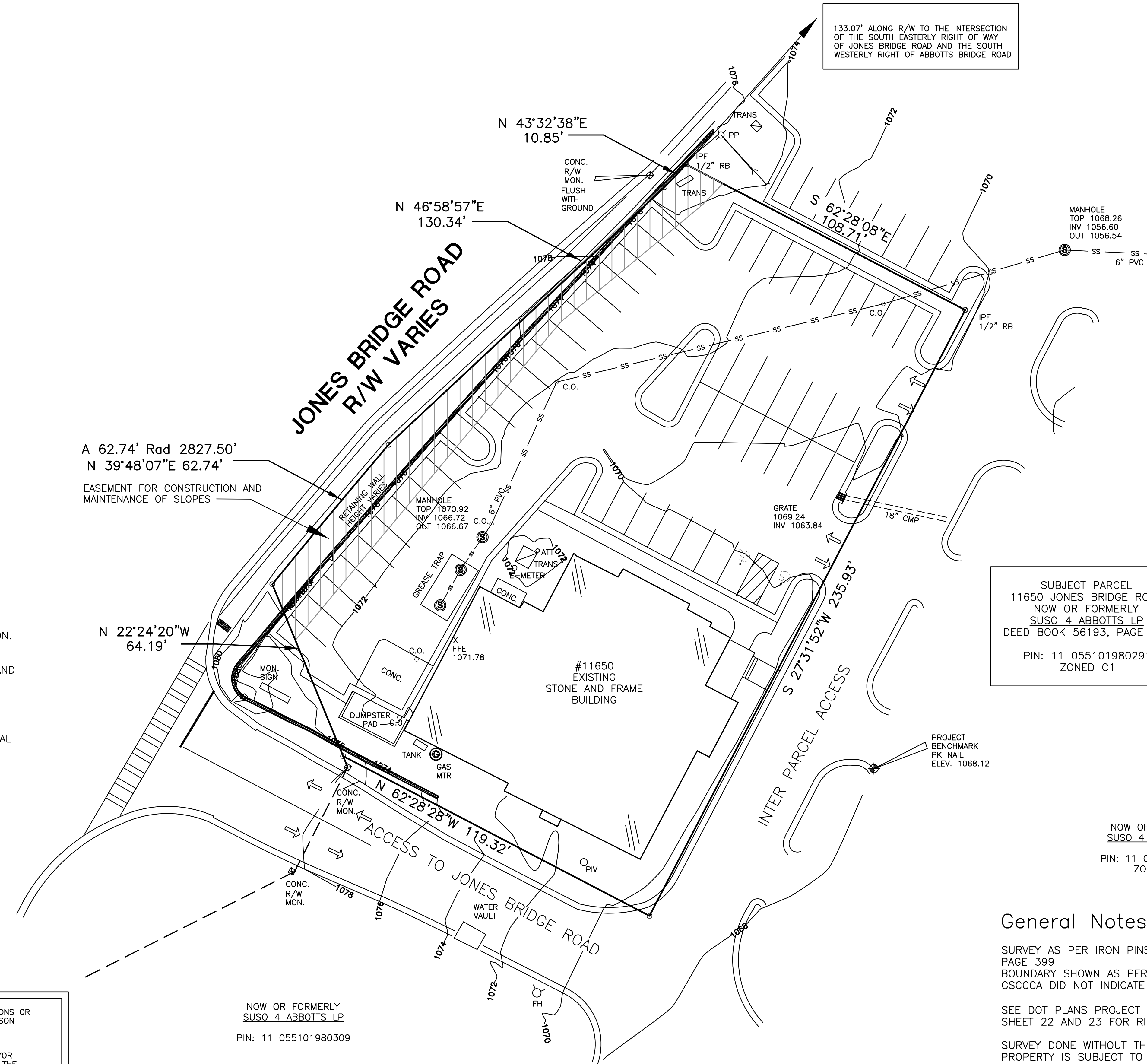


**LEGEND**

- R/W RIGHT OF WAY
- WM WATER METER
- B/L BUILDING LINE
- P PROPERTY LINE
- F FIRE HYDRANT
- VALVE
- WATER MAIN
- MH MANHOLE
- SEWER LINE
- SEWER EASEMENT
- GAS LINE
- PP POWER POLE
- N&C NAIL IN CAP
- LP LIGHT POLE
- EE EXISTING ELEVATION
- RB REBAR
- O.T.P. OPEN TOP PIPE
- FES FLARED END SECTION
- JB JUNCTION BOX
- HW HEADWALL
- CL CENTER LINE
- DR DRAINAGE DIRECTION
- HN HOUSE NUMBER
- IPF IRON PIN FOUND
- IPS IRON PIN SET
- E ELECTRIC POWER
- R RADIUS OF CURVATURE
- CB DOUBLE WING CATCH BASIN
- SW SINGLE WING CATCH BASIN
- PP POWER POLE
- A ARC OF CURVE
- INV INVERT
- DI DROP INLET
- PE PROPOSED ELEVATION
- POB POINT OF BEGINNING



Total Area:  
33,413 SQ. FT  
0.76 ACRES

SUBJECT PARCEL  
11650 JONES BRIDGE ROAD  
NOW OR FORMERLY  
SUSO 4 ABBOTTS LP  
DEED BOOK 56193, PAGE 399  
PIN: 11 055101980291  
ZONED C1

Received  
May 7, 2024  
RZ-24-0005  
Planning & Zoning

NOW OR FORMERLY  
SUSO 4 ABBOTTS LP  
PIN: 11 055101980309  
ZONED C1

**General Notes:**

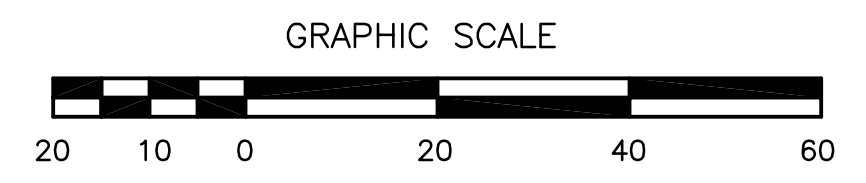
SURVEY AS PER IRON PINS FOUND, AND DEED BOOK 56193, PAGE 399  
BOUNDARY SHOWN AS PER RECORDED DEED. A SEARCH OF GSCCCA DID NOT INDICATE ANY NEW RIGHT OF DEDICATION.

SEE DOT PLANS PROJECT NO. STP-189-1 (28)  
SHEET 22 AND 23 FOR RIGHT OF WAY INFORMATION

SURVEY DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND PROPERTY IS SUBJECT TO ALL MATTERS OF TITLE.

SAID DESCRIBED PROPERTY IS LOCATED WITHIN A FLOOD ZONE DESIGNATION "X" BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP NO 13121C0079F, WITH A DATE OF IDENTIFICATION OF 9/18/2013, FOR COMMUNITY NUMBER 130678, IN FULTON COUNTY, STATE OF GEORGIA WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

NO EVIDENCE OF RECENT WORK ON SUBJECT PROPERTY



**SURVEY DATA.**  
95% OF THE DATA SHOWN FOR THIS PLAT WAS OBTAINED UTILIZING GPS. IT INCLUDES ALL HORIZONTAL AND VERTICAL CONTROL POINT INFORMATION. THE EQUIPMENT USED TO OBTAIN THIS DATA WAS A CARLSON BRX7 WITH A CARLSON RT4 TABLET AND A TOPCOM GT 1003 ROBOTIC TOTAL STATION. THE TECHNIQUE WAS RTK CORRECTED MEASUREMENTS. THE RELATIVE POSITIONAL ACCURACY OBTAINED ON THE POINTS UTILIZED ON THIS SURVEY WERE 0.06 FEET HORIZONTALLY AND 0.03 VERTICALLY AT THE 95% CONFIDENCE LEVEL.

FIELD WORK COMPLETED ON FEBRUARY 14, 2024

SURVEY BEARINGS WERE ROTATED TO GEORGIA WEST STATE PLANE COORDINATE SYSTEM USING 1983 DATUM AND VERTICAL DATUM OF 1988.

THIS PLAT HAS BEEN CALCULATED FOR PRECISION AND WAS FOUND TO BE ACCURATE WITHIN 1 FOOT IN 53,145 FEET.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON AND NO WARRANTIES EXTEND TO ANY UNNAMED PERSON WITHOUT A RE-CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON

COPYRIGHT 2024 DIVERSIFIED TECHNICAL GROUP, LLC  
THIS DRAWING AND ITS REPRODUCTIONS ARE THE PROPERTY OF THE SURVEYOR AND MAY NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR.

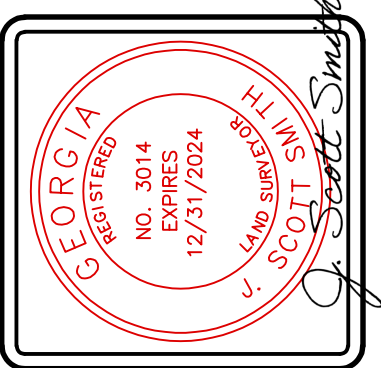
This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated herein. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67



J. Scott Smith 2/28/24  
DATE

REVISIONS	
NO.	DESCRIPTION

**DIVERSIFIED TECHNICAL GROUP, L.L.C.**  
LAND SURVEYORS - LAND PLANNERS  
Land Surveying Firm License# 567  
2700 BRASELTON HIGHWAY  
SUITE 200-43030019  
Dacula, GA 30019  
PH: 770-614-7095  
EMAIL: DtgSurvey@aol.com



**Boundary As-Built**  
**11650 Jones Bridge Rd**  
LAND LOTS(S): 198 DISTRICT: 1 SECTION: 1  
CITY OF JOHNS CREEK  
FULTON COUNTY, GEORGIA

DATE	DRAWN	CHECKED
2/16/24	J.S.S.	J.S.S.

SCALE 1" = 20'  
SHEET TITLE  
**Boundary As-Built**

PROJECT NUMBER  
**24111**  
**1**  
DRAWING NUMBER

## Items Corresponding to Schedule B

Notes Corresponding to Special Exceptions Schedule B - Section 2

Fidelity National Title Insurance Company  
Commitment Number: H10386-RY / 38671-GA  
Effective Date: April 12, 2016 at 8:00 a.m.

12 Easements as conveyed in Limited Warranty Deed from Gwinnett Prado, L.P., a Georgia limited partnership to Fulton County, a political body of Georgia dated June 5, 2006, filed for record June 20, 2006 and recorded in Deed Book 48229, Page 234, Fulton Georgia records. (Affects property, as shown hereon.)

13 Terms and conditions of that certain Easement Agreement, by and between Cannery Village Associates, a Georgia general partnership and Miss Wynette B. Anderson, an individual, dated November 21, 1993, filed for record December 1, 1993, and recorded in Deed Book 17446, Page 164, aforesaid records. (Benefits property as shown hereon.)

14 Terms and conditions of that certain Slope Easement Agreement, by and between Cannery Village Associates, a Georgia general partnership and The Trustees of Clear Springs Baptist Church, dated November 28, 1993, filed for record December 9, 1993, and recorded in Deed Book 17486, Page 52, aforesaid records. (Benefits property as shown hereon.)

15 Terms and conditions of that certain unrecorded lease as evidenced by Memorandum of Lease from Cannery Village Associates, a Georgia general partnership to Publix Super Markets, Inc., a Florida corporation, dated December 8, 1993, filed for record December 27, 1993 and recorded in Deed Book 17669, Page 276, aforesaid records; as affected by that certain First Modification to Memorandum of Lease, dated May 26, 1994, filed for record August 4, 1994, and recorded in Deed Book 18611, Page 343, aforesaid records; and as affected by that certain Subordination, Non-Disturbance and Attornment Agreement by and between Protective Life Life Insurance Company, Publix Super Markets, Inc., a Florida corporation, and PMAT Abbots, L.L.C., as a successor in interest to Cannery Village Associates, dated April 28, 2015, filed for record May 22, 2015, and recorded in Deed Book 54967, Page 553, aforesaid records. (No survey related items.)

16 Easements as conveyed in Right-of-Way Deed from Cannery Village Associates, a Georgia general partnership to Fulton County dated November 2, 1993, filed for record January 24, 1994 and recorded in Deed Book 17708 Page 119, aforesaid records. (Easement affects property, but cannot be plotted; blanket in nature.)

17 Easement from Cannery Village Associates to Sawnee Electric Membership Corporation dated April 6, 1994, filed for record May 9, 1994, and recorded in Deed Book 18286, Page 123, aforesaid records. (Easement affects property, but cannot be plotted; blanket in nature.)

18 Easement from Cannery Village Associates to Georgia Power Company dated June 27, 1994, filed for record October 6, 1994, and recorded in Deed Book 18841, Page 154, aforesaid records. (Easement affects property, but cannot be plotted; blanket in nature.)

19 Terms and conditions of that certain Easement Agreement, by and between Cannery Village Associates, a Georgia general partnership and Estate of Ray C. Turner, dated September 8, 1994, filed for record November 16, 1994, and recorded in Deed Book 19861, Page 124, aforesaid records. (Does not affect property.)

20 Reservation and Declaration of Cross Easements, by Cannery Village Associates, a Georgia general partnership dated April 5, 1995, filed for record April 5, 1995, and recorded in Deed Book 19433, Page 2, aforesaid records; as affected by that certain First Amendment to Reservation and Declaration of Cross Easements, dated March 13, 1997, and recorded in April 2, 1997, and recorded in Deed Book 22514, Page 240, aforesaid records; as affected by that certain Agreement Regarding Reservation and Declaration of Cross Easements by and between Cannery Village Associates, a Georgia general partnership and SVI Properties, L.L.C., a Georgia limited liability company, dated July 25, 1997, filed for record September 3, 1997, and recorded in Deed Book 23087, Page 215, aforesaid records; as affected by that certain Agreement Regarding Reservation and Declaration of Cross Easements by and between Abbots Village, LLC, a Georgia limited liability company, f/k/a Cannery Village Associates, a Georgia general partnership and Warsaw School Preservation Co., LLC, a Georgia limited liability company, dated August 29, 2002, filed for record September 5, 2002, and recorded in Deed Book 33057, Page 1, aforesaid records; and as affected by that certain Sanitary Sewer Easement Agreement, dated December 7, 2001, filed for record December 12, 2001, and recorded in Deed Book 31447, Page 457, aforesaid records. (Affects property, as shown on survey. Note: Exhibit "N" has been superseded by later right of way acquisition.)

21 Declaration of Restrictions by Cannery Village Associates, a Georgia general partnership, dated July 25, 1997, filed for record September 3, 1997, and recorded in Deed Book 23087, Page 176, aforesaid records; as affected by that certain Agreement Regarding Declaration of Restrictions from Abbots Village, LLC, a Georgia limited liability company, f/k/a Cannery Village Associates, a Georgia general partnership to Warsaw School Preservation Co., LLC, a Georgia limited liability company, dated December 7, 2001, filed for record December 12, 2001, and recorded in Deed Book 31447, Page 486, aforesaid records. (No survey related matters.)

22 Declaration of Restrictions by Cannery Station Associates, a Georgia general partnership dated July 25, 1997, and recorded in Deed Book 23087, Page 186, aforesaid records. (No survey related matters.)

23 Declaration of Restrictions by Cannery Station Associates, a Georgia general partnership, dated December 23, 1997, filed for record December 31, 1997, and recorded in Deed Book 23677, Page 307 aforesaid records; as affected by that certain Agreement Regarding Declaration of Restrictions from Abbots Village, LLC, a Georgia limited liability company, f/k/a Cannery Village Associates, a Georgia general partnership to Warsaw School Preservation Co., LLC, a Georgia limited liability company, dated December 7, 2001, filed for record December 12, 2001, and recorded in Deed Book 31447, Page 486, aforesaid records. (No survey related matters.)

24 Parking Easement from Cannery Village Associates, a Georgia general partnership to SVI Properties, LLC, a Georgia limited liability company, dated July 25, 1997, filed for record September 3, 1997, and recorded in Deed Book 23087, Page 208, aforesaid records, and as shown on the Survey. (Affects property as shown hereon.)

25 Terms and conditions of that certain Operating and Easement Agreement, by and between Cannery Village Associates, a Georgia general partnership and Dynamo Parents Club, Inc., a Georgia corporation, dated December 23, 1997, filed for record December 31, 1997, and recorded in Deed Book 23677, Page 302, aforesaid records; and as assigned by that certain Assignment and Assumption of Operating and Easement Agreement from Warsaw School Preservation Company, LLC, a Georgia limited liability company to Abbots Bridge Partners, LLC, a Georgia limited liability company, dated January 31, 2006, filed for record February 2, 2006, and recorded in Deed Book 41874, Page 676, aforesaid records; as amended by that certain Assignment and Assumption of Operating and Easement Agreement from Abbots Bridge Partners, LLC, a Georgia limited liability company and Dynamo Parents Club, Inc., a Georgia non-profit corporation, dated June 19, 2012, filed for record December 4, 2012, and recorded in Deed Book 51964, Page 626, aforesaid records. (Does not affect property.)

26 Declaration of Restrictions by Abbots Village, LLC, a Georgia limited liability company, dated December 7, 2001, filed for record December 12, 2001, and recorded in Deed Book 31447, Page 425 aforesaid records. (No survey related matters.)

27 Terms and conditions of that certain Sanitary Sewer Easement Agreement, by and between Abbots Village, LLC, a Georgia limited liability company and Warsaw School Preservation Co., LLC, a Georgia limited liability company, dated December 7, 2001, filed for record December 12, 2001, and recorded in Deed Book 31447, Page 457, aforesaid records; and as assigned by that certain Assignment and Assumption of Sanitary Sewer Easement Agreement from Warsaw School Preservation Company, LLC, a Georgia limited liability company to Abbots Bridge Partners, LLC, a Georgia limited liability company, dated January 31, 2006, filed for record February 2, 2006, and recorded in Deed Book 41874, Page 679, aforesaid records, and as shown on the Survey. (Affects property as shown hereon.)

28 Terms and conditions of that certain Water Reimbursement Agreement, by and between Abbots Village, LLC, a Georgia limited liability company and Warsaw School Preservation Co., LLC, a Georgia limited liability company, dated December 7, 2001, filed for record December 12, 2001, and recorded in Deed Book 31447, Page 472, aforesaid records; and as assigned by that certain Assignment and Assumption of Water Reimbursement Agreement from Warsaw School Preservation Co., LLC, a Georgia limited liability company to Abbots Bridge Partners, LLC, a Georgia limited liability company, dated January 31, 2006, filed for record February 2, 2006, and recorded in Deed Book 41874, Page 682, aforesaid records. (No survey related matters.)

29 Underground Easement from Gwinnett Prado, L.P. to Georgia Power Company, dated October 20, 2004, filed for record December 9, 2004, and recorded in Deed Book 38977, Page 217, aforesaid records. (Affects property as shown hereon.)

30 Easement from Gwinnett Prado, L.P. to Georgia Power Company, dated October 20, 2004, filed for record December 9, 2004, and recorded in Deed Book 38977, Page 221, aforesaid records. (Affects property as shown hereon.)

31 Reservation of easements as contained in that certain Limited Warranty Deed from Cannery Village Associates, a Georgia general partnership to SVI Properties, LLC, a Georgia limited liability company dated July 25, 1997, filed for record September 3, 1997, and recorded in Deed Book 23087, Page 193, aforesaid records. (No survey related matters.)

32 Release of certain rights regarding Reservation and Declaration of Cross-Easements recorded in Deed Book 19433, Page 2, by Cannery Village Associates, a Georgia general partnership, contained in letter attached to Mortgage, Assignment of Leases and Rents, Security Agreement and Financing Statement from SW Properties, LLC, a Georgia limited liability company, to Franchise Acceptance Corporation Limited, an Irish corporation, dated June 30, 1997, filed for record September 3, 1997, recorded in Deed Book 23087, Page 229, aforesaid records. (No survey related matters)

33 Right of Way Easement from Cannery Village Associates to Sawnee Electric Membership Corporation dated June 29, 1994, filed for record June 12, 1995, and recorded in Deed Book 19650, Page 11, aforesaid records. (Affects property, but cannot be plotted; blanket in nature.)

## Recorded Legal Description

Tract A:

All that tract or parcel of land lying and being located Land Lots 193, 198 and 199 of the 1st District, 1st Section of Fulton County, Georgia and being more particularly described as follows: To find the Point of Beginning, commence at the point of intersection of the Southeast Right of Way (R/W) line of Jones Bridge Road (R/W varies) and the Southwest R/W line of Abbots Bridge Road (R/W varies) if said R/W lines where extended to a point instead of a curve, thence, from said point of intersection, proceed South 79°12'32" East, a distance of 36.17 feet to a point on said R/W line of Abbott Bridge Road, said point being the Point of Beginning. Thence, from said Point of Beginning (POB), following said R/W line of Abbots Bridge Road South 79°12'32" East, a distance of 240.22 feet to a concrete nail set on said R/W line; thence leaving said R/W line South 10°04'10" West, a distance of 141.43 feet to a 1/2 inch rebar found; thence South 61°06'57" East, a distance of 178.73 feet to a 1/2 inch rebar found; thence South 15°42'58" West, a distance of 76.17 feet to a 1/2 inch rebar found; thence South 24°55'39" West, a distance of 62.71 feet to a point; thence South 11°43'31" West, a distance of 52.97 feet to a point; thence South 50°28'45" West, a distance of 84.47 feet to a 1/2 inch rebar found; thence South 32°47'40" West, a distance of 102.64 feet to a 1/2 inch rebar found; thence South 28°26'53" West, a distance of 55.40 feet to a 1/2 inch rebar found; thence South 17°48'07" West, a distance of 34.98 feet to a point; thence South 09°28'59" East, a distance of 45.49 feet to a point; thence South 00°31'35" West, a distance of 51.74 feet to a point; thence South 15°50'55" West, a distance of 46.50 feet to a point; thence South 16°10'12" West, a distance of 45.43 feet to a point; thence South 00°42'49" East, a distance of 60.75 feet to a 1/2 inch rebar set on the Land Lot Line common to Land Lots 198 and 199; thence leaving said Land Lot Line South 00°42'49" East, a distance of 0.55 feet to a 1/2 inch rebar set; thence South 10°36'37" East, a distance of 50.73 feet to a 1/2 inch rebar set; thence South 14°35'01" West, a distance of 27.32 feet to a 1/2 inch rebar set; thence North 88°3'00" West, a distance of 772.87 feet to a 3/4 inch crimp top pipe found on the Land Lot Line common to Land Lots 192 and 199; thence following said Land Lot Line North 00°45'04" East, a distance of 79.90 feet to a 3/4 inch crimp top pipe found at the common corner of Land Lots 192, 193, 198, and 199; thence following the Land Lot Line common to Land Lots 192 and 193 North 89°02'31" West, a distance of 42.86 feet to a 1/2 inch rebar found at the point of intersection and said Land Lot Line and the Southeast R/W line of Jones Bridge Road; thence leaving said Land Lot Line and following said R/W line 356.30 feet along a curve to the right, said curve having a chord of North 32°28'21" East 356.13 feet and a radius of 3329.94 feet to a point; thence North 32°32'16" East, a distance of 160.77 feet to a point; thence 105.99 feet along a curve to the right, said curve having a chord of North 33°46'13" East 105.98 feet and a radius of 2463.92 feet to a point; thence North 38°07'07" East, a distance of 115.32 feet to a point; thence North 35°26'03" East, a distance of 33.46 feet to a 1/2 inch rebar found on said R/W line; thence leaving said R/W line South 10°37'32" East, a distance of 23.50 feet to a 1/2 inch rebar set; thence South 61°06'15" East, a distance of 157.92 feet to a concrete nail set; thence North 28°54'05" West, a distance of 235.93 feet to a 1/2 inch rebar found; thence North 61°05'55" West, a distance of 120.71 feet to a 1/2 inch rebar found on the Southeast R/W line of Jones Bridge Road; thence following said R/W line North 42°36'11" East, a distance of 63.98 feet to a point; thence 66.01 feet along a curve to the right, said curve having a chord of North 71°41'50" East 63.21 feet and a radius of 65.00 feet to the Point of Beginning. Said tract contains 13.657 acres or 594.880 square feet.

Outparcel B:

All that tract or parcel of land lying and being located Land Lot 198 of the 1st District, 1st Section of Fulton County, Georgia and being more particularly described as follows: To find the Point of Beginning, commence at the point of intersection of the Southeast Right of Way (R/W) line of Jones Bridge Road (R/W varies) and the Southwest R/W line of Abbots Bridge Road (R/W varies) if said R/W lines where extended to a point instead of a curve, thence, from said point of intersection, proceed South 42°36'11" West, a distance of 36.17 feet to a point on said R/W line of Jones Bridge Road, thence South 42°36'11" West, a distance of 63.98 feet to a 1/2 inch rebar found on said R/W line; said rebar being the Point of Beginning. Thence from said Point of Beginning (POB B), leaving said R/W line of Jones Bridge Road, South 61°05'55" East, a distance of 120.71 feet to a 1/2 inch rebar found; thence South 28°54'05" West, a distance of 235.93 feet to a concrete nail set; thence North 61°06'15" West, a distance of 157.92 feet to a 1/2 inch rebar set; thence North 10°37'32" West, a distance of 23.50 feet to a 1/2 inch rebar found on the Southeast R/W line of Jones Bridge Road; thence following said R/W line North 42°36'11" East, a distance of 63.98 feet to a point; thence 66.01 feet along a curve to the right, said curve having a chord of North 71°41'50" East 63.21 feet and a radius of 65.00 feet to the Point of Beginning. Said tract contains 0.808 acres or 35.215 square feet.

The above described tract of land is the same property as surveyed hereon and described in Fidelity National Title Insurance Company Commitment Number H10386-RY / 38671-GA, with an effective date of April 12, 2016 at 8:00 a.m.

## Zoning Information

Jurisdiction: City of Johns Creek, Georgia  
Date of Existing Ordinance: November 13, 2014  
Existing Zoning Designation: "C-1" Community Business District  
Existing Land Use: Shopping Center (including restaurants, offices, retail stores, and salons)  
Is the Existing Use in Conformance? Yes, as Permitted Uses.

Existing Setbacks:  
Front: 40 feet  
Side: None for buildings other than dwellings, unless adjacent to a street, then 40 Feet  
Rear: None for buildings other than dwellings

Observed Setbacks:  
Front: 24.0 ft (Resulting from a right-of-way take after the building was built)  
Side: 77.3 ft  
Rear: 61.8 ft

Maximum Building Height or Stories: 4 Stories / 60 Feet  
Minimum Lot Frontage: 35 Feet adjoining a street  
Building Density Formula: No Limitation  
Parking Space Formula: 1 per 250 Square Feet Exceeding 15,000 Square feet  
Parking Spaces Required: 438 Total Parking Spaces (109,586 / 250 = 438)

Requirements shown are per zoning report prepared by Deanna Jefferson of The Planning and Zoning Resource Company. Questions may be directed to David Stoddart at 405.840.4344, Extension 3347 or by email at david.stoddart@pzr.com. Please reference PZR Site Number 83606-1.

## Statement of Encroachments

A Building crosses front setback line a maximum distance of 16.0 feet as a result of a right-of-way take after the building was built.

## As-surveyed Description

All that tract or parcel of land situated, lying and being in Land Lots 193, 198 and 199, 1st District 1st Section, Fulton County, in the City of Jones Creek, Georgia and being more particularly described as follows:

Beginning at a capped 1/2" rebar set at the land lot corner common to Land Lots 192, 193, 198 and 199; thence, proceed North 89 degrees 02 minutes 31 seconds West for a distance of 22.89 feet to a capped 1/2 inch rebar set on the southeasterly right of way of Jones Bridge Road (having a variable width right of way); proceed thence along the said right of way of Jones Bridge Road the following courses and distances; North 25 degrees 28 minutes 03 seconds East for a distance of 57.31 feet to a point; North 25 degrees 43 minutes 49 seconds East for a distance of 31.30 feet to a point; along a curve to the right having a radius of 2821.52 feet and an arc length of 37.54 feet, said arc being subtended by a chord with a bearing of North 26 degrees 06 minutes 54 seconds East and a length of 37.54 feet, to a concrete monument found; North 71 degrees 43 minutes 15 seconds East for a distance of 40.47 feet to a concrete monument found; North 27 degrees 32 minutes 02 seconds East for a distance of 51.92 feet to a concrete monument found; North 18 degrees 58 minutes 41 seconds West for a distance of 30.74 feet to a concrete monument found; North 28 degrees 48 minutes 04 seconds East for a distance of 22.52 feet to a point; North 24 degrees 58 minutes 53 seconds East for a distance of 53.31 feet to a point; along a curve to the right having a radius of 2823.99 feet and an arc length of 347.82 feet, said arc being subtended by a chord with a bearing of North 33 degrees 38 minutes 29 seconds East and a length of 347.60 feet, to a concrete monument found; North 81 degrees 58 minutes 11 seconds East for a distance of 35.66 feet to a concrete monument found; North 80 degrees 07 minutes 56 seconds East for a distance of 43.47 feet to a concrete monument found; North 28 degrees 57 minutes 50 seconds East for a distance of 40.49 feet to a concrete monument found; North 20 degrees 24 minutes 48 seconds West for a distance of 68.31 feet to a capped 1/2" rebar set; along a curve to the right having a radius of 2827.49 feet and an arc length of 62.74 feet, said arc being subtended by a chord with a bearing of North 41 degrees 47 minutes 40 seconds East and a length of 62.74 feet, to a point; North 44 degrees 52 minutes 30 seconds East for a distance of 128.82 feet to a concrete monument found; along a curve to the right having a radius of 725.42 feet and an arc length of 145.73 feet, said arc being subtended by a chord with a bearing of North 49 degrees 02 minutes 16 seconds East and a length of 145.48 feet, to a concrete monument found at the intersection of the said right of way of Jones Bridge Road with the southerly right of way of Abbots Bridge Road (having a variable width right of way); thence South 79 degrees 11 minutes 51 seconds East for a distance of 102.84 feet said right of way of Abbots Bridge Road to a capped 1/2" rebar set; thence departing said right of way and proceed South 10 degrees 04 minutes 10 seconds West for a distance of 144.62 feet to a 1/2" rebar found; thence South 61 degrees 05 minutes 57 seconds East for a distance of 179.73 feet to the centerline of an unnamed creek; thence along the said creek the following courses and distances; South 15 degrees 42 minutes 56 seconds West for a distance of 76.17 feet to a point; South 24 degrees 55 minutes 39 seconds West for a distance of 62.71 feet to a point; South 11 degrees 43 minutes 31 seconds West for a distance of 52.97 feet to a point; South 50 degrees 28 minutes 45 seconds West for a distance of 84.47 feet to a point; South 32 degrees 47 minutes 40 seconds West for a distance of 102.64 feet to a point; South 28 degrees 26 minutes 53 seconds West for a distance of 55.40 feet to a point; South 17 degrees 48 minutes 07 seconds West for a distance of 34.98 feet to a point; South 09 degrees 28 minutes 59 seconds East for a distance of 45.49 feet to a point; South 00 degrees 31 minutes 35 seconds West for a distance of 51.74 feet to a point; South 15 degrees 50 minutes 55 seconds West for a distance of 46.50 feet to a point; South 16 degrees 10 minutes 12 seconds West for a distance of 45.43 feet to a point; South 00 degrees 42 minutes 49 seconds East for a distance of 60.75 feet to a point on the Land Lot Line common to Land Lots 198 and 199; South 00 degrees 42 minutes 49 seconds East for a distance of 0.55 feet to a point; South 10 degrees 36 minutes 37 seconds East for a distance of 50.73 feet to a point; South 14 degrees 35 minutes 01 second West for a distance of 27.32 feet to a point; thence departing said creek and proceed North 88 degrees 37 minutes 00 seconds West for a distance of 772.87 feet to a capped 1/2" rebar set; thence North 00 degrees 45 minutes 04 seconds East for a distance of 79.90 feet to a capped 1/2" rebar set and The True Point of Beginning.

Containing within said bounds 14.098 acres (614,113 square feet) more or less.

The above described tract of land is the same property as surveyed hereon and described in Fidelity National Title Insurance Company Commitment Number H10386-RY / 38671-GA, with an effective date of April 12, 2016 at 8:00 a.m.

## Survey Notes

A Topcon GTS-313 Total Station with EDM (electronic distance meter) was used to obtain the angular and linear measurements for this survey.

The field data upon which this plat is based has a closure precision of one foot in 84,988 feet, an angular error of 0 seconds per angle point, and was not adjusted.

This plat has been calculated for closure and found to be accurate within one foot in 118,908 feet.

There is no evidence of earth moving work.

There is no evidence of currently ongoing building construction and building additions.

There is no evidence of any changes in street right of way.

There are 610 parking spaces on the site, including 591 regular and 19 handicapped spaces.

The property has direct access to Jones Bridge Road and Abbots Bridge Road which are accepted public streets or highways.

There is no evidence of cemeteries or burial grounds.

There is no evidence of the site being used as a solid waste dump, storage of hazardous waste, a sump, or sanitary landfill.

All field measurements matched record dimensions within the precision requirements of ALTA/ACSM specifications unless otherwise shown.

Bearings are based on the property corners found along the southerly line of the subject property. Forming a bearing of N88°3'00"W.

Property as shown creates a mathematically closed figure without any gores, gaps, or overlaps.

By observed above ground evidence, no undisturbed stream buffers were found on the property.

The address of 11605 Jones Bridge Road was verified in the field.

Right of way improvements as shown on the survey are derived from the Georgia Department of Transportation Project No. STP-189-1 (28), last revised 11/09/2006.

Locations and labeling of tenant building spaces are as per site plan provided by client.

Property has an Alpharetta mailing address but is within the City of Jones Creek.

Property is served directly by public utilities (electric, water, phone, sewer and gas and does not depend upon or cross over any other property without the benefit of an easement in order to obtain such utilities.

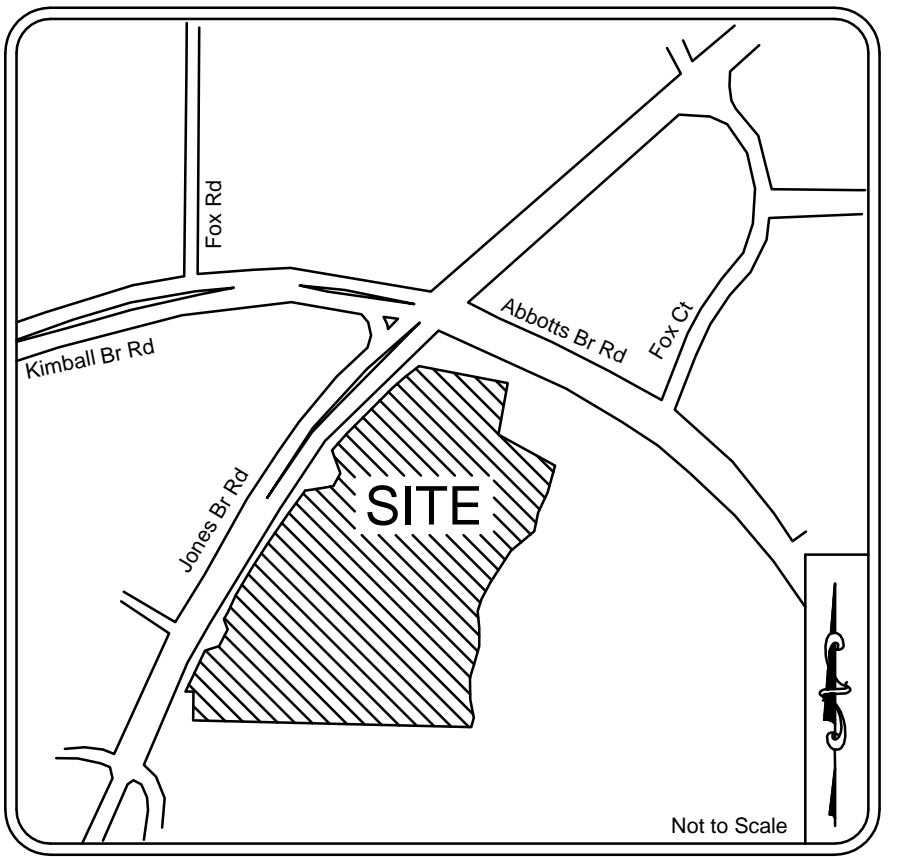
Storm water runs into adjoining property as per easement recorded in Deed Book 19133, Page 2.

There are no party walls affecting the subject property.

No wetland boundary markers were observed on the site.

FLOOD NOTE:

By graphic plotting only, this property is in zone "X" Flood Insurance Rate Map Numbers 130678 0087 F & 130679 0079 F, which bear effective dates of September 18, 2013, and is not in a special flood hazard area. By website visit on April 4, 2015 to the National Flood Insurance Program <http://www.fema.gov> we have learned this community does currently participate in the program. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.



Vicinity Map

## Area

Total area of subject property is approximately 14.098 acres (614,113 square feet)

## ALTA/NSPS Land Title Survey

Surveyor's Certification

To SUSO 4 Abbots LP, Keybank National Association, as agent on behalf of itself and other lenders, and its successors and assigns as their interest may appear, Fidelity National Title Insurance Company as Agent, and their respective successors, nominees and assigns:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 13, 14, 16, 17, 18 and 19 of Table A thereof. The field work was completed on May 2, 2016.

Date of Plat or Map: May 2, 2016

SURVEY FOR

ABBOTTS VILLAGE SHOPPING CENTRE

LOCATION

DISTRICT: 1ST SECTION: 1ST  
COUNTY: FULTON LAND LOTS: 193, 198, 199  
CITY: JONES CREEK STATE: GEORGIA  
ADDRESS: 11605 JONES BRIDGE ROAD  
ALPHARETTA, GA 30005

INFORMATION

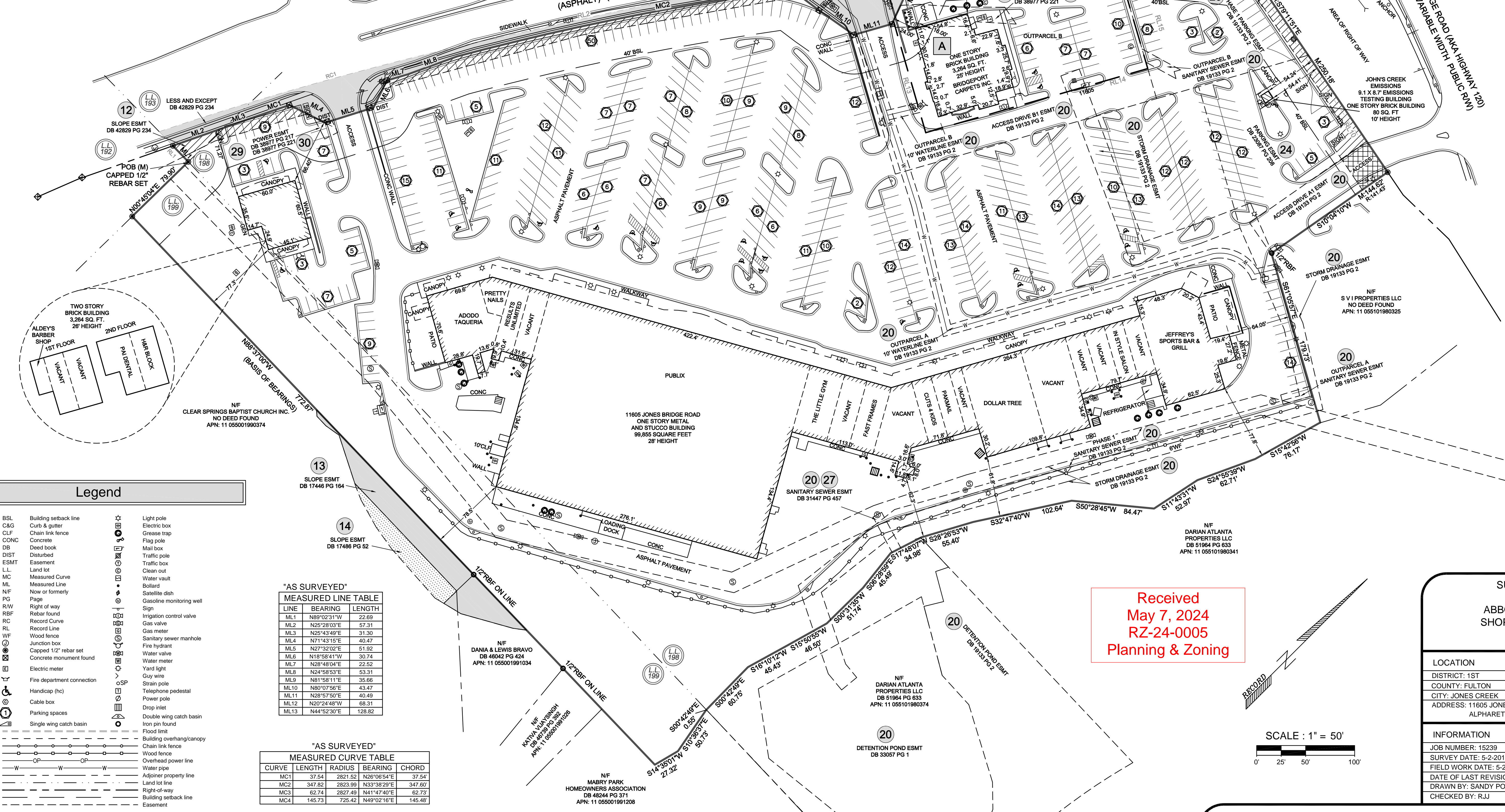
JOB NUMBER: 15239  
SURVEY DATE: 5-2-2016  
FIELD WORK DATE: 5-2-2016  
DATE OF LAST REVISION: 5-16-2016  
DRAWN BY: SANDY PORTER, PHILLIP RUSSELL  
CHECKED BY: RJJ SHEET 1 OF 2

**MA** Moreland Altobelli Associates, Inc.  
Engineering Planning Landscape Architecture Land Acquisition Surveying  
2450 Commerce Ave Ste 100  
Duluth, Georgia 30096-8910 770/263-5945

Received  
May 7, 2024  
RZ-24-0005  
Planning & Zoning

LINE	BEARING	LENGTH
RL1	N89°02'31"W	42.86
RL2	N32°32'16"E	160.77
RL3	N38°07'07"E	115.32
RL4	N35°26'03"E	33.46
RL5	N35°26'03"E	7.73
RL6	N41°09'26"E	52.44
RL7	N43°06'24"E	156.16
RL8	N42°36'11"E	7.13
RL9	N42°36'11"E	83.98
RL10	S79°12'32"E	240.22
RL11	S79°12'32"E	36.17
RL12	S10°37'32"E	23.50
RL13	S61°06'15"E	157.92
RL14	N28°54'05"E	235.93
RL15	N61°05'55"W	120.71
RL16	N42°36'11"W	36.17

CURVE	LENGTH	RADIUS	BEARING	CHORD
RC1	356.30	3329.94	N29°28'21"E	356.13
RC2	105.99	2463.92	N33°46'13"E	105.98
RC3	66.01	66.00	N71°41'50"E	63.21



**Legend**

- BSL Building setback line
- C&G Curb & gutter
- CLF Chain link fence
- CONC Concrete
- DB Deed book
- DIST Disturbed
- ESMT Easement
- LL Land lot
- MC Measured Curve
- ML Measured Line
- NF Now or formerly
- PG Page
- R/W Right of way
- RBF Rebar found
- RC Record Curve
- RL Record Line
- WF Wood fence
- Junction box
- Capped 1/2" rebar set
- Concrete monument found
- Electric meter
- Fire department connection
- Handicap (hc)
- Cable box
- Parking spaces
- Single wing catch basin
- Flood limit
- Building overhang/canopy
- Chain link fence
- Wood fence
- Overhead power line
- Water pipe
- Adjoiner property line
- Land lot line
- Right-of-way
- Building setback line
- Easement
- Light pole
- Electric box
- Grease trap
- Flag pole
- Mail box
- Traffic pole
- Traffic box
- Clean out
- Water vault
- Bollard
- Satellite dish
- Gasoline monitoring well
- Sign
- Irrigation control valve
- Gas valve
- Gas meter
- Sanitary sewer manhole
- Fire hydrant
- Water valve
- Water meter
- Yard light
- Guy wire
- Strain pole
- Telephone pedestal
- Power pole
- Drop inlet
- Double wing catch basin
- Iron pin found

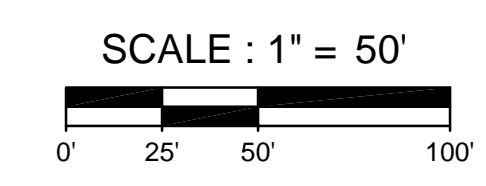
**"AS SURVEYED"**

LINE	BEARING	LENGTH
ML1	N89°02'31"W	22.69
ML2	N25°28'03"E	57.31
ML3	N25°43'49"E	31.30
ML4	N71°43'15"E	40.47
ML5	N27°32'02"E	51.92
ML6	N18°58'41"W	30.74
ML7	N28°48'04"E	22.52
ML8	N24°58'53"E	53.31
ML9	N81°58'11"E	35.66
ML10	N80°07'56"E	43.47
ML11	N28°57'50"E	40.49
ML12	N20°24'48"W	68.31
ML13	N44°52'30"E	128.82

**"AS SURVEYED"**

CURVE	LENGTH	RADIUS	BEARING	CHORD
MC1	37.54	2821.52	N26°06'54"E	37.54
MC2	347.82	2823.99	N33°38'29"E	347.60
MC3	62.74	2827.49	N41°47'40"E	62.73
MC4	145.73	725.42	N49°02'16"E	145.48

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