770) 532-1895
www.pattonsurveying.com

J.N.: 12-143

-N/F-
EXECUTIVE ENTERPRISES, INC.
DEED BOOK 171, PG. 444
PLAT BOOK 51, PG. 250