

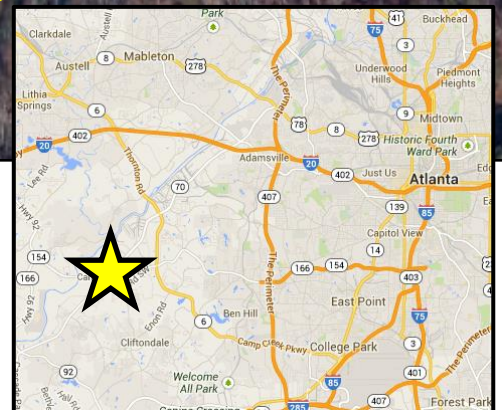


Jordan Company
Investment & Commercial Real Estate



Bank Owned

68 Developed Single Family & 25 Developed Townhome Lots
Anatole Subdivision
Unincorporated Fulton County, Georgia 30331



Presented By:

The Jordan Company

David Walmsley/Rob Jordan
4200 Northside Parkway, Bldg 3, Suite A
Atlanta, Georgia 30327
(404) 237 – 2900

The information contained herein is derived from a variety of sources including the owner, public records and other sources the Jordan Company deems to be reliable. The Jordan Company has no reason to doubt, but does not guarantee the accuracy of this information.



Jordan Company
Investment & Commercial Real Estate



Location: The Anatole subdivision is located on Campbellton Rd in unincorporated Fulton County, +/- 0.30 miles west of the intersection with Fulton Industrial Blvd/Cascade Palmetto Hwy. The subject property is +/- 2.45 miles west of Camp Creek Pkwy near the border with Douglas County.

Within a five mile radius there is a population of about 62,109 with a median household income of \$70,033.

On-Site: The subject property consists of 68 developed single family lots and 25 developed townhome lots.

Lot Size: The average size of the single family lots is 35' X 110'

Zoning: A-L (Apartment Limited Dwelling) conditional
**No more than 20% of the total units can be rental units*

Schools: Clifftondale Elementary
Sandtown Middle
Langston Hughes High

Utilities: All available

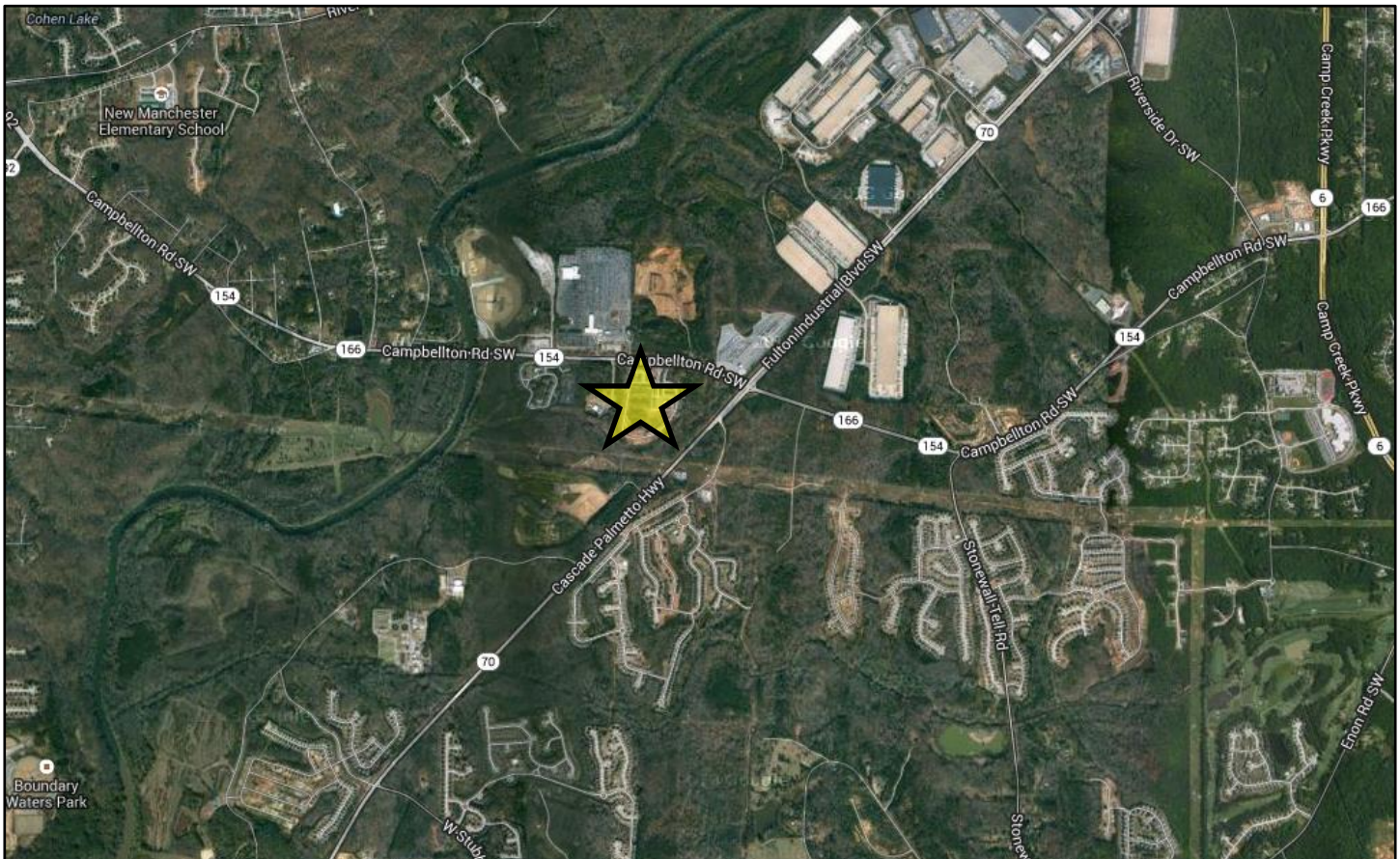
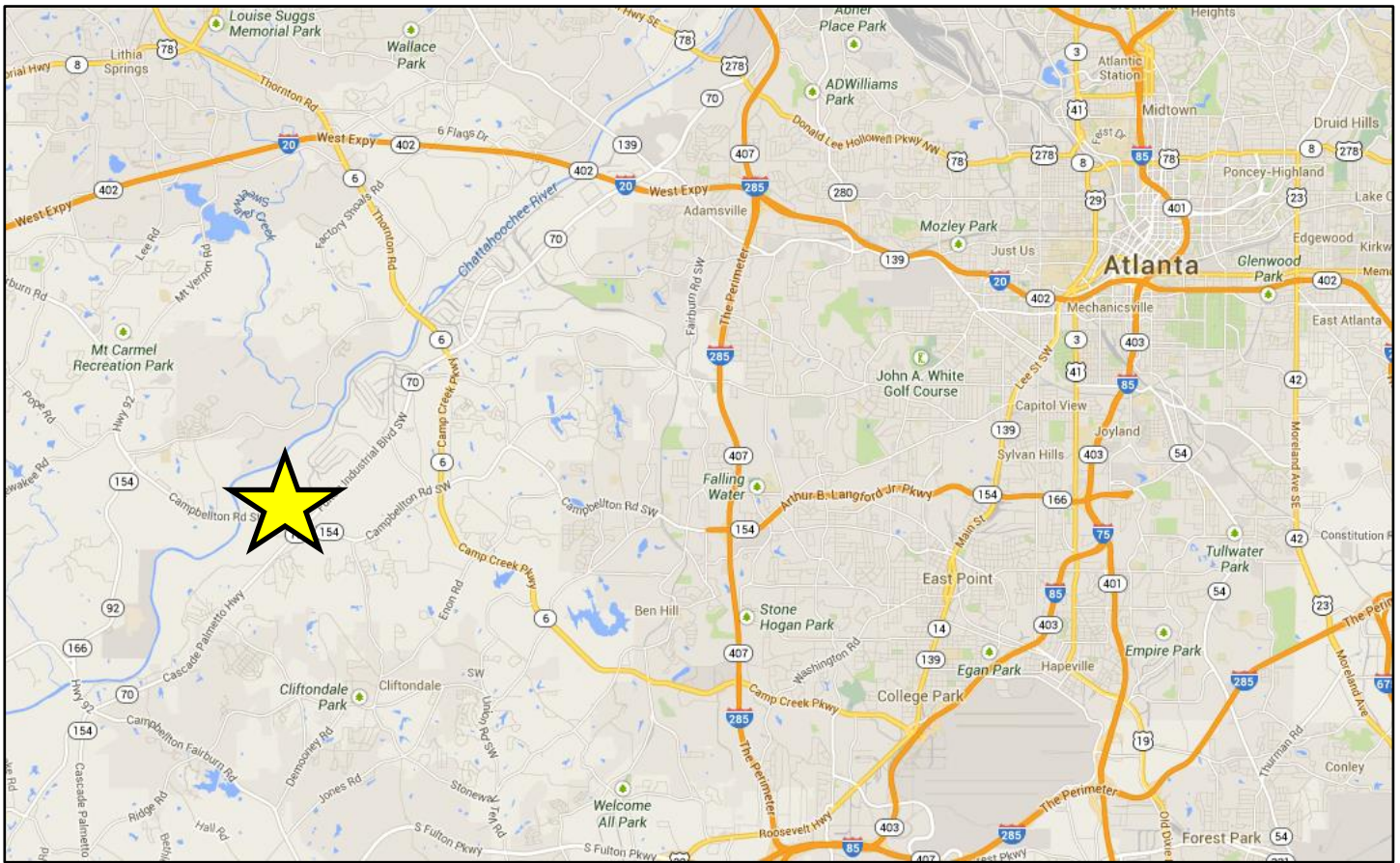
Amenities: Club house and swimming pool

Declarant Rights: Declarant rights pass to the buyer

Property Taxes 2013: \$11,316 (estimated)

Asking Price: \$475,000 (\$5,108/lot)

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SUBJECT PROPERTY

EQUIPMENT USED:
A TRIMBLE 5000 TOTAL STATION WAS USED TO OBTAIN ANGULAR MEASUREMENTS AND DISTANCE MEASUREMENTS.

CLOSURE STATEMENT:
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS ACCURATE WITHIN ONE FOOT IN 576,9425 FEET.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF ONE FOOT IN 60,115 FEET AND AN ANGULARITY OF 2" PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.

THE BEARINGS SHOWN ON THIS SURVEY ARE COMPUTED ANGLES BASED ON A MAGNETIC BEARING.

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT THE WRITTEN CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS OR ENTITY.

GEORGIA PROFESSIONAL LAND SURVEYING DOES NOT WARRANT THE EXISTENCE OR NON-EXISTENCE OF ANY WETLANDS OR HAZARDOUS WASTE IN THE SURVEY AREA.

FIELD WORK FOR THIS PROPERTY WAS COMPLETED ON DECEMBER 19, 2011.

FLOOD HAZARD NOTES

THE INTERMEDIATE REGIONAL FLOOD (I.R.F.) AREAS SHOWN HEREON WERE DETERMINED BY THE PROFESSIONAL ENGINEER WHOSE STAMP AND SIGNATURE ARE AFFIXED HERETO. FULTON COUNTY DOES NOT, BY APPROVING THIS PLAT, WARRANT THEIR ACCURACY, NOR IMPLY THAT LAND OUTSIDE THE AREAS OF FLOOD HAZARD SHOWN, WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. FURTHER, FULTON COUNTY DOES NOT BY APPROVING THIS PLAT NOR ACCEPTING THE PUBLIC IMPROVEMENTS THEREIN, ASSUME MAINTENANCE OF THE FLOOD CARRYING CAPACITY OF THE FLOOD AREAS OR WATERCOURSES. MAINTENANCE SHALL REMAIN THE RESPONSIBILITY OF THE OWNERS OF THE LAND UPON WHICH THEY EXIST. THE OWNER OF A LOT OR PARCEL, THAT CONTAINS A FLOOD HAZARD AREA, IS REQUIRED TO SUBMIT A SITE PLAN TO FULTON COUNTY, PRIOR TO THE INITIATION OF ANY IMPROVEMENTS TO THE LOT OR PARCEL. THE SITE PLAN SHALL INCLUDE THE LOCATION AND ELEVATION OF THE I.R.F. WITHIN THE LOT OR PARCEL AND THE EXISTING AND PROPOSED IMPROVEMENTS. APPROVAL OF THE SITE PLAN BY FULTON COUNTY IS REQUIRED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

1. A PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR, REGISTERED IN THE STATE OF GEORGIA SHALL PROVIDE A LOWEST FLOOR ELEVATION CERTIFICATE TO THE DIRECTOR OF THE DEVELOPMENT SERVICES.
2. THE LOWEST FLOOR ELEVATION (LFE), MINIMUM FLOOR ELEVATION (MFE) AND FINISHED FLOOR ELEVATIONS SHOWN HEREON INCLUDE A BASEMENT AND OR ATTACHED GARAGE.
3. THE FLOOD PLAN INDEMNIFICATION AGREEMENT FOR THIS PROJECT DATED FEBRUARY 03, 2003, IS RECORDED IN DEED BOOK _____ PAGE _____ FULTON COUNTY RECORDS.
4. THE (MFE)S SHOWN HEREON WERE DETERMINED BY THE PROFESSIONAL ENGINEER WHOSE STAMP AND SIGNATURE ARE AFFIXED HERETO. FULTON CO., DOES NOT BY APPROVING THIS PLAT, WARRANT THEIR ACCURACY, NOR IMPLY THAT LAND OUTSIDE THE AREAS OF FLOOD HAZARD SHOWN, WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. FURTHER, FULTON CO., DOES NOT, BY APPROVING THIS PLAT NOR ACCEPTING THE PUBLIC IMPROVEMENTS THEREIN, ASSUME MAINTENANCE OF THE FLOOD CARRYING CAPACITY OF THE FLOOD AREAS OF WATERCOURSES.
5. THE OWNER OF A LOT OR PARCEL, THAT CONTAINS A FLOOD HAZARD AREA, IS REQUIRED TO SUBMIT A SITE PLAN TO FULTON COUNTY, PRIOR TO THE INITIATION OF ANY IMPROVEMENTS TO THE LOT OR PARCEL.
6. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR STREAM MAINTENANCE. THE MFE ELEVATIONS THAT APPEAR ON THIS PLAT ARE PREDICATED ON THE CULTIVETS, HYDRAULIC CONTROLS AND STREAM REMAINING CLEAR OF OBSTRUCTION.

REFERENCE MATERIAL

1. WARRANTY DEED RECORDED IN DB 23489, PG. 349 FULTON COUNTY RECORDS.
2. WARRANTY DEED TO M.D. HODGES ENTERPRISES, INC. RECORDED IN DB 11903, PG. 89-92 AFORESAID RECORDS.
3. QUITCLAIM DEED TO PARKS LEVING TRUST RECORDED IN DB 24285, PG. 87 AFORESAID RECORDS.
4. WARRANTY DEED TO W.C. GARRISON RECORDED IN DB 4146, PG. 391 AFORESAID RECORDS.
5. PLAT OF SURVEY FOR JEAN GARRISON BY TRULINE SURVEYING, INC. DATED: 9-30-2004.

DRAINAGE

THE OWNER OF RECORD, ON BEHALF OF HIMSELF AND ALL SUCCESSORS IN INTEREST, SPECIFICALLY RELEASES FULTON COUNTY FROM ANY AND ALL LIABILITY AND RESPONSIBILITY FOR FLOODING OR EROSION FROM STORM DRAINS OR FROM FLOODING FROM HIGH WATER OF NATURAL CREEKS, RIVERS OR DRAINAGE FEATURES. A DRAINAGE EASEMENT IS HEREBY ESTABLISHED FOR THE SOLE PURPOSE OF PROVIDING FOR THE EMERGENCY PROTECTION OF THE FREE FLOW OF SURFACE WATERS ALONG ALL WATERCOURSES AS ESTABLISHED BY THESE REGULATIONS AND THE DIRECTOR OF THE DEPARTMENT OF PUBLIC WORKS. SAID DIRECTOR MAY CONDUCT EMERGENCY MAINTENANCE OPERATIONS WITHIN THIS EASEMENT WHERE EMERGENCY CONDITIONS EXIST. EMERGENCY MAINTENANCE SHALL BE THE REMOVAL OF TREES AND OTHER OBSTACLES, EXCAVATION, FILLING AND THE LIKE, NECESSARY TO REMEDY A CONDITION, WHICH IN THE JUDGMENT OF STAFF AND DIRECTOR, IS POTENTIALLY INJURIOUS TO LIFE, PROPERTY, OR THE PUBLIC ROAD OR UTILITY SYSTEM. SUCH EMERGENCY MAINTENANCE CONDUCTED FOR THE COMMON GOOD, SHALL NOT BE CONSTRUED AS CONSTITUTING A MAINTENANCE OBLIGATION ON THE PART OF FULTON COUNTY NOR ABROGATION OF FULTON COUNTY'S RIGHT TO SEEK REIMBURSEMENT FOR EXPENSES FROM THE OWNERS OF THE PROPERTY(IES) OR THE LANDS THAT GENERATED THE CONDITIONS.

OWNER'S ACKNOWLEDGEMENT

OWNER'S ACKNOWLEDGEMENT:
STATE OF GEORGIA, FULTON COUNTY

THE OWNER OF RECORD OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED THERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, HEREBY ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, DEDICATES TO FULTON COUNTY, THE COMPLETE OWNERSHIP AND USE OF ALL WATER AND SEWER IMPROVEMENTS CONSTRUCTED OR TO BE CONSTRUCTED IN ACCORDANCE WITH THIS PLAT, AND DEDICATES TO THE USE OF THE PUBLIC FOREVER THE FOLLOWING:

PUBLIC STREETS	7.29 ACRES
PUBLIC SEWER EASEMENTS	0.31 ACRES
PUBLIC DRAINAGE EASEMENTS	1.05 ACRES
PUBLIC PARKS/OPEN SPACE/AMENITY	20.92 ACRES

RICHIE ALLEN	RICHIE ALLEN
TYPED NAME OF SUBDIVIDER	TYPED NAME OF OWNER OF RECORD
<i>Richie Allen</i>	<i>Richie Allen</i>
SIGNATURE OF SUBDIVIDER DATE	SIGNATURE OF OWNER OF RECORD DATE

DEVELOPMENT DATA

1. OWNER/SUBDIVIDER: THE KNIGHT GROUP
ADDRESS: 9497 THORNTON BLVD
JONESBORO, GEORGIA 30226
CONTACT: RICHIE ALLEN
2. SURVEYOR: POINT TO POINT LAND SURVEYORS, INC.
ADDRESS: 810 JACKSON STREET
LOCUST GROVE, GA 30248
678-565-4440
3. SUBDIVISION CONFIGURATION:
A. TOTAL AREA: 55.19 ACRES
B. TOTAL NUMBER OF LOTS: 127
C. TOTAL AREA THIS PHASE: 46.79 AC.
LOTS: 127, @ DENSITY 6.65 LOTS / ACRE
CONDOMINIUMS, 100 UNITS 6.72 ACRES
RWA: 7.29 AC.
E. OPEN SPACE: 20.918 AC.
F. OVERALL PROJECT DENSITY: 4.85 LOTS/ACRE
G. TYPE OF STREETS: PUBLIC
H. PAVEMENT WIDTH: 24' BACK OF CURB TO BACK OF CURB
I. ZONING CONDITIONS: ZONING CASE 2004Z2009 SFC
MINIMUM LOT WIDTH AT BUILDING LINE 35'
FRONT MIN. 15' SIDE CORNER LOTS 5'
REAR 15'
SIDE: 0
MINIMUM BUILDING SEPARATION 10'
4. NOTE: FULTON COUNTY PERSONNEL AND/OR AGENTS SHALL HAVE FREE AND TOTAL ACCESS TO AND ACROSS ALL EASEMENTS.
5. ALL IRON PINS FOUND (IF) ARE NOTED ON PLAT. ALL MAJOR LOT CORNERS SHALL BE 1/2" DIAMETER REINFORCING BAR.
6. ALL UTILITIES ARE TO BE UNDERGROUND.
12. ALL STORM AND SANITARY SEWER EASEMENTS ARE PUBLIC.
13. ALL STREETS SHOWN HEREON ARE PAVED PUBLIC STREETS.
15. DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED IN DB _____ PG _____ FULTON COUNTY RECORDS
16. UTILITY EASEMENTS CENTERED ON PIPES UNLESS NOTED OTHERWISE.
17. WATER LINE IMPROVEMENTS ARE SHOWN PER CONSTRUCTION PLANS.

STATEMENT OF SLOPE EASEMENT

STATEMENT OF SLOPE EASEMENT

THIS PLAT IS APPROVED WITH THE UNDERSTANDING THAT EASEMENT IS GRANTED FULTON COUNTY ALONG ALL ROAD FRONTAGE FOR THE PURPOSE OF SLOPING CUTS AND FILLS AS FOLLOWS:
0 TO 5' NOT LESS THAN 3 TO 1 SLOPE
5 TO 10' NOT LESS THAN 2 TO 1 SLOPE

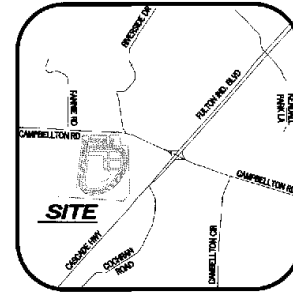
CERTIFICATION AS TO RECORDING

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN RECORDED IN PLAT BOOK _____ OF FULTON COUNTY RECORDED ON _____ 2012. CLERK, SUPERIOR COURT FULTON COUNTY, GEORGIA

REVISION #1
REVISED ON JUNE 28, 2006 THIS SUPERSEDES A PORTION OF THE PLAT RECORDED IN PLAT BOOK 298, PAGE 149. THE PURPOSE OF THIS REVISION IS TO REVERSE THE ADDRESSES ON LOT 127 AND UNITS 101-206.

REVISION #2
REVISED ON FEBRUARY 7, 2012 THIS SUPERSEDES A PORTION OF THE PLAT RECORDED IN PLAT BOOK 303, PAGE 18. THE PURPOSE OF THIS REVISION IS TO SHOW CONSTRUCTED BUILDINGS ON UNITS 101-108, UNITS 201-208, UNITS 301-308, UNITS 401-408, UNITS 501-506, UNITS 601-608, UNITS 1201-1208, UNITS 2701-2707, UNITS 2801-2807, AND UNITS 2901-2907.

R. J. Williams



VICINITY MAP
NOT TO SCALE

FULTON CO. HEALTH DEPT.

THIS SUBDIVISION HAS BEEN APPROVED UPON THE CONDITION THAT SEWER AND ST. SEWER DISPOSAL AND INSTALLATION SHALL COMPLY WITH ALL APPLICABLE HEALTH DEPARTMENT REGULATIONS AND IN ACCORDANCE WITH THE REQUIREMENTS HEREON.

WATER SUPPLY	SEWER DISPOSAL
1. PUBLIC WATER	1. PUBLIC SANITARY
2. INDIVIDUAL WATER SUPPLIES	2. INDIVIDUAL ONSITE SEWAGE

SERVICE REQUIREMENTS - S/D TYPE _____
 1. TYPE "A" _____ 2. TYPE "B" _____
 3. TYPE "C" _____ 4. TYPE "D" _____

DATE: 02-24-06
 FULTON COUNTY HEALTH DEPARTMENT
 REGISTERED DATE: FULTON COUNTY HEALTH DEPARTMENT

SURVEYORS CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES, THAT TO THE BEST OF HIS KNOWLEDGE, INFORMATION AND BELIEF THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE (A) IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR THE STATE OF GEORGIA" PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY THE STATE OF GEORGIA AND IN EFFECT ON THE DATE OF THIS CERTIFICATION.

Charles E. Iner 2/7/12
 CHARLES E. INER, CARLS
 REGISTERED NUMBER: 2566

Plat: 2459 Pg. 36
 filed and Recorded Feb-13-2012 10:43am
 12012-00034361
 Clerk of Superior Court
 Fulton County, Georgia

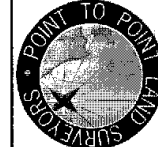


PLATTED 7 Feb 2012 AT 2:56PM PROJECT: 2008-0001 12011 7980011 260 Plat Page

DATE:	RELEASE DESCRIPTION	ADDED B/LT TOWNSHIPS	PER COUNTY COMMENTS
12/21/11			
2/7/12			

A SURVEY PREPARED FOR:
ANATOLE SUBDIVISION

SURVEY PREPARED BY:
POINT TO POINT LAND SURVEYORS
 810 Jackson Street
 Locust Grove, Georgia 30248
 (770) 678-5655 4440 (678) 565-4497
 (w) pointtopointsurvey.com



LAND LOT: 54 & 59
 DISTRICT: 9C
 SECTION: N/A
 CITY: UNINCORPORATED
 COUNTY: FULTON
 STATE: GEORGIA
 DATE: 7 FEB. 2008
 DRAWN BY: KJW
 CHKD BY: CDW
 APPROVED BY: C. INER
 JOB #: 2008.056
 FILE #: 08-C-007
 SHEET NUMBER:

1
 OF 8 SHEETS

ZONING CONDITIONS

PETITION No. 2004Z-0009 SFC

RECOMMENDED CONDITIONS

If this petition is approved by the Board of Commissioners, it should be approved **AS A CONDITIONAL**. The owner's agreement to the following enumerated conditions. Where these conditions conflict with the stipulations and offerings contained in the Letter of Intent, these conditions shall supersede unless specifically stipulated by the Board of Commissioners.

1. To the owner's agreement to restrict the use of the subject property is as follows:

- A) No more than 350 residential units, with a minimum of 123 single family detached residences, at a maximum density of 6.25 dwelling units per acre based on the total acreage zoned, whichever is less. Approved unit totals are not guaranteed. The developer is responsible through site engineering (at the time of application for a Land Disturbance Permit) to demonstrate that units within the approved development meet or exceed all the development standards of Fulton County. The total unit yield of the subject site shall be determined by this final engineering.
- B) The minimum heated floor area for the single family residences shall be 1,200 square feet and 1,100 square feet for the townhouses.
- C) The minimum heated floor area for the single family residences shall be 3,000 square feet.
- D) ALL TOWN HOUSE UNITS SHALL BE FOR SALE TO INDIVIDUAL OWNERS. NO MORE THAN 20% OF THE TOTAL UNITS CAN BE RENTAL UNITS AT ONE TIME.

2. To the owner's agreement to abide by the following:

- A) To the revised site plan received by the Department of Environment and Community Development on August 19, 2004*. Said site plan is conceptual only and must meet or exceed the requirements of the Zoning Resolution and these conditions prior to the approval of a Land Disturbance Permit. Unless otherwise noted herein, compliance with all conditions shall be in place prior to the issuance of the first Certificate of Occupancy.
- B) All areas which are not part of an individual lot and held in common shall be maintained by a mandatory homeowners association, whose proposed documents of incorporation shall be submitted to the Director of the Department of Environment and Community Development for review and approval prior to the recording of the first final plat.

3. TO THE OWNER'S AGREEMENT TO THE FOLLOWING SITE DEVELOPMENT CONSIDERATIONS:

A) The minimum design standards are:

Single Family Residences
 Minimum lot width at building line 35 Feet
 Minimum front yard: 15 feet
 Minimum side corner yard: 5 feet
 Minimum rear yard: 15 feet
 Minimum side yard: 0 feet
 Minimum building separation: 10 feet* or as may be required by the Standard Building Code

B) Provide a common area that is a natural buffer, undisturbed except for approved access and utility crossings, improvements, and replanting where sparsely vegetated and subject to the approval of the Fulton County Arborist, adjacent to the following property lines and in the widths shown:

50 feet wide interior to the 50-foot buffer required by Article 12L.4.A.3 adjacent to Campbellton Road as shown on the site plan referenced in condition 2.A., with no additional setback for improvements. Allow the detention that complies with Article 8.5.3.C 7/32 Alternative Design Standards 9/32 of the Subdivision Regulations in the 50-foot interior buffer area.

C) Provide an amenity area with a clubhouse, park, pool, and cabana area as shown on the revised site plan referenced in condition 2.A.

D) Provide a minimum of 32 percent of the total site in common green space. The buffers referenced in condition 3.b. are to be included in the common green space.

E) Provide a staggered setback of all single family detached dwelling facades. Staggered setbacks shall be determined by the placement of the dwellings on either side of the dwelling in question. Said setback shall provide a minimum 5 1/2' to 6' setback for single family detached dwellings as measured from the back of curb.

F) Provide a minimum of two (2) exits/entrances into residential developments of 80 lots/units or more. Curb cuts should be located on the major frontage roads. Additional access points may be located on frontage roads and/or via inter-parcel access to an adjacent property/abutting street. All exit/entrance details (locations, alignments, etc.) are subject to the approval of the Fulton County Traffic Engineer.

G) Provide inter-parcel access or a dedicated access stub to an adjacent property/abutting street or as may be approved by the Fulton County Traffic Engineer.

4. To the owners agreement to abide by the following requirements, dedication and improvements:

A) Reserve for Fulton County along the necessary property frontage of the following roadways, prior to the approval of a Land Disturbance permit, sufficient land as necessary to provide for compliance with the Comprehensive Plan. All building setback lines shall be measured from the dedication but at no time shall a building be allowed inside the area of reservation. All required landscape strips and buffers shall straddle the reservation line so that the reservation line bisects the required landscape strip or buffer. At a minimum, 10 feet of the required landscape strip or buffer shall be located outside the area of reservation. All required tree plantings per Article 4.23 shall be placed within the portion of the landscape strip or buffer that lies outside the area of reservation.

From the centerline of SR 70/154 or as may be required by the Georgia Department of Transportation;

From the centerline of SR 166 or as may be required by the Georgia Department of Transportation.

B) Dedicate at no cost to Fulton County along the entire property frontage, prior to the approval of a Land Disturbance Permit, sufficient land as necessary to provide the following rights-of-way, and dedicate at no cost to Fulton County such additional right-of-way as may be required to provide at least 10.5 feet of right-of-way from the back of curb of all abutting road improvements, as well as allow the necessary construction easements while the rights-of-way are being improved:

30 feet from the centerline of Cascade Palmetto Highway (SR 70/154);
 30 feet from the center line of Campbellton Road (SR 166).

C) Provide a deceleration lane for each project entrance or as may be required by the Fulton County Traffic Engineer.

D) Provide a left turn lane for each project entrance or as may be required by the Fulton County Traffic Engineer.

E) Provide intersection improvements at the intersection of Campbellton Road (SR 166) and Fulton Industrial Boulevard (SR 70/184) as approved by the Fulton County Traffic Engineer and the Georgia Department of Transportation.

5. TO THE OWNER'S AGREEMENT TO ABIDE BY THE FOLLOWING

- A.) Prior to submitting the application for a Land Disturbance Permit (LDP) with the Department of Environment and Community Development, Development Review Division, arrange to meet with the Fulton County Traffic Engineer. A signed copy of the results of these meetings will be required to be submitted along with the application for a Land Disturbance Permit.
- B.) Prior to submitting the application for an LDP, arrange an on-site evaluation of existing specimen trees/stands, buffers, and tree protection zones within the property boundaries with the Fulton County Arborist. A signed copy of the results of these meetings will be required to be submitted along with the application for an LDP.
- C.) Prior to submitting the application for an LDP, the developer/engineer shall contact the Public Works Department, Water Services Division, and arrange to meet on-site with an engineer from the Surface Water Management Program (SWMP), who is responsible for review of Storm Water Concept Plan submittals.
- D.) Prior to submitting the application for an LDP, the developer and/or engineer shall submit to the SWMP, through the Development Review Division, a project Storm Water Concept Plan. This concept plan shall indicate the preliminary location of the storm water management facilities intended to manage the quality and quantity of storm water. The concept plan shall specifically address the existing downstream off-site drainage conveyance system(s) that the proposed development surface runoff will impact, and the discharge path(s) from the outlet of the storm water management facilities to the off-site drainage system(s) and/or appropriate receiving waters. As part of the Storm Water Concept Plan submittal, a preliminary capacity analysis shall be performed by the engineer on the off-site drainage system(s) points of constraint. The capacity analysis shall determine the capacity of all existing constraint points, such as pipes, culverts, etc., the point in the stream channel where the 25 year storm peak flow is the greatest percentage of the channel capacity, and the hydraulic grade elevation at these points. The critical capacity points shall be selected based upon the engineer's field observation, professional judgment and limited field survey data. The analysis shall identify the downstream properties pre and post-development 100-year floodplain and for any post development floodplain increase, the developer shall acquire the applicable off site drainage easement to accommodate the 100-year storm flow through impacted properties.
- E.) Where storm water currently drains by sheet flow and it is proposed to be collected to and/or discharged at a point, the discharge from the storm water management facility outlet shall mimic pre-development sheet flow conditions. A description of the method proposed to achieve post.
- F.) A draft of the Inspection and Maintenance Agreement required by Fulton County Code, Section 26-278 shall be submitted to the Department of Public Works with the Storm Water Concept Plan.
- G.) The Inspection and Maintenance Agreement shall provide that all storm water management/detention facility outlet control structures shall be inspected, photographed and cleaned on a monthly basis, by the owner. The Inspection and Maintenance Agreement shall require that an annual operation and maintenance report for all storm water management/detention facilities be prepared by a licensed design professional and submitted to the SWMP. The annual report shall include monthly inspections, photographs, and documentation of the cleaning of storm water management/detention facilities outlet control structure(s) as well as an operational assessment of the facilities indicating that they do, or do not, function as intended/designed, and if they do not, a description of the specific actions to be taken to allow the facilities to function as intended/designed.
- H.) The required inspection and Maintenance Agreement shall be recorded with the Clerk of Superior Court prior to issuance of an LDP, Grading Permit or Building Permit associated with the development.
- I.) The engineer/developer is required to submit, along with the application for an LDP, signed documentation verifying approval of the Storm Water Concept Plan.
- J.) Where paved parking areas (including access aisles) are proposed to exceed 5,000 square feet, the storm water management facilities shall be designed to remove pollutants such as oil, grease and other automotive fluids that may leak from vehicles. A description of the storm water management facilities proposed to achieve the removal of such pollutants shall be submitted with the Storm Water Concept Plan.
- K.) With the application for an LDP, provide documentation (such as channel cross-sections, centerline profile, etc.) describing the geometry of all existing natural streams, creeks, or draws within the proposed development boundary and provide details on the Storm Water Management Plan of the post-development channel bank protection measures.
- L.) The Developer/Engineer shall demonstrate to the County by engineering analysis submitted with the LDP application, that the discharge rate and velocity of the storm water runoff leaving the site is restricted to 75 percent (75%) of the predevelopment conditions for the 1-year frequency storm event, up to and including the ten (10) year frequency storm event.
- M.) All drainage from all disturbed areas shall be collected and conveyed to a storm water management facility provided as part of the development. No release of unmanaged or untreated storm flows shall be permitted from any disturbed portion of the developed property. Bypass flows will not be permitted except for undisturbed areas within a buffer or other protected easement and final plans shall provide for collection, conveyance and treatment of all flows from all developed lots or parcels, individual residences or building structures.

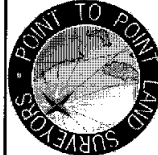


THIS PLAT SUPERSEDES PB 303 PG 19.
 RECORDED ON AUGUST 03, 2006.
 CERTIFICATION AS TO RECORDING
 THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN
 RECORDED IN PLAT BOOK _____
 PAGE _____ OF FULTON COUNTY
 RECORDED ON _____ 2012.
 CLERK, SUPERIOR COURT
 FULTON COUNTY, GEORGIA

RELEASE DESCRIPTION	DATE
ADDED BUILT TOWNHOUSES	12/21/11
PER COUNTY COMMENTS	2/12

ANATOLE SUBDIVISION
 A SURVEY PREPARED FOR:

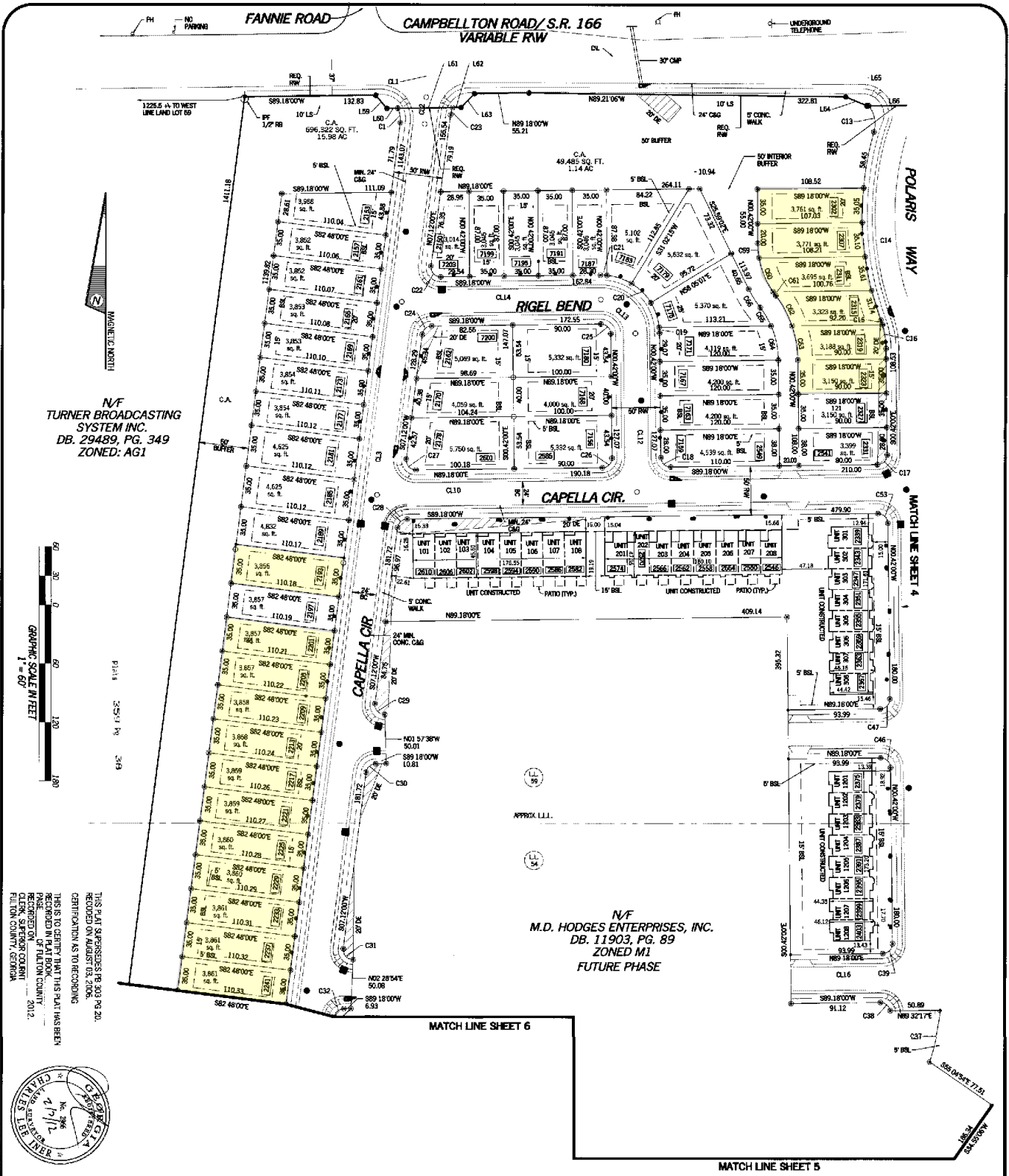
POINT TO POINT LAND SURVEYORS
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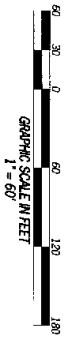
LAND LOT: 54 & 59
DISTRICT: 9-C
SECTION: N/A
CITY: UNINCORPORATED
COUNTY: FULTON
STATE: GEORGIA
DATE: 7 FEB. 2008
DRAWN BY: KJW
CHKD BY: CDW
APPROVED BY: G. INER
JOB #: 2008.056
FILE #: 08-C007
SHEET NUMBER: 2 OF 8 SHEETS

LEGEND

— X —	FENCE	□	TRANSFORMER BOX (TB)
— SS —	STORM SEWER EASEMENT	○	FLAG POLE (FP)
— S —	SANITARY SEWER	○	CALCULATED POINT
— W —	WATER LINE	○	FIRE HYDRANT (FH)
— G —	GAS LINE	○	WATER VALVE (WV)
— U —	UNDERGROUND POWER LINE	○	WATER METER (WM)
— O —	OVERHEAD POWER LINE	○	LIGHT POLE (LP)
— T —	TELEPHONE LINE	○	GAS METER (GM)
— FO —	FIBER OPTIC	○	GAS VALVE (GV)
— TV —	CABLE TELEVISION	○	HEAD WALL (HW)
— TO —	TOPOGRAPHIC CONTOUR	○	CURB AND GUTTER (CG)
— PL —	PROPERTY LINE	○	SPOT ELEVATION
○	CATCH BASIN (CWCB)	○	ELECTRIC METER (EM)
○	CATCH BASIN (CWCB)	○	POWER POLE (PP)
○	DROP INLET (DI)	○	SIGN
○	JUNCTION BOX (JB)	○	BENCHMARK
○	SS MANHOLE (WM)	○	CLEANOUT (CO)



N/F
TURNER BROADCASTING
SYSTEM INC.
DB. 29489, PG. 349
ZONED: AG1



THIS PLAT SUPERSEDES PG. 303 PG. 20,
RECORDED ON AUGUST 03, 2006,
CERTIFICATION AS TO RECORDING
THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN
RECORDED IN THE PUBLIC RECORDS
OF FLORIDA COUNTY
FLORIDA COUNTY, GEORGIA
2012.



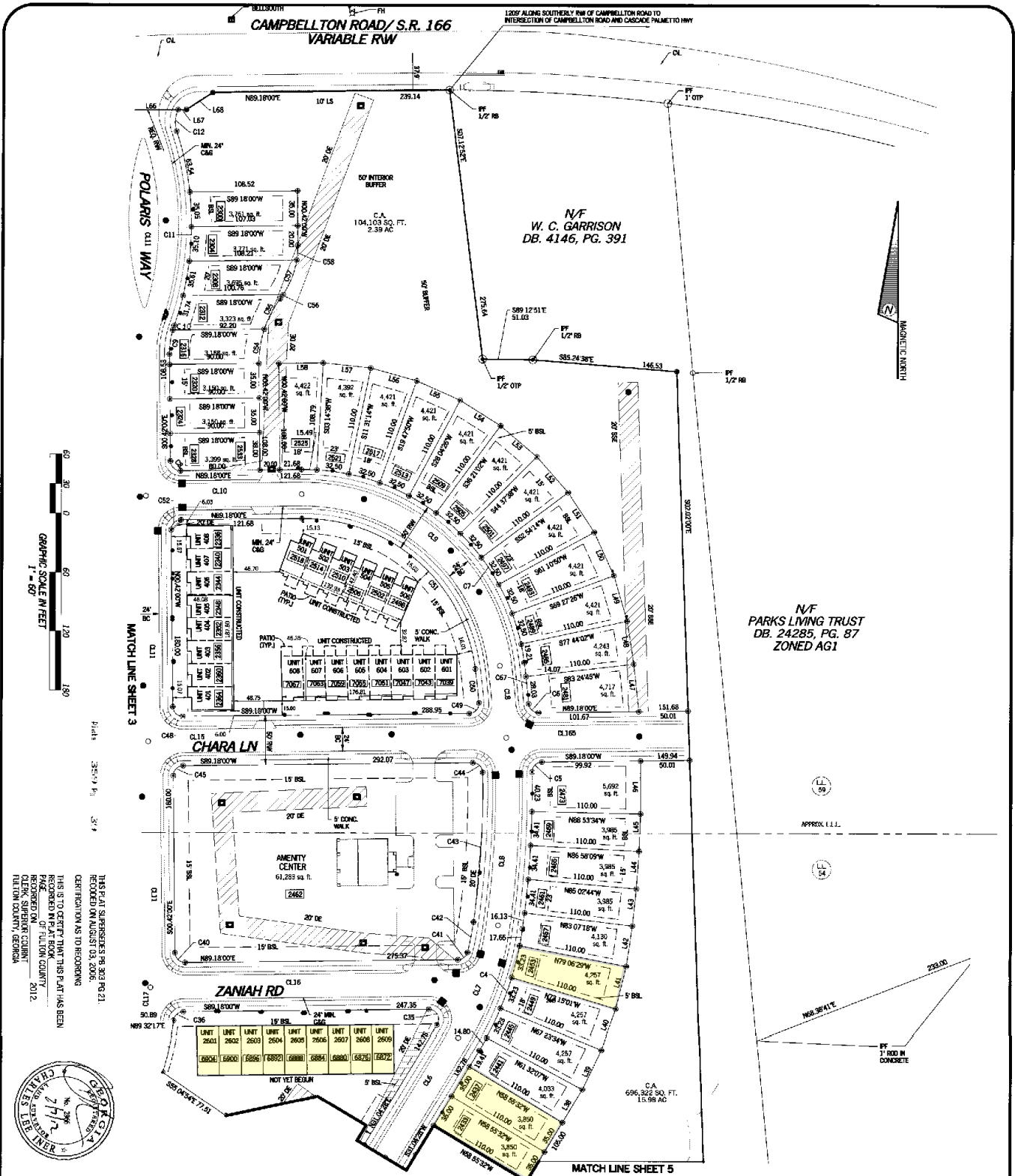
3
OF 8 SHEETS

LAND LOT: 54 & 59
DISTRICT: 9-C
SECTION: N/A
CITY: UNINCORPORATED
COUNTY: FLORIDA
STATE: GEORGIA
DATE: 7 FEB 2008
DRAWN BY: K/W
CHD BY: C/W
APPROVED BY: C. MEB
JOB #: 2008 056
FILE #: 08-C-007
SHEET NUMBER:

SURVEY PREPARED BY:
**POINT TO POINT
LAND SURVEYORS**
810 Jackson Street
Locust Grove, Georgia 30248
(p) 678.565.4440 (f) 678.565.4497
(w) pointtopointsurvey.com

A SURVEY PREPARED FOR:
**ANATOLE
SUBDIVISION**

DATE:	RELEASE DESCRIPTION
12-21-11	ADDED BUILT TOWNHOMES
2-7-12	PER COUNTY COMMENTS



LAND LOT: 54 & 59	DISTRICT: 9-C	SECTION: N/A	CITY: UNINCORPORATED	COUNTY: FULTON	STATE: GEORGIA	DATE: 7 FEB 2008	DRAWN BY: CM	CHD BY: CMW	APPROVED BY: C. INER	JOB #: 2008.056	FILE #: 08-C-007	SHEET NUMBER: 4	OF 8 SHEETS
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SURVEY PREPARED BY:
POINT TO POINT LAND SURVEYORS
 810 Jackson Street
 Locust Grove, Georgia 30248
 (p) 678.565.4440 (f) 678.565.4497
 (w) pointtopointsurvey.com

A SURVEY PREPARED FOR:
ANATOLE SUBDIVISION

DATE:	RELEASE DESCRIPTION
12-21-11	ADDED BUILT TOWN-HOMES
2-7-12	PER COUNTY COMMENTS

LINE TABLE

LINE	BEARING	DIST.
1	S00°13'00"W	48.40
2	S07°16'01"E	48.35
3	S15°32'07"E	48.35
4	S23°49'14"E	48.35
5	S32°05'07"E	48.35
6	S40°22'02"E	48.35
7	S48°39'02"E	48.35
8	S56°56'02"E	48.35
9	S65°12'14"E	48.35
10	S73°28'07"E	48.35
11	S81°45'26"E	48.35
12	S89°59'47"E	48.35
13	S98°12'28"E	48.35
14	S06°49'39"E	48.35
15	N03°26'30"E	48.35
16	N11°03'31"E	48.35
17	N18°40'32"E	48.35
18	N26°17'33"E	48.35
19	N33°54'33"E	48.35
20	N41°31'34"E	48.35
21	N49°08'35"E	48.35
22	N56°45'36"E	48.35
23	N64°22'37"E	48.35
24	N71°59'38"E	48.35
25	N79°36'39"E	48.35
26	N87°13'40"E	48.35
27	N94°50'41"E	48.35
28	N02°27'42"E	48.35
29	N10°04'43"E	48.35
30	N17°41'44"E	48.35
31	N25°18'45"E	48.35
32	N32°55'46"E	48.35
33	N40°32'47"E	48.35
34	N48°09'48"E	48.35
35	N55°46'49"E	48.35
36	N63°23'50"E	48.35
37	N71°00'51"E	48.35
38	N78°37'52"E	48.35
39	N86°14'53"E	48.35
40	N93°51'54"E	48.35
41	N01°28'55"E	48.35
42	N09°05'56"E	48.35
43	N16°42'57"E	48.35
44	N24°19'58"E	48.35
45	N31°56'59"E	48.35
46	N39°34'00"E	48.35
47	N47°11'01"E	48.35
48	N54°48'02"E	48.35
49	N62°25'03"E	48.35
50	N70°02'04"E	48.35
51	N77°39'05"E	48.35
52	N85°16'06"E	48.35
53	N92°53'07"E	48.35
54	N00°30'08"E	48.35
55	N08°07'09"E	48.35
56	N15°44'10"E	48.35
57	N23°21'11"E	48.35
58	N30°58'12"E	48.35
59	N38°35'13"E	48.35
60	N46°12'14"E	48.35
61	N53°49'15"E	48.35
62	N61°26'16"E	48.35
63	N69°03'17"E	48.35
64	N76°40'18"E	48.35
65	N84°17'19"E	48.35
66	N91°54'20"E	48.35

CENTERLINE TABLE

LINE	BEARING	DIST.	CHORD ARC RAD
C1	S00°13'00"W	27.56	200.00
C2	S07°16'01"E	27.56	200.00
C3	S15°32'07"E	27.56	200.00
C4	S23°49'14"E	27.56	200.00
C5	S32°05'07"E	27.56	200.00
C6	S40°22'02"E	27.56	200.00
C7	S48°39'02"E	27.56	200.00
C8	S56°56'02"E	27.56	200.00
C9	S65°12'14"E	27.56	200.00
C10	S73°28'07"E	27.56	200.00
C11	S81°45'26"E	27.56	200.00
C12	S89°59'47"E	27.56	200.00
C13	S98°12'28"E	27.56	200.00
C14	S06°49'39"E	27.56	200.00
C15	N03°26'30"E	27.56	200.00
C16	N11°03'31"E	27.56	200.00
C17	N18°40'32"E	27.56	200.00
C18	N26°17'33"E	27.56	200.00
C19	N33°54'33"E	27.56	200.00
C20	N41°31'34"E	27.56	200.00
C21	N49°08'35"E	27.56	200.00
C22	N56°45'36"E	27.56	200.00
C23	N64°22'37"E	27.56	200.00
C24	N71°59'38"E	27.56	200.00
C25	N79°36'39"E	27.56	200.00
C26	N87°13'40"E	27.56	200.00
C27	N94°50'41"E	27.56	200.00
C28	N02°27'42"E	27.56	200.00
C29	N10°04'43"E	27.56	200.00
C30	N17°41'44"E	27.56	200.00
C31	N25°18'45"E	27.56	200.00
C32	N32°55'46"E	27.56	200.00
C33	N40°32'47"E	27.56	200.00
C34	N48°09'48"E	27.56	200.00
C35	N55°46'49"E	27.56	200.00
C36	N63°23'50"E	27.56	200.00
C37	N71°00'51"E	27.56	200.00
C38	N78°37'52"E	27.56	200.00
C39	N86°14'53"E	27.56	200.00
C40	N93°51'54"E	27.56	200.00
C41	N01°28'55"E	27.56	200.00
C42	N09°05'56"E	27.56	200.00
C43	N16°42'57"E	27.56	200.00
C44	N24°19'58"E	27.56	200.00
C45	N31°56'59"E	27.56	200.00
C46	N39°34'00"E	27.56	200.00
C47	N47°11'01"E	27.56	200.00
C48	N54°48'02"E	27.56	200.00
C49	N62°25'03"E	27.56	200.00
C50	N70°02'04"E	27.56	200.00
C51	N77°39'05"E	27.56	200.00
C52	N85°16'06"E	27.56	200.00
C53	N92°53'07"E	27.56	200.00
C54	N00°30'08"E	27.56	200.00
C55	N08°07'09"E	27.56	200.00
C56	N15°44'10"E	27.56	200.00
C57	N23°21'11"E	27.56	200.00
C58	N30°58'12"E	27.56	200.00
C59	N38°35'13"E	27.56	200.00
C60	N46°12'14"E	27.56	200.00
C61	N53°49'15"E	27.56	200.00
C62	N61°26'16"E	27.56	200.00
C63	N69°03'17"E	27.56	200.00
C64	N76°40'18"E	27.56	200.00
C65	N84°17'19"E	27.56	200.00
C66	N91°54'20"E	27.56	200.00

CURVE TABLE

CURVE	BEARING	CHORD	ARC	RAD
C05	S44°18'00"W	14.14	15.71	10.00
C06	N45°42'00"E	14.14	15.71	10.00
C07	N44°18'00"E	14.14	15.71	10.00
C08	S45°42'00"E	14.14	15.71	10.00
C09	N41°58'57"E	14.70	16.52	10.00
C10	N05°21'17"W	34.70	34.70	975.00
C11	N45°42'00"E	232.66	264.00	175.00
C12	S44°18'00"W	14.14	15.71	10.00
C13	N45°42'00"E	14.14	15.71	10.00
C14	N05°21'17"W	34.70	34.70	975.00
C15	N41°58'57"E	14.70	16.52	10.00
C16	S45°42'00"E	14.14	15.71	10.00
C17	N44°18'00"E	14.14	15.71	10.00
C18	S44°18'00"W	14.14	15.71	10.00
C19	N45°42'00"E	14.14	15.71	10.00
C20	N41°58'57"E	14.70	16.52	10.00
C21	N05°21'17"W	34.70	34.70	975.00
C22	N45°42'00"E	232.66	264.00	175.00
C23	S44°18'00"W	14.14	15.71	10.00
C24	N45°42'00"E	14.14	15.71	10.00
C25	N05°21'17"W	34.70	34.70	975.00
C26	N41°58'57"E	14.70	16.52	10.00
C27	S45°42'00"E	14.14	15.71	10.00
C28	N44°18'00"E	14.14	15.71	10.00
C29	S05°29'49"E	15.05	15.07	90.00
C30	S22°27'18"E	37.56	37.56	90.00
C31	S38°02'04"E	4.50	4.50	90.00
C32	S28°24'11"E	35.02	35.16	110.00
C33	S05°29'49"E	35.46	35.52	110.00
C34	N12°09'30"W	35.71	35.96	90.00
C35	N05°29'39"W	21.97	21.97	90.00
C36	N01°46'57"W	22.21	22.24	110.00
C37	N05°11'51"E	42.10	42.10	1025.00

CURVE TABLE

CURVE	BEARING	CHORD	ARC	RAD
C38	N05°11'51"E	42.10	42.10	1025.00
C39	N01°46'57"W	22.21	22.24	110.00
C40	N05°29'39"W	21.97	21.97	90.00
C41	N12°09'30"W	35.71	35.96	90.00
C42	S28°24'11"E	35.02	35.16	110.00
C43	S38°02'04"E	4.50	4.50	90.00
C44	S22°27'18"E	37.56	37.56	90.00
C45	S38°02'04"E	4.50	4.50	90.00
C46	S05°29'49"E	15.05	15.07	90.00
C47	N44°18'00"E	14.14	15.71	10.00
C48	S44°18'00"W	14.14	15.71	10.00
C49	N45°42'00"E	14.14	15.71	10.00
C50	S45°42'00"E	14.14	15.71	10.00
C51	N44°18'00"E	14.14	15.71	10.00
C52	S44°18'00"W	14.14	15.71	10.00
C53	N45°42'00"E	14.14	15.71	10.00
C54	N05°21'17"W	34.70	34.70	975.00
C55	N41°58'57"E	14.70	16.52	10.00
C56	S45°42'00"E	14.14	15.71	10.00
C57	N44°18'00"E	14.14	15.71	10.00
C58	S44°18'00"W	14.14	15.71	10.00
C59	N45°42'00"E	14.14	15.71	10.00
C60	N05°21'17"W	34.70	34.70	975.00
C61	N41°58'57"E	14.70	16.52	10.00
C62	S45°42'00"E	14.14	15.71	10.00
C63	N44°18'00"E	14.14	15.71	10.00
C64	S44°18'00"W	14.14	15.71	10.00
C65	N45°42'00"E	14.14	15.71	10.00
C66	N05°21'17"W	34.70	34.70	975.00
C67	N41°58'57"E	14.70	16.52	10.00
C68	S45°42'00"E	14.14	15.71	10.00
C69	N44°18'00"E	14.14	15.71	10.00
C70	S44°18'00"W	14.14	15.71	10.00
C71	N45°42'00"E	14.14	15.71	10.00
C72	N05°21'17"W	34.70	34.70	975.00
C73	N41°58'57"E	14.70	16.52	10.00
C74	S45°42'00"E	14.14	15.71	10.00
C75	N44°18'00"E	14.14	15.71	10.00
C76	S44°18'00"W	14.14	15.71	10.00
C77	N45°42'00"E	14.14	15.71	10.00
C78	N05°21'17"W	34.70	34.70	975.00
C79	N41°58'57"E	14.70	16.52	10.00
C80	S45°42'00"E	14.14	15.71	10.00
C81	N44°18'00"E	14.14	15.71	10.00
C82	S44°18'00"W	14.14	15.71	10.00
C83	N45°42'00"E	14.14	15.71	10.00
C84	N05°21'17"W	34.70	34.70	975.00
C85	N41°58'57"E	14.70	16.52	10.00
C86	S45°42'00"E	14.14	15.71	10.00
C87	N44°18'00"E	14.14	15.71	10.00
C88	S44°18'00"W	14.14	15.71	10.00
C89	N45°42'00"E	14.14	15.71	10.00
C90	N05°21'17"W	34.70	34.70	975.00
C91	N41°58'57"E	14.70	16.52	10.00
C92	S45°42'00"E	14.14	15.71	10.00
C93	N44°18'00"E	14.14	15.71	10.00
C94	S44°18'00"W	14.14	15.71	10.00
C95	N45°42'00"E	14.14	15.71	10.00
C96	N05°21'17"W	34.70	34.70	975.00
C97	N41°58'57"E	14.70	16.52	10.00
C98	S45°42'00"E	14.14	15.71	10.00
C99	N44°18'00"E	14.14	15.71	10.00
C100	S44°18'00"W	14.14	15.71	10.00

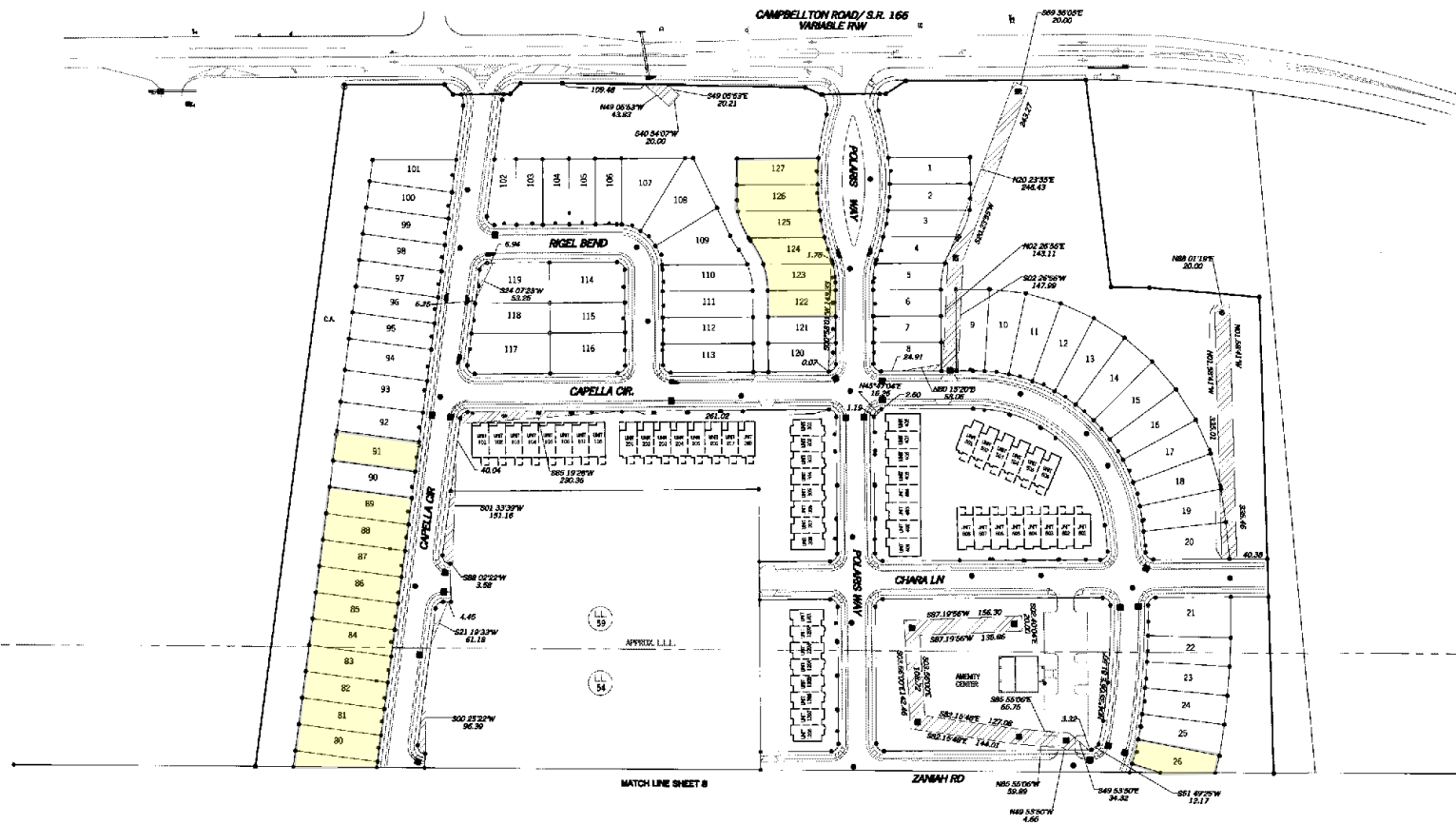
CENTERLINE TABLE

LINE	BEARING	DIST.
C1	S00°42'00"E	43.01
C2	S07°12'00"W	1215.71
C3	N03°04'20"E	142.71
C4	S09°18'00"W	702.06
C11	S00°42'00"E	949.07
C12	N00°42'00"W	151.07
C14	N09°18'00"E	203.03
C15	S09°18'00"W	675.42
C16	N09°18'00"E	464.31

LOT FRONTS AT FRONT BUILDING SETBACK

LOT	DISTANCE	FRONT SETBACK
9	10, 12, 14, 16, 18	38.40
10	11, 13, 15, 17, 19	36.79
11	10, 12, 14, 16, 18	36.07
12	11, 13, 15, 17, 19	35.66
13	10, 12, 14, 16, 18	35.18
14	11, 13, 15, 17, 19	35.08
15	10, 12, 14, 16, 18	34.21
16	11, 13, 15, 17, 19	33.76
17	10, 12, 14, 16, 18	33.27
18	11, 13, 15, 17, 19	33.06
19	10, 12, 14, 16, 18	32.58
20	11, 13, 15, 17, 19	32.08
21	10, 12, 14, 16, 18	31.5

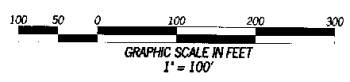
EASEMENT DETAIL



THIS PLAT SUPERSEDES PR. 303 PG 24.
 RECORDED ON AUGUST 03, 2006.
 CERTIFICATION AS TO RECORDING

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN
 RECORDED IN PLAT BOOK _____
 PAGE _____ OF FULTON COUNTY
 RECORDED ON _____ 2012.
 CLERK, SUPERIOR COURT
 FULTON COUNTY, GEORGIA

Plats 24551 Pg 42

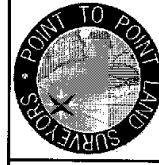


DATE	RELEASE DESCRIPTION
12/21/11	ADDED BUILT TORNAMES
2/7/12	PER COUNTY COMMENTS

A SURVEY PREPARED FOR:

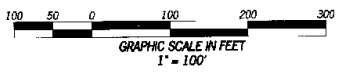
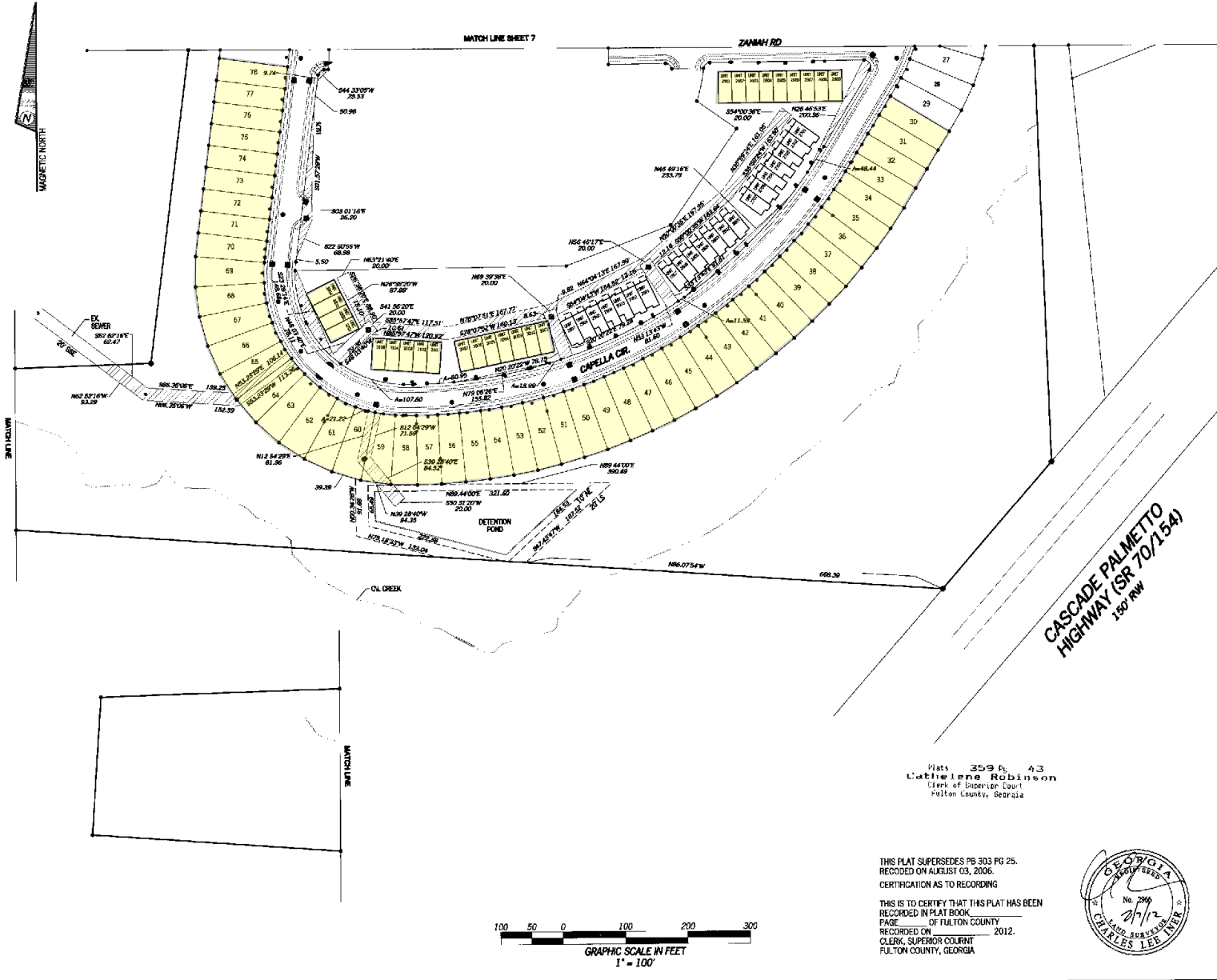
ANATOLE SUBDIVISION

SURVEY PREPARED BY:
**POINT TO POINT
 LAND SURVEYORS**
 810 Jackson Street
 Locust Grove, Georgia 30248
 (P) 678.565.4440 (F) 678.565.4497
 (W) pointtopointsurvey.com



LAND LOT: 54 & 59
DISTRICT: 9C
SECTION: N/A
CITY: UNINCORPORATED
COUNTY: FULTON
STATE: GEORGIA
DATE: 7 FEB. 2008
DRAWN BY: KJW
CHKD BY: CDW
APPROVED BY: C. INER
JOB #: 2008.056
FILE #: 08-C-007
SHEET NUMBER: 7
OF 8 SHEETS

EASEMENT DETAIL



Plats 359 & 43
 Catherine Robinson
 Clerk of Superior Court
 Fulton County, Georgia

THIS PLAT SUPERSEDES PB 303 PG 25.
 RECORDED ON AUGUST 03, 2006.
 CERTIFICATION AS TO RECORDING

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN
 RECORDED IN PLAT BOOK _____
 PAGE _____ OF FULTON COUNTY
 RECORDED ON _____ 2012.
 CLERK, SUPERIOR COURTY
 FULTON COUNTY, GEORGIA



DATE:	RELEASE DESCRIPTION
12-21-11	ADDED BUILT TOPROFILES
8-7-12	FEES COUNTY COMMENTS

A SURVEY PREPARED FOR:

ANATOLE SUBDIVISION

SURVEY PREPARED BY:
POINT TO POINT LAND SURVEYORS
 810 Jackson Street
 Locust Grove, Georgia 30248
 (p) 678.565.4440 (f) 678.565.4497
 (w) pointtopointsurvey.com



LAND LOT: 54 & 59
DISTRICT: 9-C
SECTION: N/A
CITY: UNINCORPORATED
COUNTY: FULTON
STATE: GEORGIA
DATE: 7 FEB. 2008
DRAWN BY: KJW
CHKD BY: CDW
APPROVED BY: C. INER
JOB #: 2008.056
FILE #: 08-C-007
SHEET NUMBER: 8
OF 8 SHEETS

Demographics

Population	1-mi.	3-mi.	5-mi.
2012 Male Population	n/a	2,348	28,353
2012 Female Population	n/a	2,641	33,756
% 2012 Male Population	0.00%	47.06%	45.65%
% 2012 Female Population	0.00%	52.94%	54.35%
2012 Total Population: Adult	n/a	3,534	44,179
2012 Total Daytime Population	n/a	2,950	50,469
2012 Total Employees	n/a	540	17,458
2012 Total Population: Median Age	n/a	36	35
2012 Total Population: Adult Median Age	n/a	44	44
2012 Total population: Under 5 years	n/a	388	4,966
2012 Total population: 5 to 9 years	n/a	373	4,823
2012 Total population: 10 to 14 years	n/a	445	5,051
2012 Total population: 15 to 19 years	n/a	374	4,544
2012 Total population: 20 to 24 years	n/a	184	3,168
2012 Total population: 25 to 29 years	n/a	232	3,801
2012 Total population: 30 to 34 years	n/a	379	4,925
2012 Total population: 35 to 39 years	n/a	528	5,740
2012 Total population: 40 to 44 years	n/a	514	5,119
2012 Total population: 45 to 49 years	n/a	377	4,468
2012 Total population: 50 to 54 years	n/a	259	3,824
2012 Total population: 55 to 59 years	n/a	314	3,427
2012 Total population: 60 to 64 years	n/a	273	3,113
2012 Total population: 65 to 69 years	n/a	164	2,162
2012 Total population: 70 to 74 years	n/a	97	1,325
2012 Total population: 75 to 79 years	n/a	43	774
2012 Total population: 80 to 84 years	n/a	15	435
2012 Total population: 85 years and over	n/a	30	444
% 2012 Total population: Under 5 years	0.00%	7.78%	8.00%
% 2012 Total population: 5 to 9 years	0.00%	7.48%	7.77%
% 2012 Total population: 10 to 14 years	0.00%	8.92%	8.13%
% 2012 Total population: 15 to 19 years	0.00%	7.50%	7.32%
% 2012 Total population: 20 to 24 years	0.00%	3.69%	5.10%
% 2012 Total population: 25 to 29 years	0.00%	4.65%	6.12%
% 2012 Total population: 30 to 34 years	0.00%	7.60%	7.93%
% 2012 Total population: 35 to 39 years	0.00%	10.58%	9.24%
% 2012 Total population: 40 to 44 years	0.00%	10.30%	8.24%
% 2012 Total population: 45 to 49 years	0.00%	7.56%	7.19%
% 2012 Total population: 50 to 54 years	0.00%	5.19%	6.16%
% 2012 Total population: 55 to 59 years	0.00%	6.29%	5.52%
% 2012 Total population: 60 to 64 years	0.00%	5.47%	5.01%
% 2012 Total population: 65 to 69 years	0.00%	3.29%	3.48%
% 2012 Total population: 70 to 74 years	0.00%	1.94%	2.13%
% 2012 Total population: 75 to 79 years	0.00%	0.86%	1.25%
% 2012 Total population: 80 to 84 years	0.00%	0.30%	0.70%
% 2012 Total population: 85 years and over	0.00%	0.60%	0.71%
2012 White alone	n/a	115	6,859

2012 Black or African American alone	n/a	4,681	52,850
2012 American Indian and Alaska Native alone	n/a	13	154
2012 Asian alone	n/a	25	393
2012 Native Hawaiian and OPI alone	n/a	2	27
2012 Some Other Race alone	n/a	43	603
2012 Two or More Races alone	n/a	110	1,223
2012 Hispanic	n/a	109	1,554
2012 Not Hispanic	n/a	4,880	60,555
% 2012 White alone	0.00%	2.31%	11.04%
% 2012 Black or African American alone	0.00%	93.83%	85.09%
% 2012 American Indian and Alaska Native alone	0.00%	0.26%	0.25%
% 2012 Asian alone	0.00%	0.50%	0.63%
% 2012 Native Hawaiian and OPI alone	0.00%	0.04%	0.04%
% 2012 Some Other Race alone	0.00%	0.86%	0.97%
% 2012 Two or More Races alone	0.00%	2.20%	1.97%
% 2012 Hispanic	0.00%	2.18%	2.50%
% 2012 Not Hispanic	0.00%	97.82%	97.50%
2000 Not Hispanic: White alone	n/a	170	7,411
2000 Not Hispanic: Black or African American alone	n/a	1,232	18,287
2000 Not Hispanic: American Indian and Alaska Native alone	n/a	1	36
2000 Not Hispanic: Asian alone	n/a	16	153
2000 Not Hispanic: Native Hawaiian and OPI alone	n/a	n/a	21
2000 Not Hispanic: Some Other Race alone	n/a	3	37
2000 Not Hispanic: Two or More Races	n/a	8	225
% 2000 Not Hispanic: White alone	0.00%	11.83%	28.01%
% 2000 Not Hispanic: Black or African American alone	0.00%	85.73%	69.12%
% 2000 Not Hispanic: American Indian and Alaska Native alone	0.00%	0.07%	0.14%
% 2000 Not Hispanic: Asian alone	0.00%	1.11%	0.58%
% 2000 Not Hispanic: Native Hawaiian and OPI alone	0.00%	0.00%	0.08%
% 2000 Not Hispanic: Some Other Race alone	0.00%	0.21%	0.14%
% 2000 Not Hispanic: Two or More Races	0.00%	0.56%	0.85%
Population Change	1-mi.	3-mi.	5-mi.
Total: Employees (NAICS)	n/a	n/a	n/a
Total: Establishments (NAICS)	n/a	n/a	n/a
2012 Total Population	n/a	4,989	62,109
2012 Households	n/a	1,726	22,316
Population Change 2010-2012	n/a	576	3,776
Household Change 2010-2012	n/a	170	942
% Population Change 2010-2012	0.00%	13.05%	6.47%
% Household Change 2010-2012	0.00%	10.93%	4.41%
Population Change 2000-2012	n/a	3,552	35,653
Household Change 2000-2012	n/a	1,204	12,791
% Population Change 2000 to 2012	0.00%	247.18%	134.76%
% Household Change 2000 to 2012	0.00%	230.65%	134.29%
Housing	1-mi.	3-mi.	5-mi.
2000 Housing Units	n/a	539	9,987
2000 Occupied Housing Units	n/a	522	9,525
2000 Owner Occupied Housing Units	n/a	493	7,813
2000 Renter Occupied Housing Units	n/a	29	1,712

2000 Vacant Housings Units	n/a	17	462
% 2000 Occupied Housing Units	0.00%	96.85%	95.37%
% 2000 Owner occupied housing units	0.00%	94.44%	82.03%
% 2000 Renter occupied housing units	0.00%	5.56%	17.97%
% 2000 Vacant housing units	0.00%	3.15%	4.63%
Income	1-mi.	3-mi.	5-mi.
2012 Household Income: Median	n/a	\$92,899	\$70,033
2012 Household Income: Average	n/a	\$108,366	\$85,053
2012 Per Capita Income	n/a	\$37,490	\$30,618
2012 Household income: Less than \$10,000	n/a	36	686
2012 Household income: \$10,000 to \$14,999	n/a	24	671
2012 Household income: \$15,000 to \$19,999	n/a	61	911
2012 Household income: \$20,000 to \$24,999	n/a	27	898
2012 Household income: \$25,000 to \$29,999	n/a	16	687
2012 Household income: \$30,000 to \$34,999	n/a	25	871
2012 Household income: \$35,000 to \$39,999	n/a	48	992
2012 Household income: \$40,000 to \$44,999	n/a	28	1,287
2012 Household income: \$45,000 to \$49,999	n/a	150	831
2012 Household income: \$50,000 to \$59,999	n/a	95	1,768
2012 Household income: \$60,000 to \$74,999	n/a	116	2,326
2012 Household income: \$75,000 to \$99,999	n/a	331	3,644
2012 Household income: \$100,000 to \$124,999	n/a	254	2,960
2012 Household income: \$125,000 to \$149,999	n/a	214	1,653
2012 Household income: \$150,000 to \$199,999	n/a	182	1,187
2012 Household income: \$200,000 or more	n/a	119	944
% 2012 Household income: Less than \$10,000	0.00%	2.09%	3.07%
% 2012 Household income: \$10,000 to \$14,999	0.00%	1.39%	3.01%
% 2012 Household income: \$15,000 to \$19,999	0.00%	3.53%	4.08%
% 2012 Household income: \$20,000 to \$24,999	0.00%	1.56%	4.02%
% 2012 Household income: \$25,000 to \$29,999	0.00%	0.93%	3.08%
% 2012 Household income: \$30,000 to \$34,999	0.00%	1.45%	3.90%
% 2012 Household income: \$35,000 to \$39,999	0.00%	2.78%	4.45%
% 2012 Household income: \$40,000 to \$44,999	0.00%	1.62%	5.77%
% 2012 Household income: \$45,000 to \$49,999	0.00%	8.69%	3.72%
% 2012 Household income: \$50,000 to \$59,999	0.00%	5.50%	7.92%
% 2012 Household income: \$60,000 to \$74,999	0.00%	6.72%	10.42%
% 2012 Household income: \$75,000 to \$99,999	0.00%	19.18%	16.33%
% 2012 Household income: \$100,000 to \$124,999	0.00%	14.72%	13.26%
% 2012 Household income: \$125,000 to \$149,999	0.00%	12.40%	7.41%
% 2012 Household income: \$150,000 to \$199,999	0.00%	10.54%	5.32%
% 2012 Household income: \$200,000 or more	0.00%	6.89%	4.23%
Retail Sales Volume	1-mi.	3-mi.	5-mi.
2012 Childrens/Infants clothing stores	n/a	\$604,502	\$6,464,790
2012 Jewelry stores	n/a	\$308,509	\$4,404,859
2012 Mens clothing stores	n/a	\$439,980	\$5,661,876
2012 Shoe stores	n/a	\$618,753	\$6,852,397
2012 Womens clothing stores	n/a	\$1,038,598	\$9,651,806
2012 Automobile dealers	n/a	\$6,131,876	\$93,455,575
2012 Automotive parts and accessories stores	n/a	\$1,186,986	\$17,265,456

2012 Other motor vehicle dealers	n/a	\$234,604	\$6,012,334
2012 Tire dealers	n/a	\$566,693	\$7,881,135
2012 Hardware stores	n/a	\$6,058	\$102,109
2012 Home centers	n/a	\$113,454	\$1,987,227
2012 Nursery and garden centers	n/a	\$149,295	\$2,381,185
2012 Outdoor power equipment stores	n/a	\$74,367	\$2,415,699
2012 Paint and wallpaper stores	n/a	\$12,071	\$116,850
2012 Appliance, television, and other electronics stores	n/a	\$938,330	\$12,623,478
2012 Camera and photographic supplies stores	n/a	\$95,891	\$1,437,973
2012 Computer and software stores	n/a	\$2,337,786	\$30,158,360
2012 Beer, wine, and liquor stores	n/a	\$444,006	\$4,256,822
2012 Convenience stores	n/a	\$1,991,741	\$22,520,370
2012 Restaurant Expenditures	n/a	\$2,192,771	\$24,430,820
2012 Supermarkets and other grocery (except convenience) stores	n/a	\$6,910,702	\$79,762,060
2012 Furniture stores	n/a	\$609,422	\$8,356,994
2012 Home furnishings stores	n/a	\$1,495,881	\$22,257,910
2012 General merchandise stores	n/a	\$10,941,671	\$132,077,819
2012 Gasoline stations with convenience stores	n/a	\$5,792,520	\$71,878,641
2012 Other gasoline stations	n/a	\$3,989,391	\$51,813,025
2012 Department stores (excl leased depts)	n/a	\$8,767,102	\$105,611,681
2012 General merchandise stores	n/a	\$10,941,671	\$132,077,819
2012 Other health and personal care stores	n/a	\$668,008	\$7,712,500
2012 Pharmacies and drug stores	n/a	\$2,104,995	\$23,081,274
2012 Pet and pet supplies stores	n/a	\$605,831	\$6,240,358
2012 Book, periodical, and music stores	n/a	\$153,224	\$1,903,421
2012 Hobby, toy, and game stores	n/a	\$164,332	\$2,101,802
2012 Musical instrument and supplies stores	n/a	\$44,579	\$475,857
2012 Sewing, needlework, and piece goods stores	n/a	\$76,195	\$918,936
2012 Sporting goods stores	n/a	\$160,130	\$1,670,966