

TRACT	ACREAGE
PARENT PARCEL	11.14 ac
TRACT 1 (ATLANTA FITNESS)	8.24 ac
TRACT 3 (OUT PARCEL)	1.77 ac
TRACT 4 (OUT PARCEL)	1.13 ac

ACCORDING TO THE F.E.M.A., F.I.R.M. COMMUNITY PANEL NUMBERS 1311700136E & 1311700137E, THE SUBJECT PROPERTY LIES IN A ZONE "X" AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.

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 Recorded: 01/18/2013 at 02:22:24 PM
 Fee Amt: \$8.00 Page 1 of 1
 Forsyth County, GA
 Grea G. Allen Clerk Superior Ct
BK 136 PG 222

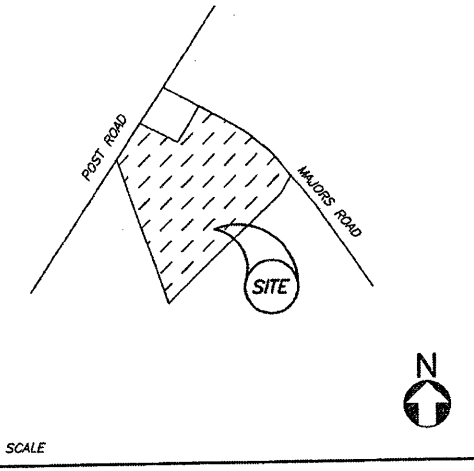
THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WAS MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA / ACSM LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 9/05/12

SURVEYOR'S CERTIFICATION

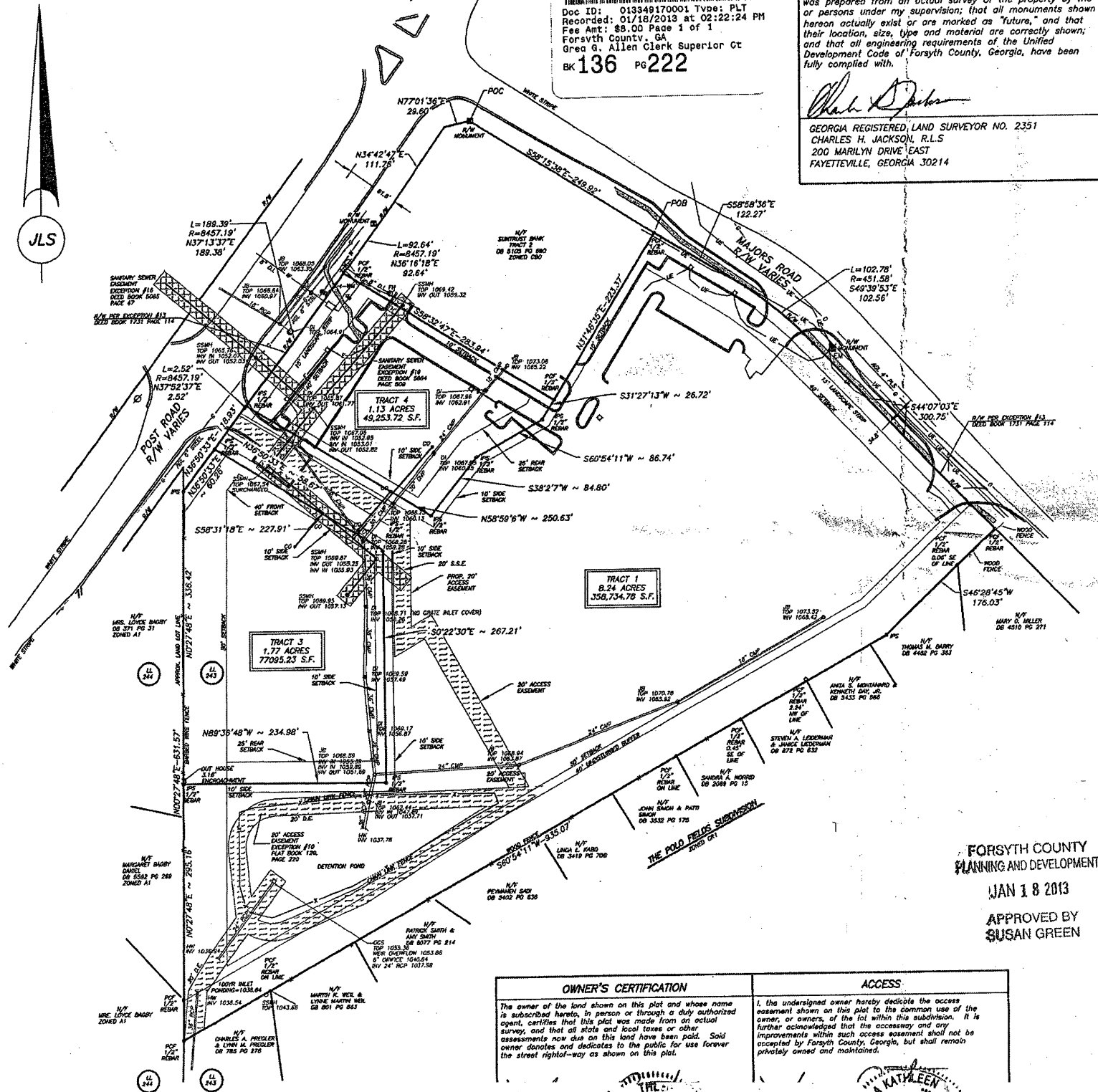
It is hereby certified that this plat is true and correct and was prepared from an actual survey of the property by me or persons under my supervision; that all monuments shown hereon actually exist or are marked as "future," and that their location, size, type and material are correctly shown; and that all engineering requirements of the Unified Development Code of Forsyth County, Georgia, have been fully complied with.

Charles H. Jackson

GEORGIA REGISTERED LAND SURVEYOR NO. 2351
 CHARLES H. JACKSON, R.L.S.
 200 MARILYN DRIVE EAST
 FAYETTEVILLE, GEORGIA 30214



SURVEYING P.C.
 200 MARILYN DRIVE EAST
 FAYETTEVILLE, GA. 30214
 C: 678.725.5435
 F: 678.586.5524



- ZONED CBD
- SETBACKS: FRONT 40'
REAR 25'
SIDE 10'
EXTERIOR 50'
- FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED WITH A LEICA 1103 TOTAL STATION.
- THE REFERENCED MUNICIPALITY PROVIDED THE ZONING INFORMATION STATED ON THIS PLAT. ANY GRAPHIC DEPICTION OF SETBACK LINES AND OTHER MATTERS OF ZONING ARE THE SURVEYOR'S INTERPRETATION OF THE ZONING INFORMATION FURNISHED. THE SURVEYOR OFFERS NO CERTIFICATIONS AS TO THE ZONING OF THE SUBJECT PROPERTY OR COMPLIANCE WITH THE ZONING REGULATIONS FOR THE STRUCTURES OR BUSINESSES ON THE SUBJECT PROPERTY.
- THE SURVEY IS PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED IN THE CERTIFICATION HEREON; SAID CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED ENTITIES WITHOUT THE EXPRESSED RECERTIFICATION BY THE SURVEYOR NAMING SAID ENTITIES.
- ABOVE GROUND UTILITY LOCATIONS WERE OBTAINED FROM FIELD OBSERVATIONS. JACKSON LAND SURVEYING, PC HAS NOT RESEARCHED UNDERGROUND UTILITY LOCATIONS. INFORMATION SHOWN HEREON REGARDING THE EXISTENCE, SIZE, TYPE AND LOCATION OF UNDERGROUND UTILITIES IS BASED ON MARKINGS IN THE FIELD AND INFORMATION PROVIDED BY OTHERS. JACKSON LAND SURVEYING, PC IS UNABLE TO CERTIFY TO THE ACCURACY OR COMPLETENESS OF THIS INFORMATION. INDICATED LOCATIONS SHOULD BE CONFIRMED IN THE FIELD WITH UTILITY COMPANIES PRIOR TO PROCEEDING WITH PLANNING, DESIGN OR CONSTRUCTION.
- PUBLIC SEWER IS PROVIDED FOR THIS PROPERTY. SEWER CAPACITY FOR THE OUTPARCELS IS NOT IMPLIED OR GUARANTEED BY THE CREATION OF THE OUTPARCELS BY MINOR PLAT.
- IRRIGATION SYSTEMS ARE PROHIBITED ON ALL AND EXISTING COUNTY R-O-W AND CONSIDERED TO BE A VIOLATION OF THE COUNTY'S ORDINANCE PROHIBITING UNPERMITTED R-O-W ENCROACHMENTS.
- FORSYTH COUNTY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF ANY PIPES, DITCHES, DETENTION PONDS OR OTHER STRUCTURES WITHIN ANY DRAINAGE EASEMENT BEYOND COUNTY R-O-W.
- NO STRUCTURES, FENCES OR OTHER OBSTRUCTIONS MAY BE LOCATED WITHIN A DRAINAGE OR ACCESS EASEMENT WITHOUT PRIOR APPROVAL BY THE FORSYTH COUNTY DEPARTMENT OF ENGINEERING.
- ALL IMPROVEMENTS TO CONFORM TO FORSYTH COUNTY CONSTRUCTION STANDARDS AND SPECIFICATIONS, LATEST EDITION.
- MODULAR RETAINING WALL DESIGN MUST BE SUBMITTED TO THE FORSYTH COUNTY DEPARTMENT OF ENGINEERING FOR APPROVAL PRIOR TO INSTALLATION. ALL WALLS GREATER THAN 4- FEET IN HEIGHT SHALL INCLUDE A FENCE OR HANDRAIL ALONG THE TOP OF WALL.
- THERE ARE NO WETLANDS ON-SITE.
- THERE ARE NO STATE WATERS ON-SITE.
- WATER SERVICE ACCESS TO ALL TRACTS SHALL BE PROVIDED FOR VIA COVENANTS.

FORSYTH COUNTY
 PLANNING AND DEVELOPMENT
 JAN 18 2013
 APPROVED BY
 SUSAN GREEN

OWNER'S CERTIFICATION
 The owner of the land shown on this plat and whose name is subscribed hereto, in person or through a duly authorized agent, certifies that this plat was made from an actual survey, and that all state and local taxes or other assessments now due on this land have been paid. Said owner donates and dedicates to the public for use forever the street right-of-way as shown on this plat.

ACCESS
 I, the undersigned owner hereby dedicate the access easement shown on this plat to the common use of the owner, or owners, of the lot within this subdivision. It is further acknowledged that the accessway and any improvements within such access easement shall not be accepted by Forsyth County, Georgia, but shall remain privately owned and maintained.

A. KATHLEEN

OWNER
 POLO FIELDS II, LLC
 2060 MT. PARAN ROAD
 SUITE 205
 ATLANTA, GA 30327

24-HR EROSION CONTROL CONTACT
 LIZ ANDERSON
 PHONE: 404-247-9982

APPROVED BY: *M*

MINOR PLAT FOR
AFV INVESTMENTS, LLC
 LOCATED IN LAND LOT 243, OF THE 2ND DISTRICT, 1ST SECTION, FORSYTH COUNTY, GEORGIA

#	DATE	DESCRIPTION	INITIAL SUBMITTAL	REV. PER COUNTY	REV. PER COUNTY
A	12/20/12				
B	1/17/13				
C	1/18/13				

PROJECT NAME:
ATLANTA FITNESS
 SHEET TITLE:
MINOR PLAT