

REFERENCE & BEARING BASIS:
DEED BOOK 56, PAGES 697 THRU 701.

TOTAL AREA =
287.00 ACRES

CALL TABLE - TRACT #4

COURSE	BEARING	DISTANCE
L1	N 40°56'25"W	207.40'
L2	N 28°05'30"W	328.63'
L3	N 63°26'05"E	89.44'
L4	N 10°18'15"E	111.80'
L5	N 18°26'05"W	63.25'
L6	N 55°00'30"W	122.07'
L7	N 48°22'00"E	120.42'
L8	N 50°36'30"W	72.24'
L9	N 31°58'25"W	93.85'
L10	N 19°39'10"W	132.25'
L11	N 17°05'25"E	110.02'
L12	N 36°38'05"E	85.98'
L13	N 14°07'00"W	248.96'
L14	N 01°28'20"E	183.12'
L15	N 37°04'45"W	207.73'
L16	N 35°01'00"W	169.27'
L17	N 43°46'45"W	126.30'
L18	N 71°26'50"W	201.99'

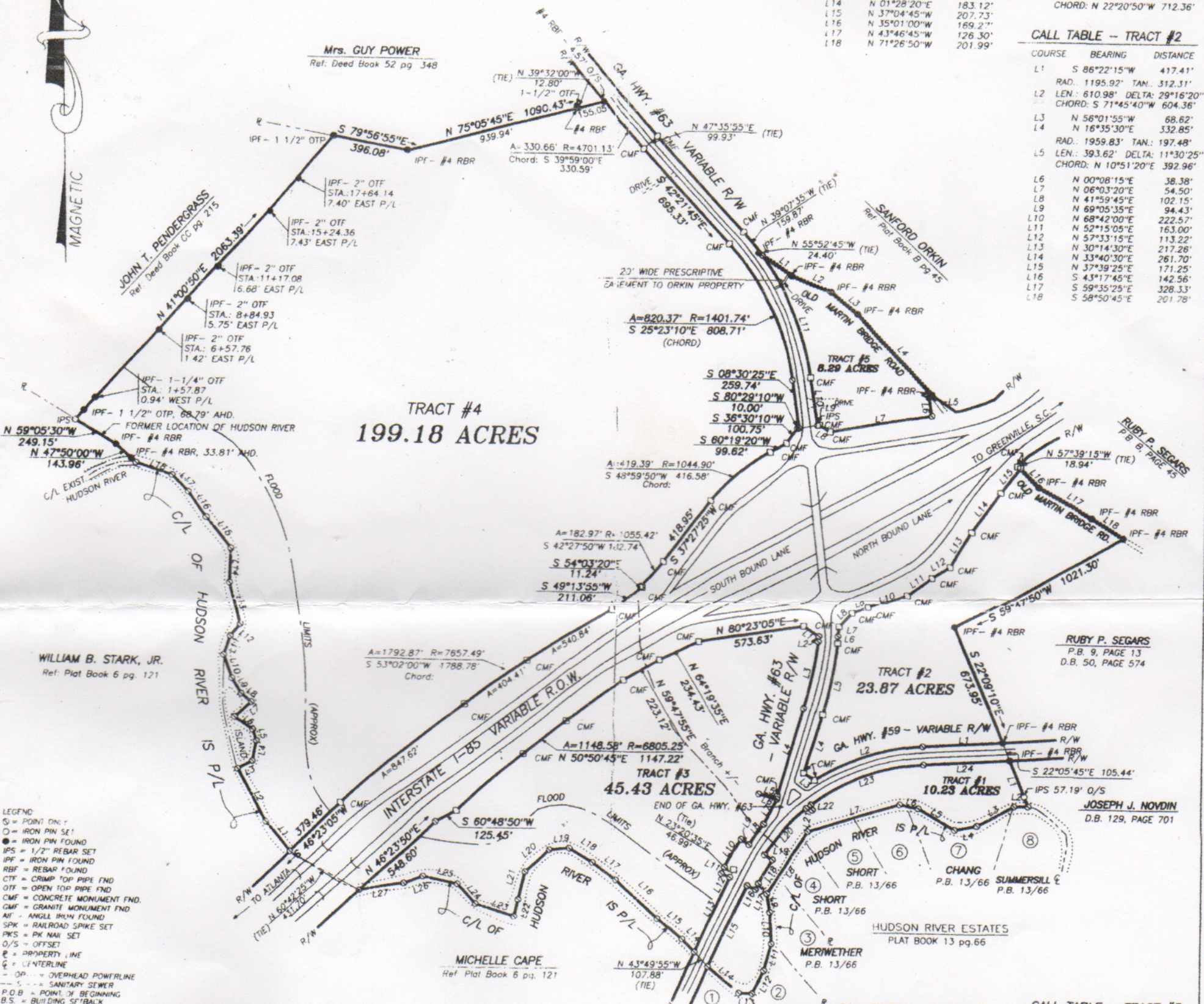
CALL TABLE - TRACT #5

COURSE	BEARING	DISTANCE
L1	S 55°52'45"E	189.80'
L2	S 68°42'25"E	230.94'
L3	S 50°21'10"E	185.01'
L4	S 42°49'05"E	593.67'
L5	S 47°17'30"W	21.36'
L6	S 09°44'00"E	99.28'
L7	S 80°26'50"W	550.45'
L8	N 58°28'55"W	67.66'
L9	S 79°09'40"W	9.02'
L10	N 08°43'45"W	257.99'

RAD.: 1501.00' TAN.: 366.65'
L11 LEN.: 719.22' DELTA: 27°27'15"
CHORD: N 22°20'50"W 712.36'

CALL TABLE - TRACT #2

COURSE	BEARING	DISTANCE
L1	S 86°22'15"W	417.41'
L2	LEN.: 610.98' DELTA: 29°16'20"	
L3	N 56°01'55"W	68.62'
L4	N 16°35'30"E	332.85'
L5	LEN.: 393.62' DELTA: 11°30'25"	
L6	N 00°08'15"E	38.38'
L7	N 06°03'20"E	54.50'
L8	N 41°59'45"E	102.15'
L9	N 69°05'35"E	94.43'
L10	N 68°42'00"E	222.57'
L11	N 52°15'05"E	163.00'
L12	N 57°33'15"E	113.22'
L13	N 30°14'30"E	217.26'
L14	N 33°40'30"E	261.70'
L15	N 37°39'25"E	171.25'
L16	S 43°17'45"E	142.56'
L17	S 59°35'25"E	328.33'
L18	S 58°50'45"E	201.78'



LEGEND:
S = POINT ONLY
O = IRON PIN SET
● = IRON PIN FOUND
IPF = 1/2" REBAR SET
IPF = IRON PIN FOUND
RBF = REBAR FOUND
CTF = CRIMP TOP PIPE END
OTF = OPEN TOP PIPE END
CMF = CONCRETE MONUMENT FOUND
GMF = GRANITE MONUMENT FOUND
AIF = ANGLE IRON FOUND
SPK = RAILROAD SPIKE SET
PKS = PK NAIL SET
O/S = OFFSET
P = PROPERTY LINE
C = CENTERLINE
OP = OVERHEAD POWERLINE
S = SANITARY SEWER
P.O.B. = POINT OF BEGINNING
B.S. = BUILDING SETBACK

THE FIELD EQUIPMENT USED FOR THIS SURVEY WAS A Topcon GTS 2110 & LOCUS G.P.S. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 18,308 FEET AND AN ANGULAR ERROR OF .3 SEC PER ANGLE POINT AND WAS ADJUSTED USING THE RULE THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 21,063 FEET.

I HEREBY CERTIFY, THAT IN MY OPINION THIS IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.

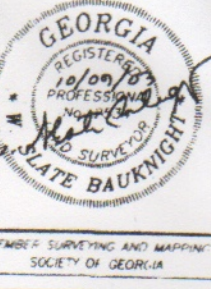
SURVEY NOTES:
NOTES:
1) SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.
2) SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
3) NOTE PROPERTY SUBJECT TO ANY VALID & ENFORCEABLE EASEMENTS, RESTRICTIONS & RIGHTS OF WAY OF RECORD.
4) THE FLOOD LIMIT LINE SHOWN ON THIS MAP IS AN APPROXIMATION OF THE 100 YEAR FLOOD PLAIN. A HYDROLOGIC STUDY WOULD BE REQUIRED TO ACCURATELY DETERMINE THE LIMITS. ALSO, TRACT 5 SHOULD BE CONSIDERED TO LIE WITHIN THE 100 YEAR FLOOD, UNLESS A HYDROLOGIC STUDY SHOWS OTHERWISE.
5) C/L RIVER COURSES WERE TAKEN FROM A PLAT BY JAMES MCKEELY DATED 09/20/89, FOR INTERSTATE CORNERS, L.P. ALSO, A PLAT BY VENABLE & ASSOC OF THE HUDSON RIVER ESTATES SUBD. RECORDED IN PLAT BOOK 13 P.C. 66, BANKS COUNTY RECORDS.

MITCHELL CALL TABLE - TRACT #1

COURSE	BEARING	DISTANCE
L1	S 22°11'15"E	268.89'
L2	S 89°44'45"W	74.80'
L3	S 61°17'40"W	221.53'
L4	S 78°19'40"W	115.90'
L5	N 59°32'20"W	223.95'
L6	N 79°59'20"W	98.30'
L7	S 73°26'40"W	515.52'
L8	S 32°39'40"W	405.65'
L9	S 08°59'20"E	104.12'
L10	S 03°18'20"E	175.26'
L11	S 14°36'40"W	147.49'
L12	S 25°33'40"W	135.32'
L13	N 88°30'20"W	71.30'
L14	N 51°25'20"W	214.88'
L15	N 24°18'35"E	493.72'
L16	S 65°41'25"E	50.00'
L17	N 24°18'35"E	37.74'

CALL TABLE - TRACT #3

COURSE	BEARING	DISTANCE
L1	S 55°00'10"E	99.06'
L2	S 04°39'10"W	29.98'
L3	LEN.: 1859.83' TAN.: 185.64"	
L4	S 15°57'40"W	503.38'
L5	N 81°51'20"W	98.15'
L6	S 74°20'45"E	100.00'
L7	S 27°37'55"W	151.08'
L8	LEN.: 136.23' DELTA: 6°31'35"	
L9	N 56°56'00"W	50.00'
L10	LEN.: 177.54' DELTA: 8°09'50"	
L11	S 24°18'35"W	37.74'
L12	S 85°41'25"E	50.00'
L13	S 24°18'35"W	453.48'
L14	N 43°46'10"W	97.18'
L15	N 50°51'40"W	178.51'
L16	N 47°11'55"W	309.47'
L17	N 53°25'10"W	159.34'
L18	N 61°06'40"W	145.59'
L19	S 83°56'05"W	109.63'
L20	S 47°22'00"W	174.62'
L21	S 12°43'30"W	158.90'
L22	S 11°53'20"W	97.08'
L23	N 71°08'50"W	216.62'
L24	N 41°53'05"W	146.61'
L25	N 77°21'25"W	186.64'
L26	S 68°11'55"W	107.70'
L27	S 78°44'55"W	237.18'



SURVEY FOR: **MARTIN BRIDGE PARTNERS, LLC,**
MARTIN CORNERS, LLC & CHICAGO TITLE INSURANCE COMPANY

COUNTY: **BANKS** G.M.D. **208** STATE: **GEORGIA**

DATE: **OCTOBER 9, 2003** SCALE: **1" = 400'** PARTY CHIEF: **RJM/JMP**

SURVEYED BY: **BAUKNIGHT & ASSOCIATES, INC.**
W. SLATE BAUKNIGHT
GEORGIA RLS # 2514
SOUTH CAROLINA RLS # 20471
1577 ZION C.M.E. CHURCH ROAD
HARTWELL, GA 30643
706-376-5946 706-245-0927
CALL TOLL FREE 1-888-376-5946

DRAWN BY: **APB**
APPROVED BY: **WSB**

CRD FILE: **03261**
PLI FILE: **03261**

LOCATION MAP

