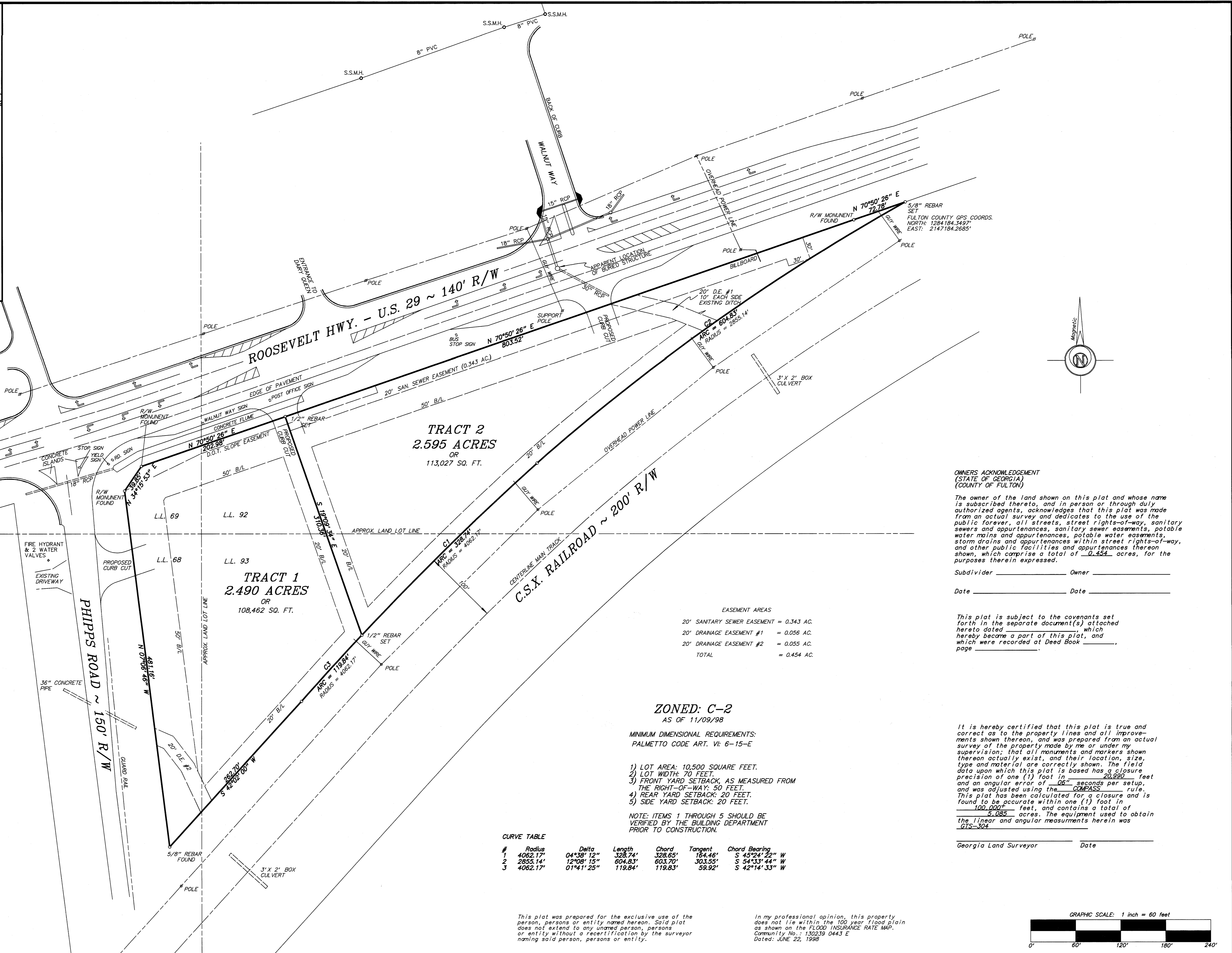


VICINITY MAP
NOT TO SCALE



OWNERS ACKNOWLEDGEMENT
(STATE OF GEORGIA)
(COUNTY OF FULTON)

The owner of the land shown on this plat and whose name is subscribed thereto, and in person or through duly authorized agents, acknowledges that this plat was made from an actual survey and dedicates to the use of the public forever, all streets, street rights-of-way, sanitary sewers and appurtenances, sanitary sewer easements, potable water mains and appurtenances, potable water easements, storm drains and appurtenances within street rights-of-way, and other public facilities and appurtenances thereon shown, which comprise a total of 0.454 acres, for the purposes therein expressed.

Subdivider _____ Owner _____
Date _____ Date _____

This plat is subject to the covenants set forth in the separate document(s) attached hereto dated _____, which hereby became a part of this plat, and which were recorded at Deed Book _____, page _____.

This subdivision has been reviewed by the planning and zoning board and the city engineer, and found to be in compliance with the Zoning Ordinance, Development Regulations and the Subdivision Regulations. The mayor and council hereby approve this final plat, subject to the provisions and requirements of the city's regulations.

City Clerk _____ Date _____
City Engineer _____ Date _____
Chairman, Planning and Zoning Board _____ Date _____
Mayor, City of Palmetto _____ Date _____

Subsurface and environmental conditions were not examined or considered as a part of this survey. No statement is made concerning the existence of underground or overhead facilities that may affect the use or development of this tract.

Notes:
The surveyor is not responsible for the correctness or sufficiency of the location and arrangement of underground utilities and structures. Utilities and structures not shown may be encountered. The contractor shall ascertain the TRUE location of any underground utility or structure.

EASEMENT AREAS
20' SANITARY SEWER EASEMENT = 0.343 AC.
20' DRAINAGE EASEMENT #1 = 0.056 AC.
20' DRAINAGE EASEMENT #2 = 0.055 AC.
TOTAL = 0.454 AC.

ZONED: C-2
AS OF 11/09/98

MINIMUM DIMENSIONAL REQUIREMENTS:
PALMETTO CODE ART. VI: 6-15-E

- 1) LOT AREA: 10,500 SQUARE FEET.
- 2) LOT WIDTH: 70 FEET.
- 3) FRONT YARD SETBACK, AS MEASURED FROM THE RIGHT-OF-WAY: 50 FEET.
- 4) REAR YARD SETBACK: 20 FEET.
- 5) SIDE YARD SETBACK: 20 FEET.

NOTE: ITEMS 1 THROUGH 5 SHOULD BE VERIFIED BY THE BUILDING DEPARTMENT PRIOR TO CONSTRUCTION.

CURVE TABLE

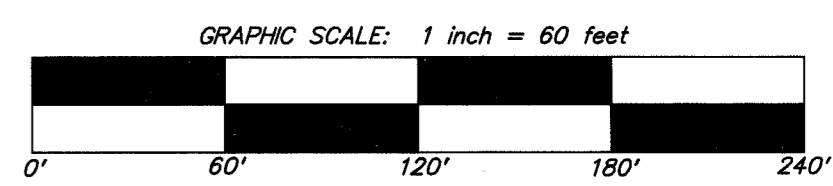
#	Radius	Delta	Length	Chord	Tangent	Chord Bearing
1	4062.17'	04°38'12"	328.74'	184.46'	328.65'	S 45°24'22" W
2	2855.14'	12°09'15"	604.83'	603.70'	303.55'	S 54°33'44" W
3	4062.17'	01°41'25"	119.84'	119.83'	59.92'	S 42°14'33" W

This plat was prepared for the exclusive use of the person, persons or entity named hereon. Said plat does not extend to any unnamed person, persons or entity without a recertification by the surveyor naming said person, persons or entity.

In my professional opinion, this property does not lie within the 100 year flood plain as shown on the FLOOD INSURANCE RATE MAP. Community No.: 130239 0443 E Dated: JUNE 22, 1998

It is hereby certified that this plat is true and correct as to the property lines and all improvements shown thereon, and was prepared from an actual survey of the property made by me or under my supervision; that all monuments and markers shown thereon actually exist, and their location, size, type and material are correctly shown. The field data upon which this plat is based has a closure precision of one (1) foot in 20,990 feet and an angular error of 06" seconds per setup, and was adjusted using the COMPASS rule. This plat has been calculated for a closure and is found to be accurate within one (1) foot in 100,000 feet, and contains a total of 5.085 acres. The equipment used to obtain the linear and angular measurements herein was GPS-304.

Georgia Land Surveyor _____ Date _____



W.D. Gray and Associates, Inc.

land surveyors - planners
160 GREENCASTLE ROAD SUITE B TYRONE
GEORGIA 30290
PH. 770-486-7552 FAX 770-486-0496

DEVELOPER:
THG PROPERTIES, LLLP
P.O. BOX 2506
PEACHTREE CITY, GA. 30269
PHONE: 770-487-6895

**FINAL PLAT OF
PHIPPS ROAD COMMERCIAL CENTER**

LAND LOTS 68,69,92 & 93	DATE OF SURVEY: 11/03/98
7th DISTRICT	REV: 11/06/98, 11/25/98, 12/30/98, 06/10/05, 08/03/05 & 02/16/06
FULTON COUNTY, GA.	DATE OF DRAWING: 02/17/06
SCALE: 1" = 60'	JOB NO. 0505075