

REVISIONS:

DATE	COMMENT

LEGEND

○ (IPS)	IRON PIN FOUND	⊗	FIRE HYDRANT	⊗	POWER BOX
●	IRON PIN SET	⊗	UTILITY POLE	⊗	UTILITY PEDESTAL
△	NO MONUMENT	⊗	WATER METER	⊗	DRAIN INLET
⊗	ROCK	⊗	WATER VALVE	⊗	STORM MH
⊗ (MON)	MONUMENT	⊗	GAS METER	⊗	SEWER MH
		⊗	GAS VALVE	⊗	SEWER MH
		⊗		⊗	LIGHT POLE
P.O.B.	POINT OF BEGINNING	---	LAND LOT LINE		
P/L	PROPERTY LINE	---	STREAM OR POND		
---	PROPERTY LINE	---	D/H POWER		
C/L	CENTERLINE	---	RIGHT OF WAY		
---	CENTERLINE	---	UG GAS LINE		
N/F	NOW OR FORMERLY	---	UG POWER		
DB/pg	DEED BOOK/PAGE	---	SEWER LINE		
PB/pg	PLAT BOOK/PAGE	---	WATER LINE		
PP	UTILITY POLE	---	D/H TELEPHONE		
RCP	REINFORCED CONC. PIPE	---	STORM LINE		
CMP	CORRUGATED METAL PIPE	---	R/R TRACKS		
CPP	CORRUGATED PLASTIC PIPE	---	EXIST. CONTOUR		
---	ASPHALT	---	PROP. CONTOUR		
---	CONCRETE	---	---		
---	GRAVEL	---	---		

MONUMENT DIMENSIONS ARE OUTSIDE/OVERALL DIMENSIONS. ALL IPS ARE CAPPED 5/8" REBAR UNLESS OTHERWISE NOTED.

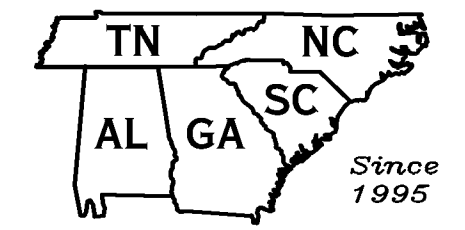
"Thou shalt not remove thy neighbor's landmark, which they of old time have set." Deuteronomy 19:14 KJV

DISCLOSURE & NOTICE

This drawing and any findings does not constitute a title or legal opinion by Chastain & Associates, P.C. Any provided certification is a statement based on facts and knowledge known to the registrant and is not a guarantee or warranty, either expressed or implied. Other documents or conditions may exist that would affect this property. As a unique pictorial and graphic professional work, this survey is subject to the Copyright laws of the United States. The latest date of field survey work is the date applicable to provisions of Statutes of Limitation. No certification or liability is extended to any party not named herein. Subsurface matters not certified unless excavated.

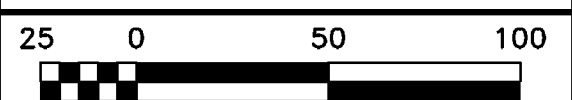
IN GOD WE TRUST

PREPARED BY
CHASTAIN & ASSOCIATES, P.C.
SURVEYING~PLANNING~CONSULTING



"Covering Dixie Like The Dew"
CHASTAINASSOCIATES.COM
(706)276-7528 (770)889-1770
email: INFO@CHASTAINASSOCIATES.COM

288 N. Main St. Ellijay, GA 30540
GEORGIA CERTIFICATE OF AUTH. LSF000781
TENNESSEE PROFESSIONAL REG. No. 1937
NORTH CAROLINA LAND SURVEYING FIRM CA-3198
SOUTH CAROLINA SURVEYING FIRM COA No. 5205



CALL TABLE

LINE	BEARING	DISTANCE
1	S09°39'26"W	31.50'
2	S34°30'56"W	36.26'
3	S28°55'58"W	50.84'
4	S25°37'53"W	45.00'
5	S21°10'28"W	24.73'
6	S16°03'23"W	71.40'
7	S09°58'03"W	36.86'
8	N78°40'57"W	9.82'
9	S09°42'47"W	22.83'

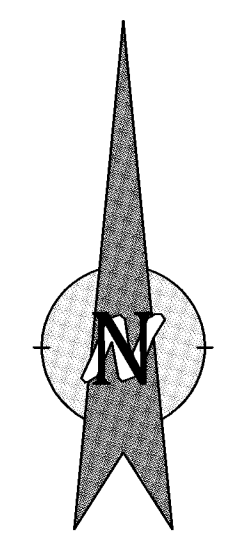
CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	3060.00'	49.90'	49.90'	S72°03'55"E
C2	3060.00'	46.78'	46.78'	S72°58'13"E
C3	760.00'	93.05'	93.00'	S70°07'44"E
C4	760.00'	188.17'	187.69'	S59°34'50"E

OWNER'S CERTIFICATE
THE OWNER CERTIFIES THAT ALL STATE AND LOCAL TAXES AND OTHER ASSESSMENTS THAT HAVE BEEN BILLED FOR COLLECTION BY THE PERTINENT TAXING AUTHORITY HAVE BEEN PAID. THE OWNER DONATES AND DEDICATES TO THE PUBLIC FOR USE FOREVER THE PUBLIC STREET RIGHT-OF-WAY AS SHOWN ON THIS PLAT.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:
[Signature]
WITNESS

NOTARY PUBLIC
KATHY E. HULL
MARCH 31 2019
NOTARY PUBLIC



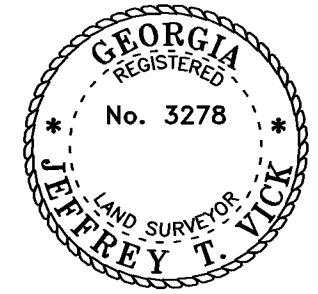
REFERENCE NORTH
DB 2937, pg 18

Type: GEORGIA STANDARD PLATS
Recorded: 7/20/2017 3:57:00 PM
Fee Amt: \$8.00 Page 1 of 1
Forsyth County, GA
Greg G. Allen Clerk Superior Ct
Participant ID: 9368265390
BK 167 PG 278

THE SPACE ABOVE IS RESERVED FOR THE CLERK OF SUPERIOR COURT FOR RECORDING DATA

GEORGIA SURVEYOR CERTIFICATION
O.C.G.A. 15-6-67(c)(3)(A)(i) (APPROVAL NEEDED)
As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

[Signature]
JEFFREY T. VICK, RLS No. 3278 MAY 31, 2017



GEORGIA SURVEY DATA

A. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS CLOSURE PRECISION OF ONE FOOT IN 15,914 FEET, AND AN ANGULAR ERROR OF 13 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES.

B. THE PERIMETER OF THIS SURVEY HAS A CLOSURE PRECISION OF ONE FOOT IN 587,686 FEET.

C. ANGULAR AND LINEAR MEASUREMENTS OBTAINED BY USE OF A TOPCON ES-105 TOTAL STATION.

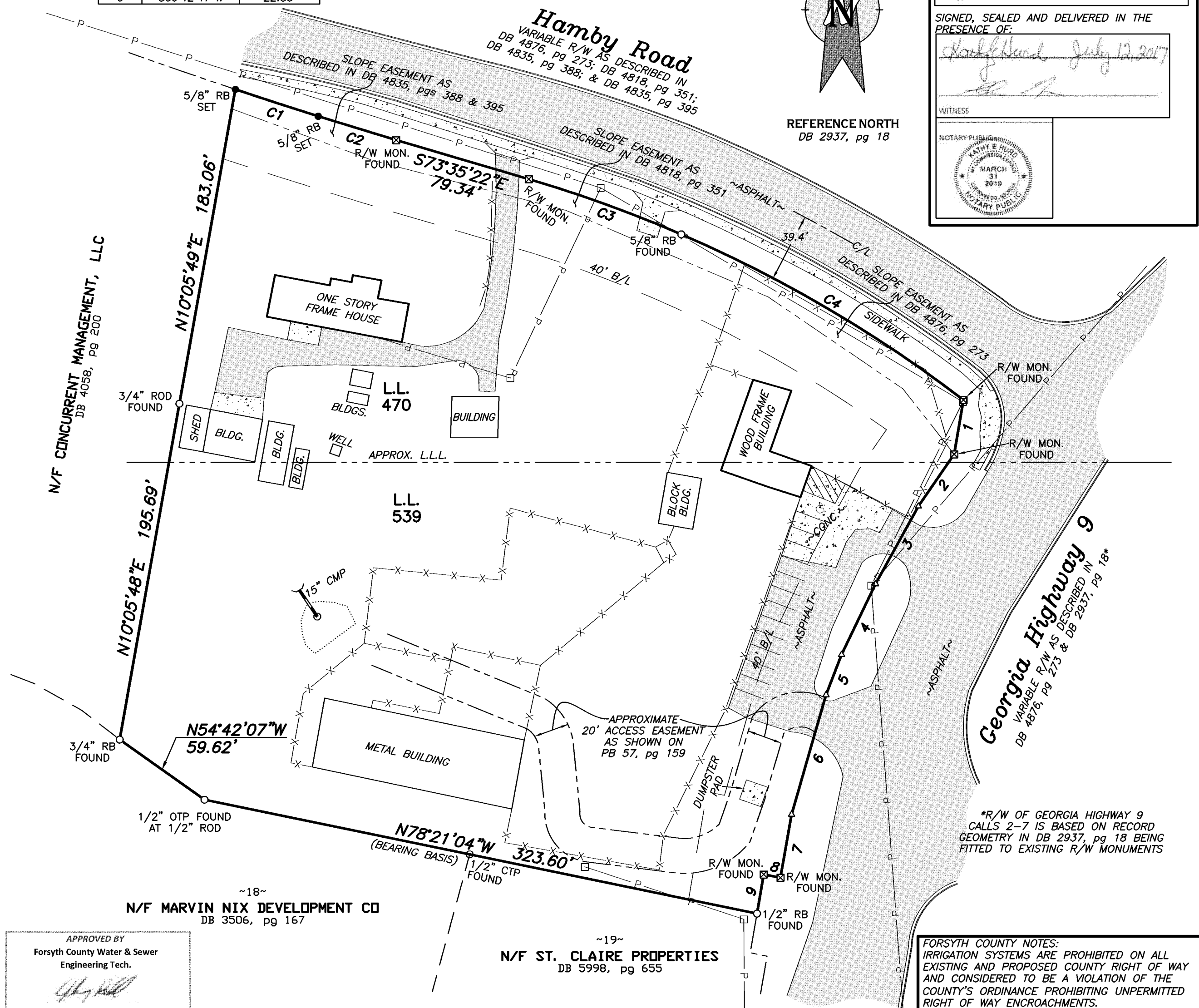
D. DATE(S) OF FIELD SURVEY: 9/2014 & 5/3/2017.

E. OWNER INFORMATION AT TIME OF SURVEY:
OWNER: THE BEAR GROUP, INC
SOURCE OF TITLE: DB 2937, pg 18; DB 5271, pg 23; DB 8136, pg 583; & DB 8211, pg 188
TAX PARCELS: 017 058, 017 060, & 017 061

FORSYTH COUNTY SURVEYOR'S CERTIFICATE
IT IS HEREBY CERTIFIED THAT ALL MONUMENTS AND IMPROVEMENTS SHOWN HEREON ACTUALLY EXIST EXCEPT AS OTHERWISE INDICATED, AND THAT THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN.

[Signature]
JEFFREY T. VICK, RLS No. 3278

FLOOD STATEMENT:
THIS PROPERTY IS DEPICTED AS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA BY GRAPHICAL INTERPRETATION OF FLOOD INSURANCE RATE MAP (F.I.R.M.) 13117C0120F DATED: 3/4/2013
THIS OPINION IS NOT A CERTIFICATION OF FLOOD HAZARD STATUS, BUT AN INTERPRETATION OF THE REFERENCED MAP AND PUBLIC DATA. IF THE EXACT LOCATION OR ELEVATION OF FLOOD HAZARD BOUNDARIES ARE NECESSARY, A MORE DETAILED STUDY MAY BE NEEDED. CHASTAIN & ASSOCIATES, P.C. ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE ACCURACY OF THE REFERENCED MAP OR PUBLIC DATA.



APPROVED BY
Forsyth County Water & Sewer
Engineering Tech.
[Signature]
Jul 19, 2017

PROPERTY OWNER INFORMATION:
THE BEAR GROUP, INC.
c/o JAYNE OWENS
8745 FOREST WILLOW TRAIL
RENO, NV 89523

PROPERTY OWNER ACKNOWLEDGES THAT ANY EXISTING SEPTIC SYSTEMS CONFORM TO ALL SETBACK REQUIREMENTS.

APPROVED BY
Forsyth County Department of Planning
and Community Development
[Signature]
Susan Green
7/13/2017

Forsyth County, GA
Approved
[Signature]
7/6/2017
Renee Hoge, PE
Department of Engineering

~NINE / NORTH INDUSTRIAL PARK~
PB 31, pg 110

~19~
N/F ST. CLAIRE PROPERTIES
DB 5998, pg 655

~18~
N/F MARVIN NIX DEVELOPMENT CO
DB 3506, pg 167

FORSYTH COUNTY NOTES:
IRRIGATION SYSTEMS ARE PROHIBITED ON ALL EXISTING AND PROPOSED COUNTY RIGHT OF WAY AND CONSIDERED TO BE A VIOLATION OF THE COUNTY'S ORDINANCE PROHIBITING UNPERMITTED RIGHT OF WAY ENCROACHMENTS.

FORSYTH COUNTY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF ANY PIPES, DITCHES, DETENTION PONDS OR OTHER STRUCTURES WITHIN ANY DRAINAGE EASEMENT BEYOND THE COUNTY RIGHT-OF-WAY.

NO STRUCTURES, FENCES OR OTHER OBSTRUCTIONS MAY BE LOCATED WITHIN A DRAINAGE OR ACCESS EASEMENT WITHOUT PRIOR APPROVAL BY THE FORSYTH COUNTY DEPARTMENT OF ENGINEERING.