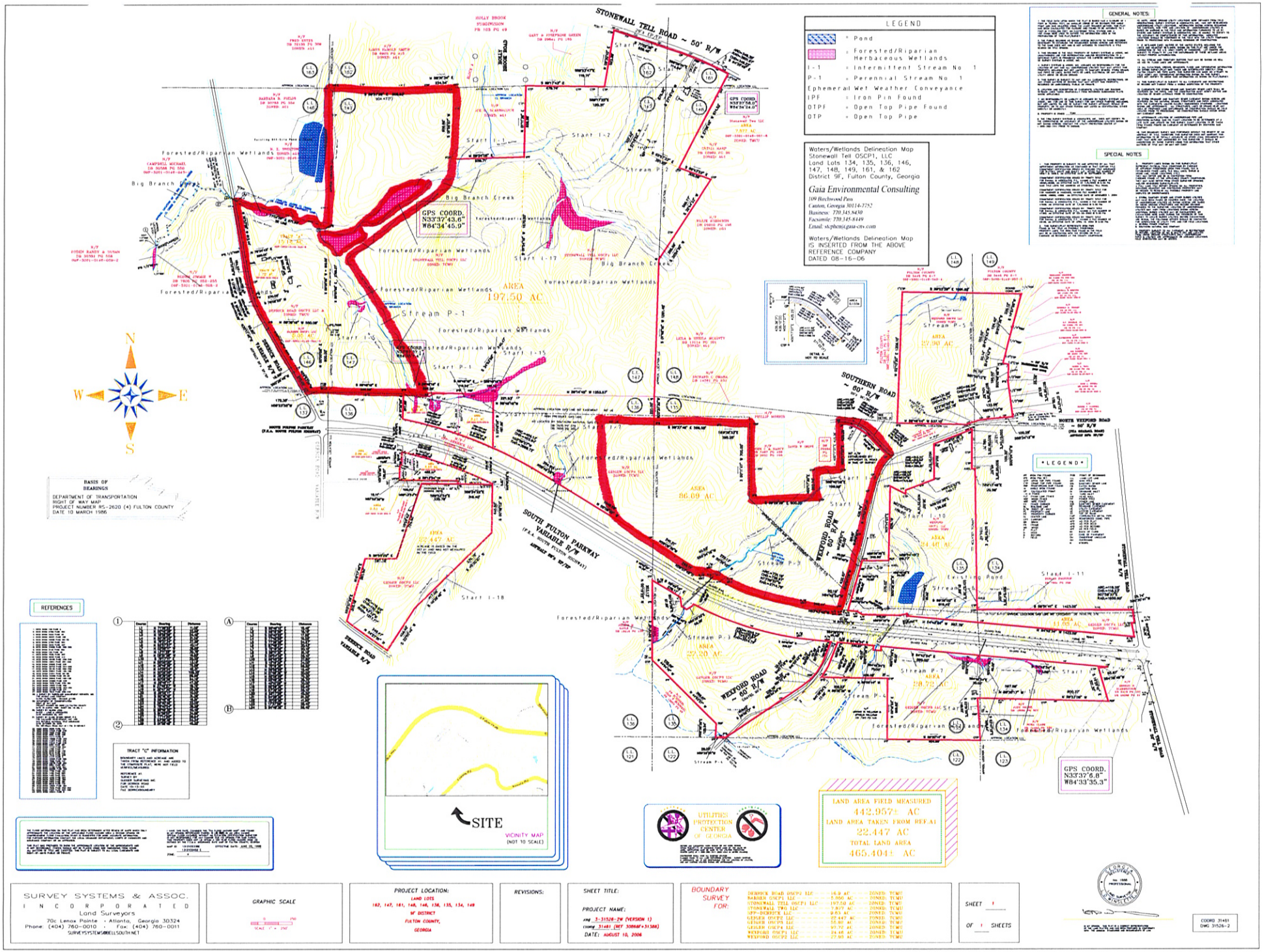


LEGEND

- Pond
- Forested/Riparian Herbaceous Wetlands
- I-1 = Intermittent Stream No 1
- P-1 = Perennial Stream No 1
- Ephemeral Wet Weather Conveyance
- IPF = Iron Pin Found
- OTPF = Open Top Pipe Found
- OTP = Open Top Pipe

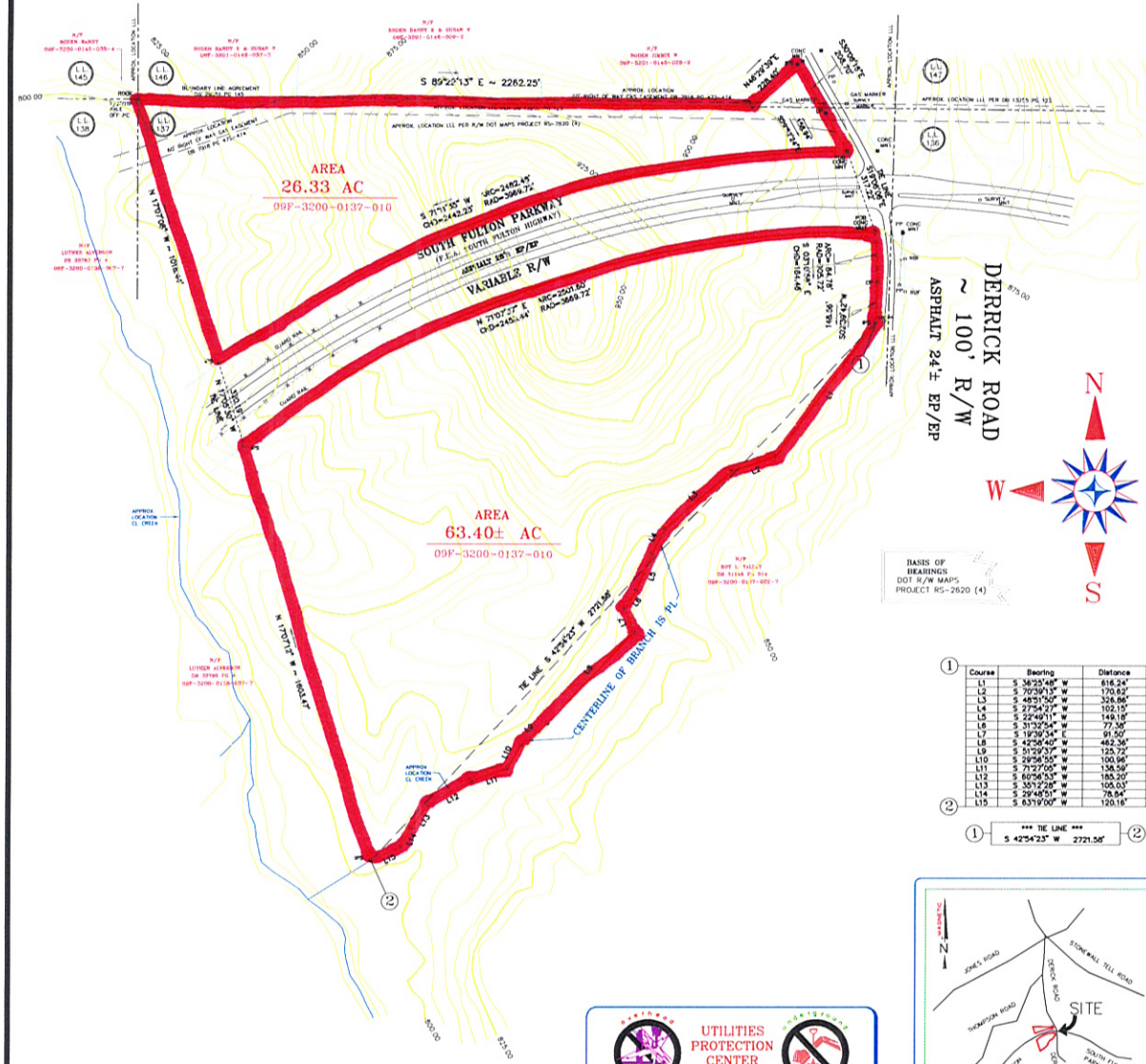
Waters/Wetlands Delineation Map
Stonewall Tell OSCP1, LLC
Land Lots 134, 135, 136, 146, 147, 148, 149, 161, & 162
District 9F, Fulton County, Georgia

Gaia Environmental Consulting
109 Birchwood Pass
Canton, Georgia 30114-7252
Business: 770.345.8430
Facsimile: 770.345.8449
Email: stephen@gaia-cts.com

Waters/Wetlands Delineation Map IS INSERTED FROM THE ABOVE REFERENCE COMPANY DATED 08-16-06

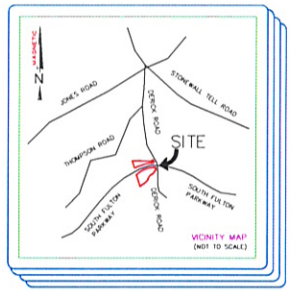
GENERAL NOTES:

SPECIAL NOTES



Course	Bearing	Distance
L1	S 36°25'48" W	616.24'
L2	S 70°35'18" W	170.62'
L3	S 48°31'50" W	326.86'
L4	S 27°54'27" W	102.15'
L5	S 22°49'11" W	149.18'
L6	S 31°32'54" W	77.36'
L7	S 19°39'34" W	91.50'
L8	S 42°54'40" W	462.36'
L9	S 51°29'37" W	125.72'
L10	S 29°36'55" W	100.96'
L11	S 71°27'06" W	138.59'
L12	S 60°56'53" W	185.20'
L13	S 35°17'28" W	105.03'
L14	S 29°48'51" W	78.64'
L15	S 63°19'00" W	120.16'

*** TIE LINE ***
S 42°54'23" W 2721.56'



UTILITIES PROTECTION CENTER OF GEORGIA

THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY SHOW THE APPROXIMATE LOCATION OF APPLICABLE FLOOD HAZARD AREA. A SECOND OPINION OR CONFIRMATION FLOOD EVALUATION STUDY IS SUGGESTED FOR MORE ACCURATE INFORMATION. FOR FURTHER INFORMATION CONTACT FULTON DRAINAGE DEPARTMENT, CORPS OF ENGINEERS AND INSURANCE COMPANY OR SAS APPRAISER.

THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FINDS SHOWN MAY BE PLACED USING THE DIMENSIONS FROM HOUSE. ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT-OF-WAYS PUBLIC OR PRIVATE.

I HAVE THIS DATE EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED TRACTS ARE IN AN AREA HAVING SPECIAL FLOOD HAZARDS. I AM FURTHER OF THE OPINION THAT THIS PLAT IS NOT RESPONSIBLE FOR ANY CHANGE DUE TO DAMAGE FOR THE PURPOSE THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY THE F.E.M.A. INSURANCE RATE MAP OF FULTON COUNTY, GEORGIA

MAP ID 13121C0453 E
13121C0339E
ZONE X
EFFECTIVE DATE JUNE 22, 1998

GENERAL NOTES:

1. THE FIELD DATA UPON WHICH THE PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 75,000+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 135,995 FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT/SURVEY.

2. 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.

3. THIS DRAWING IS THE SOLE PROPERTY OF SURVEY SYSTEMS & ASSOC. INC. UNAUTHORIZED USE FOR REPRODUCTION AND/OR RESTRATIFICATION TO A DIFFERENT PARTY IS PROHIBITED WITHOUT THE EXPRESS WRITTEN CONSENT OF SURVEY SYSTEMS & ASSOC. INC.

4. SURVEY SYSTEMS & ASSOC. INC. ASSUMES NO RESPONSIBILITY FOR THE LOCATION OF ANY AND ALL UNDERGROUND UTILITIES THAT MAY AFFECT THIS PROPERTY, INCLUDING BUT NOT LIMITED TO SANITARY SEWERS, STORM DRAINS, WATER LINES, GAS LINES, TELEPHONE OR LINES, ELECTRICAL OR ANY OTHER UTILITY ABOVE OR BELOW GROUND.

5. THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIONS, OR ANY OTHER MATTERS OF RECORD THAT MAY AFFECT THIS PROPERTY, RECORDED OR UNRECORDED, PUBLIC OR PRIVATE.

6. LOCATION AND DESCRIPTION OF EASEMENTS, UTILITIES AND BUILDING SETBACK LINES SHOWN GRAPHICALLY FROM RECORDED SUBDIVISION PLATS WHERE APPLICABLE.

7. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY SURVEY SYSTEMS AND ASSOC. INC. FOR USE OF THIS SURVEY FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO, USE OF SURVEY FOR SURVEY AFFIDAVIT, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY.

8. PROPERTY IS ZONED AG-1

SPECIAL NOTES

1. THIS PROPERTY IS SUBJECT TO AND AFFECTED BY ALL THAT IMPERTINENT INFORMATION AS CONTAINED IN THAT CERTAIN TITLE COMMITMENT CERTIFICATION ISSUED BY TRINITY TITLE COMPANY, LLC, COMMITMENT NO. 04-0000 ISSUED THE NUMBER OF HEREIN, AN EFFECTIVE DATE OF APRIL 2, 2004 @ 5:00 PM. SAID TITLE LISTS THE ADDRESS AS SOUTH FULTON PARKWAY, ATLANTA, GA

2. PROPERTY LINES SHOWN ON THIS SURVEY/PLAT REPRESENT PHYSICAL FIELD CONDITIONS BY EVIDENCE OF APPARENT POSSESSION (IRON PINS FOUND, OLD & NEW FENCE LINES, WALLS, CURBS, TREE LINES, SHRUB & HEDGE LINE, HOUSE LOCATIONS, ETC.) THEY MAY DIFFER AND BE IN CONTENTION FROM EVIDENCE FOUND AT THE APPLICABLE COUNTY COURTHOUSE. THEY MAY ALSO DIFFER FROM OTHER SURVEY FOR OPINIONS OF TITLE OR OWNERSHIP. REFER TO A FULL LAND TITLE REPORT OPINION ON ALL PROPERTIES, INCLUDING ADJACENT AND CONTIGUOUS PROPERTIES, MAY BE NEEDED TO RESOLVE ALL POSSIBLE PROPERTY LINE DISPUTES OR DISCREPANCIES.

3. THIS SURVEY/PLAT REPRESENTS IRON PINS FOUND IN THE FIELD AS POSSIBLE POSSESSION PROPERTY LINES. THE IRON PINS FOUND IN THE FIELD MAY BE IN CONTENTION WITH THE RECORD OR PLAT EVIDENCE AS RECORDED AT THE COUNTY COURTHOUSE.

4. STORM, SANITARY SEWER AND OTHER BURIED UTILITIES SHOWN HEREON ARE BASED ON FIELD MARKINGS AND LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON AS WELL AS ON ABOVE GROUND STRUCTURES AND RECORD DRAWING PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL UTILITIES MAY EXIST WHICH WERE NOT LOCATED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, THE FOLLOWING OFFICES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS:
A. GEORGIA POWER COMPANY
B. SOUTHERN NATURAL GAS COMPANY

5. PROPERTY SUBJECT TO ALL EASEMENT & RESTRICTIONS SHOWN HEREON. ALL EASEMENTS WERE NOT FOUND OR LOCATED FROM ABOVE GROUND STRUCTURES ONLY. UNDERGROUND PIPES & UTILITIES ARE APPROXIMATE OR ASSUMED LOCATIONS. FIELD VERIFICATION MAY BE NEEDED

6. THE FIRM SURVEY SYSTEMS & ASSOCIATES, INC. DOES NOT CERTIFY TO THE CORRECTNESS OR ACCURACY OF THE UNDERGROUND UTILITIES SHOWN OR NOT SHOWN HEREON. CONTACT THE UTILITY PROTECTION CENTER AT 1-800-282-7411 PRIOR TO DIGGING.

11. NOTE: ABOVE GROUND UTILITY LOCATIONS WERE OBTAINED FROM FIELD OBSERVATIONS. SURVEY SYSTEMS & ASSOCIATES, INC. HAS NOT RESEARCHED UNDERGROUND UTILITY LOCATIONS. INFORMATION SHOWN HEREON REGARDING THE EXISTENCE, SIZE TYPE AND LOCATION OF UNDERGROUND UTILITIES IS BASED ON MARKING IN THE FIELD AND INFORMATION FURNISHED TO US BY OTHERS, AND SURVEY SYSTEMS & ASSOCIATES, INC. IS UNABLE TO CERTIFY TO THE ACCURACY OF THE SAME. THE EXISTENCE AND ACCURATE LOCATIONS SHOULD BE CONFIRMED IN THE FIELD WITH THE UTILITY OWNERS PRIOR TO PROCEEDING WITH PLANNING, DESIGNING OR CONSTRUCTION.

12. IF WETLANDS EXIST, MAPPED OF THE UNITED STATES, INCLUDING THE ENVIRONMENTAL PROTECTION AGENCY, THE GEORGIA DEPARTMENT OF NATURAL RESOURCES, JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS. LOT OWNERS ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE OF THESE WETLAND AREAS WITHOUT PROPER AUTHORIZATION.

13. ALL STREAM AND TRIBUTARY BUFFERS THAT MAY BE SHOWN AS WELL AS 100 YR FLOOD LINES ARE APPROXIMATE.

14. ALL ELEVATIONS, CREEKS, BRANCHES, FLOOD AND TOPOGRAPHIC INFORMATION ON SHOWN SURVEY/PLAT WAS TAKEN AND INTERPOLATED DIRECTLY FROM FIELD DATA. THE FIELD DATA WAS TAKEN AND INTERPOLATED DIRECTLY FROM FIELD. ALL TOPOGRAPHIC INFORMATION SHOWN ON THIS SURVEY/PLAT DOES NOT CERTIFY TO ABOVE SAID INFORMATION AS SHOWN ON PLAT/SURVEY.

15. THIS SURVEY/PLAT IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD NOT EVIDENT FROM A VISIBLE INSPECTION OF THE PROPERTY.

16. EASEMENTS FOR STORM DRAINS AND SANITARY SEWER LINES SHALL BE CENTERED ON THE PIPES, AND THE CONSTRUCTION MUST DEFINE DEPTHS AND LOCATION OF SEWER LATERALS PRIOR TO CONSTRUCTION.

17. STORM DRAINAGE AND SANITARY SEWER EASEMENT SHOWN HEREON ARE CENTERED ON THE NATURAL DRAINS, STRUCTURES AND PIPES ASSOCIATED WITH THE EASEMENTS, UNLESS CLEARLY DIMENSIONED OTHERWISE. LOCATIONS SHOWN ARE APPROXIMATE. ALL STRUCTURES, LINES OR DRAINS NEAR ANY AREA OF PROPOSED LAND DISTURBANCE OR CONSTRUCTION SHOULD BE FIELD LOCATED PRIOR TO PROCEEDING. NO CONSTRUCTION SHOULD OCCUR WITHIN ANY EASEMENT AREA.

REFERENCES

1. DEED BOOK 13356 PAGE 132
2. DEED BOOK 13255 PAGE 123/127-131
3. DEED BOOK 16223 PAGE 192
4. DEED BOOK 4178 PAGE 160
5. DEED BOOK 8182 PAGE 14
6. DEED BOOK 7908 PAGE 472-474
7. DEED BOOK 11053 PAGE 115-124
8. DEED BOOK 2950 PAGE 145-148
9. DEED BOOK 13672 PAGE 2-3
10. DEED BOOK 13763 PAGE 4-7
11. DEED BOOK 4818 PAGE 380
12. DEED BOOK 8745 PAGE 115
13. PLAT BOOK 1004 PAGE 48-51
14. DEED BOOK PAGE
15. RIGHT OF WAY MAPS
DEPARTMENT OF TRANSPORTATION
PROJECT NUMBER RS-2620 (4)
DATE (DECEMBER 1, 1998 SHEET 17-18
JOB NUMBER 0430
16. SURVEY BY SAS ENGINEERS, INC.
FOR ROBERT MURRAY
DATE (DECEMBER 1, 1989
JOB NUMBER 89-720-15

TOTAL LAND AREA
89.73± AC

* L E G E N D *

IPF	IRON PIN FOUND	POB	POINT OF BEGINNING
IPS	IRON PIN SET	LLL	LAND LOT LINE
OTP	OPEN TOP PIPE FOUND	MH	MAN HOLE
RBF	REINFORCED BAR FOUND	SS	SANITARY SEWER LINE
RBS	REINFORCED BAR FOUND	CB	CATCH BASIN
AI	ANGLE IRON FOUND	JB	JUNCTION BOX
CP	CALCULATED POINT	DI	DRAINAGE INLET
-X-X	FENCE	YI	YARD INLET
CL	CHAIN LINK FENCE	PP	POWER POLE
WF	WOOD FENCE	PM	POWER POLE
WIR	WIRE FENCE	PW	POWER LINE
FC	FENCE CORNER	PE	POWER LINE EASEMENT
R/W	RIGHT OF WAY	DE	DRAINAGE EASEMENT
P/L	PROPERTY LINE	UE	UTILITY EASEMENT
PC	PROPERTY CORNER	AE	ACCESS EASEMENT
CL	CENTER LINE	CMP	CORRUGATED METAL PIPE
CPT	CARPORT	RCP	REINFORCED CONC. PIPE
BR	BRICK	APP	AS PER PLAT
FR	FRAME	APR	AS PER RECORD
WD	WOOD	AFR	AS PER RECORD
F	FIELD	AFF	AS PER FIELD
D	DEED	BC	BACK OF CURB
R	RECORD	EP	EDGE OF PAVEMENT
F	FIELD	(N)	OWNERSHIP UNCLEAR
		OH	OVERHANG
		W	WINDOW

GEORGIA REGISTERED No. 2852 PROFESSIONAL LAND SURVEYOR

I HEREBY CERTIFY THAT THE PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW

0 200
SCALE 1" = 200'

COORD 31032
DWG 31032

SURVEY SYSTEMS & ASSOC.
I N C O Land Surveyors A T E O
706 Lenox Pointe - Atlanta, Georgia 30324
Phone (404) 816-8666 Fax (404) 816-0011
SURVEYSYSTEMS@BELLSOUTH.NET

BOUNDARY SURVEY PREPARED FOR:
SF PARKWAY OCUPI LLC
LAND LOT 137 & 146 9TH DISTRICT
FULTON COUNTY, GEORGIA
JUNE 9, 2004

REVISIONS	BY

DRAWN BY ES
CHECKED BY GD, CG
DATE 06/09/2004
SCALE 1"= 200'
JOB No. 3-31032
SHEET NUMBER 1
1 OF 1 SHEETS