SURVEY REFERENCES

1 .SURVEY FOR: J. E. CREEL
BY: ERNEST L BOGGUS
DATED: MARCH, 1966
2. SURVEY FOR: AKIN & FLANDERS, INC.
BY: RICHARD T. CONNER
DATED: JUNE 22, 1966
3. SURVEY FOR: L JUDSON AKIN & FRANK B. FLANDERS
BY: RICHARD 1. CONNER
DATED: JUNE 14, 1972
4. SURVEY FOR: L JUDSON AKIN & FRANK B. FLANDERS
BY: RICHARD T. CONNER
DATED: MAY 10, 1982
5. SURVEY OF: FINAL STREET DEDICATION PLAT –PHASE I
FOR: L. JUDSON AKIN & FRANK B. FLANDERS
BY: ROGER L. CORDES & ASSOCIATES
DATED: OCT. 29, 1975
RECORDED:PLAT BOOK 108, PAGE: 99
6. SURVEY FOR: HOLOX, LTD
BY: L00--TURLEY & ASSOCITES
DATED:JUNE 28, 1991
7. ALTA/ACSM LAND TITLE SURVEY FOR:
OAKLEY LAND PARTNERS 1, LLC, GOVERNORS WALK, LLC
AND CHICAGO TITLE INSURANCE COMPANY
BY: URBAN ENGINEERING, INC.
DATED: JUNE 6, 2005
LAST RE\,ISED: JUNE 7, 2005

GENERAL NOTES:

1. REFERENCE FOR THIS SURVEY SHOULD BE MADE TO A SURVEY PLAT FOR FRANK B. FLANDERS AS PREPARED BY MACNALLY & PATRICK DATED 12/15/2008

2. BOUNDARY REFERENCE: DEED BOOK 1390, PAGE 142–146.

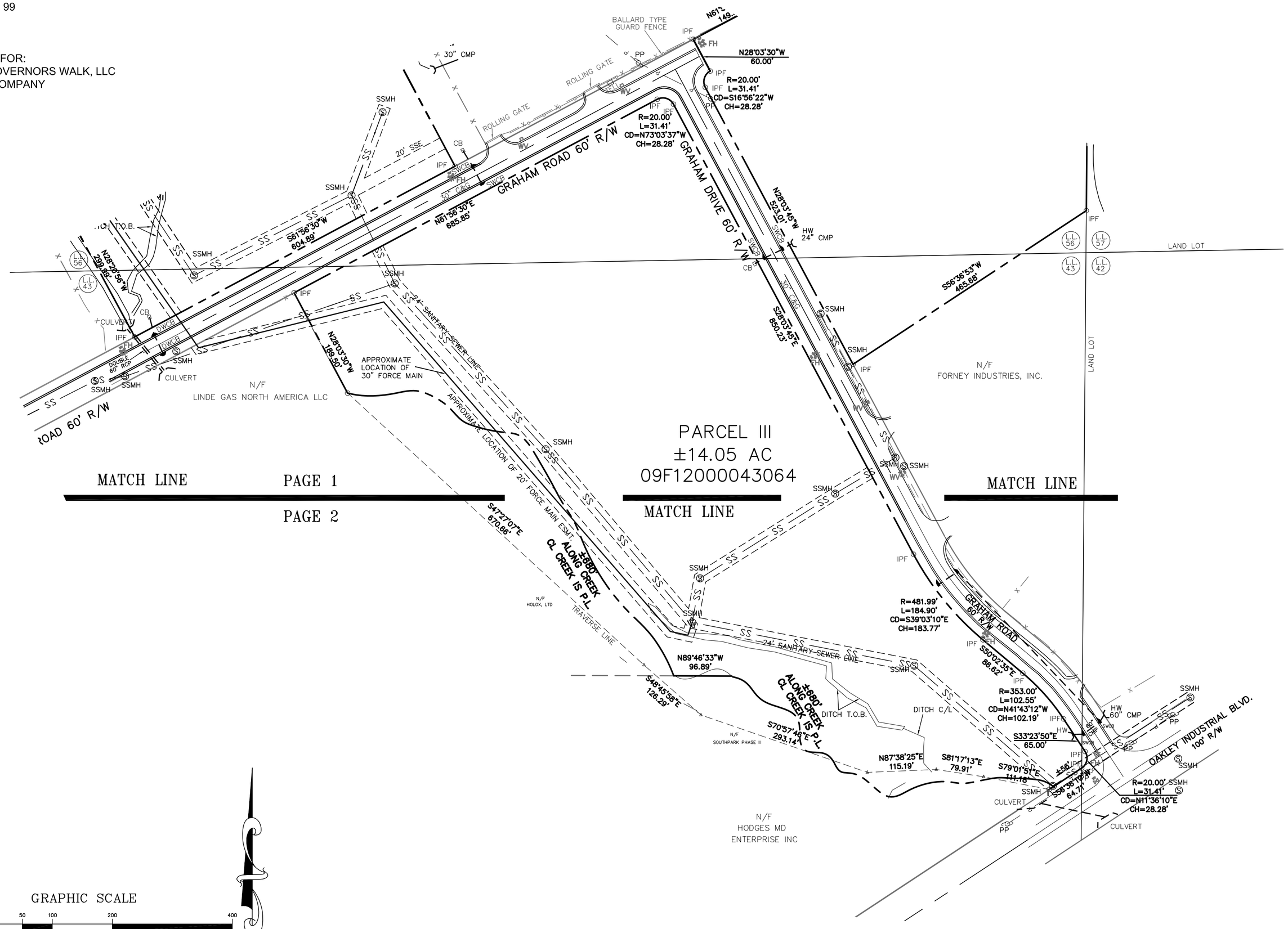
3. A PORTION OF THIS PROPERTY LIES WITHIN A DESIGNATED FLOOD PLAIN AREA AS PER F.I.R.M. COMMUNITY PANEL NO. 13121C0470E FULTON COUNTY, GEORGIA, DATED JUNE 22, 1998.(PARCEL II AND III)

4. ACR ENGINEERING, INC. DOES NOT CERTIFY TO THE ACCURACY OF THE UNDERGROUND UTILITIES SHOWN OR NOT SHOWN HEREON. CONTACT THE UTILITY PROTECTION CENTER AT 1–800–282–7411 PRIOR TO ANY DIGGING.

5. THE PUBLIC RECORDS AS SHOWN HEREON REFLECTS TO THOSE RECORDS NECESSARY TO ESTABLISH THE BOUNDARIES SHOWN HEREON AND REFERENCE TO THE SAME DOES NOT AND IS NOT INTENDED TO CONSTITUTE A TITLE SEARCH OR TITLE OPINION.

6. PERSUANT 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 UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

7. THIS PLAT WAS PREPARED AND CERTIFIED FOR THE INDIVIDUAL, INDIVIDUALS OR GROUP LISTED ON THIS DOCUMENT. THE CERTIFICATION DOES NOT EXTEND TO OTHER INDIVIDUALS OR GROUPS WITHOUT RECERTIFICATION BY THE SURVEYOR OF RECORD LISTING NEW OR ADDITIONAL INDIVIDUALS OR GROUPS.



LEGEND

IPF	= IRON PIN FOUND ( )
CMF	= CONCRETE MONUMENT FOUND (□)
R/W	= RIGHT OF WAY
LL	= LAND LOT LINE
C/L	= CENTERLINE
P/L	= PROPERTY LINE
BM	= BENCHMARK
PT	= POINT OF TANGENCY
PC	= POINT OF CURVATURE
IE	= INVERT ELEVATION
EL	= ELEVATION (ELEV.)
B.S.L.	= BUILDING SETBACK LINE
R	= RADIUS
FFE	= FINISHED FLOOR ELEVATION
——→	= FLOW
O	= PROPERTY CORNER
–x–	= FENCE
	= POLE
–T–	= TELEPHONE LINE
–TV–	= TELEVISION LINE
–P–	= POWER LINE
–S–	= SANITARY SEWER LINE
SSE	= SANITARY SEWER EASEMENT
MH	= MANHOLE
–G–	= GAS LINE
–W–	= WATER LINE
	= PLUGGED STUB
	= GATE VALVE
F.H.	= EXIST. FIRE HYDRANT
W.M.	= WATER METER (⊠)
–ST–	= STORM SEWER LINE
YI	= YARD INLET
G.I.	= GRATE INLET
CB	= CATCH BASIN
HW	= HEAD WALL
JB	= JUNCTION BOX
P.D.E.	= PRIVATE DRAINAGE EASEMENT
FM	= SEWER FORCE MAIN
DS	= DOWNSPOUT
CO	= CLEAN OUT
CMP	= CORRUGATED METAL PIPE
RCP	= REINFORCED CONCRETE PIPE
VCP	= VITRIFIED CLAY PIPE
DIP	= DUCTILE IRON PIPE
PVC	= POLYVINYL CHLORIDE PIPE
C & G	= CURB AND GUTTER
F.I.R.M.	= FEDERAL INSURANCE RATE MAP
T.P.O.B.	= TRUE POINT OF BEGINNING
P.O.B.	= POINT OF BEGINNING
GMD	= GA. MLITIA DISTRICT
	= TREE LINE
REB.	= REBAR
– –	= BRANCH
– – –	= EXISTING CONTOURS (DASHED)
–912–	= PROPOSED CONTOURS (SOLID)
TC	= TOP OF CURB ELEVATION
▲	= TRAVERSE POINT
L.P.	= LIGHT POLE (☼)
E.O.P.	= EDGE OF PAVEMENT
T.O.B.	= TOP OF BANK
T.F.	= ELECTRIC TRANSFORMER

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

MAGNETIC

THIS PLAT IS FOR THE EXCLUSIVE USE OF THE PARTIES STATED ON THE FACE OF THE SURVEY. ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.

THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTIONS, SUBSURFACE CONDITIONS, OR OTHER MATTERS OF TITLE WHICH ARE NOT VISIBLE, NOT RECORDED, OR NOT DISCLOSED IN THE TITLE COMMITMENT PROVIDED BY THE OWNER, THE PURCHASER, OR ANY AGENTS THEREOF.

FIELD NOTES:

THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER.
FIELD DATA ON WHICH THIS PLAT IS BASED HAD A CLOSURE OF ONE FOOT IN 715,4260 FEET AND AN ANGLAR ERROR 3" PER ANGLE POINT.
THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE.
FIELD WORK FOR THIS PROPERTY WAS COMPLETED ON JUNE 19 , 2009.

PROPERTY ADDRESS
GRAHAM ROAD
FAIRBURN, GA 30213

TOTAL AREA:
±14.5 ACRES

ACR Engineering, inc.
ATLANTA COMMERCIAL & RESIDENTIAL ENGINEERING
3040 HOLCOMB BRIDGE ROAD
SUITE G-2
NORCROSS, GA 30071
TEL: (678) 291-0000
FAX: (678) 291-6887

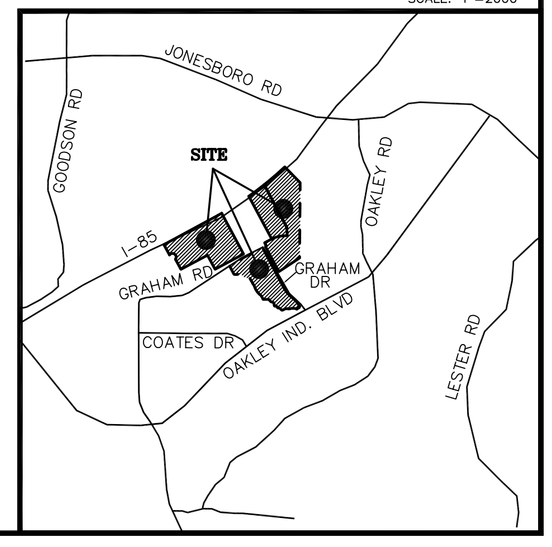
BOUNDARY SURVEY
FOR
UNITED COMMUNITY BANK
L.L. 56 AND 43, 9TH DISTRICT
FULTON COUNTY, GEORGIA

GEORGIA REGISTERED No. 1595 PROFESSIONAL LAND SURVEYOR JACKSON J. SIMS

No.	Revision/Issue	By	Date

TAX ID NO.: 09F12000043064	SURVEYED: JL
LAND LOT: 43 AND 56	CHECKED: AH
DISTRICT: 9TH	DRAWN: JC
CITY: N/A	APPROVED: MJS
COUNTY: FULTON	
STATE: GEORGIA	

VICINITY MAP
SCALE: 1"=2000'



PROJECT: 11021S	Sheet 2
DRAWING: 11021S	
SNAPSHOT:	
DATE: JUNE 24, 2011	Of 2
SCALE: H: 1"=60' V: N/A	