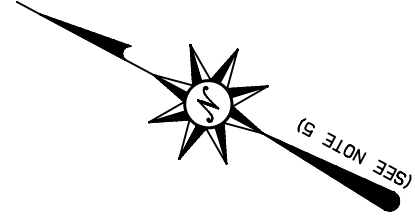
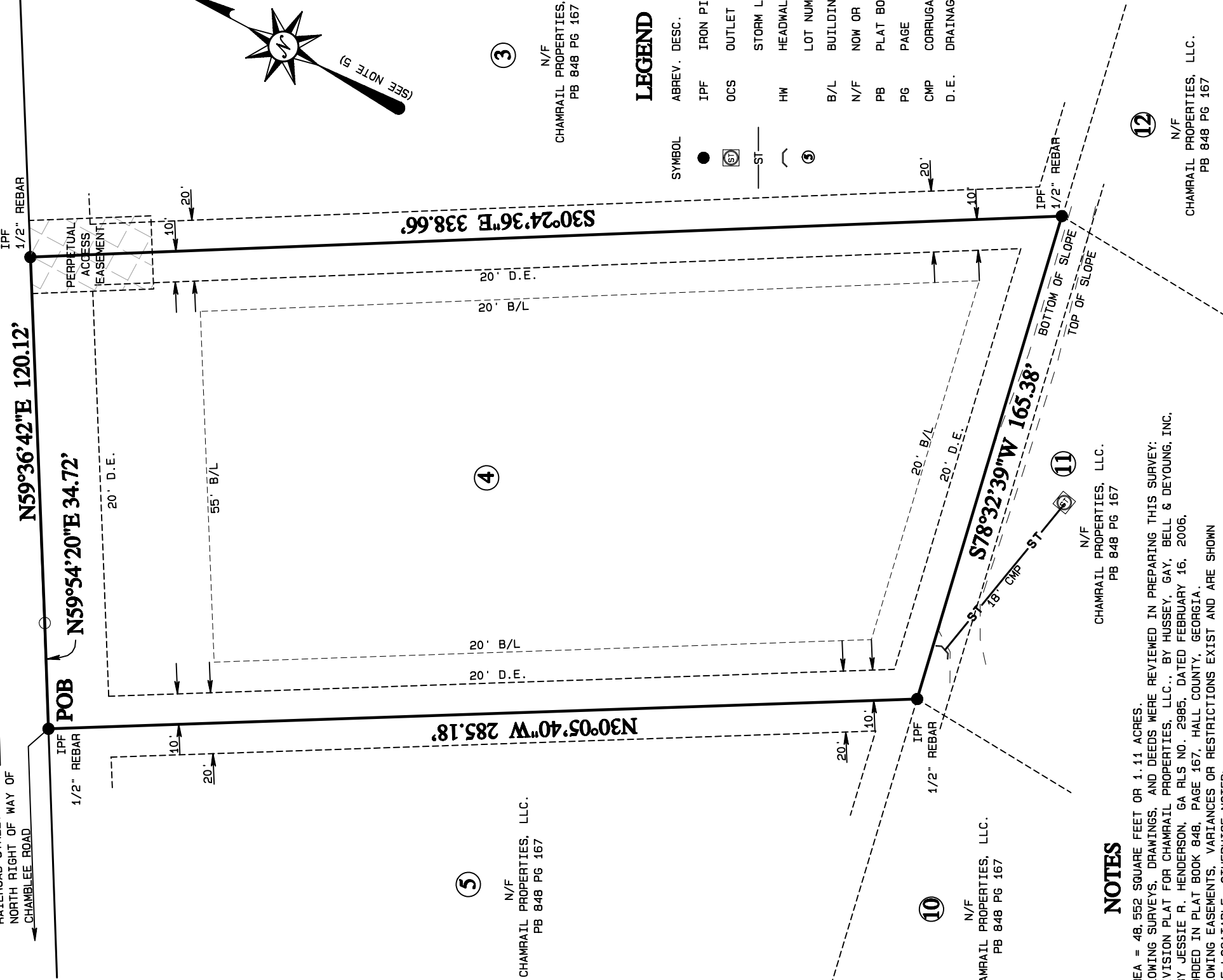


RAILROAD STREET

(40' RIGHT OF WAY)

939.34' TO THE INTERSECTION
OF EAST RIGHT OF WAY OF
RAILROAD STREET AND THE
NORTH RIGHT OF WAY OF
CHAMBLEE ROAD



(SEE NOTE 5)

⑤

N/F
CHAMRAIL PROPERTIES, LLC.
PB 848 PG 167

④

N/F
CHAMRAIL PROPERTIES, LLC.
PB 848 PG 167

③

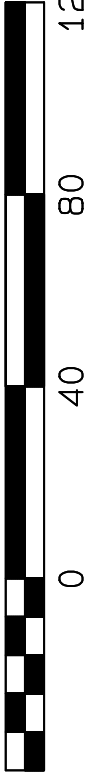
LEGEND

SYMBOL	ABREV. DESC.
●	IPF IRON PIN FOUND
⊕	OCS OUTLET CONTROL STRUCTURE
—ST—	STORM LINE
—HW—	HEADWALL
④	LOT NUMBER
B/L	BUILDING SETBACK
N/F	NOW OR FORMERLY
PB	PLAT BOOK
PG	PAGE
CMP	CORRUGATED METAL PIPE
D.E.	DRAINAGE EASEMENT

NOTES

- TOTAL AREA = 48,552 SQUARE FEET OR 1.11 ACRES.
- THE FOLLOWING SURVEYS, DRAWINGS, AND DEEDS WERE REVIEWED IN PREPARING THIS SURVEY:
A. SUBDIVISION PLAT FOR CHAMRAIL PROPERTIES, LLC., BY HUSSEY, GAY, BELL & DEVOUNG, INC., SIGNED BY JESSIE R. HENDERSON, GA RLS NO. 2985, DATED FEBRUARY 16, 2006, AND RECORDED IN PLAT BOOK 848, PAGE 167, HALL COUNTY, GEORGIA.
3. THE FOLLOWING EASEMENTS, VARIANCES OR RESTRICTIONS EXIST AND ARE SHOWN HEREON IF LOCATABLE, OTHERWISE NOTED:
A. 20' DRAINAGE EASEMENT SHOWN ON SUBDIVISION PLAT FOR CHAMRAIL PROPERTIES, LLC., AND RECORDED IN PLAT BOOK 848, PAGE 167, HALL COUNTY, GEORGIA.
B. PERPETUAL ACCESS EASEMENT SHOWN ON SUBDIVISION PLAT FOR CHAMRAIL PROPERTIES, LLC., AND RECORDED IN PLAT BOOK 848, PAGE 167, HALL COUNTY, GEORGIA.
4. THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD BOTH WRITTEN AND UNWRITTEN.
5. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE GEORGIA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM 1983.
6. THE PROPERTY SHOWN HEREON DOES NOT APPEAR TO BE LOCATED WITHIN A FLOOD HAZARD ZONE PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR HALL COUNTY, GEORGIA PANEL NUMBER 13139C 0284 E, EFFECTIVE MARCH 21, 2000.
7. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 206,567 FEET.
8. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 59,904 FEET AND AN ANGULAR ERROR OF 01 SECONDS PER ANGLE POINT AND WAS NOT ADJUSTED.
9. EQUIPMENT USED FOR MEASUREMENT: ANGULAR: LEICA TCR 803
LINEAR: LEICA TCR 803
10. 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 WITHOUT EXPRESS CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS OR ENTITY.
11. THE CERTIFICATIONS SHOWN HEREON ARE INTENDED TO MEET THE GEORGIA PLAT ACT AND TECHNICAL STANDARDS OF THE OFFICIAL CODE OF GEORGIA CHAPTERS 180-1 THROUGH 180-10 AND ARE NOT A CERTIFICATION TO TITLE OR OWNERSHIP OF PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE ACCORDING TO CURRENT COUNTY RECORDS.

GRAPHIC SCALE 1" = 40'



LEADING EDGE
LAND SERVICES
GEORGIA, INC.
5044 B.U. BOWMAN DRIVE
SUITE 106
BUFORD, GEORGIA 30518
PHONE: (770) 904-2472
FAX: (770) 904-2471

BOUNDARY SURVEY

CHAMRAIL PROPERTIES LLC.
LOT 4
LAND LOT 68, 8TH DISTRICT
HALL COUNTY, GEORGIA

FOR
Radial Venture II, LLC &
Cornerstone Realty Associates, LLC.

DATE OF DRAWING: 29 JAN 2007	MANAGER: DKB	CADD: JHF
PROJECT NUMBER: G010-07-003	FIELD BOOK NUMBER: LE 0024	LAST FIELD WORK: 24 JAN 2007
CREW CHIEF (S): BSL	COMPUTER FILE: G01007003BN.PRO	SCALE: 1" = 40'
SHEET 1 OF 1		