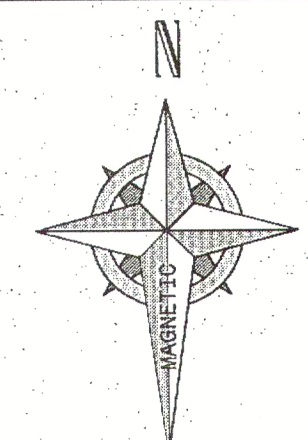


LEGEND
BOC = BACK OF CURB
BSL = BUILDING SETBACK LINE
P/L = PROPERTY LINE
R/W = RIGHT OF WAY
LL = LAND LOT
L/L = LAND LOT LINE
N/F = NOW OR FORMERLY
M/P# = TAX MAP / PARCEL NO.
P/B = POINT OF BEGINNING
NTS = NOT TO SCALE
N/F = IRON PIN FOUND
IPS = IRON PIN SET
COR MON = USCOE MONUMENT
DB = DEED BOOK
CTP = CRIMP TOP PIPE
O/P = OPEN TOP PIPE
SQ. ROD = SQUARE ROD
AF = ANGLE IRON FOUND
CMP = CORRUGATED METAL PIPE
RCP = REINFORCED CONC. PIPE
WM = WATER METER
W = WATER VALVE
PP = POWER POLE
CB = COMMUNICATIONS BOX
CP = COMMUNICATIONS POST
CD = CABLE CLEAN-OUT
MB = MAILBOX
SS = SANITARY SEWER
MI = MAN HOLE
FTE = FINISHED FLOOR ELEV.
TH = FIRE HYDRANT
C = GAS LINE
S = SANITARY SEWER LINE
FM = SANITARY FORCE MAIN
T = TELEPHONE LINE
W = WATER LINE
X = FENCE LINE

TOTAL = 35.165 ACRES
1,531,798.949 SQUARE FEET



THIS SURVEY AND ITS FINDINGS DOES NOT CONSTITUTE A TITLE SEARCH OR TITLE OPINION BY MCCLURE SURVEYING, INC. & LAND SURVEYORS. ALL DATA USED FOR THE LOCATION OF PROPERTY LINES, EASEMENTS, ADJOINING OWNERS, ETC. WAS OBTAINED FROM PUBLIC RECORDS, THE CLIENT, OR OTHER SOURCES AS REFERENCED. NO ABSTRACT OF TITLE OR TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE PROVIDED TO THE SURVEYOR, UNLESS OTHERWISE NOTED. OTHER DOCUMENTS OR SITUATIONS MAY EXIST THAT WOULD AFFECT THIS PROPERTY AS WITH ANY LAND TRANSACTION, A TITLE SEARCH AND CERTIFICATION IS RECOMMENDED IN CONJUNCTION WITH THIS SURVEY, OR YOU MUST CONSULT A COMPETENT TITLE ATTORNEY.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS OF PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN GEORGIA PLAT ACT O.C.G.A. 15-6-67, AUTHORITY O.C.G.A. SECS 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22, 43-15-43, 43-15-44, 43-15-45, 43-15-46, 43-15-47, 43-15-48, 43-15-49, 43-15-50, 43-15-51, 43-15-52, 43-15-53, 43-15-54, 43-15-55, 43-15-56, 43-15-57, 43-15-58, 43-15-59, 43-15-60, 43-15-61, 43-15-62, 43-15-63, 43-15-64, 43-15-65, 43-15-66, 43-15-67, 43-15-68, 43-15-69, 43-15-70, 43-15-71, 43-15-72, 43-15-73, 43-15-74, 43-15-75, 43-15-76, 43-15-77, 43-15-78, 43-15-79, 43-15-80, 43-15-81, 43-15-82, 43-15-83, 43-15-84, 43-15-85, 43-15-86, 43-15-87, 43-15-88, 43-15-89, 43-15-90, 43-15-91, 43-15-92, 43-15-93, 43-15-94, 43-15-95, 43-15-96, 43-15-97, 43-15-98, 43-15-99, 43-15-100.

PROPERTY OWNER ACKNOWLEDGES THAT ANY SEPTIC SYSTEMS CONFORM TO ALL SETBACK REQUIREMENTS. APPROVAL OF PLAT DOES NOT GUARANTEE THAT THE PLATON COUNTY HEALTH DEPARTMENT WILL ISSUE A SEPTIC SYSTEM PERMIT.
STATE WATERS ARE LOCATED ON THIS PROPERTY.
DATE OF SURVEY: 10/26-27, & 11/3, 2020

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN N/A (OPEN) FEET AN ANGULAR ERROR OF N/A SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN .403,470 FEET.

BEARINGS SHOWN ARE BASED ON ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION AND ARE SUBJECT TO FIELD CONDITIONS.
THE EQUIPMENT USED FOR ANGULAR AND DISTANCE MEASUREMENTS WAS A LEICA ROBOTIC TOTAL STATION, TS12.

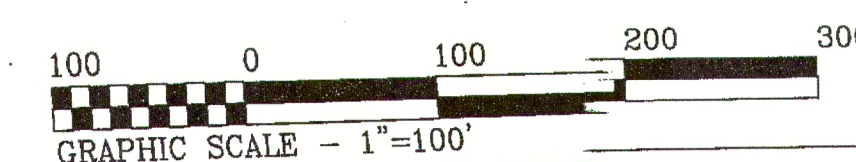
THIS PROPERTY IS PARTIALLY LOCATED WITHIN THE 100-YEAR FLOOD HAZARD AREA AS PER FLOOD INSURANCE RATE MAP NO. 13121C0016, DATED 6-19-2020.

- NOTES & REFERENCES
- TAX MAP / PARCEL PART OF #22-487004610500, #22-487004610518, #22-487004610716, #22-471004600125, & #22-471004600190
 - PARCEL IS ZONED AG1
FRONT - 60 FEET
SIDE - 25 FEET
REAR - 50 FEET
 - PARCEL IS SERVICED BY PRIVATE WATER AND SEPTIC SYSTEMS.
 - DEED BOOK 48718 PAGE 233
 - DEED BOOK 48718 PAGE 222
 - DEED BOOK 48718 PAGE 226
 - DEED BOOK 48718 PAGE 228
 - PLAT BOOK 189, PAGE 105
 - PLAT FOR GALBERAITH & ASSOCIATES, INC., STEVE & LESLIE GALBERAITH, SNET REPLACEMENT PROPERTIES, LLC AND STEWART TITLE, BY BRUMBLELOW-REESE & ASSOC. INC., DATED JUNE 15, 2001.
 - PLAT FOR STEVE A. GALBERAITH, BY FOSTER LAND SURVEYING, DATED MARCH 22, 1997.

Curve	Radius	Length	Chord	Chord Bear.
C1	1004.27'	369.72'	367.64'	S 19°40'02" E
C2	1004.27'	297.07'	295.99'	S 17°35'42" E
C3	1004.27'	72.65'	72.63'	S 28°08'30" E

SURVEY FOR:
GALBERAITH & ASSOCIATES, LLC & TOBEY LYNN HOLDINGS, LLC

LAND LOTS 460 & 461
DISTRICT
2ND SECTION
2ND S OF MILTON
CITY OF MILTON
COUNTY, GEORGIA
DATE: DECEMBER 2, 2020
TIONS:



Course	Bearing	Distance
L1	N 49°12'25" E	4.54'
L2	N 78°52'54" E	63.47'
L3	N 51°16'32" E	27.05'
L4	N 67°57'39" E	22.21'
L5	S 73°26'26" E	32.89'
L6	S 80°48'35" E	55.26'
L7	N 45°58'16" E	33.34'
L8	N 72°39'27" E	43.68'
L9	N 69°37'37" E	82.27'
L10	N 89°59'16" E	54.04'
L11	N 68°24'57" E	40.35'
L12	N 78°22'33" E	27.13'
L13	S 76°35'55" E	40.45'
L14	S 87°01'05" E	55.05'
L15	N 68°44'42" E	39.50'
L16	N 57°11'21" E	19.22'
L17	N 83°15'19" E	44.34'
L18	S 63°17'51" E	43.46'
L19	S 66°55'51" E	59.85'
L20	N 82°47'16" E	20.75'

Course	Bearing	Distance
L21	S 68°50'00" E	34.72'
L22	N 74°55'40" E	121.16'
L23	N 80°22'16" E	72.81'
L24	S 87°08'19" E	72.85'
L25	S 86°01'09" E	93.52'
L26	N 68°49'50" E	22.29'
L27	N 89°17'32" E	42.10'
L28	S 66°00'53" E	38.97'
L29	N 87°05'55" E	49.32'
L30	N 83°31'37" E	74.89'
L31	S 88°18'22" E	54.94'
L32	N 83°47'31" E	118.84'
L33	S 87°55'40" E	142.76'
L34	N 83°30'16" E	158.18'
L35	N 83°47'41" E	100.63'
L36	N 82°18'58" E	117.22'
L37	N 80°44'47" E	90.38'
L38	N 65°37'34" E	63.54'
L39	S 82°00'56" E	29.70'
L40	S 09°07'14" E	143.67'

Surveyor's Certificate

It is hereby certified that all monuments and improvements shown hereon actually exist except as otherwise indicated and that their locations, size, type, and material are correctly shown.

By: *Nathan M. McClure*
Registered Georgia Land Surveyor No. 3086

McCLURE
SURVEYING, INC.
2505 JOHNSON DRIVE - SUITE D
CUMMING, GA 30040
O: (470) 297-5592 O: (770) 889-0281
CERTIFICATE OF AUTHORIZATION: LSF001203
NATHAN@MCCLURESURVEYING.COM
WWW.MCCLURESURVEYING.COM

PROPERTY INFO:
15560 HOPEWELL ROAD
ALPHARETTA, GA 30004

GEORGIA
REGISTERED
LAND SURVEYOR
NATHAN M. MCCLURE
PRELIMINARY
JOB NO. 20439