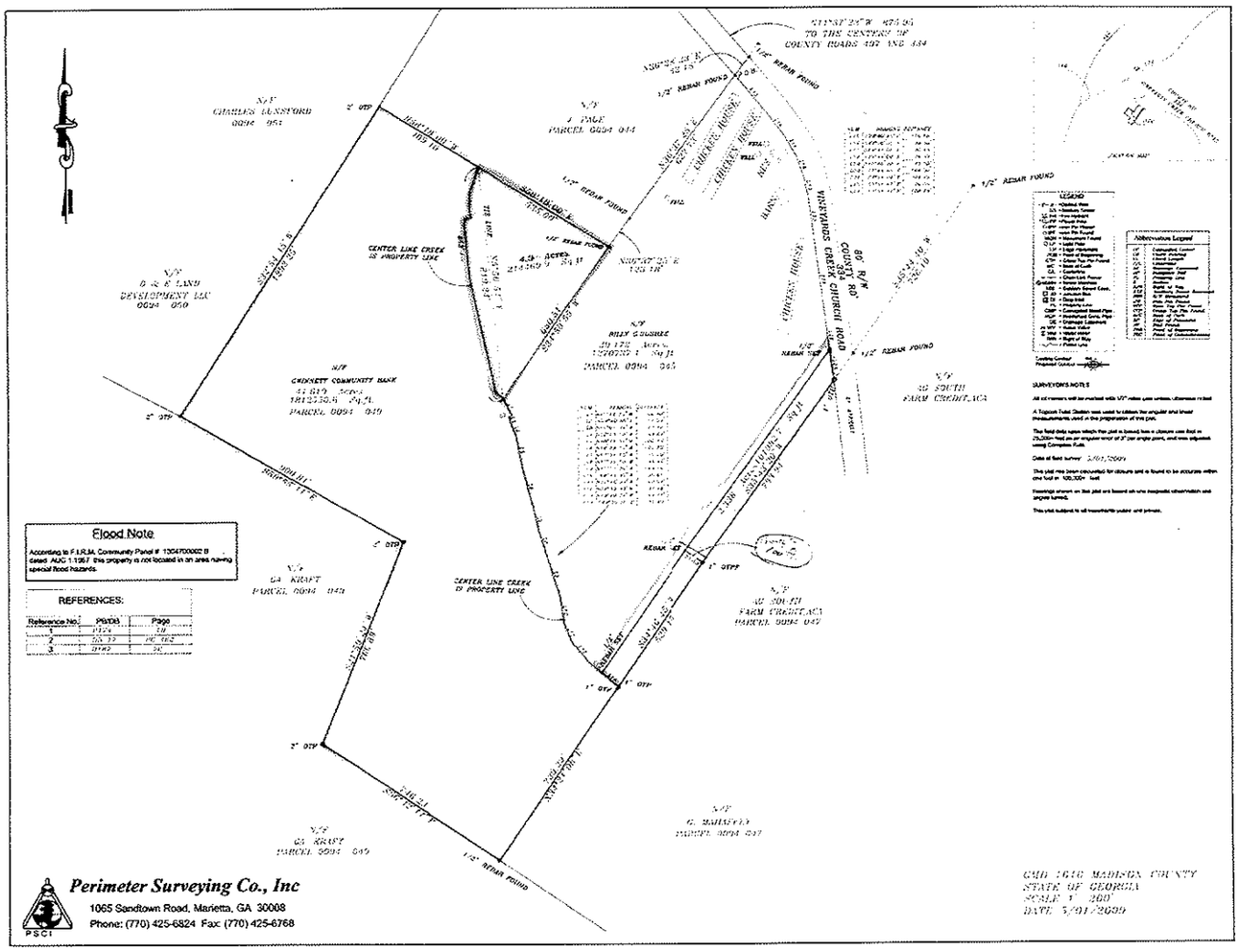
To find the **TRUE POINT OF BEGINNING,** begin at the intersection of the center lines of County Road Number 497 and County Road Number 334 (a/k/a Vineyard Creek Church Road) (80-food right of way width) and running thence South 11 degrees 37 minutes 23 seconds East a distance of 875.94 feet to a ½ inch rebar on the Northeasterly side of the right of way of Vineyard Creek Church Road; run thence across said road South 36 degrees 33 minutes 14 seconds West a distance of 82.18 feet to a point on the Southwesterly side of the right of way of Vineyard Creek Church Road; running thence along the Northwesterly boundary of a 30-foot Access Easement South 36 degrees 29 minutes 41 seconds West a distance of 628.03 feet to an iron pin set; continuing thence along the edge of the 30-foot Access Easement South 36 degrees 33 minutes 06 seconds West a distance of 123.18 feet to a ½ inch rebar and the **TRUE POINT OR PLACE OF BEGINNING**. From said **TRUE POINT OF BEGINNING** so established, run South 34 degrees 46 minutes 36 seconds West a distance of 650.51 feet to a point in the center line of a branch, said point being South 46 degrees 46 minutes 36 seconds West a distance of 15.99 feet from a 1" rebar; running thence along the center line of said branch the following courses and distances: running thence South 27 degrees 15 minutes 34 seconds East a distance of 66.40 feet, running thence South 69 degrees 36 minutes 21 seconds West a distance of 11.03 feet; running thence South 15 degrees 05 minutes 54 seconds East a distance of 27.36 feet; running thence South 22 degrees 27 minutes 29 seconds East a distance of 48.88 feet; running thence South 10 degrees 39 minutes 44 seconds East a distance of 100.79 feet; running thence South 14 degrees 33 minutes 34 seconds East a distance 165.75 feet; running thence South 13 degrees 35 minutes 29 seconds East a distance of 75.29 feet; running thence South 17 degrees 29 minutes 29 seconds East a distance of 83.43 feet; running thence South 17 degrees 21 minutes 24 seconds East a distance of 163.16 feet; running thence South 08 degrees 47 minutes 54 seconds East a distance of 95.61 feet; running thence South 22 degrees 50 minutes 49 seconds East a distance of 67.07 feet; running thence South 39 degrees 42 minutes 49 seconds East a distance of 87.34 feet; running thence South 49 degrees 24 minutes 44 seconds East a distance of 140.17 feet; running thence South 34 degrees 45 minutes 51 seconds West a distance of 11.44 feet; running thence and leavin gthe center of said branch South 34 degrees 36 minutes 31 seconds West a distance of 728.41 feet to a ½ inch rebar found; running thence North 56 degrees 46 minutes 11 seconds West a distance of 746.23 feet to a 2-inch open top pin found; running thence North 21 degrees 59 minutes 24 seconds East a distance of 766.89 feet to a 2-inch open top pin found; running thence North 59 degrees 59 minutes 11 seconds West a distance of 900.81 feet to a 2-inch open top pin found; running thence North 32 degrees 58 minutes 45 seconds East a distance of 1,293.25 feet to a 2-inch open top pin found; running thence South 58 degrees 22 minutes 00 seconds East a distance of 944.10 feet to a ½ inch rebar and the **TRUE POINT OR PLACE OF BEGINNING.**

The above described property is conveyed subject to any and all easements, restrictions, or covenants of record which predated the date of the Security Deed referenced hereinabove.

Said property is further conveyed subject to any and all unpaid real property ad valorem taxes which may be liens against said property and also subject to any and all easements of record predating the date of the Deed to Secure Debt dated **JANUARY 5, 2007** and recorded at Deed Book **978**, Page **97-107**, in the Office of the Clerk of Superior Court of **MADISON** County, Georgia, as modified by Modification Agreements of record.

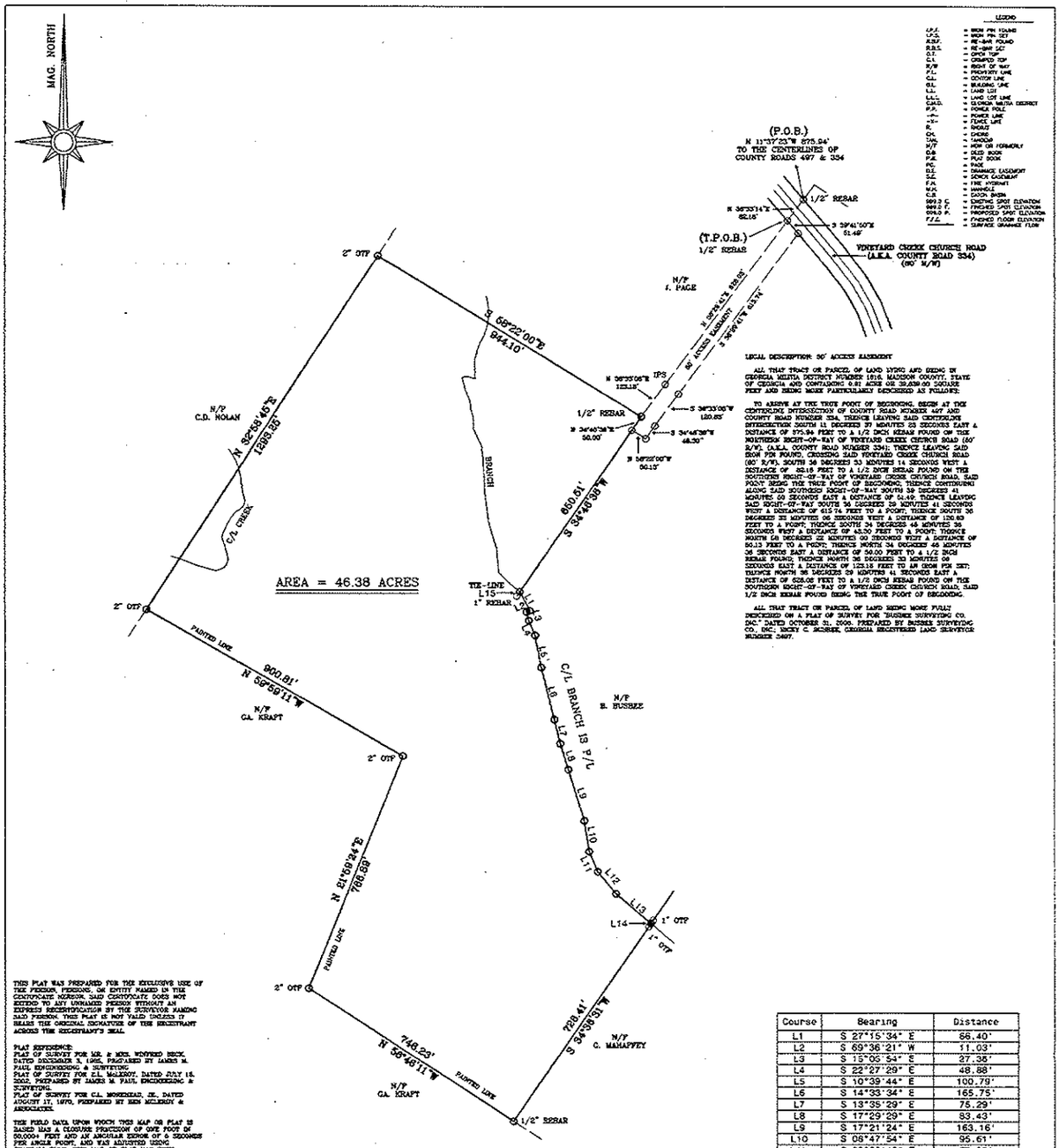
TO HAVE AND TO HOLD the said property unto the said ***GWINNETT COMMUNITY BANK, a Banking Corporation,*** it's successors and assigns, in fee simple.

It is the purpose and intent of this instrument to convey all of the right, title, equity and interest of the said ***RICKY C. BUSBEE***, its legal representatives, successors and assigns, and all



Perimeter Surveying Co., Inc
1065 Sandtown Road, Marietta, GA 30008
Phone: (770) 425-6824 Fax: (770) 425-6768

CMD 1616 MADISON COUNTY
STATE OF GEORGIA
SCALE 1" 200'
DATE 5/01/2009



LEGEND

C.M.	= MON FN YOUNG
C.O.	= MON FN OLY
R.B.F.	= RE-BAR FOUND
R.B.S.	= RE-BAR SET
C.T.	= CRICK TOP
C.I.	= CRIMPED TOP
R/W	= RIGHT OF WAY
P.L.	= PROPERTY LINE
C.L.	= CENTER LINE
B.L.	= BUILDING LINE
L.L.	= LAND LOT
L.L.L.	= LAND LOT LINE
(D.H.D.	= GLENN SMITH DISTRICT
P.P.	= POWER POLE
-T-	= POWER LINE
-F-	= FENCE LINE
R.	= RADIUS
CH.	= CHORD
L.P.	= LAMP POST
M/F	= METAL OR FORMERLY
D.B.	= DEED BOOK
P.B.	= PLAT BOOK
PG.	= PAGE
D.E.	= DRAINAGE EASEMENT
F.C.	= FANCY CONCRETE
H.W.	= HIKE HYDRANT
F.H.	= FIRE HYDRANT
E.V.	= ENTRY VALVE
699.3 C	= EXISTING SPOT ELEVATION
699.2 F	= FINISHED SPOT ELEVATION
699.0 P.	= PROPOSED SPOT ELEVATION
F/E	= FINISHED FLOOR ELEVATION
	= SURFACE DRAINAGE FLOW

LEGAL DESCRIPTION: 80' ACCESS EASEMENT

ALL THAT STRIP OR PARCEL OF LAND LYING AND BEING IN GEORGIA MILITIA DISTRICT NUMBER 1818, MADISON COUNTY, STATE OF GEORGIA AND CONTAINING 0.82 ACRE OR 35,836.00 SQUARE FEET AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO ARRIVE AT THE TRUE POINT OF BEGINNING, BEGIN AT THE CENTERLINE INTERSECTION OF COUNTY ROAD NUMBER 497 AND COUNTY ROAD NUMBER 334, THENCE LEAVING SAID CENTERLINE INTERSECTION SOUTH 11 DEGREES 37 MINUTES 23 SECONDS EAST A DISTANCE OF 875.94 FEET TO A 1/2 INCH REBAR FOUND ON THE NORTHERN RIGHT-OF-WAY OF VINEYARD CREEK CHURCH ROAD (80' R/W), (A.K.A. COUNTY ROAD NUMBER 334); THENCE LEAVING SAID ROW FOR POINT, CROSSING SAID VINEYARD CREEK CHURCH ROAD (80' R/W), SOUTH 39 DEGREES 53 MINUTES 14 SECONDS WEST A DISTANCE OF 82.16 FEET TO A 1/2 INCH REBAR FOUND ON THE SOUTHERN RIGHT-OF-WAY OF VINEYARD CREEK CHURCH ROAD, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTHERN RIGHT-OF-WAY SOUTH 39 DEGREES 41 MINUTES 50 SECONDS EAST A DISTANCE OF 51.48; THENCE LEAVING SAID RIGHT-OF-WAY SOUTH 36 DEGREES 30 MINUTES 41 SECONDS WEST A DISTANCE OF 415.74 FEET TO A POINT; THENCE SOUTH 36 DEGREES 33 MINUTES 06 SECONDS WEST A DISTANCE OF 120.85 FEET TO A POINT; THENCE SOUTH 34 DEGREES 46 MINUTES 36 SECONDS WEST A DISTANCE OF 48.50 FEET TO A POINT; THENCE NORTH 55 DEGREES 02 MINUTES 00 SECONDS WEST A DISTANCE OF 50.15 FEET TO A POINT; THENCE NORTH 34 DEGREES 46 MINUTES 36 SECONDS EAST A DISTANCE OF 50.00 FEET TO A 1/2 INCH REBAR FOUND; THENCE NORTH 36 DEGREES 33 MINUTES 06 SECONDS EAST A DISTANCE OF 123.15 FEET TO AN IRON PIN SET; THENCE NORTH 39 DEGREES 29 MINUTES 41 SECONDS EAST A DISTANCE OF 629.05 FEET TO A 1/2 INCH REBAR FOUND ON THE SOUTHERN RIGHT-OF-WAY OF VINEYARD CREEK CHURCH ROAD, SAID 1/2 INCH REBAR FOUND BEING THE TRUE POINT OF BEGINNING.

ALL THAT TRACT OR PARCEL OF LAND BEING MORE FULLY DESCRIBED ON A PLAT OF SURVEY FOR BUSBEE SURVEYING CO. INC." DATED OCTOBER 31, 2006. PREPARED BY BUSBEE SURVEYING CO., INC; RICKY C. BUSBEE, GEORGIA REGISTERED LAND SURVEYOR NUMBER 2497.

Course	Bearing	Distance
L1	S 27°15'34" E	86.40'
L2	S 69°36'21" W	11.03'
L3	S 15°05'54" E	27.36'
L4	S 22°27'29" E	48.88'
L5	S 10°39'44" E	100.79'
L6	S 14°33'34" E	165.75'
L7	S 13°35'29" E	75.29'
L8	S 17°29'29" E	83.43'
L9	S 17°21'24" E	163.16'
L10	S 08°47'54" E	95.61'
L11	S 22°50'49" E	57.07'
L12	S 39°42'49" E	87.34'
L13	S 49°24'44" E	140.17'
L14	S 34°45'51" W	11.44'
L15	S 34°46'36" W	15.99'

200 0 200 400 600
GRAPHIC SCALE - FEET

SURVEY FOR:

BUSBEE SURVEYING CO., INC.

AREA = 46.38 ACRES / 2,020,312.80 SQ. FT.
G.M.D. 1818
MADISON COUNTY, STATE OF GEORGIA
DATE: OCTOBER 31, 2006
SCALE: 1" = 200' JOB NO. 4BRANCH

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSONS, PERSONS, OR ENTITY NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR MAKING SAID PERSON. THIS PLAT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.

PLAT REFERENCES:
PLAT OF SURVEY FOR MR. & MRS. WINFRED BECK, DATED DECEMBER 3, 1990, PREPARED BY JAMES M. PAUL ENGINEERING & SURVEYING
PLAT OF SURVEY FOR E.L. McKEOY, DATED JULY 15, 2002, PREPARED BY JAMES M. PAUL ENGINEERING & SURVEYING.
PLAT OF SURVEY FOR C.L. MORPHEAD, JR., DATED AUGUST 17, 1970, PREPARED BY KEN MCKEOY & ASSOCIATES.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 50,000+ FEET AND AN ANGULAR ERROR OF 0 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE. THIS MAP OR PLAT HAS BEEN CALCULATED FOR A CLOSURE AND IS FOUND TO ACCURATE WITHIN ONE FOOT IN 50,000+ FEET.

EQUIPMENT USED: TOPCON GTS 300

I HAVE THIS DATE EXAMINED THE "F.E.M.A. OFFICIAL FLOOD HAZARD MAP" AND FOUND REFERENCED LOT IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS. COMMUNITY PANEL NO: 13059C0005C B
ZONE C
EFFECTIVE DATE: AUGUST 1, 1987

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

RICKY C. BUSBEE, GA. R.L.S. NO. 2497

GEORGIA PROFESSIONAL No. 2497 LAND SURVEYOR RICKY C. BUSBEE

BUSBEE SURVEYING CO., INC.
3348 HIGHWAY 120
DULUTH, GA. 30096
PHONE: (770) 497-9866
FAX: (770) 497-9881