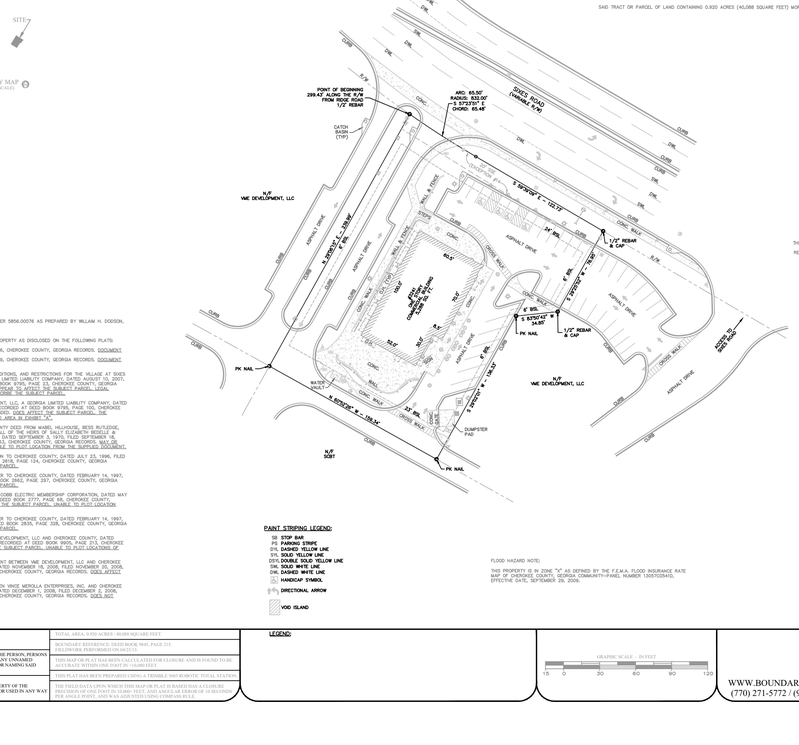
LEGAL DESCRIPTION:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 354 OF THE 15TH DISTRICT, 2ND SECTION, CHEROKEE COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" REBAR ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SIKES ROAD (VARIABLE R/W) BEING 299.43 FEET EASTERLY ALONG SAID RIGHT-OF-WAY FROM THE INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF RIDGE ROAD; THENCE CONTINUE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE 65.50 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 832.00 FEET TO BEAR S 57°23'57" E A CHORD DISTANCE OF 65.48 FEET TO A 1/2" REBAR AND CAP; THENCE DEPART SAID SOUTHERLY RIGHT-OF-WAY LINE AND RUN ALONG THE A DISTANCE OF 122.73 FEET TO A 1/2" REBAR AND CAP; THENCE DEPART SAID SOUTHERLY RIGHT-OF-WAY LINE AND RUN ALONG THE WESTERLY LINE OF A TRACT OR PARCEL OF LAND NOW OR FORMERLY OWNED BY VME DEVELOPMENT, LLC. THE FOLLOWING COURSES AND DISTANCES: S 20°50'47" E A DISTANCE OF 24.87 FEET TO A 1/2" REBAR AND CAP; S 27°07'47" E A DISTANCE OF 34.87 FEET TO A PK NAIL; S 20°50'47" E A DISTANCE OF 130.33 FEET TO A PK NAIL; THENCE DEPART SAID WESTERLY LINE AND RUN ALONG THE NORTHERLY LINE OF A TRACT OR PARCEL OF LAND NOW OR FORMERLY OWNED BY SCBT N 60°52'08" W A DISTANCE OF 159.34 FEET TO A PK NAIL; THENCE DEPART SAID NORTHERLY LINE AND RUN ALONG THE EASTERLY LINE OF A TRACT OR PARCEL OF LAND NOW OR FORMERLY OWNED BY VME DEVELOPMENT, LLC. N 29°56'15" E A DISTANCE OF 239.99 FEET TO THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINING 0.920 ACRES (40,088 SQUARE FEET) MORE OR LESS.



SITE ADDRESS:
3247 SIKES ROAD
CANTON, GA 30114

TOTAL AREA:
0.920 ACRES / 40,088 SQUARE FEET

PARKING SPACES:
16 MARKED PARKING SPACES
4 MARKED HANDICAP SPACES

ZONING INFORMATION: TND (TRADITIONAL NEIGHBORHOOD DEVELOPMENT)

BUILDING SETBACKS:
FRONT: 24'
SIDE: 6'
REAR: 37'

THE SURVEYOR IN NO WAY INTENDS TO INTERPRET OR MAKE CONCLUSION REGARDING THE ZONING AND SETBACK DESIGNATION SHOWN HEREON. THIS INFORMATION IS REPORTED FROM PUBLIC INFORMATION OBTAINED FROM CHEROKEE COUNTY PLANNING AND ZONING DEPARTMENT APRIL 25, 2013.

NOTES CORRESPONDING TO COMMITMENT NUMBER 5856.00076 AS PREPARED BY WILLIAM H. DODSON, II, LLC, DATED APRIL 23, 2013:

5. MATTERS THAT MAY AFFECT CAPTIONED PROPERTY AS DISCLOSED ON THE FOLLOWING PLATS:

A. RECORDED AT PLAT BOOK 5, PAGE 136, CHEROKEE COUNTY, GEORGIA RECORDS. DOCUMENT NOT SUPPLIED AT TIME OF SURVEY.
B. RECORDED AT PLAT BOOK 10, PAGE 46, CHEROKEE COUNTY, GEORGIA RECORDS. DOCUMENT NOT SUPPLIED AT TIME OF SURVEY.

6. MASTER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE VILLAGE AT SIKES RIDGE BY VME DEVELOPMENT, LLC, A GEORGIA LIMITED LIABILITY COMPANY, DATED AUGUST 10, 2007, FILED AUGUST 10, 2007, RECORDED AT DEED BOOK 9795, PAGE 100, CHEROKEE COUNTY, GEORGIA RECORDS. AS MAY BE AMENDED. DOES NOT APPEAR TO AFFECT THE SUBJECT PARCEL. LEGAL DESCRIPTIONS IN THIS DOCUMENT DO NOT DESCRIBE THE SUBJECT PARCEL.

7. RESTRICTIVE COVENANT BY VME DEVELOPMENT, LLC, A GEORGIA LIMITED LIABILITY COMPANY, DATED AUGUST 17, 2007, FILED AUGUST 31, 2007, RECORDED AT DEED BOOK 9795, PAGE 100, CHEROKEE COUNTY, GEORGIA RECORDS. DOES NOT APPEAR TO AFFECT THE SUBJECT PARCEL. THE SUBJECT PARCEL FALLS BEYOND THE DESIGNATED BUFFER AREA.

8. CONDITIONS AS CONTAINED IN THAT WARRANTY DEED FROM MABEL HILLHOUSE, BESS RUTLEDGE, IRA BERELLO AND MARTHA CANTRELL, BEING ALL OF THE HEIRS OF SALLY ELIZABETH BERELLO & WARNER HILLHOUSE TO WILLIAM T. BRADSHAW, DATED SEPTEMBER 3, 1970, FILED SEPTEMBER 18, 1970, RECORDED AT DEED BOOK 108, PAGE 263, CHEROKEE COUNTY, GEORGIA RECORDS. MAY OR MAY NOT AFFECT THE SUBJECT PARCEL. UNABLE TO PLOT LOCATION FROM THE SUPPLIED DOCUMENT.

9. RIGHT OF WAY DEED FROM CHARLES LAMDON TO CHEROKEE COUNTY, DATED JULY 23, 1996, FILED FEBRUARY 15, 1997, RECORDED AT DEED BOOK 1809, PAGE 124, CHEROKEE COUNTY, GEORGIA RECORDS. NO LONGER AFFECTS THE SUBJECT PARCEL.

10. RIGHT OF WAY DEED FROM IVAN G. PAINTER TO CHEROKEE COUNTY, DATED FEBRUARY 14, 1997, FILED JULY 22, 1997, RECORDED AT DEED BOOK 2777, PAGE 241, CHEROKEE COUNTY, GEORGIA RECORDS. NO LONGER AFFECTS THE SUBJECT PARCEL.

11. EASEMENT FROM MR. IVAN G. PAINTER TO COBB ELECTRIC MEMBERSHIP CORPORATION, DATED MAY 6, 1997, FILED JULY 22, 1997, RECORDED AT DEED BOOK 2777, PAGE 68, CHEROKEE COUNTY, GEORGIA RECORDS. MAY OR MAY NOT AFFECT THE SUBJECT PARCEL. UNABLE TO PLOT LOCATION FROM THE SUPPLIED DOCUMENT.

12. RIGHT OF WAY DEED FROM IVAN G. PAINTER TO CHEROKEE COUNTY, DATED FEBRUARY 14, 1997, FILED JULY 22, 1997, RECORDED AT DEED BOOK 2777, PAGE 335, CHEROKEE COUNTY, GEORGIA RECORDS. NO LONGER AFFECTS THE SUBJECT PARCEL.

13. MAINTENANCE AGREEMENT BETWEEN VME DEVELOPMENT, LLC AND CHEROKEE COUNTY, DATED OCTOBER 5, 2007, FILED OCTOBER 22, 2007, RECORDED AT DEED BOOK 9905, PAGE 213, CHEROKEE COUNTY, GEORGIA RECORDS. DOES AFFECT THE SUBJECT PARCEL. UNABLE TO PLOT LOCATIONS OF EASEMENTS IN SUPPLIED DOCUMENT.

14. SANITARY SEWER LINE EASEMENT AGREEMENT BETWEEN VME DEVELOPMENT, LLC AND CHEROKEE COUNTY, DATED DECEMBER 20, 2007, FILED DECEMBER 21, 2007, RECORDED AT DEED BOOK 10420, PAGE 269, CHEROKEE COUNTY, GEORGIA RECORDS. DOES AFFECT THE SUBJECT PARCEL AS SHOWN HEREON.

15. WATER LINE EASEMENT AGREEMENT BETWEEN VINCE MERIOLLA ENTERPRISES, INC. AND CHEROKEE COUNTY WATER AND SEWERAGE AUTHORITY, DATED DECEMBER 1, 2008, FILED DECEMBER 23, 2008, RECORDED AT DEED BOOK 10604, PAGE 267, CHEROKEE COUNTY, GEORGIA RECORDS. DOES NOT AFFECT THE SUBJECT PARCEL.

FLOOD HAZARD NOTE:

THIS PROPERTY IS IN ZONE "X" AS DEFINED BY THE F.E.M.A. FLOOD INSURANCE RATE MAP OF CHEROKEE COUNTY, GEORGIA COMMUNITY-PANEL NUMBER 13057C0341G, EFFECTIVE DATE, SEPTEMBER 29, 2006.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 2011, AND INCLUDES ITEMS 1, 2, 3, 4, 8(B), 7(A), 7(B)(1), 8, 9, 10, 11(A) AND 13 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS, WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS".

DANIEL W. VENABLE, L.S. GEORGIA REG. LAND
SURVEYOR NO. 2867 FOR THE FIRM :
BOUNDARY ZONE, INC.

PURSUANT TO RULE 180-6.09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, THE TERM "CERTIFY" OR "CERTIFICATION" AS USED ABOVE IS A DESIGNATION OF THE PROFESSIONAL'S SIGNED STATEMENT BASED ON FACTS AND KNOWLEDGE KNOWN TO THE LAND SURVEYOR AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

PAINT STRIPING LEGEND:

SB STOP BAR
PS PARKING STRIPE
DYL DASHED YELLOW LINE
SYL SOLID YELLOW LINE
DDYL DOUBLE SOLID YELLOW LINE
SWL SOLID WHITE LINE
DWL DASHED WHITE LINE
HS HANDICAP SYMBOL
DA DIRECTIONAL ARROW
VOID ISLAND

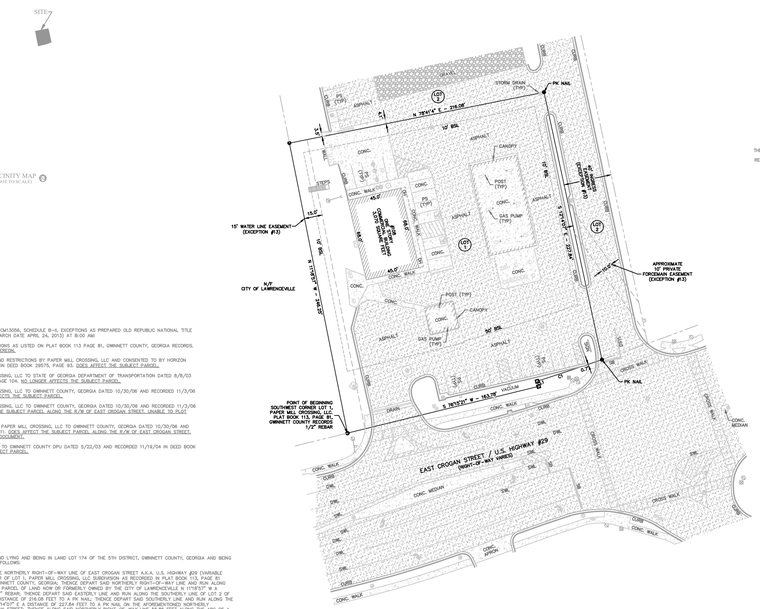
NORTH
PER DB 9845, PG 213
SCALE: 1"=30'

NO.	REVISION	DATE

ALTA / ACSM LAND TITLE SURVEY
PREPARED FOR: SIXES ROAD INVESTMENTS LLC, THE PIEDMONT BANK AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
LAND LOT 354, 15TH DISTRICT, 2ND SECTION,
CHEROKEE COUNTY, GEORGIA - 04/26/13

NOT VALID WITHOUT ORIGINAL SIGNATURE

PROJECT
(13645)
SHEET
1 OF 1



SITE ADDRESS:
108 EAST CROGAN STREET
LAWRENCEVILLE, GA 30046

TOTAL AREA:
1.200 ACRES / 52,293 SQUARE FEET

PARKING SPACES:
23 MARKED PARKING SPACES
2 MARKED HANDICAP SPACES

ZONING INFORMATION: BG (GENERAL BUSINESS)

BUILDING SETBACKS:
FRONT: 50'
SIDE: 15'
REAR: 10'

THE SURVEYOR IN NO WAY INTENDS TO INTERPRET OR MAKE CONCLUSION REGARDING THE ZONING AND SETBACK DESIGNATION SHOWN HEREON. THIS INFORMATION IS REPORTED FROM PUBLIC INFORMATION OBTAINED FROM CHEROKEE COUNTY PLANNING AND ZONING DEPARTMENT APRIL 25, 2013.

FLOOD HAZARD NOTE:

THIS PROPERTY IS IN ZONE "X" AS DEFINED BY THE F.E.M.A. FLOOD INSURANCE RATE MAP OF GWINNETT COUNTY, GEORGIA COMMUNITY-PANEL NUMBER 13135C0089F, EFFECTIVE DATE, SEPTEMBER 29, 2006.

NOTES CORRESPONDING TO COMMITMENT NUMBER CM13056, SCHEDULE B-II, EXCEPTIONS AS PREPARED OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, DATED APRIL 17, 2013 (SEARCH DATE APRIL 24, 2013) AT 8:00 AM:

13. ANY AND ALL EASEMENTS AND/OR RESTRICTIONS AS LISTED ON PLAT BOOK 113 PAGE 81, GWINNETT COUNTY, GEORGIA RECORDS. DOES AFFECT THE SUBJECT PARCEL AS SHOWN HEREON.

14. DECLARATION OF RECIPROCAL EASEMENTS AND RESTRICTIONS BY PARKER MILL CROSSING, LLC AND CONSENTED TO BY HORIZON BANK DATED 10/30/02 AND RECORDED 11/6/02 IN DEED BOOK 39575, PAGE 93. DOES AFFECT THE SUBJECT PARCEL.

15. RIGHT OF WAY DEED FROM PARKER MILL CROSSING, LLC TO STATE OF GEORGIA DEPARTMENT OF TRANSPORTATION DATED 8/8/03 AND RECORDED 8/21/03 IN DEED BOOK 34132 PAGE 104. NO LONGER AFFECTS THE SUBJECT PARCEL.

16. RIGHT OF WAY DEED FROM PARKER MILL CROSSING, LLC TO GWINNETT COUNTY, GEORGIA DATED 10/30/06 AND RECORDED 11/3/06 IN DEED BOOK 47201 PAGE 799. NO LONGER AFFECTS THE SUBJECT PARCEL.

17. DRIVEWAY EASEMENT FROM PARKER MILL CROSSING, LLC TO GWINNETT COUNTY, GEORGIA DATED 10/30/06 AND RECORDED 11/3/06 IN DEED BOOK 47201 PAGE 809. DOES AFFECT THE SUBJECT PARCEL ALONG THE R/W OF EAST CROGAN STREET. UNABLE TO PLOT LOCATION FROM THE SUPPLIED DOCUMENT.

18. PERMANENT CONSTRUCTION EASEMENT FROM PARKER MILL CROSSING, LLC TO GWINNETT COUNTY, GEORGIA DATED 10/30/06 AND RECORDED 11/3/06 IN DEED BOOK 47201 PAGE 811. DOES AFFECT THE SUBJECT PARCEL ALONG THE R/W OF EAST CROGAN STREET. UNABLE TO PLOT LOCATION FROM THE SUPPLIED DOCUMENT.

19. EASEMENT FROM PARKER MILL CROSSING, LLC TO GWINNETT COUNTY DPW DATED 5/22/03 AND RECORDED 11/19/04 IN DEED BOOK 43646 PAGE 122. NO LONGER AFFECTS THE SUBJECT PARCEL.

LEGAL DESCRIPTION:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 174 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" REBAR ON THE NORTHERLY RIGHT-OF-WAY LINE OF EAST CROGAN STREET A.K.A. U.S. HIGHWAY #29 (VARIABLE R/W) BEING THE SOUTHWEST CORNER OF LOT 1, PARKER MILL CROSSING, LLC SUBDIVISION AS RECORDED IN PLAT BOOK 113, PAGE 81, AMONG THE PUBLIC RECORDS OF GWINNETT COUNTY, GEORGIA; THENCE DEPART SAID NORTHERLY RIGHT-OF-WAY LINE AND RUN ALONG THE WESTERLY LINE OF SAID LOT 1 N 19°41'4" E A DISTANCE OF 216.09 FEET TO A PK NAIL; THENCE DEPART SAID WESTERLY LINE AND RUN N 70°53'7" W A DISTANCE OF 216.25 FEET TO A 1/2" REBAR; THENCE DEPART SAID EASTERLY LINE AND RUN ALONG THE SOUTHERLY LINE OF LOT 4 OF SAID SUBDIVISION N 78°47'04" E A DISTANCE OF 218.06 FEET TO A PK NAIL; THENCE DEPART SAID SOUTHERLY LINE AND RUN ALONG THE WESTERLY LINE OF SAID LOT 2 S 19°41'07" E A DISTANCE OF 227.84 FEET TO A PK NAIL ON THE AFOREMENTIONED NORTHERLY RIGHT-OF-WAY LINE OF EAST CROGAN STREET; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE 58.88 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1,382.69 FEET AND BEARING S 70°53'7" E TO A 1/2" REBAR ON THE NORTHERLY RIGHT-OF-WAY MONUMENT; THENCE CONTINUE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE S 19°07'21" E A DISTANCE OF 4.44 FEET TO A RIGHT-OF-WAY MONUMENT; THENCE CONTINUE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE S 70°53'21" W A DISTANCE OF 163.78 FEET TO THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINING 1.200 ACRES (52,293 SQUARE FEET) MORE OR LESS.

PAINT STRIPING LEGEND:

SB STOP BAR
PS PARKING STRIPE
DYL DASHED YELLOW LINE
SYL SOLID YELLOW LINE
DDYL DOUBLE SOLID YELLOW LINE
SWL SOLID WHITE LINE
DWL DASHED WHITE LINE
HS HANDICAP SYMBOL
DA DIRECTIONAL ARROW
VOID ISLAND

NORTH
PER PB 113, PG 81
SCALE: 1"=30'

NO.	REVISION	DATE

ALTA / ACSM LAND TITLE SURVEY
PREPARED FOR: SPYNX PROPERTIES INVESTMENTS LLC, FIRST INTERCONTINENTAL BANK AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
LAND LOT 174, 5TH DISTRICT,
GWINNETT COUNTY, GEORGIA - 05/02/13

NOT VALID WITHOUT ORIGINAL SIGNATURE

PROJECT
(13705)
SHEET
1 OF 1

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON AND DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT A RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.

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TOTAL AREA: 0.920 ACRES / 40,088 SQUARE FEET

BOUNDARY REFERENCE: DEED BOOK 9845, PAGE 213.
FIELDWORK PERFORMED ON 04/25/13.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000 FEET.

THIS PLAT HAS BEEN PREPARED USING A TRIMBLE 5603 ROBOTIC TOTAL STATION.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 100,000 FEET AND AN ANGLE ERROR OF 10 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE.

LEGEND:

GRAPHIC SCALE - IN FEET
15 0 30 60 90 120

WWW.BOUNDARYZONE.COM
(770) 271-5772 / (919) 363-9226

BUFORD
4195 SOUTH LEE STREET, SUITE I, BUFORD, GEORGIA 30518
ATLANTA
235 PEACHTREE STREET NE, SUITE 400, ATLANTA, GEORGIA 30303
RALEIGH
2205-C CANDUN DRIVE, APEX, NORTH CAROLINA 27523

TOTAL AREA: 1.200 ACRES / 52,293 SQUARE FEET

BOUNDARY REFERENCE: PLAT BOOK 113, PAGE 81.
FIELDWORK PERFORMED ON 04/26/13.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000 FEET.

THIS PLAT HAS BEEN PREPARED USING A TRIMBLE 5603 ROBOTIC TOTAL STATION.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 100,000 FEET AND AN ANGLE ERROR OF 10 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE.

LEGEND:

PROPERTY CORNER
FOUND (AS NOTED)
1/2" REBAR W/CAP "BZ" EDGE
SET 1/2" REBAR
FIRE HYDRANT
WATER METER
WATER VALVE
POWER POLE
JUNCTION BOX
ELECTRICAL BOX
R/W RIGHT-OF-WAY
POWER METER
POWER BOX
A/C UNIT
LIGHT POLE
UTILITY POLE
MANHOLE
CLEAN OUT
GAS METER
GAS VALVE
CABLE BOX
LAND LOT
P.L. PROPERTY LINE
DRAINAGE INLET
TELEPHONE BOX
SIGN
BOLLARD
DOGS WALK POLE
TELEPHONE MANHOLE
METAL LID
FENCE LINE
HAND HOLE
IRRIGATION VALVE
BUILDING SETBACK LINE
NOW OR FORMERLY
CATCH BASIN
CONCRETE WALK
CONC. CONCRETE
EOP EDGE OF PAVEMENT
CONC. CURB
SSE SANITARY SEWER EASEMENT
(TYP) TYPICAL
DB DEED BOOK
PB PLAT BOOK
PG PAGE
DE DRAINAGE EASEMENT

GRAPHIC SCALE - IN FEET
15 0 30 60 90 120

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BUFORD
4195 SOUTH LEE STREET, SUITE I, BUFORD, GEORGIA 30518
ATLANTA
235 PEACHTREE STREET NE, SUITE 400, ATLANTA, GEORGIA 30303
RALEIGH
2205-C CANDUN DRIVE, APEX, NORTH CAROLINA 27523