THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 69,311 FEET AND AN ANGULAR ERROR OF 02" PER ANGLE POINT. IT WAS ADJUSTED BY USING THE LEAST SQUARES METHOD.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000 FEET.

EQUIPMENT UTILIZED:
ANGULAR: GEODIMETER 610
LINEAR: E.D.M.

"F.I.A. OFFICIAL FLOOD HAZARD MAP" COMMUNITY NUMBER 130322, ZONE "X", PANEL 0085 C, DATED MAY 4, 1992 SHOWS THIS PROPERTY NOT TO BE IN A BASE FLOOD AREA.

ALL MATTERS OF TITLE ARE EXCEPTED.

NO N.G.S. MONUMENTS FOUND WITHIN 500' OF THIS PROJECT.

REFERENCES:

1.) DEED BOOK 3162, PAGE 218.

2.) SURVEY OF THE PROPERTY OF GEORGE PETRAKOPOULOS, DATED AUGUST 18, 1985, BEARING THE SEAL OF PERRY E. McCLUNG, R.L.S. # 1541.

3.) FINAL PLAT FOR CASCADE FALLS, UNIT FOUR, DATED SEPTEMBER 18, 2000, AND LAST REVISED MARCH 07, 2002, PREPARED BY PRECISION PLANNING, INC., RECORDED IN PLAT BOOK 86, PAGE 200.

MINIMUM ZONING REQUIREMENTS: RA-200

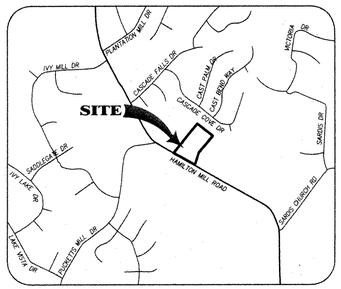
FRONT YARD SETBACK: 50'
SIDE YARD SETBACK: 15'
REAR YARD SETBACK: 40'

MAXIMUM HEIGHT OF BUILDING: 35'
MINIMUM SQUARE FEET/DENSITY: 40,000 Sq. Ft.
MINIMUM LOT WIDTH: 200'

HORIZONTAL & VERTICAL DATUM IS BASED ON GWINNETT COUTNY BENCHMARK DESIGNATED GC813.
THE STATION IS A BRASS DISK STAMPED GC813.

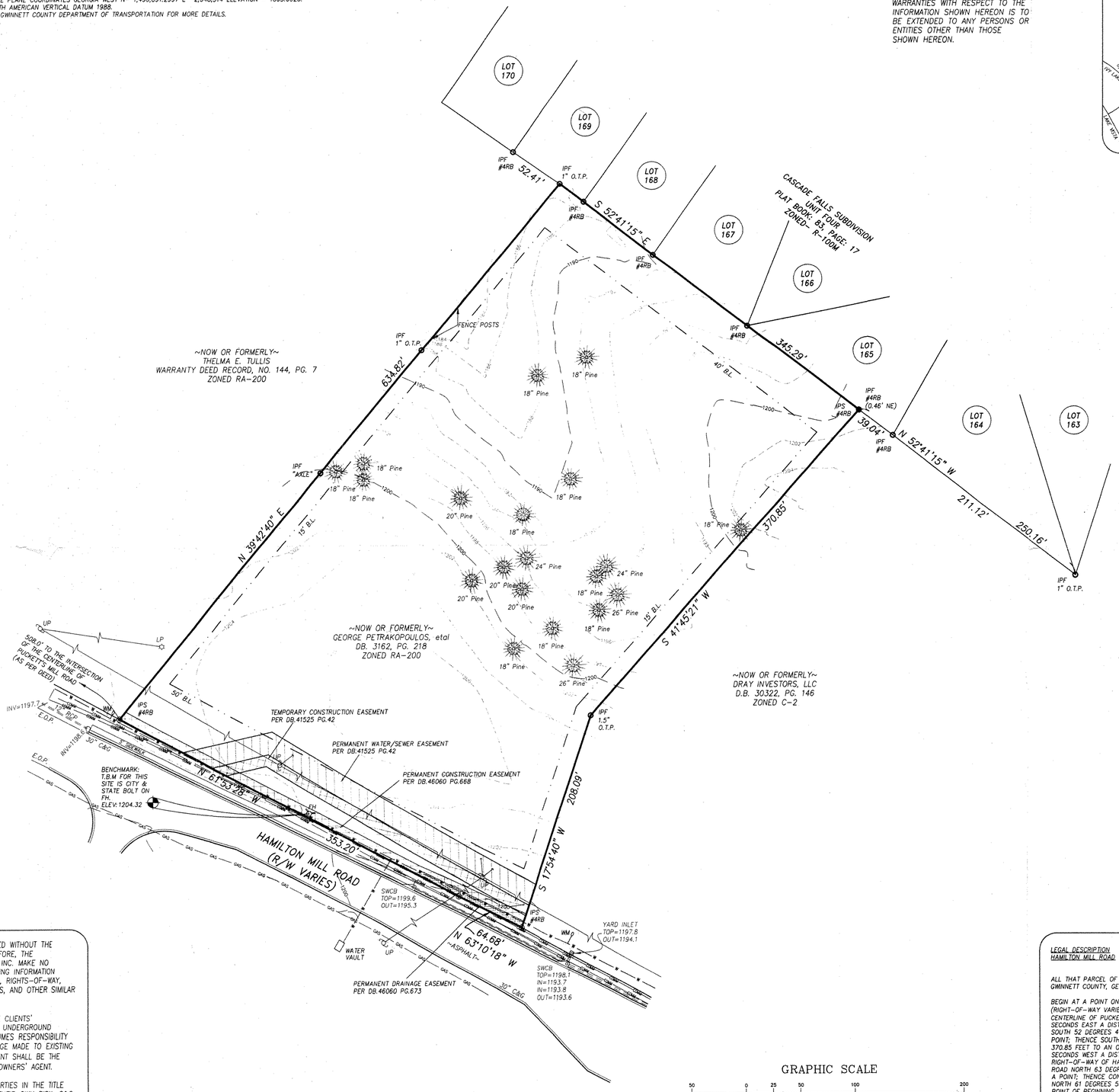
STATE PLANE COORDINATES GEORGIA WEST N- 1,496,891.2997 E- 2,348,514 ELEVATION - 1063.6920.
NORTH AMERICAN VERTICAL DATUM 1988.
SEE GWINNETT COUNTY DEPARTMENT OF TRANSPORTATION FOR MORE DETAILS.

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF:
MP INVESTMENTS COMPANY
CHARLES PETRAKOPOULOS
NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.




LOCATION MAP n.t.s.

AREA:
212,206 Sq. Ft.
4.872 ACRES




GRAPHIC SCALE
50 0 25 50 100 200
( IN FEET )
1 inch = 50 ft.

LEGEND:

| | | |
|---|---|---|
| ——→ | | FLOW LINES |
| ——S—— | | SWALES |
| XXX.X | – | EXISTING ELEVATIONS |
| [XXX.X] | – | ORIGINAL ELEVATIONS |
| IPF | – | IRON PIN FOUND |
| IPS | – | IRON PIN SET |
| #4RB | – | 1/2" REBAR |
| OT | – | OPEN TOP |
| CT | – | CRIMP TOP |
| PKS | – | "PK" NAIL SET |
| A | – | ARC |
| R | – | RADIUS |
| CH | – | CHORD |
| R/W | – | RIGHT-OF-WAY |
| BL | – | BUILDING LINE |
| HW | – | HEADWALL |
| SWCB | – | SINGLE WING CATCH BASIN |
| DWCB | – | DOUBLE WING CATCH BASIN |
| JB | – | JUNCTION BOX |
| DI | – | DROP INLET |
| YI | – | YARD INLET |
| DE | – | DRAINAGE EASEMENT |
| SSE | – | SANITARY SEWER EASEMENT |
| C/O | – | SANITARY SEWER CLEAN OUT |
| SSMH | – | SANITARY SEWER MANHOLE |
| LLL | – | LAND LOT LINE |
| RCP | – | REINFORCED CONCRETE PIPE |
| CMP | – | CORRUGATED METAL PIPE |
| N/F | – | NOW OR FORMERLY |
| B/C | – | BACK OF CURB |
| E/P | – | EDGE OF PAVEMENT |
| OHP | – | OVERHEAD POWER |
| C.L. | – | CENTERLINE |
| PP | – | POWER POLE |
| LP | – | LIGHT POLE |
| FH | – | FIRE HYDRANT |
| WM | – | WATER METER |
| WV | – | WATER VALVE |
| GM | – | GAS METER |
| GV | – | GAS VALVE |
| ICV | – | IRRIGATION CONTROL VALVE |

THE SURVEY SHOWN HEREON WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE; THEREFORE, THE UNDERSIGNED AND C&C LAND SURVEYORS, INC. MAKE NO GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS, RIGHTS-OF-WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS, AND OTHER SIMILAR MATTERS.

THE UTILITIES SHOWN ARE SHOWN FOR THE CLIENTS' CONVENIENCE ONLY. THERE MAY BE OTHER UNDERGROUND UTILITIES NOT SHOWN, THE SURVEYOR ASSUMES RESPONSIBILITY ONLY FOR THE UTILITIES SHOWN. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE OWNER, OR OWNERS' AGENT SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER, OR OWNERS' AGENT.

THIS PLAT IS FOR THE BENEFIT OF THE PARTIES IN THE TITLE BLOCK ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK. C&C LAND SURVEYORS, INC. WILL NOT ACCEPT ANY RESPONSIBILITY OF LIABILITY FOR THE USE OF THIS SURVEY BY ANYONE OTHER THAN THE PERSON, OR PERSONS, NAMED IN THE TITLE BLOCK.

LEGAL DESCRIPTION
HAMILTON MILL ROAD

ALL THAT PARCEL OF LAND LYING AND BEING IN PUCKETT'S GENERAL MILITIA DISTRICT, GWINNETT COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A POINT ON THE NORTHERN RIGHT-OF-WAY OF HAMILTON MILL ROAD (RIGHT-OF-WAY VARIES) 508.00 FEET SOUTHEASTERLY FROM IT'S INTERSECTION WITH THE CENTERLINE OF PUCKETT'S MILL ROAD; THENCE NORTH 39 DEGREES 42 MINUTES 40 SECONDS EAST A DISTANCE OF 634.82 FEET TO AN OPEN TOP PIPE FOUND; THENCE SOUTH 52 DEGREES 41 MINUTES 15 SECONDS EAST A DISTANCE OF 345.29 FEET TO A POINT; THENCE SOUTH 41 DEGREES 45 MINUTES 21 SECONDS WEST A DISTANCE OF 370.85 FEET TO AN OPEN TOP PIPE FOUND; THENCE SOUTH 17 DEGREES 54 MINUTES 40 SECONDS WEST A DISTANCE OF 208.09 FEET TO A POINT ON THE NORTHERN RIGHT-OF-WAY OF HAMILTON MILL ROAD; THENCE CONTINUING ALONG HAMILTON MILL ROAD NORTH 63 DEGREES 10 MINUTES 18 SECONDS WEST A DISTANCE OF 64.68 FEET TO A POINT; THENCE CONTINUING ALONG THE RIGHT-OF-WAY OF HAMILTON MILL ROAD NORTH 61 DEGREES 53 MINUTES 28 SECONDS WEST A DISTANCE OF 353.20 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 212,206 SQUARE FEET OR 4.872 ACRES OF LAND MORE OR LESS.


LAND SURVEYORS INCORPORATED
3459 Acworth Due West Rd
Suite 218
ACWORTH, GEORGIA 30101
(770) 975-3933


GEORGIA REGISTERED No. 2448 LAND SURVEYOR ANASTASIOS COSTARIDES

GEORGIA REGISTERED No. 2568 LAND SURVEYOR TIMOTHY BISHOP COSTARIDES

BOUNARY AND TOPOGRAPHIC SURVEY FOR:
MP INVESTMENT COMPANY
CHARLES PETRAKOPOULOS
PUCKETT'S GENERAL MILITIA DISTRICT
GWINNETT COUNTY, GEORGIA

| | |
|---|---|
| Survey Crew: | RL & CP |
| Drawn By: | JB |
| Approved By: | JW |
| Field Date: | 03/06/06 |
| Cad Date: | 03/08/06 |
| Scale: | 1" = 50' |

| No | Date | Revision |
|---|---|---|
| | | |

SHEET 1 OF 1

DISC LOCATION: L:\2006

JOB NO: 06-0018