

Michaelangelo Jr. LLC
LOT 15 & PART OF LOT 16
OF GRASSLAND BUSINESS PARK

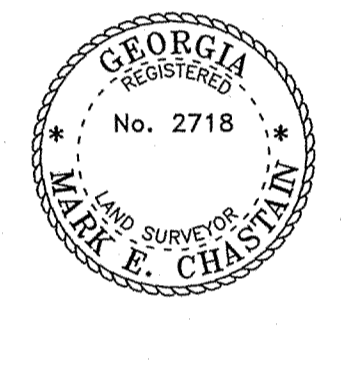
LAND LOT 617
2nd DISTRICT, 1st SECTION
FORSYTH COUNTY, GEORGIA

DATE : JULY 2, 2018

REVISIONS:
DATE COMMENT

GEORGIA SURVEYOR CERTIFICATION
O.C.G.A. 15-6-67(c)(3)(v)(ii) (NO APPLICABLE NEED)
This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated herein. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. 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.

MARK E. CHASTAIN, RLS No. 2718 JULY 2, 2018



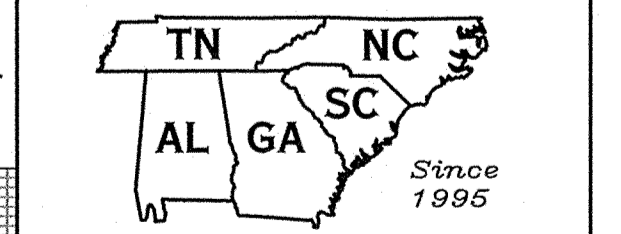
LEGEND

●	IRON PIN SET	□	UTILITY POLE	□	UTILITY PRESTAL
▲	NO MONUMENT	□	WATER METER	□	DRAIN INLET
■	ROCK	□	WATER VALVE	□	SEWER HH
■	MONUMENT	□	GAS METER	□	SEWER
■	MONUMENT	□	GAS VALVE	□	LIGHT POLE
P.O.B.	POINT OF BEGINNING	---	LAND LOT LINE	---	STREAM OR FOND
P/L	PROPERTY LINE	---	EXIST. CONTOUR	---	QUIP POWER
---	PROPERTY LINE	---	FENCE	---	RIGHT OF WAY
C/L	CENTERLINE	---	UG GAS LINE	---	UG POWER
---	CENTERLINE	---	SS	---	WATER LINE
N/F	NOW OR FORMERLY	---	E	---	OHV TELEPHONE
DB/pg	DEED BOOK/PAGE	---	SS	---	STORM LINE
PB/pg	PLAT BOOK/PAGE	---	SS	---	STORM LINE
PP	UTILITY POLE	---	SS	---	STORM LINE
REP	REINFORCED CONCRETE	---	SS	---	STORM LINE
CMP	CORRUGATED METAL PIPE	---	SS	---	STORM LINE
CPP	CORRUGATED PLASTIC PIPE	---	SS	---	STORM LINE
---	ASPHALT	---	SS	---	STORM LINE
---	CONCRETE	---	SS	---	STORM LINE
---	GRAVEL	---	SS	---	STORM LINE

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.

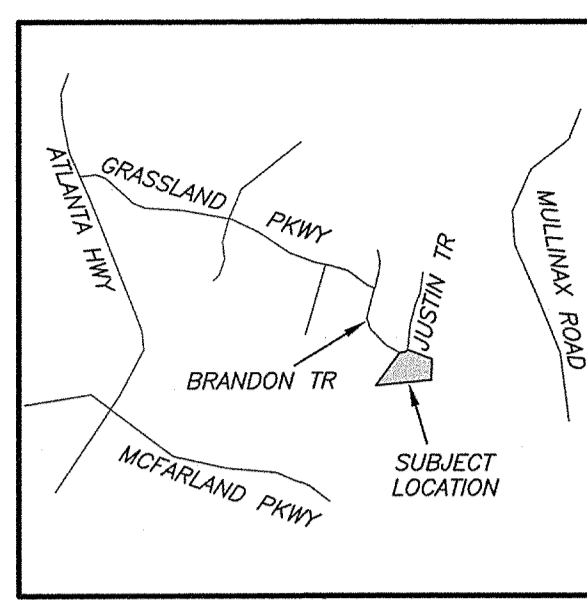
IN GOD WE TRUST
PREPARED BY
CHASTAIN & ASSOCIATES, P.C.
SURVEYING-PLANNING-CONSULTING



"Covering Dixie Like The Dew"
CHASTAINASSOCIATES.COM
(706)276-7528 (770)889-1770
email: INFO@CHASTAINASSOCIATES.COM
288 N. Main St. Ellijay, GA 30540
TENNESSEE PROFESSIONAL REG. NO. 1937
NORTH CAROLINA LAND SURVEYING FIRM CA-3198
ALABAMA LAND SURVEYING FIRM CA-852-LS
SOUTH CAROLINA SURVEYING FIRM GA No. 3205

GRAPHIC SCALE - 1" = 30'
SHEET 1 OF 1
FILE: (218F21)

SPECIAL NOTATIONS FOR ALTA/NSPS LAND TITLE SURVEYS:
THIS SURVEY, AS CERTIFIED, COMPLIES WITH THE MINIMUM STANDARD DETAILS FOR ALTA/NSPS LAND TITLE SURVEYS EFFECTIVE FEBRUARY 23, 2016. CERTAIN REQUIREMENTS WITHIN THESE DETAILS BEAR ELABORATION OR EXPLANATION, AS FOLLOWS. THESE NOTATIONS DO NOT APPLY TO TABLE A ITEMS AND SHOULD NOT BE CONFUSED WITH TABLE A ITEMS.
3A-3D: THIS SURVEY MEETS THE STANDARDS OF PRACTICE FOR THE STATE OF JURISDICTION WHERE THE PROPERTY LIES. BOUNDARY LAW PRINCIPLES HAVE BEEN COMPLIED WITH REGARDING THE CALCULATION AND DEPICTION OF THE BOUNDARIES OF THE SUBJECT TRACT.
3E: ADEQUATE CONSIDERATION OF MEASUREMENT STANDARDS HAVE BEEN INCORPORATED INTO THIS SURVEY. THE PERSONNEL PERFORMING THE FIELD MEASUREMENTS ARE SPECIALLY TRAINED IN THE SPECIFIC EQUIPMENT AND TECHNIQUES EMPLOYED. THE RELATIVE POSITIONAL PRECISION MEETS OR EXCEEDS THE MEASUREMENT STANDARDS REQUIRED.
4: THE BOUNDARY RESOLUTION PERFORMED AND DEPICTED HEREON INCORPORATES DOCUMENTS PROVIDED THROUGH THE TITLE COMMITMENT AND ALSO AS MAY HAVE BEEN ACQUIRED FROM PUBLIC RECORDS BY THE SURVEYOR. OTHER DOCUMENTS MAY EXIST WHICH MAY AFFECT THE SUBJECT PROPERTY.
5: THE FIELD WORK THAT WAS CONDUCTED ON THE SUBJECT PROPERTY INCORPORATES (AS SHOWN) ALL APPLICABLE MONUMENTS, VISIBLE OR REPORTED RIGHTS OF WAY AND ACCESSSES, POSSESSION AND IMPROVEMENTS ALONG THE BOUNDARIES, ALL VISIBLE STRUCTURES, EVIDENT OR REPORTED EASEMENTS AND SERVITUDES, OBSERVED OR REPORTED CEMETERIES, AND APPLICABLE OR SUBSTANTIAL WATER FEATURES.
6B: REFER TO THE VESTING DOCUMENT(S) FOR RECORD DESCRIPTION OF THE SUBJECT TRACT. IF REQUESTED BY INSURER, A NEW DESCRIPTION IS SHOWN HEREON THAT IS CONSISTENT WITH THE SURVEY SHOWN HEREON AND SEALED BY THE UNDERSIGNED LAND SURVEYOR.
6B(ii): REFER TO THE VESTING DOCUMENT(S) FOR RECORD DISTANCES AND DIRECTIONS OF THE SURVEYED PROPERTY, THE BEARINGS AND DISTANCES SHOWN HEREON ARE THE RESULT OF ALTA/NSPS LAND TITLE SURVEY AS SEALED BY THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR.
5iv: ALTA/NSPS DETAILS REQUIRE THE FOLLOWING STATEMENT IN REGARDS TO WATER BOUNDARIES: "THE CAVEAT THAT THE BOUNDARY IS SUBJECT TO CHANGE DUE TO NATURAL CAUSES AND THAT IT MAY OR MAY NOT REPRESENT THE ACTUAL LOCATION OF THE LIMIT OF TITLE". THIS SURVEY IS SUBJECT TO THE APPLICABLE RIPARIAN RIGHTS AND LAWS OF THE STATE WHEREIN THE PROPERTY IS LOCATED.



3.41 Acres

AS-SURVEYED PROPERTY DESCRIPTION
All that tract or parcel of land lying and being in Land Lot 167 of the 2nd District, 1st Section of Forsyth County, Georgia and more particularly described as follows:
BEGINNING at a 3/4" crimp top pipe found at the common corner of Land Lots 617, 618, 679, & 680, 2nd District, 1st Section of Forsyth County, Georgia
Thence along south Land Lot Line of Land Lot 617 S 88°23'21" W a distance of 421.16' to a 3/4" open top pipe found;
Thence continuing along south Land Lot Line of Land Lot 617 S 89°13'53" W a distance of 160.97' to a 1/2" rebar found;
Thence N 28°30'43" E a distance of 381.19' to a 1/2" rebar found on the southwestern right of way of Brandon Court (60' right of way);
Thence along said right of way with a curve turning to the left with an arc length of 34.26', with a radius of 340.01', with a chord bearing of S 84°26'56" E, with a chord length of 34.25' to a point located on the southwest boundary of cul de sac at the intersection of Justin Trail (60' right of way);
Thence continuing along said cul de sac right of way with a curve turning to the right with an arc length of 11.67', with a radius of 15.00', with a chord bearing of S 65°01'24" E, with a chord length of 11.38' to a point;
Thence continuing along said cul de sac right of way with a curve turning to the left with an arc length of 124.75', with a radius of 62.00', with a chord bearing of N 79°34'20" E, with a chord length of 104.74' to a 1/2" rebar found;
Thence leaving said cul de sac, S 68°04'36" E a distance of 273.60' to a 5/8" rebar set on the Eastern Land Lot line of Land Lot 617;
Thence along Eastern Land Lot Line of Land Lot 617 S 00°18'36" E a distance of 229.66' to the POINT OF BEGINNING.

- Chicago Title Insurance Company commitment (binder) for title insurance No. 20160072C with an effective date of June 18, 2018 contains the following possible survey matters within Schedule B - Section II (Exceptions)
11. Declaration in DB 476, pg 3 (as amended subsequently) provide for setbacks of 50' front, 25' side, and 30' rear in Article III, and a 15' utility easement adjacent to all property lines in Article XIV.
 12. Sawnee EMC easements: a) From Bk E, pg 303(b) was not provided b) DB 155, pg 488 was not provided c) DB 474, pg 514 is blanket in nature and cannot be plotted
 13. As-Built Survey in PB 124, pg 86 depicts the property north of Brandon Trail and also the 20' drainage easement in Exception 16.
 14. Sawnee EMC easement in DB 5059, pg 499 is blanket in nature and cannot be plotted.
 15. Stormwater Detention Covenant pertains to tax parcel 040 121 (which lies north of Brandon Trail) and not subject property.
 16. Drainage Easement in DB 6052, pg 180 indicates to benefit subject property by providing stormwater discharge northward from site to an off-site retention pond.
 17. Survey by Allen Dale Hall dated August 1, 2016 attempts to depict the subject property but incorrectly shifts the property location on the ground as shown hereon by the dotted line. Boundary shown hereon for subject property is based on evidence found and prior recorded plats. Boundary shown hereon is the correct title boundary and conforms to adjacent descriptions.
 18. Sawnee EMC easement in DB 8413, pg 673 is located on subject property as shown hereon. No width is stated nor depicted.

ALTA/NSPS CERTIFICATION
Michaelangelo Jr. LLC
TO: Michaelangelo's Sustainable Landscape and Design Group, Inc.
Renaissance Bank
Capital Partners Certified Development Company
U.S. Small Business Administration
Chicago Title Insurance Company
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS. The field work was completed on 06/29/2018
MARK E. CHASTAIN JULY 9, 2018

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	340.01'	34.26'	34.25'	S 84°26'56" E
C2	15.00'	11.67'	11.38'	S 65°01'24" E
C3	62.00'	124.75'	104.74'	N 79°34'20" E

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.) 13117C0138F 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.