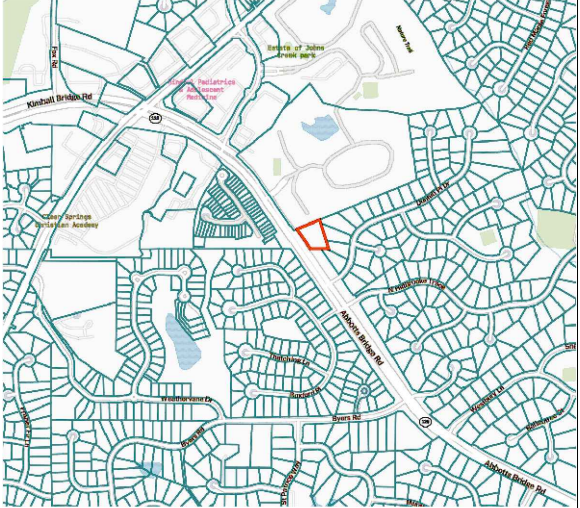


Received  
 July 2, 2024  
 RZ-24-0006  
 & VC-24-0004  
 Planning & Zoning

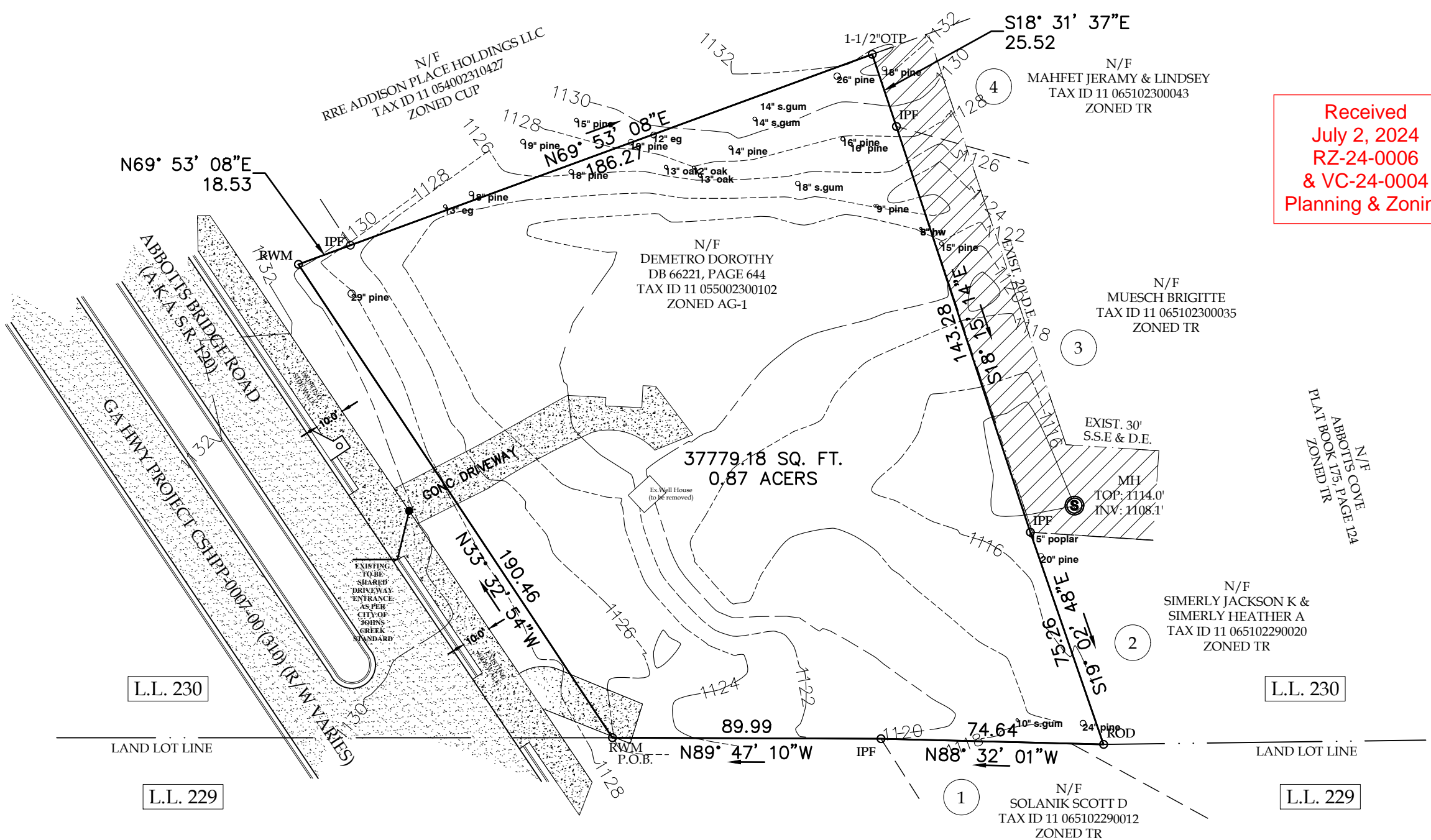


VACINITY MAP  
 (NOT TO SCALE)  
 FIELD CLOSURE=1'IN 20,000+  
 ANGLE POINT ERROR=< 03"  
 EQUIPMENT USED=GPS/TOTAL STATION  
 ADJUSTMENT METHOD=COMPASS RULE  
 PLAT CLOSURE=1'IN 100,000+

LEGEND

- IPF IRON PIN FOUND
- IPP IRON PIN PROPOSED
- R/W RIGHT OF WAY
- RWM RIGHT OF WAY MARKER
- MAG MAGNETIC
- POB POINT OF BEGINNING
- B/L BUILDING LINE
- D.E. DRAINAGE EASEMENT
- N/F NOW OR FORMERLY
- L.L. LAND LOT
- PP POWER POLE
- DROP INLET
- ⊗ WATER VALVE
- ⊙ MANHOLE
- ⊕ FIRE HYDRANT
- △ ELEVATION POINT
- PROPERTY CORNER
- FENCELINE

FLOOD NOTE:  
 THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD  
 HAZARDS AS PER COMMUNITY PLAN NO. 13121C0087 F, DATED  
 SEPTEMBER 18th 2013, ZONE "X".



RETRACEMENT SURVEY

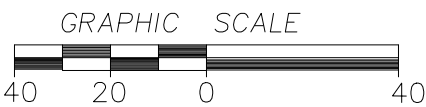
NOTE: PROPERTY LINES SHOWN ON THIS SURVEY/PLAT REPRESENT PHYSICAL FIELD CONDITIONS BY EVIDENCE OF APPARENT POSSESSION (IRON PINS FOUND, OLD & ESTABLISHED FENCE LINES, OLD WALL LINES, SHRUB & HEDGE LINE, HOUSE LOCATIONS, ETC.) THEY MAY DIFFER AND BE IN CONTENTION FROM EVIDENCE FOUND AT THE APPLICABLE COUNTY COURTHOUSE. THEY MAY ALSO DIFFER FROM OTHER SURVEYOR OPINIONS AND/OR NEIGHBORS SURVEYS/PLATS. A FULL LAND TITLE REPORT OPINION ON ALL PROPERTIES, INCLUDING ADJACENT AND CONTIGUOUS PROPERTIES MAY BE NEEDED TO RESOLVE ALL POSSIBLE PROPERTY LINE DISPUTES OR DISCREPANCIES.

THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY. THIS SURVEY IS SUBJECT TO REVISIONS AND UPDATE UPON RECEIPT OF SAID TITLE COMMITMENT.

UTILITIES PROTECTION CENTER  
 Call FREE  
 IN METRO ATLANTA  
 325-5000  
 THROUGHOUT GEORGIA  
 1-800-282-7411  
 THREE WORKING DAYS BEFORE YOU DIG

PREPARED FOR:

Simple Design Development LLC

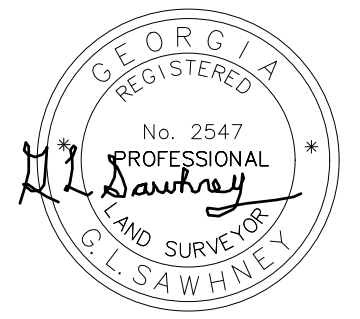


ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAY PUBLIC OR PRIVATE.

5150 Abbotts Bridge Rd, Johns Creek, GA 30005

0.87 ACRES	LAND LOT: 230	DATE: 06/21/24
	DISTRICT: 1ST	SCALE: GRAPHIC
	COUNTY: FULTON	JOB NO.: 2463

SAWHNEY & ASSOCIATES  
 523 HASTINGS WAY JONESBORO GA 30238  
 PH.# (678)478-6857



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### SURVEY LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 230 of the First District and First Section of formerly Milton, now Fulton County, Georgia, more particularly described as follows:

COMMENCING at the intersection of the south original line of said Land Lot 230 with the easterly side of Abbots Bridge Road R/W, SAID POINT BEING THE POINT OF BEGINNING;

Thence, N 33° 32' 54" W for a distance of 190.46 feet to a RIGHT OF WAY CONCRETE MONUMENT FOUND ON THE EASTERLY RIGHT OF WAY OF ABBOTTS BRIDGE ROAD;

Thence leaving said right of way, N 69° 53' 08" E for a distance of 18.53 feet to an iron pin;

Thence, N 69° 53' 08" E for a distance of 186.27 feet to an open top pipe;

Thence, S 18° 31' 37" E for a distance of 25.52 feet to an iron pin;

Thence, S 18° 15' 14" E for a distance of 143.28 feet an iron pin;

Thence, S 19° 02' 48" E for a distance of 75.26 feet a rod;

Thence, N 88° 32' 01" W for a distance of 74.64 feet to an iron pin;

thence N 89° 47' 10" W a distance of 89.99 feet to the POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 0.87 ACRES AND IS DEPICTED ON THAT CERTAIN PLAT OF SURVEY PREPARED BY SAWHNEY ASSOCIATES, DATED JUNE 21, 2024.