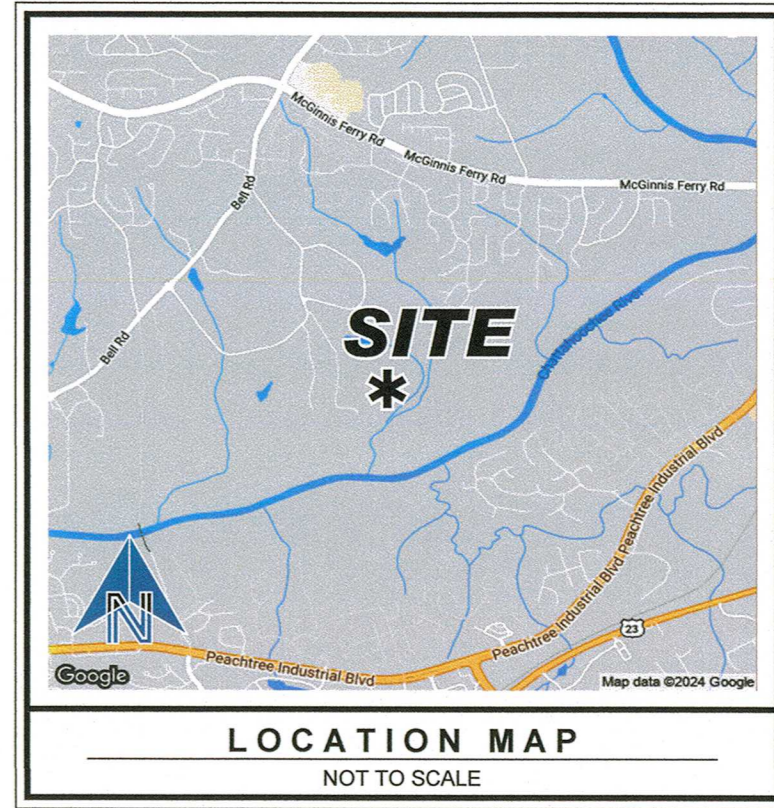


THIS BOX RESERVED FOR THE CLERK OF THE SUPERIOR COURT



SITE LOCATION
10855 Embury Farm Road, Johns Creek, GA 30097

ZONING: AG-1
This information is reported from public information obtained from City of Johns Creek records on March 20, 2024. It is not the intent of the surveyor to interpret or make conclusions regarding the zoning designation shown herein.

TOTAL SITE AREA
8,890,450± square feet or 204.10± acres

- REFERENCE PLATS**
- Plat of Survey for George Bell recorded in Plat Book 114, Page 21.
 - Final Plat for Spring Meadow Farms recorded in Plat Book 173, Page 128.
 - Conservation Use Delineation Plat of Embury Farm recorded in Plat Book 375, Page 88.
 - Fulton County Department of Public Works Plats of As-Built of Gravity Sewer for Chattahoochee III Sewer System, LDP Number 85, 12/7/17, dated February 15, 2008.

- SURVEY NOTES**
- This plat was prepared for the exclusive use of the person, persons, or entity named in the title block. Said use does not extend to any unnamed person without express permission by the surveyor naming said person.
 - Unless otherwise specified, all distances shown are horizontal ground distances.
 - The project horizontal datum is relative to the North American Datum 1983 (NAD83), 2011 adjustment, projected to the Georgia State Plane Coordinate System, West Zone.
 - The exterior footprint of all buildings at ground level.
 - By graphic plotting only a portion this property does lie within a 100 year flood hazard zone and is depicted as Zone AE as defined by the F.E.M.A Flood Insurance Rate Map of Fulton County, Georgia and incorporated areas Map Numbers 1312C0020 and 1312C0110, effective date 09/20/13.
 - No common observable evidence of cemeteries, burial grounds or isolated grave sites were found during the course of the survey.
 - No observable evidence that the site was used as a solid waste dump, sump or sanitary landfill.
 - The Property has direct vehicular and pedestrian access on Rogers Circle, dedicated public right of way, as shown on the survey.
 - No wellhead delineation markers were observed at the time of the survey.
 - No observable evidence of earth moving work, building construction or building additions at the time of the survey.
 - No observable evidence or proposed changes in right of way made available to the surveyor.
 - No observable evidence of recent street or sidewalk construction or repairs.
 - There may be underground utilities not shown on this survey.
 - A portion of the planimetric data depicted herein is derived from aerial imagery. This data set was tested to meet ASPRS (American Society of Photogrammetry and Remote Sensing) Positional Accuracy Standards for Digital Geospatial Data (D014) for a 5.0 (cm) RMSE and RMSE Horizontal Accuracy Class, Based on Approximate GSD (Ground Sampling Interval) of 3.08 cm, equating to +/- 12.2 cm at 95% confidence level.

CERTIFICATION:

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 Section 15-6-67.

This is to certify that this survey was made under my supervision and is a true representation of the land surveyed. The field data upon which this survey is based, was performed using eGPS 207L dual-receivers with network adjusted real time kinematic measurements referenced to the eGPS Network. The GPS survey included redundant measurements with positional accuracy better than 0.07'.

This map or plat has been calculated for closure and is found to be accurate within one foot in 1,044,063 feet.

Ken Pate 8-2-24
Date
KEVIN G. PATE
Georgia Professional Land Surveyor No. 3499
For the Firm Travis Pruitt & Associates, Inc.

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These drawings and their reproductions are the property of the Surveyor and may not be reproduced, published, or used in any way without the written permission of this Surveyor.

REVISIONS

NO	DATE	DESCRIPTION
1	8/2/2024	



4317 Park Drive, Suite 400
Norcross, Georgia 30093
Phone: (770) 418-8789
www.travispruitt.com

Certificate of Authorization Number 613

LAND LOTS 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

EMBURY FARMS
BOUNDARY SURVEY

LAND LOTS 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

GRAPHIC SCALE - IN FEET
0 100 200 300 400 500 600 700 800 900 1000

PLAT DATE: 7/28/2024
FIELD DATE: 3/28/2024
SCALE: 1" = 200'
JN: 1-24-045.600
FN: 218-E-185
SHEET NO: 1 of 1

PROPERTY DESCRIPTION

All that tract or parcel of land lying and being in Land Lots 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

Line Table

Line #	Bearing	Distance
L1	N2°50'44"W	28.29
L2	N17°11'01"W	123.70
L3	N22°17'01"W	175.40
L4	N31°22'28"W	134.80
L5	N0°40'01"E	156.69
L6	N0°15'23"E	129.97
L7	N19°39'03"E	98.89
L8	N0°29'52"E	122.12
L9	N0°54'52"E	88.63
L10	N0°37'45"W	115.00
L11	N1°04'01"W	94.37
L12	N0°48'44"W	130.69
L13	N5°29'28"W	22.00
L14	N6°50'08"W	100.08
L15	N6°50'08"W	41.88
L16	N3°24'33"W	37.73
L17	N2°30'21"W	54.99
L18	N30°06'28"W	99.84
L19	N30°06'00"W	153.48
L20	N0°25'18"E	8.74

Received
August 6, 2024
RZ-24-0010
Planning & Zoning

BOUNDARY DESCRIPTION OF TOTAL TRACT

All that tract or parcel of land lying and being in Land Lots 478, 479, 480, 497, 498, 499, F-52, F-53, F-54, F-55 and F-56 of the 1st District, 1st Section, City of Johns Creek, Fulton County, Georgia and being more particularly described as follows:

Beginning at a brass disk found at the land lot corner common to Land Lots 499, F-55, F-56 and F-57; thence proceeding North 89 degrees 58 minutes 15 seconds East a distance of 369.77 feet to a 1 inch open top pipe found on a top of the northeastern bank of Chattahoochee River; thence proceeding along said top of bank of Chattahoochee River southwesterly a distance of 4,700 feet, more or less, to a point; thence leaving said top of bank of Chattahoochee River and proceeding North 00 degrees 53 minutes 17 seconds West a distance of 1152.20 feet to a 5/8 inch open top pipe found; thence South 85 degrees 35 minutes 35 seconds West a distance of 243.33 feet to a 1/2 inch rebar found; thence North 01 degrees 13 minutes 30 seconds West a distance of 74.84 feet to a 3/4 inch crimp top pipe found; thence North 87 degrees 41 minutes 08 seconds East a distance of 427.19 feet to a 1/2 inch rebar found; thence North 87 degrees 39 minutes 03 seconds East a distance of 641.73 feet to a 1/2 inch open top found; thence North 02 degrees 50 minutes 44 seconds West a distance of 29.29 feet to a 5/8 inch open top pipe found; thence North 17 degrees 11 minutes 01 seconds West a distance of 123.70 feet to a point; thence North 22 degrees 17 minutes 01 seconds West a distance of 175.40 feet to a 3/4 inch crimp top pipe found; thence North 31 degrees 22 minutes 28 seconds West a distance of 134.80 feet to a 1-1/2 inch crimp top pipe found; thence North 00 degrees 40 minutes 01 seconds East a distance of 156.69 feet to a 1-1/2 inch crimp top pipe found; thence North 09 degrees 15 minutes 23 seconds East a distance of 129.97 feet to a point; thence North 19 degrees 39 minutes 03 seconds East a distance of 96.89 feet to a 1/2 inch open top pipe found; thence North 03 degrees 29 minutes 52 seconds East a distance of 122.12 feet to a 1/2 inch rebar found; thence North 03 degrees 54 minutes 52 seconds East a distance of 88.63 feet to a 3/4 inch open top pipe found; thence North 07 degrees 35 minutes 45 seconds West a distance of 115.00 feet to a 1/2 inch rebar set; thence North 01 degrees 04 minutes 01 seconds West a distance of 94.37 feet to a 1/2 inch rebar found; thence North 00 degrees 48 minutes 44 seconds West a distance of 130.69 feet to a 1-1/2 inch crimp top pipe found; thence North 05 degrees 29 minutes 28 seconds West a distance of 22.00 feet to a 1 inch open top pipe found; thence North 06 degrees 55 minutes 06 seconds West a distance of 100.08 feet to a point; thence North 06 degrees 55 minutes 06 seconds West a distance of 41.98 feet to a 1/2 inch rebar found; thence North 03 degrees 24 minutes 33 seconds West a distance of 37.73 feet to a 1 inch open top pipe found; thence North 22 degrees 30 minutes 21 seconds West a distance of 54.99 feet to a 1-1/2 inch crimp top pipe found; thence North 39 degrees 06 minutes 28 seconds West a distance of 99.84 feet to a 1/2 inch rebar found; thence North 30 degrees 06 minutes 06 seconds West a distance of 153.48 feet to a 1/2 inch rebar found; thence North 29 degrees 41 minutes 32 seconds West a distance of 525.32 feet to a 1/2 inch rebar found; thence North 38 degrees 21 minutes 45 seconds West a distance of 173.30 feet to a 1/2 inch rebar set on the eastern right of way line of Rogers Circle (60 feet right of way width); thence proceeding along said right of way line of Rogers Circle the following courses and distances: along a curve to the left with a radius of 282.72 feet and an arc length of 91.26 feet (said curve having a chord bearing of North 13 degrees 30 minutes 53 seconds West and a chord distance of 90.86 feet) to a point and North 00 degrees 25 minutes 18 seconds East a distance of 8.74 feet to a 1/2 inch rebar set; thence leaving said right of way line of Rogers Circle and proceeding South 89 degrees 19 minutes 30 seconds East a distance of 526.16 feet to a wood fence post; thence South 77 degrees

41 minutes 31 seconds East a distance of 1964.79 feet to a 1 inch open top pipe found on the land lot line common to Land Lots 497 and 500; thence proceeding along said land lot line South 00 degrees 29 minutes 54 seconds East a distance of 624.47 feet to a 1-1/2 inch open top pipe found at the land lot corner common to Land Lots 497, 498, 499 and 500; thence proceeding along the land lot line common to Land Lot 498 and 499 South 00 degrees 45 minutes 51 seconds East a distance of 681.93 feet to a 2 inch open top pipe found; thence leaving said land lot line and proceeding North 89 degrees 29 minutes 00 seconds East a distance of 504.15 feet to a 1-1/2 inch open top pipe found; thence North 88 degrees 50 minutes 28 seconds East a distance of 825.55 feet to a 1/2 inch open top found on the land lot line common to Land Lots 499 and F-57; thence proceeding along said land lot line South 01 degrees 13 minutes 14 seconds West a distance of 652.22 feet to a brass disk found at the land lot corner common to Land Lots 499, F-55, F-56 and F-57, said point being the Point of Beginning.

Received
August 6, 2024
RZ-24-0010
Planning & Zoning