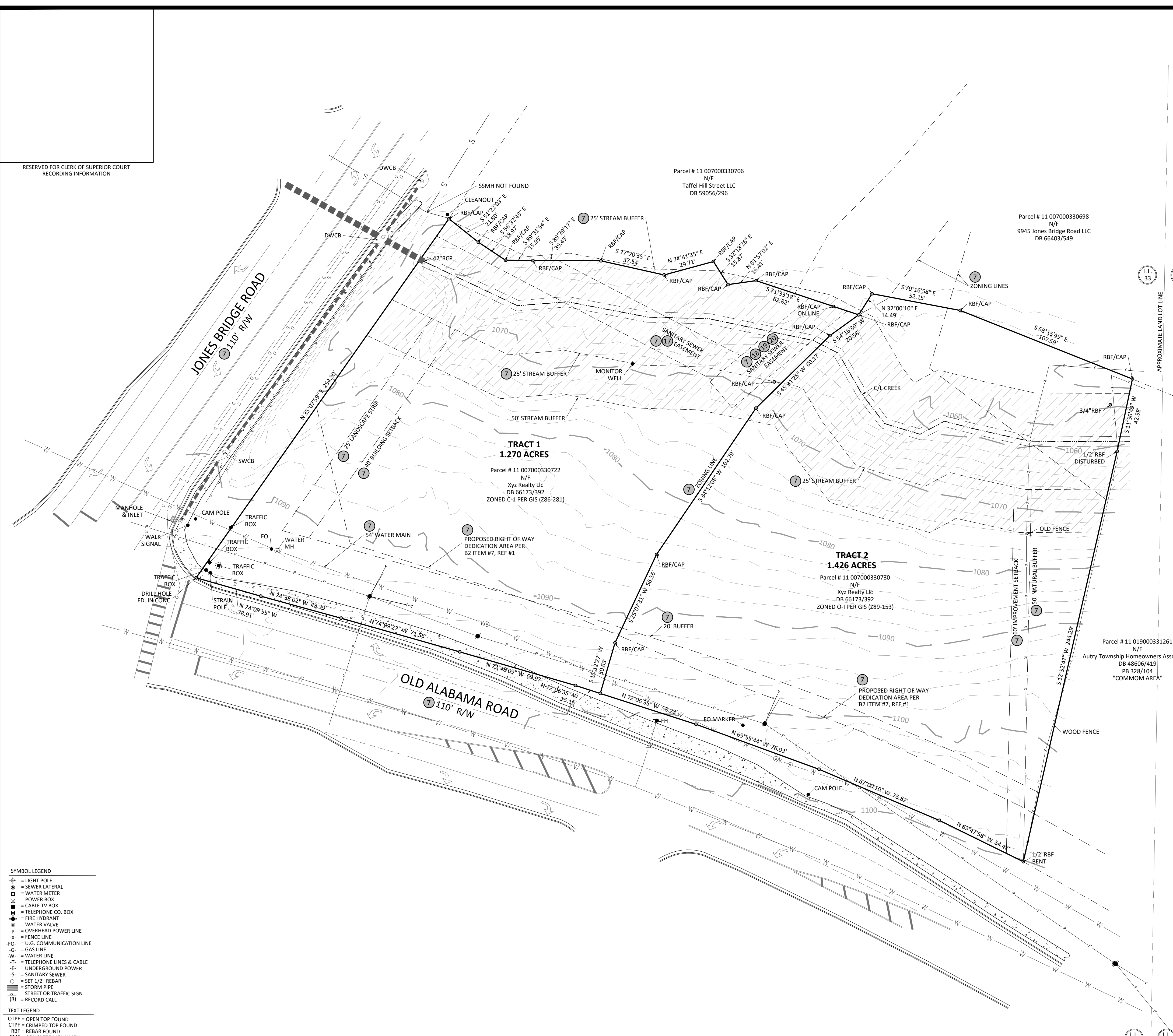


RESERVED FOR CLERK OF SUPERIOR COURT RECORDING INFORMATION



- SYMBOL LEGEND**
- ⊕ = LIGHT POLE
 - ⊙ = SEWER LATERAL
 - ⊙ = WATER METER
 - ⊙ = POWER BOX
 - ⊙ = CABLE TV BOX
 - ⊙ = TELEPHONE CO. BOX
 - ⊙ = FIRE HYDRANT
 - ⊙ = WATER VALVE
 - ⊙ = OVERHEAD POWER LINE
 - x- = FENCE LINE
 - o- = U.G. COMMUNICATION LINE
 - G- = GAS LINE
 - W- = WATER LINE
 - T- = TELEPHONE LINES & CABLE
 - E- = UNDERGROUND POWER
 - S- = SANITARY SEWER
 - = SET 1/2" REBAR
 - = STORM PIPE
 - = STREET OR TRAFFIC SIGN
 - (R) = RECORD CALL

- TEXT LEGEND**
- OTPF = OPEN TOP FOUND
 - CTPF = CRIMPED TOP FOUND
 - RBF = REBAR FOUND
 - CMF = CONCRETE MONUMENT
 - IPS = IRON PIN SET (1/2" REBAR)
 - R/W = RIGHT OF WAY
 - B/L = BUILDING LINE
 - N/F = NOW OR FORMERLY
 - DB = DEED BOOK
 - PB = PLAT BOOK
 - PG = PAGE
 - D.E. = DRAINAGE EASEMENT
 - N.T.S. = NOT TO SCALE
 - P.O.C. = POINT OF COMMENCEMENT
 - P.O.B. = POINT OF BEGINNING
 - P/L = PROPERTY LINE
 - C/L = CENTER LINE
 - TBM = BENCHMARK
 - F.F. = FINISH FLOOR ELEVATION
 - EL = ELEVATION
 - C/O = CLEANOUT
 - GW = GUY WIRE
 - WI = STORM WEIR INLET
 - GI = STORM GRATE INLET
 - JB = STORM JUNCTION BOX
 - SSMH = SANITARY SEWER MANHOLE
 - OCS = OUTLET CONTROL STRUCTURE
 - IRR = IRRIGATION

SURVEYOR'S CERTIFICATE
 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 HEREON. 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 SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

DATE: 5/10/24
 PATRICK D. CANADAY, GA RLS #3039
 CLARKCANADAY, LLC
 C.O.A. NO. LSF 00175
 EMAIL: CLARKCANADAY2@GMAIL.COM

LEGAL DESCRIPTION (AS-PROVIDED)

EXHIBIT "A"
 TRACT 1
 ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 33 OF THE 1st DISTRICT, 1st SECTION OF FULTON COUNTY (CITY OF JOHNS CREEK), GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF JONES BRIDGE ROAD (110 FOOT TOTAL RIGHT OF WAY WIDTH) AND THE NORTHERLY RIGHT OF WAY LINE OF OLD ALABAMA ROAD (110 FOOT TOTAL RIGHT OF WAY WIDTH); THENCE ALONG THE EASTERLY RIGHT OF WAY LINE OF JONES BRIDGE ROAD NORTH 15 DEGREES 05 MINUTES 17 SECONDS EAST 255.03 FEET TO A 1/2" REBAR AND SURVEYOR'S CAP SET (STAMPED "SEILER 2388"); THENCE LEAVING THE EASTERLY RIGHT OF WAY LINE OF JONES BRIDGE ROAD AND RUNNING SOUTH 51 DEGREES 15 MINUTES 36 SECONDS EAST 21.62 FEET TO A 1/2" REBAR AND SURVEYOR'S CAP SET (STAMPED "SEILER 2388"); THENCE SOUTH 56 DEGREES 42 MINUTES 26 SECONDS EAST 19.20 FEET TO A 1/2" REBAR AND SURVEYOR'S CAP SET (STAMPED "SEILER 2388"); THENCE SOUTH 89 DEGREES 20 MINUTES 24 SECONDS EAST 15.83 FEET TO A 1/2" REBAR AND SURVEYOR'S CAP SET (STAMPED "SEILER 2388"); THENCE SOUTH 89 DEGREES 42 MINUTES 09 SECONDS EAST 39.59 FEET TO A 1/2" REBAR AND SURVEYOR'S CAP SET (STAMPED "SEILER 2388"); THENCE SOUTH 77 DEGREES 51 MINUTES 57 SECONDS EAST 37.51 FEET TO A 1/2" REBAR AND SURVEYOR'S CAP SET (STAMPED "SEILER 2388"); THENCE NORTH 74 DEGREES 32 MINUTES 56 SECONDS EAST 29.71 FEET TO A 1/2" REBAR AND SURVEYOR'S CAP SET (STAMPED "SEILER 2388"); THENCE SOUTH 31 DEGREES 01 MINUTES 08 SECONDS EAST 15.89 FEET TO A 1/2" REBAR AND SURVEYOR'S CAP SET (STAMPED "SEILER 2388"); THENCE NORTH 81 DEGREES 14 MINUTES 42 SECONDS EAST 16.64 FEET TO A 1/2" REBAR AND SURVEYOR'S CAP SET (STAMPED "SEILER 2388"); THENCE SOUTH 71 DEGREES 29 MINUTES 39 SECONDS EAST 62.78 FEET TO A 1/2" REBAR AND SURVEYOR'S CAP SET (STAMPED "SEILER 2388"); THENCE SOUTH 54 DEGREES 27 MINUTES 41 SECONDS WEST 20.68 FEET TO A 1/2" REBAR AND SURVEYOR'S CAP SET (STAMPED "SEILER 2388"); THENCE SOUTH 45 DEGREES 22 MINUTES 34 SECONDS WEST 60.17 FEET TO A 1/2" REBAR AND SURVEYOR'S CAP SET (STAMPED "SEILER 2388"); THENCE SOUTH 34 DEGREES 11 MINUTES 04 SECONDS WEST 102.74 FEET TO A 1/2" REBAR AND SURVEYOR'S CAP SET (STAMPED "SEILER 2388"); THENCE SOUTH 25 DEGREES 09 MINUTES 39 SECONDS WEST 56.46 FEET TO A 1/2" REBAR AND SURVEYOR'S CAP SET (STAMPED "SEILER 2388"); THENCE SOUTH 16 DEGREES 08 MINUTES 36 SECONDS WEST 30.59 FEET TO A 1/2" REBAR AND SURVEYOR'S CAP SET (STAMPED "SEILER 2388") ON THE NORTHERLY RIGHT OF WAY LINE OF OLD ALABAMA ROAD NORTH 72 DEGREES 48 MINUTES 41 SECONDS WEST 69.97 FEET TO A POINT; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE OF OLD ALABAMA ROAD NORTH 74 DEGREES 09 MINUTES 59 SECONDS WEST 71.56 FEET TO A POINT; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE OF OLD ALABAMA ROAD NORTH 72 DEGREES 07 MINUTES 07 SECONDS WEST 15.18 FEET TO A POINT; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE OF OLD ALABAMA ROAD NORTH 72 DEGREES 07 MINUTES 07 SECONDS WEST 48.29 FEET TO A POINT; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE OF OLD ALABAMA ROAD NORTH 74 DEGREES 25 MINUTES 48 SECONDS EAST 38.80 FEET TO A POINT; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE OF OLD ALABAMA ROAD NORTH 74 DEGREES 25 MINUTES 48 SECONDS WEST 38.80 FEET TO THE POINT OF BEGINNING, SAID TRACT OR PARCEL OF LAND CONTAINING 1.2694 ACRES (55,297 SQUARE FEET), MORE OR LESS, AS SHOWN ON SURVEY BY SEILER & ASSOCIATES, INC., DATED MAY 11, 2007.

TRACT 2
 ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 33 OF THE 1st DISTRICT, 1st SECTION OF FULTON COUNTY (CITY OF JOHNS CREEK), GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: TO FIND THE TRUE POINT OF BEGINNING COMMENCE AT A POINT AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF JONES BRIDGE ROAD (110 FOOT TOTAL RIGHT OF WAY WIDTH) AND THE NORTHERLY RIGHT OF WAY LINE OF OLD ALABAMA ROAD (110 FOOT TOTAL RIGHT OF WAY WIDTH); THENCE ALONG THE NORTHERLY RIGHT OF WAY LINE OF OLD ALABAMA ROAD SOUTH 74 DEGREES 25 MINUTES 48 SECONDS EAST 38.80 FEET TO A POINT; THENCE CONTINUING ALONG THE NORTHERLY RIGHT OF WAY LINE OF OLD ALABAMA ROAD SOUTH 74 DEGREES 09 MINUTES 59 SECONDS WEST 71.56 FEET TO A POINT; THENCE CONTINUING ALONG THE NORTHERLY RIGHT OF WAY LINE OF OLD ALABAMA ROAD SOUTH 73 DEGREES 48 MINUTES 41 SECONDS EAST 69.97 FEET TO A POINT; THENCE CONTINUING ALONG THE NORTHERLY RIGHT OF WAY LINE OF OLD ALABAMA ROAD SOUTH 72 DEGREES 07 MINUTES 07 SECONDS EAST 15.16 FEET TO A 1/2" REBAR AND SURVEYOR'S CAP SET (STAMPED "SEILER 2388"); SAID POINT BEING THE TRUE POINT OF BEGINNING, FROM SAID TRUE POINT OF BEGINNING AS ESTABLISHED, THENCE LEAVING THE NORTHERLY RIGHT OF WAY LINE OF OLD ALABAMA ROAD AND RUNNING NORTH 16 DEGREES 08 MINUTES 36 SECONDS EAST 30.59 FEET TO A 1/2" REBAR AND SURVEYOR'S CAP SET (STAMPED "SEILER 2388"); THENCE NORTH 25 DEGREES 09 MINUTES 39 SECONDS WEST 56.46 FEET TO A 1/2" REBAR AND SURVEYOR'S CAP SET (STAMPED "SEILER 2388"); THENCE NORTH 16 DEGREES 08 MINUTES 36 SECONDS WEST 30.59 FEET TO A 1/2" REBAR AND SURVEYOR'S CAP SET (STAMPED "SEILER 2388"); THENCE SOUTH 29 DEGREES 21 MINUTES 35 SECONDS EAST 14.65 FEET TO A 1/2" REBAR AND SURVEYOR'S CAP SET (STAMPED "SEILER 2388"); THENCE SOUTH 78 DEGREES 58 MINUTES 40 SECONDS EAST 52.82 FEET TO A 1/2" REBAR AND SURVEYOR'S CAP SET (STAMPED "SEILER 2388"); THENCE SOUTH 48 DEGREES 14 MINUTES 05 SECONDS EAST 107.55 FEET TO A 1/2" REBAR AND SURVEYOR'S CAP SET (STAMPED "SEILER 2388"); THENCE SOUTH 12 DEGREES 32 MINUTES 40 SECONDS WEST 43.29 FEET TO A 1/2" REBAR FOUND; THENCE SOUTH 12 DEGREES 46 MINUTES 36 SECONDS WEST 244.17 FEET TO A 1/2" REBAR FOUND ON THE NORTHERLY RIGHT OF WAY LINE OF OLD ALABAMA ROAD; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE OF OLD ALABAMA ROAD NORTH 60 DEGREES 56 MINUTES 22 SECONDS WEST 0.55 FEET TO A POINT; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE OF OLD ALABAMA ROAD NORTH 60 DEGREES 56 MINUTES 22 SECONDS WEST 49.39 FEET TO A POINT; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE OF OLD ALABAMA ROAD NORTH 67 DEGREES 08 MINUTES 42 SECONDS WEST 75.82 FEET TO A POINT; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE OF OLD ALABAMA ROAD NORTH 69 DEGREES 16 MINUTES 42 SECONDS WEST 76.03 FEET TO A POINT; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE OF OLD ALABAMA ROAD NORTH 72 DEGREES 07 MINUTES 07 SECONDS WEST 58.28 FEET TO THE TRUE POINT OF BEGINNING, SAID TRACT OR PARCEL OF LAND CONTAINING 1.4255

SURVEY NOTES:

- 1.) FIELD DATA: 0.04" AVERAGE HRMS
- 2.) MEASUREMENTS WERE TAKEN WITH A DUAL FREQUENCY CARLSON BRX7 GPS RTK & BASE RECEIVER & GEOMAX ZOOM 80 ROBOTIC TOTAL STATION ON 5/10/24. ALL DISTANCES ARE GROUND.
- 3.) PLAT PRECISION: 1/71,455".
- 4.) THIS PLAT HAS BEEN DONE FOR THE USE AND PURPOSE OF THE CLIENT ASCRIBED AND CONTRACTED WITH BELOW. ALL OTHER PARTIES ARE SUBSEQUENTLY PUT ON NOTICE AS TO THE LIMITED DEGREE OF RELIANCE UPON THIS PLAT BY THIRD PARTIES.
- 5.) THE PUBLIC RECORDS REFERENCED HEREON REFLECT THOSE RECORDS PROVIDED IN POLICY NO.: OXGA-08051104 OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.
- 6.) THE NORTH MERIDIAN SHOWN HEREON IS BASED ON GRID NORTH GA WEST OBTAINED BY GPS RTK/BASE METHODS USING THE LIECA SMARTNET NETWORK.
- 7.) TOPOGRAPHY SHOWN HEREON IS TAKEN FROM FULTON COUNTY GIS AND APPROXIMATE. CONTOURS SHOWN AT 2' INTERVALS.

STREAM BUFFERS & SETBACK NOTES:

A 25' STATE WATERS STREAM BUFFER IS SHOWN HEREON ALONG THE CREEK. ADDITIONAL BUFFERS MAY BE REQUIRED AND SHOULD BE VERIFIED WITH THE LOCAL AUTHORITY.

SETBACKS AND BUFFERS SHOWN HEREON WERE TAKEN FROM SURVEY REFERENCE #1 AND SHOULD BE VERIFIED WITH THE LOCAL AUTHORITY. A ZONING REPORT WAS NOT PROVIDED TO THE SURVEYOR.

UTILITY NOTES & INFORMATION:

UTILITIES SHOWN ARE BASED ON ABOVE GROUND VISIBLE EVIDENCE, PREVIOUS PLAT, AND MARKINGS FOUND ON SITE. CLARKCANADAY, LLC DOES NOT WARRANT THE EXACT SIZE, TYPE, LOCATION OF UTILITIES SHOWN AND NO GUARANTEE IS MADE THAT OTHER UTILITIES MAY EXIST ON SITE THAT ARE NOT SHOWN. CALL 811 PRIOR TO ANY EXCAVATION ON SITE.

SURVEY REFERENCES:

- 1.) SURVEY FOR JONES BRIDGE HOLDING COMPANY PREPARED BY SEILER AND ASSOCIATES DATED 5/11/07.

FLOOD NOTE:

ACCORDING TO FEMA FIRM 13121C0669F, EFFECTIVE ON 9/18/2013 THE SUBJECT PROPERTY IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA.

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
OWNER'S POLICY - SCHEDULE A
 POLICY NO.: OXGA-08051104
 DATE OF POLICY: SEPTEMBER 30, 2022 AT 1:59PM
 ADDRESS REFERENCE: 0 OLD ALABAMA ROAD, JOHNS CREEK, GA 30022
 NAME OF INSURED: XYZ REALTY, LLC, A GEORGIA LIMITED LIABILITY COMPANY
 FILE NO.: R2673

7. MATTERS SHOWN ON SURVEY BY SEILER & ASSOCIATES, INC. DATED MAY 11, 2007. (ITEM AFFECTS SUBJECT PROPERTY AS SHOWN HEREON.)
8. DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS BY JONES BRIDGE HOLDING COMPANY, LLC, DATED 11/5/04, FILED 11/2/04, RECORDED IN DEED BOOK 3886A, PAGE 530, FULTON COUNTY RECORDS, AMENDED BY AMENDMENT TO DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS, DATED 9/29/06, FILED 10/10/06, RECORDED IN DEED BOOK 43650, PAGE 637, FULTON COUNTY RECORDS. (ITEM AFFECTS SUBJECT PROPERTY.)
9. RIGHT OF WAY DEED FROM R.J. FINLEY, ET AL. TO FULTON COUNTY, DATED 3/16/54, FILED 4/2/54, RECORDED IN DEED BOOK 2212, PAGE 536, FULTON COUNTY RECORDS. (COPY NOT PROVIDED AND NOT AVAILABLE ON GSCCCA.)
10. RIGHT OF WAY DEED FROM R.J. FINLEY, ET AL. TO FULTON COUNTY, DATED 11/15/57, FILED 3/11/58, RECORDED IN DEED BOOK 3320, PAGE 371, FULTON COUNTY RECORDS. (COPY NOT PROVIDED AND NOT AVAILABLE ON GSCCCA.)
11. RIGHT-OF-WAY EASEMENT FROM R.J. FINLEY TO SAWNEE ELECTRIC MEMBERSHIP CORPORATION, DATED 10/16/61, FILED 10/26/61, RECORDED IN DEED BOOK 3791, PAGE 137, FULTON COUNTY RECORDS. (COPY NOT PROVIDED AND NOT AVAILABLE ON GSCCCA.)
12. RIGHT OF WAY DEED FROM R.J. FINLEY, ET AL. TO FULTON COUNTY, DATED 11/8/63, FILED 12/17/63, RECORDED IN DEED BOOK 4677, PAGE 75, FULTON COUNTY RECORDS. (COPY NOT PROVIDED AND NOT AVAILABLE ON GSCCCA.)
13. RIGHT-OF-WAY EASEMENT FROM M. G. JENKINS TO SAWNEE ELECTRIC MEMBERSHIP CORPORATION, DATED 9/16/65, FILED 4/1/65, RECORDED IN DEED BOOK 4392, PAGE 306, FULTON COUNTY RECORDS. (COPY NOT PROVIDED AND NOT AVAILABLE ON GSCCCA.)
14. RIGHT-OF-WAY EASEMENT FROM C.V. NALLEY, ILL, RICHARD C. WERNICK, AND JOHN HINES, TRUSTEE TO SAWNEE ELECTRIC MEMBERSHIP CORPORATION, DATED 6/21/85, FILED 8/28/85, RECORDED IN DEED BOOK 8881, PAGE 22, FULTON COUNTY RECORDS. (COPY NOT PROVIDED AND NOT AVAILABLE ON GSCCCA.)
15. RIGHT-OF-WAY EASEMENT FROM OLD ALABAMA, LTD. TO SAWNEE ELECTRIC MEMBERSHIP CORPORATION, DATED 7/25/88, FILED 10/10/88, RECORDED IN DEED BOOK 11789, PAGE 113, FULTON COUNTY RECORDS. (ITEM AFFECTS SUBJECT PROPERTY AND IS BLANK IN NATURE AND COULD NOT BE PLOTTED.)
16. FLOOD PLAIN INDIFICATION FROM OLD ALABAMA LIMITED TO FULTON COUNTY, DATED 9/17/89, FILED 12/21/89, RECORDED IN DEED BOOK 12779, PAGE 157, FULTON COUNTY RECORDS. (ITEM AFFECTS SUBJECT PROPERTY AND IS BLANK IN NATURE AND COULD NOT BE PLOTTED.)
17. SEWER EASEMENT FROM OLD ALABAMA, LTD. TO FULTON COUNTY, DATED 8/23/90, FILED 10/24/90, RECORDED IN DEED BOOK 13805, PAGE 160, FULTON COUNTY RECORDS. (ITEM AFFECTS SUBJECT PROPERTY AS SHOWN HEREON.)
18. SEWER EASEMENT FROM OLD ALABAMA, LIMITED TO FULTON COUNTY, DATED 1/24/91, FILED 1/25/91, RECORDED IN DEED BOOK 14022, PAGE 348, FULTON COUNTY RECORDS. (ITEM AFFECTS SUBJECT PROPERTY AS SHOWN HEREON.)
19. SEWER EASEMENT FROM OLD ALABAMA, LTD. TO FULTON COUNTY, DATED 4/30/91, FILED 6/26/91, RECORDED IN DEED BOOK 14370, PAGE 150, FULTON COUNTY RECORDS. (ITEM AFFECTS SUBJECT PROPERTY AS SHOWN HEREON.)
20. SEWER EASEMENT FROM OLD ALABAMA, LTD. TO FULTON COUNTY, DATED 10/14/91, FILED 12/9/92, RECORDED IN DEED BOOK 14946, PAGE 203, FULTON COUNTY RECORDS. (ITEM AFFECTS SUBJECT PROPERTY AS SHOWN HEREON.)
21. EASEMENT AND RESTRICTIVE AGREEMENT BETWEEN ST. ANDRES LIMITED PARTNERSHIP AND OLD ALABAMA, LTD., DATED 11/18/94, FILED 12/1/94, RECORDED IN DEED BOOK 18999, PAGE 22, FULTON COUNTY RECORDS. (ITEM AFFECTS SUBJECT PROPERTY, NO EASEMENTS IN SAID ITEM ARE WITHIN THE SUBJECT PROPERTY.)
22. RIGHT OF WAY DEED FROM ALABAMA, LTD. TO FULTON COUNTY, DATED 10/29/93, FILED 3/29/94, RECORDED IN DEED BOOK 18937, PAGE 204, FULTON COUNTY RECORDS. (ITEM AFFECTS SUBJECT PROPERTY, RIGHT OF WAY FOR JONES BRIDGE ROAD.)

SURVEYOR'S CERTIFICATE
 TO: XYZ REALTY, LLC & OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.
 THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 8, 10, 13, 14, 16, 17, 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 5/10/24.
 DATE OF PLAT OR MAP: 6/4/24
 PATRICK D. CANADAY - GA. RLS 3039

Received
 November 5, 2024
 RZ-24-0011 & VC-24-0008
 Planning & Zoning

GRID NORTH
 0 GA-WEST 30
 GRAPHIC SCALE - FEET

ALTA/NPS LAND TITLE SURVEY FOR:
XYZ REALTY, LLC & OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
 LAND LOT 33 - 1ST DISTRICT - CITY OF JOHNS CREEK
 FULTON COUNTY, GEORGIA

Drawn By: PDC
 Plat Date: 6/4/24
 Field Date: 5/10/24
 Scale: 1" = 30'
 Project No.:
 OLDALABAM-JONESR

CLARK CANADAY
 LAND SURVEYING • PLANNING • CONSULTING
 4066 Holly Springs Road
 Giltsville, Georgia 30543
 Phone: 678.630.2039
 Email: clarkcanaday2@gmail.com

Received
November 5, 2024
RZ-24-0011 & VC-24-0008
Planning & Zoning

LEGAL DESCRIPTION (AS-PROVIDED)

EXHIBIT "A"

TRACT A

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 33 OF THE 1ST DISTRICT, 1ST SECTION OF FULTON COUNTY (CITY OF JOHNS CREEK), GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF JONES BRIDGE ROAD (110 FOOT TOTAL RIGHT OF WAY WIDTH) AND THE NORTHERLY RIGHT OF WAY LINE OF OLD ALABAMA ROAD (110 FOOT TOTAL RIGHT OF WAY WIDTH); THENCE ALONG THE EASTERLY RIGHT OF WAY LINE OF JONES BRIDGE ROAD NORTH 35 DEGREES 05 MINUTES 17 SECONDS EAST 255.03 FEET TO A 1/2" REBAR AND SURVEYOR'S CAP SET (STAMPED "SEILER 2388"); THENCE LEAVING THE EASTERLY RIGHT OF WAY LINE OF JONES BRIDGE ROAD AND RUNNING SOUTH 51 DEGREES 15 MINUTES 36 SECONDS EAST 21.62 FEET TO A 1/2" REBAR AND SURVEYOR'S CAP SET (STAMPED "SEILER 2388"); THENCE SOUTH 56 DEGREES 42 MINUTES 26 SECONDS EAST 19.20 FEET TO A 1/2" REBAR AND SURVEYOR'S CAP SET (STAMPED "SEILER 2388"); THENCE SOUTH 89 DEGREES 20 MINUTES 24 SECONDS EAST 15.83 FEET TO A 1/2" REBAR AND SURVEYOR'S CAP SET (STAMPED "SEILER 2388"); THENCE SOUTH 89 DEGREES 42 MINUTES 09 SECONDS EAST 39.59 FEET TO A 1/2" REBAR AND SURVEYOR'S CAP SET (STAMPED "SEILER 2388"); THENCE SOUTH 77 DEGREES 21 MINUTES 57 SECONDS EAST 37.51 FEET TO A 1/2" REBAR AND SURVEYOR'S CAP SET (STAMPED "SEILER 2388"); THENCE NORTH 74 DEGREES 32 MINUTES 56 SECONDS EAST 29.71 FEET TO A 1/2" REBAR AND SURVEYOR'S CAP SET (STAMPED "SEILER 2388"); THENCE SOUTH 31 DEGREES 01 MINUTES 08 SECONDS EAST 15.99 FEET TO A 1/2" REBAR AND SURVEYOR'S CAP SET (STAMPED "SEILER 2388"); THENCE NORTH 81 DEGREES 14 MINUTES 42 SECONDS EAST 16.64 FEET TO A 1/2" REBAR AND SURVEYOR'S CAP SET (STAMPED "SEILER 2388"); THENCE SOUTH 71 DEGREES 29 MINUTES 39 SECONDS EAST 62.78 FEET TO A 1/2" REBAR AND SURVEYOR'S CAP SET (STAMPED "SEILER 2388"); THENCE SOUTH 54 DEGREES 27 MINUTES 41 SECONDS WEST 20.68 FEET TO A 1/2" REBAR AND SURVEYOR'S CAP SET (STAMPED "SEILER 2388"); THENCE SOUTH 45 DEGREES 22 MINUTES 34 SECONDS WEST 60.17 FEET TO A 1/2" REBAR AND SURVEYOR'S CAP SET (STAMPED "SEILER 2388"); THENCE SOUTH 34 DEGREES 11 MINUTES 04 SECONDS WEST 102.74 FEET TO A 1/2" REBAR AND SURVEYOR'S CAP SET (STAMPED "SEILER 2388"); THENCE SOUTH 25 DEGREES 09 MINUTES 39 SECONDS WEST 56.46 FEET TO A 1/2" REBAR AND SURVEYOR'S CAP SET (STAMPED "SEILER 2388"); THENCE SOUTH 16 DEGREES 08 MINUTES 36 SECONDS WEST 30.59 FEET TO A 1/2" REBAR AND SURVEYOR'S CAP SET (STAMPED "SEILER 2388") ON THE NORTHERLY RIGHT OF WAY LINE OF OLD ALABAMA ROAD; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE OF OLD ALABAMA ROAD NORTH 72 DEGREES 07 MINUTES 07 SECONDS WEST 15.18 FEET TO A POINT; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE OF OLD ALABAMA ROAD NORTH 73 DEGREES 48 MINUTES 41 SECONDS WEST 69.97 FEET TO A POINT; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE OF OLD ALABAMA ROAD NORTH 74 DEGREES 09 MINUTES 59 SECONDS WEST 71.56 FEET TO A POINT; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE OF OLD ALABAMA ROAD NORTH 74 DEGREES 38 MINUTES 34 SECONDS WEST 48.39 FEET TO A POINT; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE OF OLD ALABAMA ROAD NORTH 74 DEGREES 25 MINUTES 48 SECONDS WEST 38.80 FEET TO THE POINT OF BEGINNING, SAID TRACT OR PARCEL OF LAND CONTAINING 1.2694 ACRES (55,297 SQUARE FEET), MORE OR LESS, AS SHOWN ON SURVEY BY SEILER & ASSOCIATES, INC., DATED MAY 11, 2007.

TRACT B

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 33 OF THE 1ST DISTRICT, 1ST SECTION OF FULTON COUNTY (CITY OF JOHNS CREEK), GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: TO FIND THE TRUE POINT OF BEGINNING COMMENCE AT A POINT AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF JONES BRIDGE ROAD (110 FOOT TOTAL RIGHT OF WAY WIDTH) AND THE NORTHERLY RIGHT OF WAY LINE OF OLD ALABAMA ROAD (110 FOOT TOTAL RIGHT OF WAY WIDTH); THENCE ALONG THE NORTHERLY RIGHT OF WAY LINE OF OLD ALABAMA ROAD SOUTH 74 DEGREES 25 MINUTES 48 SECONDS EAST 38.80 FEET TO A POINT; THENCE CONTINUING ALONG THE NORTHERLY RIGHT OF WAY LINE OF OLD ALABAMA ROAD SOUTH 74 DEGREES 09 MINUTES 59 SECONDS EAST 71.56 FEET TO A POINT; THENCE CONTINUING ALONG THE NORTHERLY RIGHT OF WAY LINE OF OLD ALABAMA ROAD SOUTH 73 DEGREES 48 MINUTES 41 SECONDS EAST 69.97 FEET TO A POINT; THENCE CONTINUING ALONG THE NORTHERLY RIGHT OF WAY LINE OF OLD ALABAMA ROAD SOUTH 72 DEGREES 07 MINUTES 07 SECONDS EAST 15.16 FEET TO A 1/2" REBAR AND SURVEYOR'S CAP SET (STAMPED "SEILER 2388"), SAID POINT BEING THE TRUE POINT OF BEGINNING; FROM SAID TRUE POINT OF BEGINNING AS THUS ESTABLISHED, THENCE LEAVING THE NORTHERLY RIGHT OF WAY LINE OF OLD ALABAMA ROAD AND RUNNING NORTH 16 DEGREES 08 MINUTES 36 SECONDS EAST 30.59 FEET TO A 1/2" REBAR AND SURVEYOR'S CAP SET (STAMPED "SEILER 2388"); THENCE NORTH 25 DEGREES 09 MINUTES 39 SECONDS EAST 56.46 FEET TO A 1/2" REBAR AND SURVEYOR'S CAP SET (STAMPED "SEILER 2388"); THENCE NORTH 34 DEGREES 11 MINUTES 04 SECONDS EAST 102.74 FEET TO A 1/2" REBAR AND SURVEYOR'S CAP SET (STAMPED "SEILER 2388"); THENCE NORTH 45 DEGREES 22 MINUTES 34 SECONDS EAST 60.17 FEET TO A 1/2" REBAR AND SURVEYOR'S CAP SET (STAMPED "SEILER 2388"); THENCE NORTH 54 DEGREES 27 MINUTES 41 SECONDS EAST 20.68 FEET TO A 1/2" REBAR AND SURVEYOR'S CAP SET (STAMPED "SEILER 2388"); THENCE NORTH 29 DEGREES 21 MINUTES 35 SECONDS EAST 14.65 FEET TO A 1/2" REBAR AND SURVEYOR'S CAP SET (STAMPED "SEILER 2388"); THENCE SOUTH 78 DEGREES 58 MINUTES 10 SECONDS EAST 52.82 FEET TO A 1/2" REBAR AND SURVEYOR'S CAP SET (STAMPED "SEILER 2388"); THENCE SOUTH 68 DEGREES 16 MINUTES 05 SECONDS EAST 107.55 FEET TO A 1/2" REBAR AND SURVEYOR'S CAP SET (STAMPED "SEILER 2388"); THENCE SOUTH 12 DEGREES 32 MINUTES 40 SECONDS WEST 43.19 FEET TO A 1/2" REBAR FOUND; THENCE SOUTH 12 DEGREES 46 MINUTES 36 SECONDS WEST 244.17 FEET TO A 1/2" REBAR FOUND ON THE NORTHERLY RIGHT OF WAY LINE OF OLD ALABAMA ROAD; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE OF OLD ALABAMA ROAD NORTH 60 DEGREES 56 MINUTES 22 SECONDS WEST 0.55 FEET TO A POINT; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE OF OLD ALABAMA ROAD NORTH 63 DEGREES 41 MINUTES 56 SECONDS WEST 54.39 FEET TO A POINT; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE OF OLD ALABAMA ROAD NORTH 67 DEGREES 00 MINUTES 42 SECONDS WEST 75.82 FEET TO A POINT; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE OF OLD ALABAMA ROAD NORTH 69 DEGREES 56 MINUTES 42 SECONDS WEST 76.03 FEET TO A POINT; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE OF OLD ALABAMA ROAD NORTH 72 DEGREES 07 MINUTES 07 SECONDS WEST 58.28 FEET TO THE TRUE POINT OF BEGINNING, SAID TRACT OR PARCEL OF LAND CONTAINING 1.4255