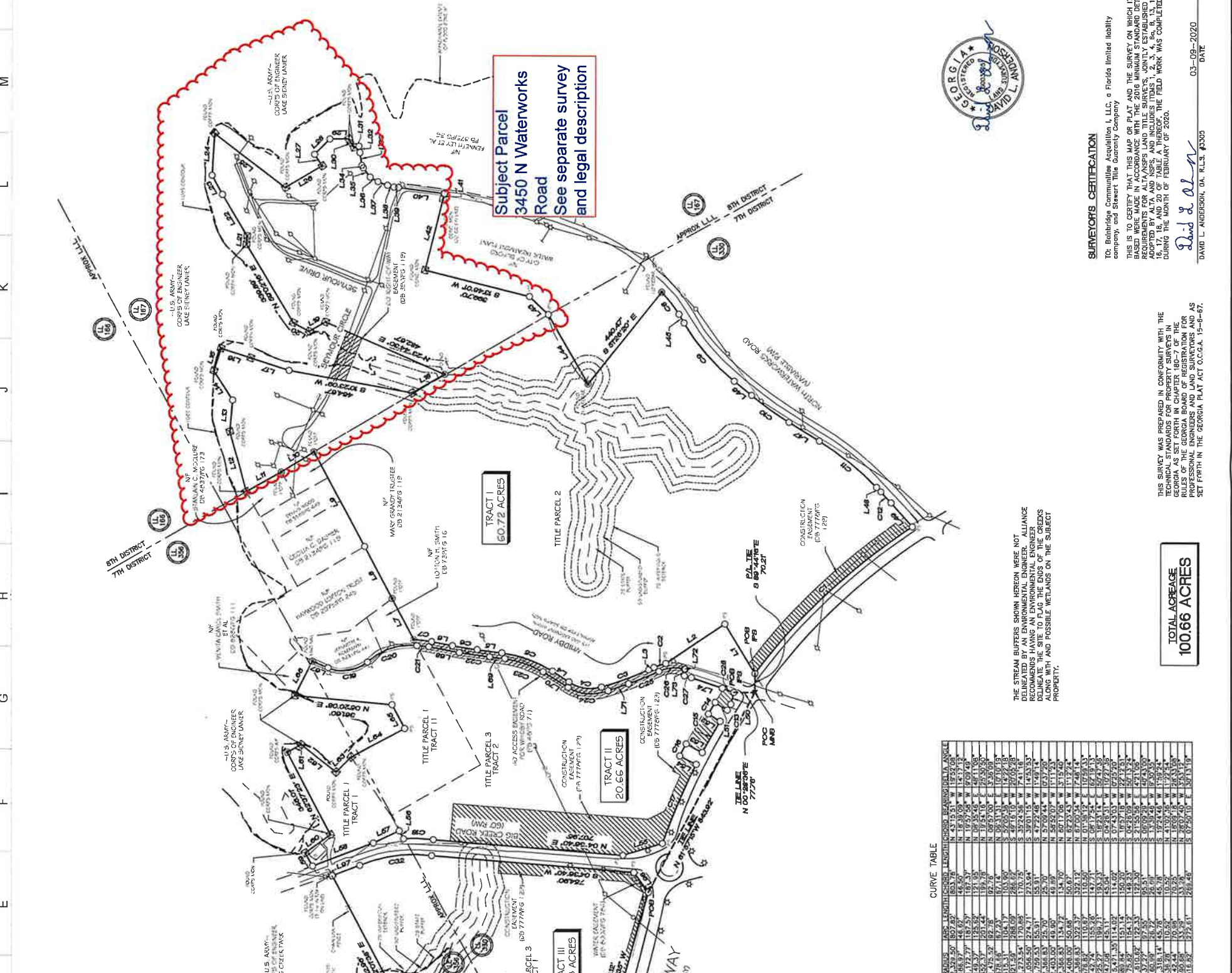


VICINITY MAP — NOT TO SCALE

SURVEY NOTES

- All easements and rights of way of which the surveyor has knowledge are shown hereon; others may exist of which the surveyor has no knowledge and of which there is no observable evidence.
- The property shown hereon is subject to all easements and restrictions of record both written and unwritten.
- According to the Flood Insurance Rate Map (FIRM) for Hall County, Georgia (Community-panel number 1313922805, dated April 4, 2018), a portion of the subject property lies within Zone "X", defined as having 0.2% Annual Chance of Flood Hazard. All graphic representation of Flood Zones were traced from Hall County GIS.
- Surveyor made no attempt to locate underground utilities. The property shown hereon may be served by underground utilities which are not shown hereon. The location of such utilities or easements for such utilities are shown or indicated on the plat. All utility companies should be contacted before beginning any design or construction.
- North arrow and bearings shown hereon are based on GA West Zone - NAD 83 and are based on the NGS datum (GRS 80). The survey was conducted on 01-31-2020 using the Leica StructureScan. All distances are horizontal ground measurements expressed in U.S. Survey Feet.
- The field data upon which this plat is based has a closure precision of one foot in 34,105 feet and an angular error of 11 seconds per angle point and was adjusted using the compass rule method.
- Tract I has been calculated for closure and is found to be accurate within one foot in 43,549,132 feet.
- Tract II has been calculated for closure and is found to be accurate within one foot in 45,577 feet.
- Tract III has been calculated for closure and is found to be accurate within one foot in 11,511,58 feet.
- Equipment used for measurement:
Angular: Leica T516i Robotic Total Station
Linear: Leica TS16 Robotic Total Station
GPS: Leica GS 03 Receiver
- This plat was prepared for the exclusive use of the person, persons, or entity named hereon. This plat does not extend to any unnamed person, persons, or entity. This plat is subject to written certification by the surveyor naming said person, persons, or entity.
- State, County & Local Buffers and Subside might exist on the subject property but are not shown hereon.
- Contours and spot elevations shown hereon are based on U.S.C.S. datum (NAD 83). Site Benchmarks are shown hereon.
- This survey is not valid without the Original Signature and Seal of a Georgia Licensed Surveyor.
- There was no observable evidence of Human Burials or Cemeteries on the Subject Property at the time of the field survey.
- Alliance Surveying does not warrant the existence or nonexistence of any wetlands or hazardous wastes located on the Subject Property.
- All interior improvements are not shown hereon. However improvements within 5 feet of a boundary line are shown hereon.
- Parcel has multiple addresses, however Tract 3's address is 3041 Big Creek Road, Buford, Ga
- All lots of field notes, there are, shall address of record, including all subdivision, subdivision work building construction, or building additions outside of the right-of-way construction easements are shown hereon.
- Lanier Islands Parkway and Big Creek Road are currently under construction. However this survey reflects the revised right-of-way for said construction.
- Any stream or state water located on this property may be subject to a 50 feet undisturbed natural vegetative buffer and a 75 feet impervious surface setback.
- If property is located in the North Decree Watershed District, then additional stream buffers and impervious setbacks may be required for compliance.



**Subject Parcel
3450 N Waterworks
Road
See separate survey
and legal description**

TRACT I
60.72 ACRES

TRACT II
20.66 ACRES

TRACT III
19.28 ACRES

**TOTAL ACREAGE
100.66 ACRES**

THE STREAM BUFFERS SHOWN HEREON WERE NOT DELINEATED BY AN ENVIRONMENTAL ENGINEER. RECOMMENDATIONS HAVING AN ENVIRONMENTAL ENGINEER DELINEATE THE SITE TO FLAG THE ENDS OF THE CREEKS WITH AND POSSIBLE WETLANDS ON THE SUBJECT PROPERTY.



SURVEYORS CERTIFICATION
TO: Bainbridge Communities Acquisition L.L.C., a Florida limited liability company, and Stewart Title Guaranty 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, JANUARY ESTABLISHED AND REVISED BY THE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAY ACT O.C.G.A. SECTION 15-6-67, DURING THE MONTH OF FEBRUARY OF 2020.

David L. Anderson
DAVID L. ANDERSON, GA. R.L.S.#3305
03-09-2020
DATE

THIS SURVEY WAS PREPARED IN CONFORMANCE WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN THE GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES AND REGULATIONS OF THE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAY ACT O.C.G.A. 15-6-67.

CURVE TABLE

CURVE NO.	PC	PVI	PT	CHORD BEARING	CHORD LENGTH	CURVE DATA ANGLE
C1	N 18° 30' 00" W	118.2950	N 18° 30' 00" E	N 18° 30' 00" E	118.2950	180°
C2	N 18° 30' 00" E	118.2950	N 18° 30' 00" W	N 18° 30' 00" W	118.2950	180°
C3	N 18° 30' 00" W	118.2950	N 18° 30' 00" E	N 18° 30' 00" E	118.2950	180°
C4	N 18° 30' 00" E	118.2950	N 18° 30' 00" W	N 18° 30' 00" W	118.2950	180°
C5	N 18° 30' 00" W	118.2950	N 18° 30' 00" E	N 18° 30' 00" E	118.2950	180°
C6	N 18° 30' 00" E	118.2950	N 18° 30' 00" W	N 18° 30' 00" W	118.2950	180°
C7	N 18° 30' 00" W	118.2950	N 18° 30' 00" E	N 18° 30' 00" E	118.2950	180°
C8	N 18° 30' 00" E	118.2950	N 18° 30' 00" W	N 18° 30' 00" W	118.2950	180°
C9	N 18° 30' 00" W	118.2950	N 18° 30' 00" E	N 18° 30' 00" E	118.2950	180°
C10	N 18° 30' 00" E	118.2950	N 18° 30' 00" W	N 18° 30' 00" W	118.2950	180°
C11	N 18° 30' 00" W	118.2950	N 18° 30' 00" E	N 18° 30' 00" E	118.2950	180°
C12	N 18° 30' 00" E	118.2950	N 18° 30' 00" W	N 18° 30' 00" W	118.2950	180°
C13	N 18° 30' 00" W	118.2950	N 18° 30' 00" E	N 18° 30' 00" E	118.2950	180°
C14	N 18° 30' 00" E	118.2950	N 18° 30' 00" W	N 18° 30' 00" W	118.2950	180°
C15	N 18° 30' 00" W	118.2950	N 18° 30' 00" E	N 18° 30' 00" E	118.2950	180°
C16	N 18° 30' 00" E	118.2950	N 18° 30' 00" W	N 18° 30' 00" W	118.2950	180°
C17	N 18° 30' 00" W	118.2950	N 18° 30' 00" E	N 18° 30' 00" E	118.2950	180°
C18	N 18° 30' 00" E	118.2950	N 18° 30' 00" W	N 18° 30' 00" W	118.2950	180°
C19	N 18° 30' 00" W	118.2950	N 18° 30' 00" E	N 18° 30' 00" E	118.2950	180°
C20	N 18° 30' 00" E	118.2950	N 18° 30' 00" W	N 18° 30' 00" W	118.2950	180°
C21	N 18° 30' 00" W	118.2950	N 18° 30' 00" E	N 18° 30' 00" E	118.2950	180°
C22	N 18° 30' 00" E	118.2950	N 18° 30' 00" W	N 18° 30' 00" W	118.2950	180°
C23	N 18° 30' 00" W	118.2950	N 18° 30' 00" E	N 18° 30' 00" E	118.2950	180°
C24	N 18° 30' 00" E	118.2950	N 18° 30' 00" W	N 18° 30' 00" W	118.2950	180°
C25	N 18° 30' 00" W	118.2950	N 18° 30' 00" E	N 18° 30' 00" E	118.2950	180°
C26	N 18° 30' 00" E	118.2950	N 18° 30' 00" W	N 18° 30' 00" W	118.2950	180°
C27	N 18° 30' 00" W	118.2950	N 18° 30' 00" E	N 18° 30' 00" E	118.2950	180°
C28	N 18° 30' 00" E	118.2950	N 18° 30' 00" W	N 18° 30' 00" W	118.2950	180°
C29	N 18° 30' 00" W	118.2950	N 18° 30' 00" E	N 18° 30' 00" E	118.2950	180°
C30	N 18° 30' 00" E	118.2950	N 18° 30' 00" W	N 18° 30' 00" W	118.2950	180°
C31	N 18° 30' 00" W	118.2950	N 18° 30' 00" E	N 18° 30' 00" E	118.2950	180°
C32	N 18° 30' 00" E	118.2950	N 18° 30' 00" W	N 18° 30' 00" W	118.2950	180°
C33	N 18° 30' 00" W	118.2950	N 18° 30' 00" E	N 18° 30' 00" E	118.2950	180°
C34	N 18° 30' 00" E	118.2950	N 18° 30' 00" W	N 18° 30' 00" W	118.2950	180°
C35	N 18° 30' 00" W	118.2950	N 18° 30' 00" E	N 18° 30' 00" E	118.2950	180°
C36	N 18° 30' 00" E	118.2950	N 18° 30' 00" W	N 18° 30' 00" W	118.2950	180°
C37	N 18° 30' 00" W	118.2950	N 18° 30' 00" E	N 18° 30' 00" E	118.2950	180°
C38	N 18° 30' 00" E	118.2950	N 18° 30' 00" W	N 18° 30' 00" W	118.2950	180°
C39	N 18° 30' 00" W	118.2950	N 18° 30' 00" E	N 18° 30' 00" E	118.2950	180°
C40	N 18° 30' 00" E	118.2950	N 18° 30' 00" W	N 18° 30' 00" W	118.2950	180°
C41	N 18° 30' 00" W	118.2950	N 18° 30' 00" E	N 18° 30' 00" E	118.2950	180°
C42	N 18° 30' 00" E	118.2950	N 18° 30' 00" W	N 18° 30' 00" W	118.2950	180°
C43	N 18° 30' 00" W	118.2950	N 18° 30' 00" E	N 18° 30' 00" E	118.2950	180°
C44	N 18° 30' 00" E	118.2950	N 18° 30' 00" W	N 18° 30' 00" W	118.2950	180°
C45	N 18° 30' 00" W	118.2950	N 18° 30' 00" E	N 18° 30' 00" E	118.2950	180°
C46	N 18° 30' 00" E	118.2950	N 18° 30' 00" W	N 18° 30' 00" W	118.2950	180°
C47	N 18° 30' 00" W	118.2950	N 18° 30' 00" E	N 18° 30' 00" E	118.2950	180°
C48	N 18° 30' 00" E	118.2950	N 18° 30' 00" W	N 18° 30' 00" W	118.2950	180°
C49	N 18° 30' 00" W	118.2950	N 18° 30' 00" E	N 18° 30' 00" E	118.2950	180°
C50	N 18° 30' 00" E	118.2950	N 18° 30' 00" W	N 18° 30' 00" W	118.2950	180°

LINE TABLE

LINE NO.	START POINT	END POINT	BEARING	LENGTH
L1	N 18° 30' 00" W	118.2950	N 18° 30' 00" E	118.2950
L2	N 18° 30' 00" E	118.2950	N 18° 30' 00" W	118.2950
L3	N 18° 30' 00" W	118.2950	N 18° 30' 00" E	118.2950
L4	N 18° 30' 00" E	118.2950	N 18° 30' 00" W	118.2950
L5	N 18° 30' 00" W	118.2950	N 18° 30' 00" E	118.2950
L6	N 18° 30' 00" E	118.2950	N 18° 30' 00" W	118.2950
L7	N 18° 30' 00" W	118.2950	N 18° 30' 00" E	118.2950
L8	N 18° 30' 00" E	118.2950	N 18° 30' 00" W	118.2950
L9	N 18° 30' 00" W	118.2950	N 18° 30' 00" E	118.2950
L10	N 18° 30' 00" E	118.2950	N 18° 30' 00" W	118.2950
L11	N 18° 30' 00" W	118.2950	N 18° 30' 00" E	118.2950
L12	N 18° 30' 00" E	118.2950	N 18° 30' 00" W	118.2950
L13	N 18° 30' 00" W	118.2950	N 18° 30' 00" E	118.2950
L14	N 18° 30' 00" E	118.2950	N 18° 30' 00" W	118.2950
L15	N 18° 30' 00" W	118.2950	N 18° 30' 00" E	118.2950
L16	N 18° 30' 00" E	118.2950	N 18° 30' 00" W	118.2950
L17	N 18° 30' 00" W	118.2950	N 18° 30' 00" E	118.2950
L18	N 18° 30' 00" E	118.2950	N 18° 30' 00" W	118.2950
L19	N 18° 30' 00" W	118.2950	N 18° 30' 00" E	118.2950
L20	N 18° 30' 00" E	118.2950	N 18° 30' 00" W	118.2950
L21	N 18° 30' 00" W	118.2950	N 18° 30' 00" E	118.2950
L22	N 18° 30' 00" E	118.2950	N 18° 30' 00" W	118.2950
L23	N 18° 30' 00" W	118.2950	N 18° 30' 00" E	118.2950
L24	N 18° 30' 00" E	118.2950	N 18° 30' 00" W	118.2950
L25	N 18° 30' 00" W	118.2950	N 18° 30' 00" E	118.2950
L26	N 18° 30' 00" E	118.2950	N 18° 30' 00" W	118.2950
L27	N 18° 30' 00" W	118.2950	N 18° 30' 00" E	118.2950
L28	N 18° 30' 00" E	118.2950	N 18° 30' 00" W	118.2950
L29	N 18° 30' 00" W	118.2950	N 18° 30' 00" E	118.2950
L30	N 18° 30' 00" E	118.2950	N 18° 30' 00" W	118.2950

LEGEND

☆	LIGHT POLE
○	UTILITY POLE
⋈	GY WIRE
⊙	IRON PIN FOUND
○	COMPUTED POINT
○	SET 5/8" CAPPED REBAR
⊖	CONCRETE MONUMENT
▭	LAND LOT
—	OVERHEAD ELECTRIC
———	ADJACENT PROPERTY LINE
---	ANGLE IRON FOUND
---	OPEN TOP PIPE
---	MAG NAIL SET