

NOTES:

THIS BOUNDARY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA AS PER FIRM FLOOD INSURANCE RATE MAP OF CITY OF GAINESVILLE, HALL COUNTY, GEORGIA, COMMUNITY PANEL NO. 130963 0188 F EFFECTIVE DATE: SEPTEMBER 29, 2006

EQUIPMENT USED FOR MEASUREMENT:
TOPCON G.T.S. 303.

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED, & HAS BEEN PREPARED IN CONFORMITY WITH THE MAXIMUM STANDARDS AND REQUIREMENTS OF LAW.

AREA: LOT 2A - 1.61 ACRES
(INCLUDES AREA INSIDE INGRESS-EGRESS EASEMENT AND INSIDE CROSS EASEMENT FOR LOT 2B)

LOT 2B - 0.89 ACRES

(INCLUDES AREA INSIDE BELLSouth EASEMENTS AND INSIDE CROSS EASEMENT FOR LOT 2A)

TOTAL - 2.50 ACRES

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PROPORTION OF ONE FOOT IN 18,126 FEET AND AN ANGULAR ERROR OF 00'00"08" PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE.

LOT 2A HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 214,295 FEET.

LOT 2B HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 224,591 FEET.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,016,904 FEET.

THIS SURVEY WAS NOT PREPARED FOR 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.

STATE WATERS BUFFER:

AN UNDISTURBED VEGETATIVE BUFFER MEETING CITY AND STATE REGULATIONS WILL BE PRESERVED ADJACENT TO ALL STREAMS AND LAKES. BUFFER IS TO BE MEASURED FROM THE TOP EDGE OF WATERS BANK.

N/T
BROWN'S BRIDGE ROAD, LLC
REFERENCE 8 & 9

BOUNDARY SURVEY FOR:

ATLANTIC LEASING LLC

BEING LOT 2 OF THE "ATLAS CIRCLE INDUSTRIAL PARK,"

LOCATED IN:

LAND LOT 169, 9th LAND DISTRICT

THE CITY OF GAINESVILLE

HALL COUNTY, GEORGIA

SCALE: 1" = 40'

SURVEY DATE: 12 - 13 - 2005

PLAT DATE: 12 - 19 - 2005

REVISED: 02 - 05 - 2010 TO SHOW CROSS EASEMENTS

40' 0 40' 80' 120'

GRAPHIC SCALE - FEET

ZONING AND SETBACKS:

CURRENT CITY OF GAINESVILLE ZONING:

LIGHT INDUSTRIAL (L-1)

SETBACKS:

FRONT: 60' FROM C/L OF MAJOR ROADS AND

50' FROM THE C/L OF OTHER ROADS, OR 30'

FROM P/L, WHICHEVER IS GREATER

SIDE: 0'

REAR: 0'

"EXHIBIT A"

N/T
EMERALD INVESTMENT GROUP, LLC
REFERENCE 4 & 5

LOT 1

ATLAS CIRCLE INDUSTRIAL PARK

REFERENCES:

1. EASEMENT DEED TO BELLSouth TELECOMMUNICATIONS, INC.

RECORDED IN DEED BOOK 3142, PAGES 31-33.

2. PLAT SLIDE 785, PAGE 102A.

3. DEED BOOK 3833, PAGES 151-152.

4. DEED BOOK 5562, PAGES 283-284.

5. PLAT BOOK 80, PAGE 218.

6. DEED BOOK 2478, PAGE 233.

7. PLAT BOOK 82, PAGE 223.

8. DEED BOOK 1470, PAGE 246.

9. DEED BOOK 8224, PAGES 441-445.

CABLE EASEMENT
800 SQUARE FEET
(SEE REFERENCE 1)

TELEPHONE
SUB-STATION
CABINET EASEMENT
500 SQUARE FEET
(SEE REFERENCE 1)

PLANE

EXISTING CONCRETE

ONE STORY BUILDING

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P/L TIE:
S 2443'27" E 338.71' (Not to Scale)
FROM C/L INTERSECTION OF ATLAS CIRCLE
AND HILTON DRIVE. (Per Reference 2)

P/L TIE: LOT 2A
CROSS EASEMENT
S 2301'41" E 358.37' (Not to Scale)
FROM C/L INTERSECTION OF ATLAS
CIRCLE AND HILTON DRIVE.
(Per Reference 2)

- LEGEND:
- 0 L.P.C. - IRON PIN FOUND
 - 0 C.T.F. - CRAPPED TOP PIN FOUND
 - 0 R.B.F. - REBAR PIN FOUND
 - 0 R.B.S. - REBAR PIN SET
 - 0 O.T.F. - OPEN TOP FOUND
 - 0 A.L.F. - ANGLE IRON FOUND
 - 0 C.M.F. - CONCRETE MONUMENT FOUND
 - P/L - PROPERTY LINE
 - R/W - RIGHT OF WAY
 - N/T - NOW OR FORMERLY
 - C/L - CENTER LINE
 - L/L - LAND LOT LINE
 - 0 F.H. - FIRE HYDRANT
 - 0 W.V. - WATER VALVE
 - 0 W.M. - WATER METER
 - 0 W.L. - WATER MAIN
 - 0 D.P. - DUCTILE IRON PIPE
 - 0 P.V. - POLYVINYL CHLORIDE PIPE
 - 0 P.P. - POWER POLE
 - 0 L.P. - LIGHT POLE
 - 0 E. - ELECTRICAL LINE
 - 0 G. - GAS MAIN
 - 0 C.M.P. - CORRUGATED METAL PIPE
 - 0 R.C.P. - REINFORCED CONCRETE PIPE
 - 0 S.W.C. - SINGLE WOOD CATCH BASIN
 - 0 J.B. - JUNCTION BOX
 - 0 S.D. - STORM DRAIN MANHOLE
 - 0 D.I. - DRAIN INLET
 - 0 B.C. - BACK OF CURB
 - 0 S/B - SETBACK
 - 0 C.W. - CULVERT
 - 0 C.G. - CALCULATED POINT
 - 0 L.D. - LOADING DOCK

P/L TIE: LOT 2B
CROSS EASEMENT
S 2652'18" E 568.54' (Not to Scale)
FROM C/L INTERSECTION OF ATLAS
CIRCLE AND HILTON DRIVE.
(Per Reference 2)

CALLS ALONG CROSS EASEMENT FOR LOT 2A:

LINE	BEARING	DISTANCE
E1	S 237'43" E	26.61'
E2	S 69'41" W	4.56'
E3	S 69'41" W	30.52'
E4	S 69'41" W	17.67'
E5	S 265'29" W	6.64'
E6	S 605'01" W	71.59'
E7	S 230'57" E	174.74'
E8	S 605'27" W	16.31'
E9	S 230'57" E	10.17'
E10	S 605'54" W	20.30'
E11	N 290'15" W	211.21'
E12	N 604'35" E	81.92'
E13	N 604'35" E	27.67'
E14	N 612'52" E	55.59'

CALLS ALONG CROSS EASEMENT FOR LOT 2B:

LINE	BEARING	DISTANCE
E15	S 222'19" E	20.43'
E16	S 612'10" W	151.37'
E17	S 612'10" W	43.41'
E18	N 290'15" W	229.52'
E19	N 604'35" E	30.07'
E20	S 230'57" E	211.21'
E21	N 605'54" W	20.30'
E22	N 605'54" W	87.72'
E23	N 601'27" E	38.65'
E24	N 605'02" E	20.17'

CALLS ALONG BELLSouth EASEMENT:

LINE	BEARING	DISTANCE
L3	S 603'34" W	58.12'
L4	S 292'14" E	12.00'
L5	S 603'34" W	23.00'
L6	N 292'14" W	23.00'
L7	N 603'34" E	25.00'
L8	N 603'34" E	58.12'
L9	S 292'14" E	10.00'
L10	N 292'14" W	10.00'

LINE TABLE:

LINE	BEARING	DISTANCE
L1	S 602'02" W	21.23'
L2	S 601'27" W	38.65'

CALL ALONG INGRESS-EGRESS EASEMENT:
L31 N 290'15" W 40.09'



N/T
THE HOME PLACE, INC. GAINESVILLE PUBLIC UTILITIES DEPARTMENT
DATE: 2/23/10

BY: *Myra Bennett*

ATLAS CIRCLE INDUSTRIAL PARK



County Surveyor
Hall County, Georgia

PATTON LAND SURVEYING
LAND SURVEYORS - PLANNERS - DESIGNERS
P.O. BOX 258
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PHONE (770) 532 - 6492
FAX (770) 532 - 1995

P.M.: ARJ

J.N.: 05-205.01