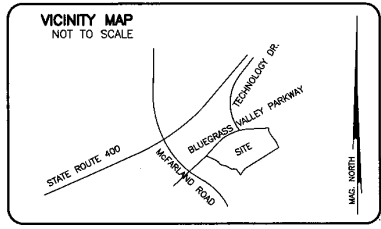


0113324001 Type: PLT
 File No: 48.00 Page 1 of 1 L&O P/L
 Date: 04/13/09
 Title: Minor Plat Application
 State of Georgia
 Office of the State Surveyor
 125 Pg 154
 BK 125 Pg 154

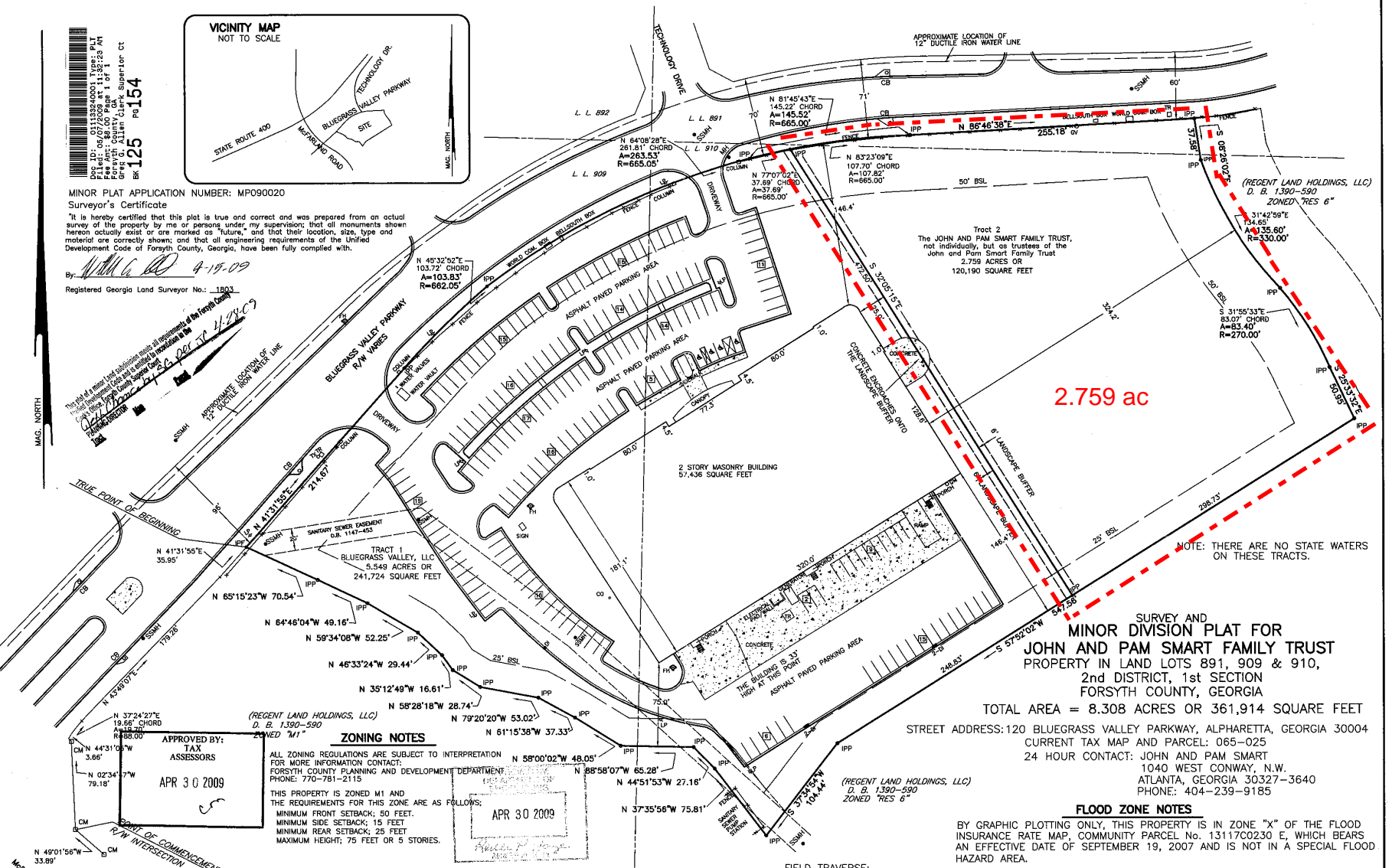


MINOR PLAT APPLICATION NUMBER: MP090020
 Surveyor's Certificate

"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 herein 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.

By: *William C. Smith* 4-13-09
 Registered Georgia Land Surveyor No.: 1803

The State of Georgia hereby certifies that all monuments of the Town of...
 4/13/09



2.759 ac

SURVEY AND MINOR DIVISION PLAT FOR JOHN AND PAM SMART FAMILY TRUST
 PROPERTY IN LAND LOTS 891, 909 & 910,
 2nd DISTRICT, 1st SECTION
 FORSYTH COUNTY, GEORGIA

TOTAL AREA = 8.308 ACRES OR 361,914 SQUARE FEET
 STREET ADDRESS: 120 BLUEGRASS VALLEY PARKWAY, ALPHARETTA, GEORGIA 30004
 CURRENT TAX MAP AND PARCEL: 065-025
 24 HOUR CONTACT: JOHN AND PAM SMART
 1040 WEST CONWAY, N.W.
 ATLANTA, GEORGIA 30327-3640
 PHONE: 404-239-9185

FLOOD ZONE NOTES

BY GRAPHIC PLOTTING ONLY. THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PARCEL No. 13117C0230 E, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 19, 2007 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

APPROVED BY:
 TAX ASSESSORS
 APR 30 2009

ZONING NOTES

ALL ZONING REGULATIONS ARE SUBJECT TO INTERPRETATION FOR MORE INFORMATION CONTACT: FORSYTH COUNTY PLANNING AND DEVELOPMENT DEPARTMENT PHONE: 770-781-2115
 THIS PROPERTY IS ZONED M1 AND THE REQUIREMENTS FOR THIS ZONE ARE AS FOLLOWS:
 MINIMUM FRONT SETBACK: 50 FEET
 MINIMUM SIDE SETBACK: 15 FEET
 MINIMUM REAR SETBACK: 25 FEET
 MAXIMUM HEIGHT: 75 FEET OR 5 STORIES.

NOTE: IN THE LIMITED WARRANTY DEED FROM JOHN SMART AND PAM SMART, NOT INDIVIDUALLY, BUT AS TRUSTEES OF THE JOHN AND PAM SMART FAMILY TRUST TO BLUEGRASS VALLEY, LLC, DATED MARCH 20, 2009, (RECORDED IN DEED BOOK 5366, PAGES 225-235) THE GRANTOR RESERVED THE RIGHT OF EASEMENT THROUGH THE GRANTEE'S PROPERTY FOR INSTALLATION OF UTILITIES (INCLUDING SANITARY SEWER) AND DRAINAGE FACILITIES.

FIELD TRAVERSE:
 CLOSURE: ONE FOOT IN 20,000 FEET
 USING A LIETZ SET 3.
 ANGULAR ERROR: 0'00"01" PER ANGLE
 POINT USING A LIETZ SET 3.
 ADJUSTED; USING THE COMPASS RULE.

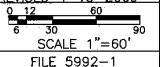
SMITH & SMITH LAND SURVEYORS, P.C.
 2 SOUTH AVENUE, CARTERSVILLE, GA. 30120
 PHONE 770-382-0457
 REGISTERED LAND SURVEYOR No. 1803

APPROVED BY
 DEPARTMENT OF WATER RESOURCES
 APR 30 2009
 Ben Flores, P.E.

NOTE: IRON PINS ARE (1/2"RE-BAR) EXCEPT AS SHOWN.



PLAT CLOSURE:
 ONE FOOT IN
 212,000 FEET.
 DECEMBER 13, 2007
 REVISED 3-10-2009
 REVISED 4-03-2009
 REVISED 4-09-2009
 REVISED 4-13-2009



LEGEND

R/W - RIGHT OF WAY	R - RADIUS	CO - CLEAN OUT	TR - ELECTRICAL TRANSFORMER
IPP - IRON PIN PLACED	X - FENCE	MH - STORM MANHOLE	WV - WATER VALVE
IPF - IRON PIN FOUND	--- LAND LOT LINE	SMH - SANITARY SEWER MANHOLE	GM - GAS METER
CM - CONCRETE MARKER	--- CENTER LINE	CB - CATCH BASIN	GV - GAS VALVE
CH - CHORD	W - POWER LINE	HW - HEADWALL	[] - NUMBER OF PARKING SPACES
L OR A - LENGTH OF CURVE	DI - DROP INLET	FR - FIRE HYDRANT	(O) - PLOTTABLE TITLE EXCEPTION
		EM - ELECTRIC METER	

Owner's Certificate
 "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 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."
 TRACT 2 OWNER: John Smart and Pam Smart, not individually, but as trustees of the John and Pam Smart Family Trust
 By: *John Smart*
 Name: John Smart, not individually but in his capacity as trustee
 Notary Public
 TRACT 1 OWNER: Bluegrass Valley, LLC
 By: *Michael Yen*
 Name: Michael Yen
 Title: Member
 Signature: *Michael Yen*
 Notary Public

THE STEPHEN W. WRIGHT COMPANY
 COMMERCIAL, INDUSTRIAL & INVESTMENT REAL ESTATE

1101 Stovall Blvd NE
 Atlanta, GA 30319-1218
 404-266-1000 p. 404-375-1000 c.
 swwright@swcco.com www.swcco.com