L E G E N D

Symbol	Description
PP	PROPERTY LINE
	UTILITY POLE WITH OVERHEAD LINES AND GUY
	SANITARY SEWER MANHOLE
	TELEPHONE MANHOLE
	STORM DRAIN PIPE WITH HEADWALL
	DOUBLE-WING CATCH BASIN
	SINGLE-WING CATCH BASIN
	JUNCTION BOX
	DROP INLET
	FENCE
	LIGHT POLE
	ELECTRICAL TRANSFORMER BOX
	FIRE HYDRANT
	WATER VALVE
	GAS VALVE
	WATER METER
	GAS METER
INV.	INVERT
ELEV.	ELEVATION
CONC.	CONCRETE
LLL	LAND LOT LINE
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
RBF	REBAR PIN FOUND
OTF	OPEN TOP PIPE FOUND
CTF	CRIMP TOP PIPE FOUND
AXF	AXLE FOUND
RBS	REBAR PIN SET

This survey and its findings does not constitute a title search or title opinion by Bostwick, Duke, Harper & Worthy, Inc. All data used for the location of property lines, easements, adjoining owners, etc., was gained from public records, the client, or other sources as referenced. Other documents or situations may exist that would affect this property. As with any land transaction, a title search and certificate is recommended in conjunction with this survey, for which you must consult with a competent title attorney. All matters of title are excepted.

AREA = 2.00 ACRES

PLEASE NOTE

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. 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.

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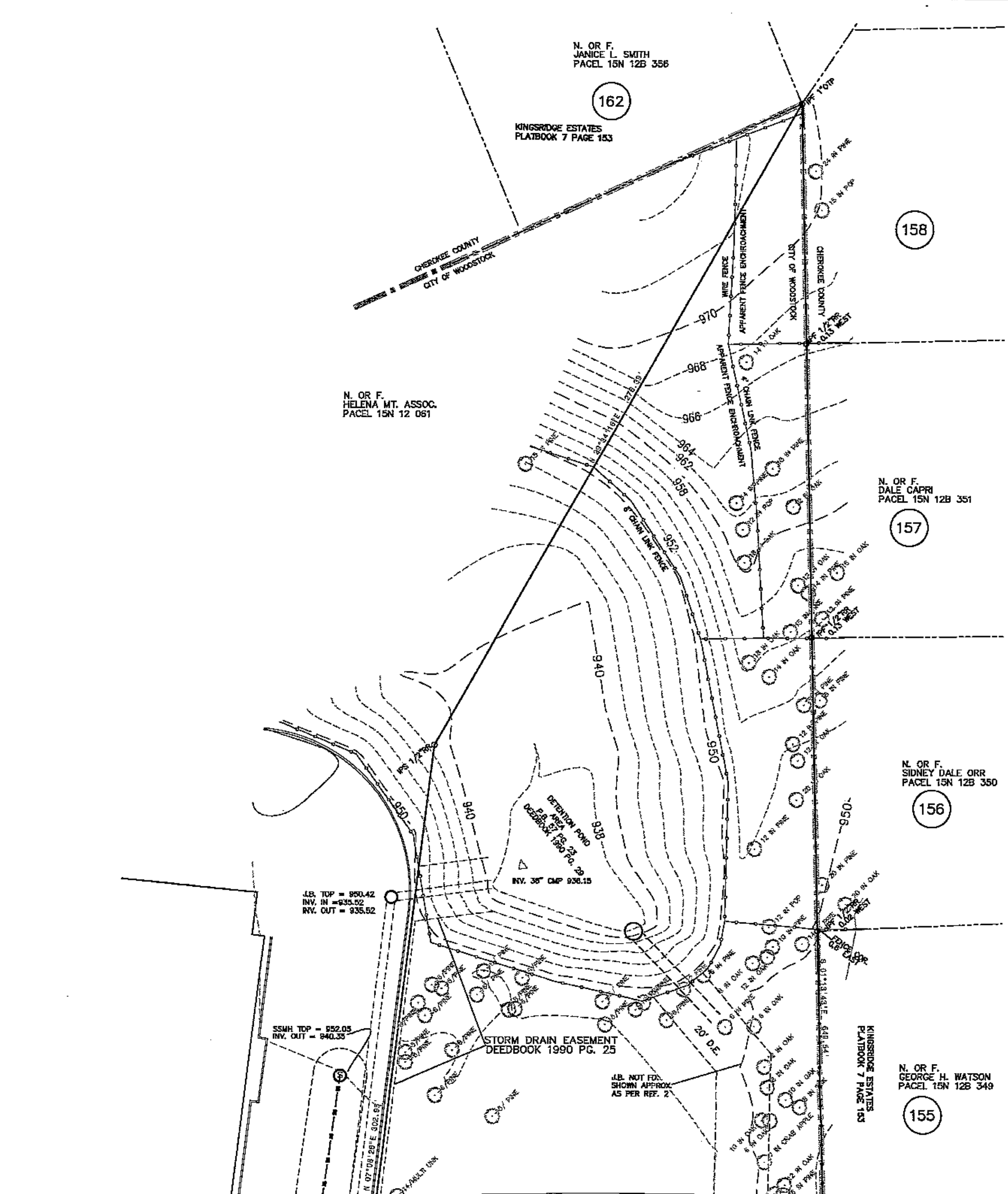
GRID NORTH GA. WEST ZONE NAD83

COMMITMENT NO. 2-29130
PART II, SCHEDULE B

(n) Terms, conditions and obligations as contained in that certain Easements as contained in that certain Limited Warranty Deed from SDM Properties, Inc., a Georgia corporation to SAA Properties, Inc., a Georgia corporation, dated May 27, 1994, filed for record June 2, 1994 at 8:30 a.m., recorded in Deed Book1840, Page 325, Records of Cherokee County, Georgia; but omitting any restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons. *Effects subject parcel as shown*

Note: The above affects the appurtenant easement only.

(o) Storm water easements, surface water detention easements, easements for parking, and restrictions as contained in that certain Limited Warranty Deed from SDM Properties, Inc., a Georgia corporation to Thomas Hall Fowler, dated December 15, 1994, filed for record December 21, 1994 at 10:30 a.m., recorded in Deed Book 1990, Page 25, aforesaid Records; as affected by that certain Mutual Release of Easement by and between Helena MT Associates, a New York general partnership and Ralph W. Donald, dated February , 2013, filed for record February , 2013 at _:_ _.m., recorded in Deed Book ______ Page , aforesaid Records; but omitting any restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons. *Effects subject parcel as shown*



SURVEY REFERENCES:
1– DEED BOOK 11426 PG. 381
2– PLATBOOK 57 PG. 23

P R O P E R T Y   D E S C R I P T I O N

All that tract or parcel of land lying and being in Land Lots 1160 and 1217 of the 15th. District, 2nd. Section of Cherokee County, Georgia and being more particularly described as follows:

Beginning at a 2 inch open top pipe found on the Land Lot Line dividing Land Lots 1216 and 1217, said District, Section and County, said 2 inch open top pipe being located a distance of 521.04 feet northerly from the intersection of the northeasterly right of way line of relocated State Route 92 (having a variable width right of way) with the Land Lot Line Common to Land Lots 1216 and 1217, said District, said Section and County, The point of beginning.

Thence leaving said Land Lot Line south 85 degrees 21 minutes 12 seconds west, a distance of 63.78 feet to a iron pin set; thence north 82 degrees 51 minutes 34 seconds west, a distance of 112.65 feet to a point; thence along a curve to the right having a radius of 28.00 feet, and a arc distance of 41.39, being subtended by a chord bearing of north 40 degrees 30 minutes 59 seconds west for a distance of 37.73 feet to a point; thence north 07 degrees 08 minutes 26 seconds east a distance of 42.81 feet to a PK/nail set in an asphalt driveway; thence north 12 degrees 59 minutes 06 seconds east, a distance of 29.15 feet to a point; thence north 07 degrees 08 minutes 26 seconds east, a distance of 302.95 feet to a iron pin set; thence north 29 degrees 34 minutes 16 seconds east, a distance of 276.39 feet to a iron pin found 1 inch open top pipe on the common line of land lots 1160 and 1161; thence south 01 degrees 13 minutes 43 seconds east, a distance of 649.54 feet along said Land Lot Line and the line dividing Land Lots 1216 and 1217 to a iron pin found 2 inch open top pipe, the point of beginning.

Together with and subject to all legal easements and rights of way, public or private.

Said parcel contains 2.00 acres more or less.

Survey Notes:

1.The equipment used to perform the survey from which this map or plat is based included a Topcon GTS-223 total station and a steel tape.

2.The field data upon which this map or plat is based has a closure precision of one foot in 81,806 feet and an angular error of 03 seconds per angle point and was adjusted using Compass Rule. NO NGS monument was found within 500 feet of the subject parcel. Field survey completed January 24 2013 .

3.This map or plat has been calculated for closure and is found to be accurate within one foot in 258,516 feet.

4.The Basis of Bearing for this survey is based on Ref Plat 1(east line). All distances shown are ground distances.

5.According to Flood Insurance Rate Map panel Number 13057C 0333D with an effective date of 09-29-2006 the property depicted hereon lies within Zone X.

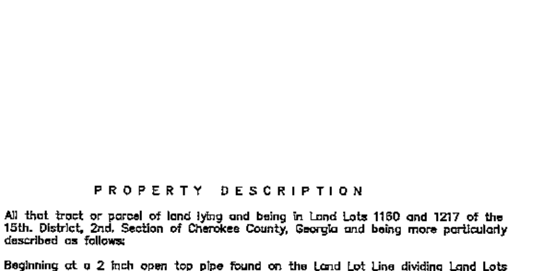
6.The surveyor is not responsible for the correctness or sufficiency of the location and arrangement of underground utilities and structures. Utilities and structures not shown may be encountered. The contractor shall ascertain the TRUE location of any underground utility or structure.

7.The surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or other facts that an accurate and current title search may disclose.

8.It is not the responsibility of the surveyor to certify or verify any zoning requirements or restrictions. The owner or contractor should contact the appropriate zoning authority for any restrictions prior to planning.

9.Subsurface and environmental conditions were not examined or considered as a part of this survey. No statement is made concerning the existence of underground or overhead facilities that may affect the use or development of this tract.

10.Pursuant to rule 180-6.09 of the Georgia State Board of Registration for professional engineers and land surveyors, the term "certify" or "certification" relating to land surveying services shall mean a signed statement based on facts and knowledge known to the land surveyor and is not a guarantee or warranty, either expressed or implied.



To: Valley Partners Real Estate, LLC; First American 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 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1,3,4,5,7a,8,11a, 13 & 14 of Table A thereof. The field work was completed on 1-22-2013.

Michael J. Berger Georgia Registered Land Surveyor # 2958 — Dated: 2-4-2013

GSWCC LEVEL II # 54191

GEORGIA REGISTERED No. 2958 LAND SURVEYOR MICHAEL J. BARGER

DRAWN BY:	MJB
SCALE:	1 inch = 20 feet
PLAT DATE:	1-29-2013
FIELD SURVEY:	
JOB NO:	

ALTA/ACSM LAND TITLE SURVEY FOR:
HENNESSY HONDA OF WOODSTOCK
VALLEY PARTNERS REAL ESTATE, LLC.
and FIRST AMERICAN TITLE INSURANCE COMPANY
15th.DISTRICT – 2nd. SECTION   LAND LOTS 1160 & 1217
CITY OF WOODSTOCK
CHEROKEE COUNTY, GEORGIA

BOSTWICK, DUKE, HARPER & WORTHY, INC.
LAND SURVEYING
10910 WOODSTOCK ROAD
ROSWELL, GEORGIA 30075
770-552-0804

REVISIONS	
3-4-2013	REVISED PER ATTORNEY COMMENTS