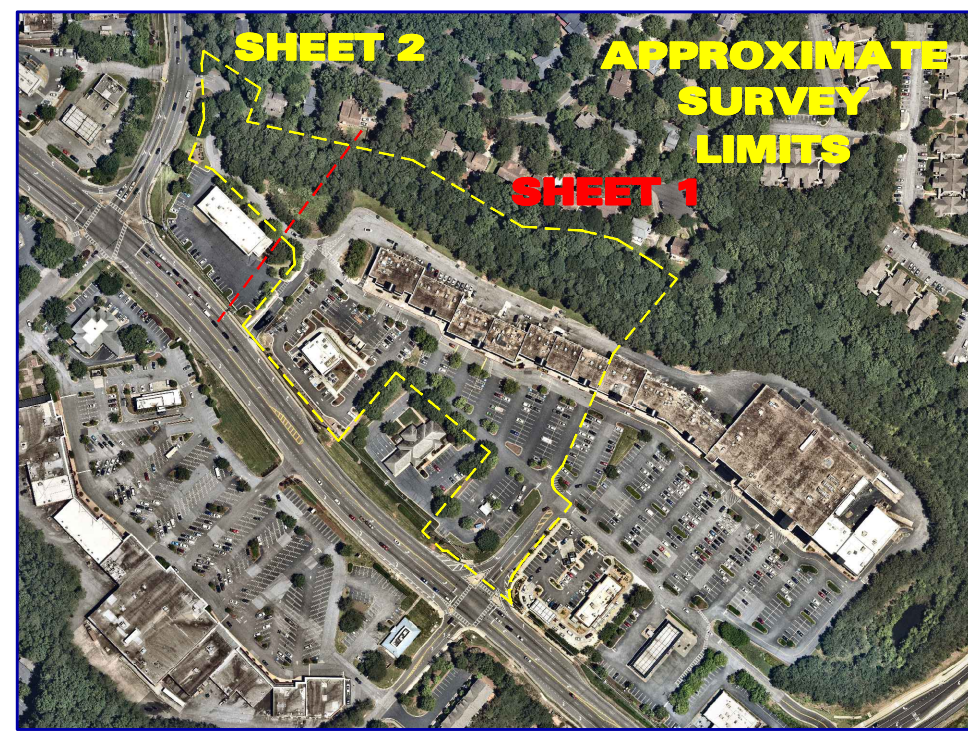


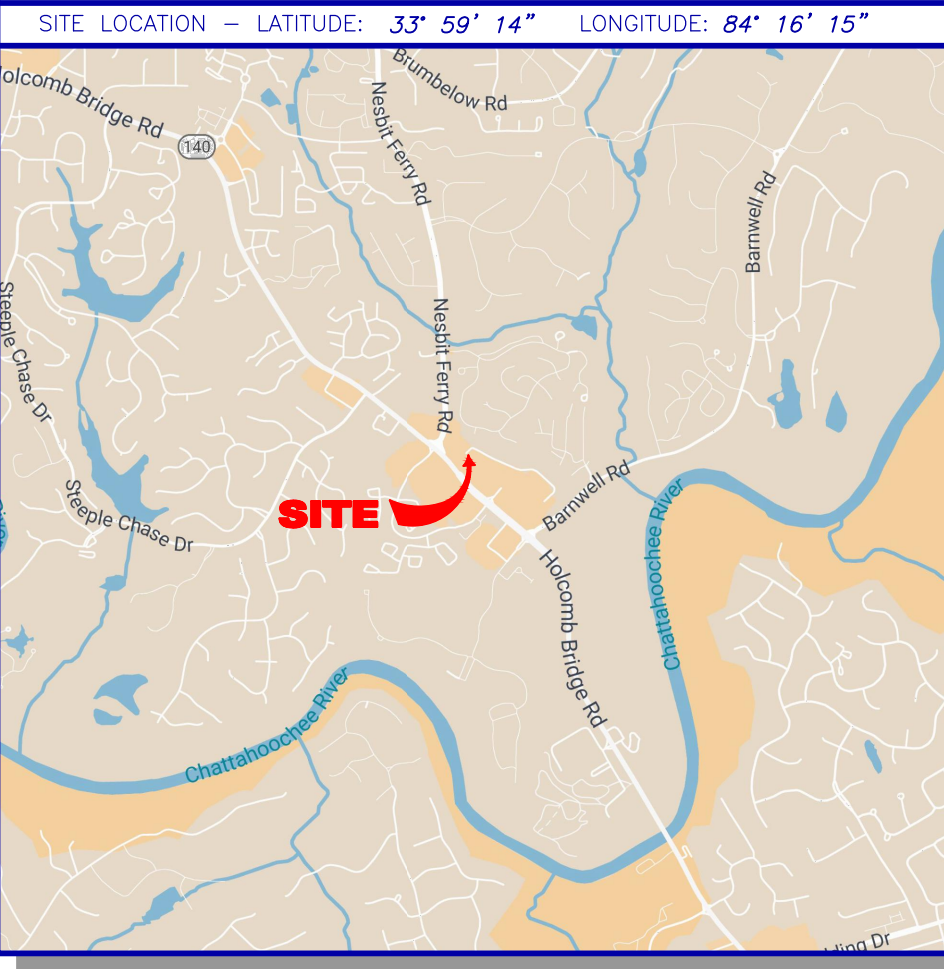
AERIAL IMAGE



SITE PHOTOGRAPHS



VICINITY MAP



LEGEND

STANDARD ABBREVIATIONS	STANDARD SYMBOLS
AC AIR CONDITIONER	POWER POLE
BH BORE HOLE	GUY WIRE
BSL BUILDING SETBACK LINE	POWER LINE
CI CURB INLET	LIGHT POLE
CMF CORRUGATED METAL PIPE	ELECTRIC TRANSFORMER
CS SANITARY CLEANOUT	WATER VAULT
CPED COMMUNICATION PEDESTAL	GAS VALVE
CPED CHIMNEY	GAS METER
DIP DROP INLET	WATER VALVE
DIP DUCTILE IRON PIPE	WATER METER
DWCB DOUBLE WING CATCH BASIN	FIRE HYDRANT
FND FOUND	UNDERGROUND ELECTRIC LINE
GM GAS METER	UNDERGROUND GAS LINE
INVERT	UNDERGROUND COMMUNICATION LINE
JB JUNCTION BOX	UNDERGROUND WATER LINE
MH MANHOLE	PHOTO POSITION INDICATOR
NF NAIL FOUND	REGULAR PARKING SPACE
NS NAIL SET	HANDICAP PARKING SPACE
OCS OUTLET CONTROL STRUCTURE	FIRE POSITION INDICATOR
OTF OPEN TOP PIPE	SIGN
PBX POWER BOX	
PM POWER METER	
POB POINT OF BEGINNING	
POC POINT OF COMMENCEMENT	
RCP REINFORCED CONCRETE PIPE	
RR IRON REINFORCING BARS	
RBS 5/8\"/>	
SSW SINGLE WING CATCH BASIN	
TR TRANS ELECTRIC TRANSFORMER	

GENERAL NOTES

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

REVISIONS LISTED ON THIS SURVEY APPLY ONLY TO THE SPECIFIC CHANGES REFERENCED, AND DO NOT CONSTITUTE AN UPDATE OF OTHER DATA ON THIS SURVEY. THE "SURVEY DATE" SHOWN HEREON IS THE APPLICABLE DATE AS RELATED TO REVISIONS OF STATUTES OF LIMITATION UNLESS SPECIFICALLY NOTED OTHERWISE.

THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE INSPECTION REPORT, EASEMENTS, OR OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORDS BUT NOT BE SHOWN HEREON.

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA, THE MAP NUMBER FOR THIS AREA IS 130202015, AND THE DATE OF SAID MAP IS SEPTEMBER 16, 2015. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

PLEASE NOTE: TREES 6-INCH DBH (DIAMETER AT BREAST HEIGHT) AND LARGER WERE LOCATED FOR THIS SURVEY, WITHIN THE TOPOGRAPHIC LIMITS.

PLEASE NOTE: ABOVE GROUND UTILITIES ARE SHOWN HEREON. UNDERGROUND UTILITIES WERE MARKED OR LOCATED, WITHIN THE TOPOGRAPHIC LIMITS.

THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS, AND BASED ON POSITIONAL VALUES FOR THE VERTICAL REFERENCE STATION NETWORK DEVELOPED BY GPS SOLUTIONS. THE HORIZONTAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983(2011)-STATE PLANE COORDINATE SYSTEM OF GEORGIA-NORTH ZONE. THE VERTICAL REFERENCE FRAME IS NORTH AMERICAN VERTICAL DATUM OF 1988. ANY DIRECTIONS OR DIMENSIONS SHOWN ARE A RECTANGULAR, GROUND LEVEL PROJECTION OF THE STATE PLANE COORDINATE SYSTEM.

IF YOU DIG



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Or Call 800-282-7411

UTILITY NOTE

THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON LOCATION OF MARKINGS PROVIDED BY UTILITY MARKING, LLC.

3042 GALA TRAIL
SNELLVILLE, GA 30036
TEL: 770-429-1846

UTILITY MARKING, LLC UTILIZED SEVERAL TECHNIQUES INCLUDING, BUT NOT LIMITED TO, ELECTROMAGNETIC, MAGNETIC LOCATION FOR FERROUS METALS, ACOUSTIC AND PASSIVE FREQUENCIES TO IDENTIFY AND MARK BURIED UTILITIES ON THE SURFACE WITH PAINT AND FLAGS COVERING THE ENTIRE AREA OF THE PROJECT.

THE SURVEYOR MAKES NO GUARANTEE AS TO THE LOCATION OF UTILITIES SHOWN. UNDERGROUND UTILITIES NOT OBSERVED OR LOCATED UTILIZING THIS TECHNIQUE MAY EXIST ON THIS SITE BUT NOT BE SHOWN, AND MAY BE FOUND UPON EXCAVATION. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

INFORMATION REGARDING MATERIAL AND SIZE OF UTILITIES IS BASED ON RECORDS ACQUIRED FROM THE UTILITY OWNERS.

N/E PROPERTY OF
Rivermont Station II LLC
DEED BOOK 54684 / PAGE 238
ZONED C-1

SITE AREA
10,429 sq. ft.
454,254 sq. ft.

CLOSURE STATEMENT

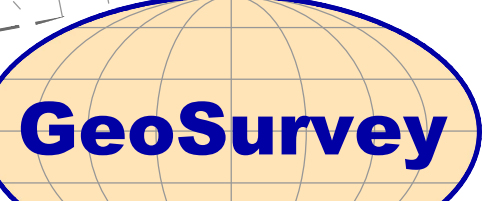
THE FIELD CLOSURE UPON WHICH THIS PLAN IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 20,893, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. A TRIMBLE 5600 SERIES TOTAL STATION AND TRIMBLE TSC-SERIES DATA COLLECTOR WERE USED TO COLLECT THIS FIELD DATA.

THIS PLAN HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 302,132 FEET. (CAL. INT.)

SURVEYOR CERTIFICATION

This plan 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 PLAN 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 plan 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 15-6-6.

DAVID HESTER
REGISTERED LAND SURVEYOR
No. 3042
David L. Hester
Georgia Registered Land Surveyor # 3042

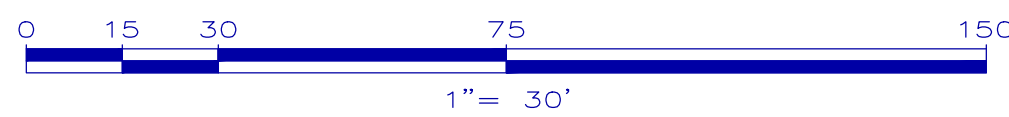


Professional Land Surveying Services
1660 Barnes Mill Road
Marietta, Georgia 30062
Phone: (770) 795-9900
Fax: (770) 795-8880
www.geosurvey.com
EMAIL: info@geosurvey.com
Certificate of Authorization #LSF-000621

BOUNDARY & PARTIAL TOPOGRAPHIC SURVEY		Rivermont Shopping Center	
FOR		Rivermont Station II LLC	
SS JOB NO:	20216889	DRAWING SCALE:	1" = 30'
FIELD WORK:	ERC	CITY:	JOHNS CREEK
PROJ MGR:	CAB	COUNTY:	FULTON STATE GA
REVIEWED:	DLH	LAND LOT:	877
DWG FILE:	20216889-05.dwg	DISTRICT:	157 SECTION: 2ND
SURVEY DATE:	08-22-2024	REVISIONS (SEE GENERAL NOTES)	
Date	Description		

1 SHEET OF 2

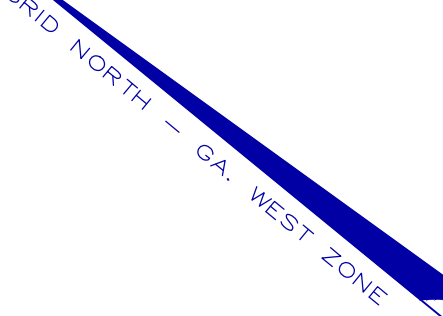
GRAPHIC SCALE



HOLCOMB BRIDGE ROAD
(GEORGIA HIGHWAY 140)
(VARIABLE R/W)

5/8\"/>

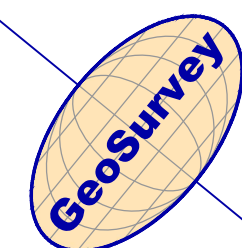
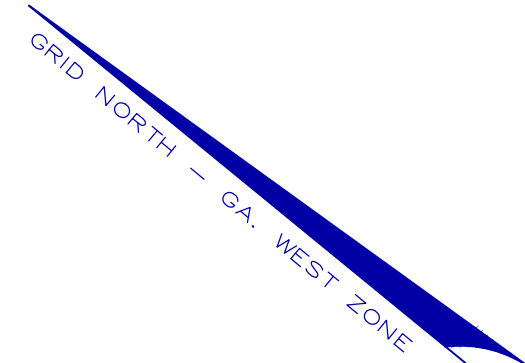
(CLERK OF COURT RECORDING INFORMATION)



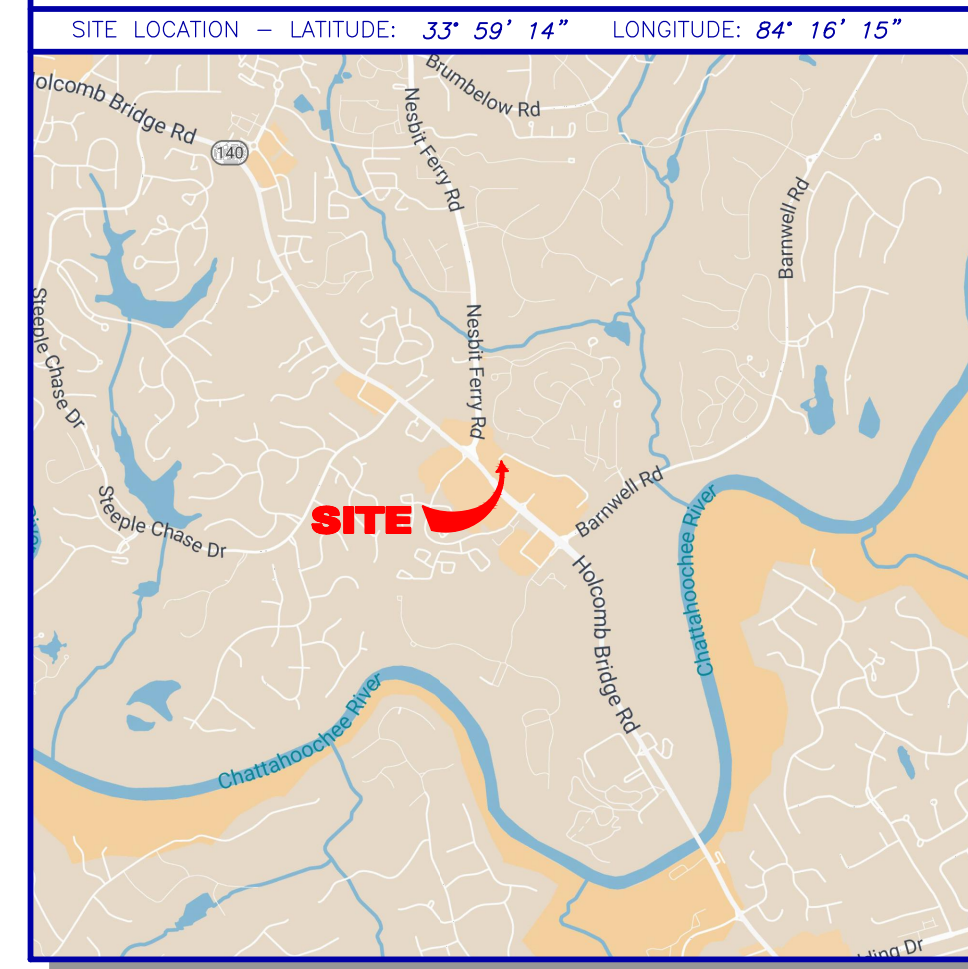
AERIAL IMAGE



(CLERK OF COURT RECORDING INFORMATION)



VICINITY MAP



LEGEND

STANDARD ABBREVIATIONS	STANDARD SYMBOLS
AC AIR CONDITIONER	POWER POLE
BH BORE HOLE	GUY WIRE
BSL BUILDING SETBACK LINE	POWER LINE
CI CURB INLET	LIGHT POLE
CMP CORRUGATED METAL PIPE	ELECTRIC TRANSFORMER
CMF CONCRETE MONUMENT FND	WATER VAULT
CD SANITARY CLEANOUT	GAS VALVE
CFED COMMUNICATION PEDESTAL	GAS METER
CTP CAPPED TOP PIPE	WATER VALVE
DI DROP INLET	WATER METER
DIP DUCTILE IRON PIPE	FIRE HYDRANT
DWCB DOUBLE WING CATCH BASIN	UNDERGROUND ELECTRIC LINE
FND FOUND	UNDERGROUND GAS LINE
GM GAS METER	UNDERGROUND COMMUNICATION LINE
INV INVERT	UNDERGROUND WATER LINE
JB JUNCTION BOX	PHOTO POSITION INDICATOR
MH MANHOLE	REGULAR PARKING SPACE COUNT
NS NAIL FOUND	HANDICAP PARKING SPACE
OCS OUTLET CONTROL STRUCTURE	TREE POSITION INDICATOR
OTF OPEN TOP PIPE	SIGN
PBX POWER BOX	
PM POWER METER	
PBB POINT OF BEGINNING	
POC POINT OF COMMENCEMENT	
RCP REINFORCED CONCRETE PIPE	
RBR IRON REINFORCING BARS	
RBS 5/8"RBR SET CAPPED LSF 621	
SS SANITARY SEWER	
SWCB SINGLE WING CATCH BASIN	
TRANS ELECTRIC TRANSFORMER	

IF YOU DIG



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THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA, THE MAP NUMBER FOR THIS AREA IS 1312010202, AND THE DATE OF SAID MAP IS SEPTEMBER 16, 2015. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

PLEASE NOTE: TREES 6-INCH DBH (DIAMETER AT BREAST HEIGHT) AND LARGER WERE LOCATED FOR THIS SURVEY, WITHIN THE TOPOGRAPHIC LIMITS.

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NO ZONING REPORT OR ZONING LETTER WAS PROVIDED TO THE SURVEYOR. THE SITE IS ZONED "C-1" (COMMUNITY BUSINESS DISTRICT) AS SHOWN ON THE ZONING MAP OF THE CITY OF JOHN'S CREEK. THE MINIMUM YARD SETBACKS ARE: FRONT - 40 FEET, SIDE - 40 FEET ADJACENT TO STREETS, AND REAR - NONE.

ZONING AND SETBACKS SHOULD BE CONFIRMED AND VERIFIED BY PLANNING AND ZONING PRIOR TO DESIGN OR CONSTRUCTION ACTIVITIES.

SURVEY REFERENCES

1> ALTA/ACSM LAND TITLE SURVEY FOR PHILLIPS EDISON & COMPANY, PREPARED BY U.S. SURVEYOR, DATED SEPTEMBER 22, 2015 (JOB NO. 55#0561.DWG.MW)

2> PARTIAL TOPOGRAPHIC SURVEY OF RIVERMONT SHOPPING CENTER, FOR PHILLIPS EDISON & COMPANY, PREPARED BY GEOSURVEY, LTD., DATED FEBRUARY 15, 2021, LAST REVISED MAY 26, 2021, JOB #0216889-01.

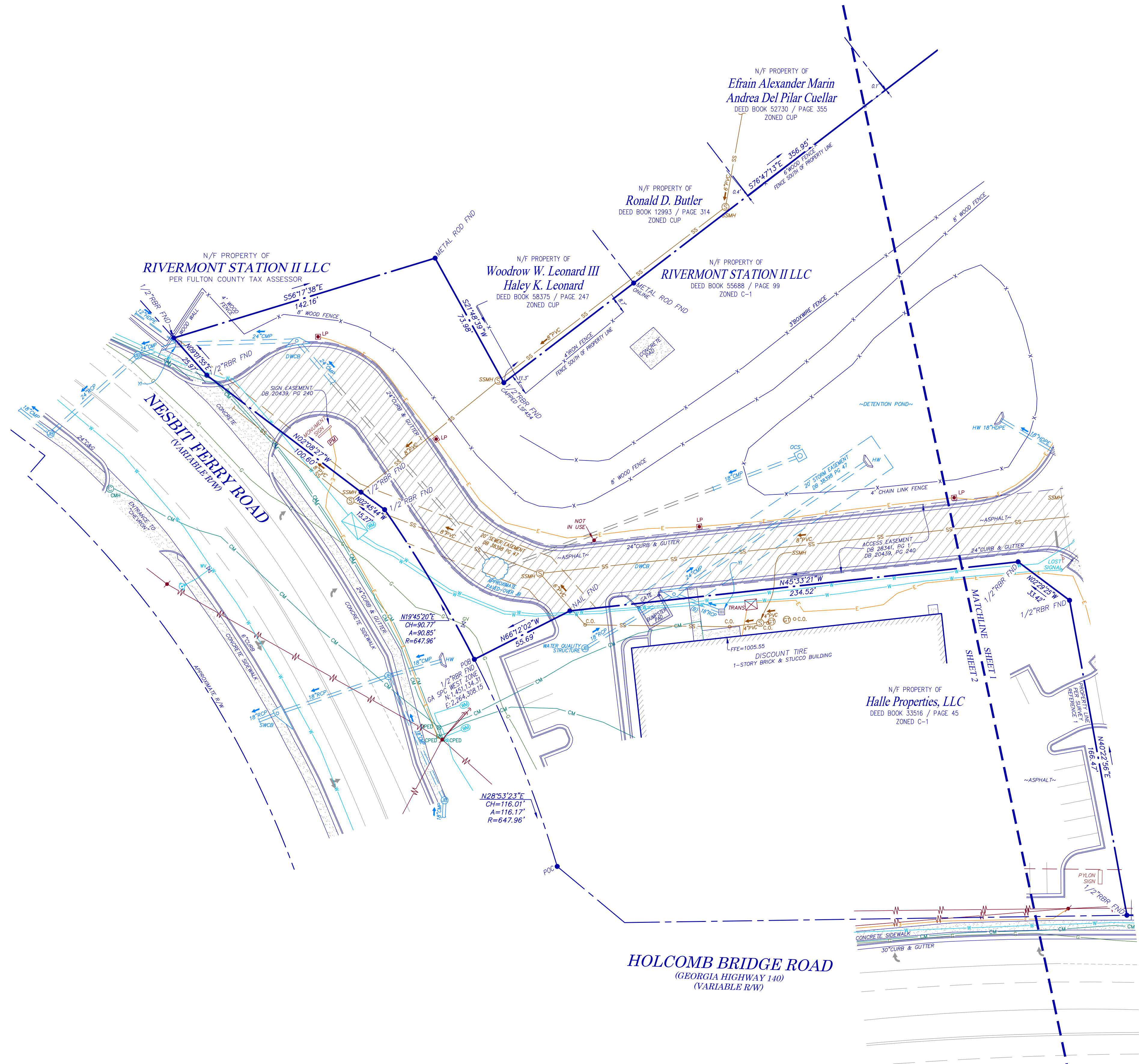
UTILITY NOTE

THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON LOCATION OF MARKINGS PROVIDED BY UTILITY MARKING, LLC, 3042 GALA TRAIL, SNELLVILLE, GA 30036 (678) 357-1946.

UTILITY MARKING, LLC UTILIZED SEVERAL TECHNIQUES INCLUDING, BUT NOT LIMITED TO, ELECTROMAGNETIC, MAGNETIC LOCATION FOR FERROUS METALS, ACOUSTIC AND PASSIVE FREQUENCIES TO IDENTIFY AND MARK BURIED UTILITIES ON THE SURFACE WITH PAINT AND FLAGS COVERING THE ENTIRE AREA OF THE PROJECT.

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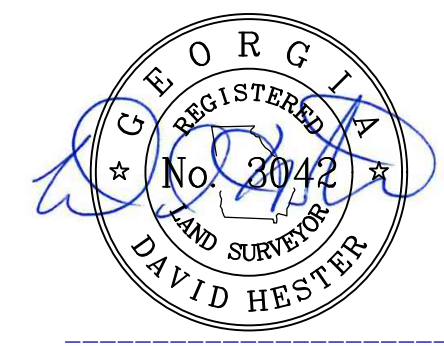
N/F PROPERTY OF
Rivermont Station II LLC
DEED BOOK 54684 / PAGE 238
ZONED C-1

SITE AREA
10.428 Acres
454,254 sq'

CLOSURE STATEMENT

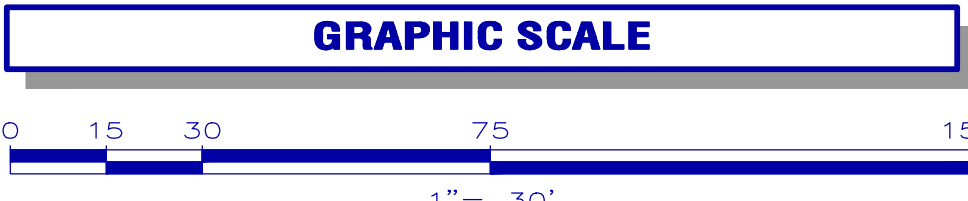
THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 20889, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. A TRIMBLE S-SERIES TOTAL STATION AND TRIMBLE TSC-SERIES DATA COLLECTOR WERE USED TO COLLECT THIS FIELD DATA.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 302,122 FEET, G.A. INT.



David L. Hester
Georgia Registered
Land Surveyor # 3042

2 SHEET
OF
2



Professional Land Surveying Services
1660 Barnes Mill Road
Marietta, Georgia 30062
Phone: (770) 795-9900
Fax: (770) 795-8880
www.geosurvey.com
E-Mail: info@geosurvey.com
Certificate of Authorization #LSF-000621

BOUNDARY & PARTIAL TOPOGRAPHIC SURVEY			
Rivermont Shopping Center			
FOR			
Rivermont Station II LLC			
SS JOB NO:	20216889	DRAWING SCALE:	1" = 30'
FIELD WORK:	ER	CITY:	JOHNS CREEK
PROJ MGR:	CAB	COUNTY:	FULTON STATE: GA
REVIEWED:	DLH	LAND LOT:	877
DWG FILE:	20216889-D5.dwg	DISTRICT:	1ST SECTION: 2ND
SURVEY DATE:	08-22-2024	REVISIONS (SEE GENERAL NOTES)	
No.	Date	Description	

Rivermont Phase II

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND lying and being located in Land Lots 832, 877, and 878 of the 1st District, 2nd Section of Fulton County, Georgia and being more particularly described as follows:

BEGINNING at ½ inch rebar set on the East Right of Way line of Nesbit Ferry Road (R/W varies); said rebar being located 115.83 feet along a curve to the right, said curve having a chord of South 28°33'42" West 115.68 feet and a radius of 647.96 feet to a point at the North end of a miter at the intersection of said Right of Way line and the Northeast Right of Way line of Holcomb Bridge Road (R/W varies); thence, from said POINT OF BEGINNING, following aforesaid Right of Way line of Nesbit Ferry Road 90.86 feet along a curve to the left, said curve having a chord of North 19°24'53" East 90.79 feet and a radius of 647.96 to a ½ inch rebar set; thence North 03°04'46" West, a distance of 15.27 feet to a ½ inch rebar set; thence North 02°31'38" West, a distance of 100.60 feet to a ½ inch rebar set; thence North 08°52'34" East, a distance of 25.65 feet to a ½ inch rebar set; thence leaving said Right of Way line South 56°47'21" East, a distance of 142.08 feet to a ½ inch rebar set; thence South 21°34'32" West, a distance of 74.06 feet to a ½ inch rebar found; thence South 77°05'52" East, a distance of 356.84 feet to a ½ inch rebar found; thence South 59°02'08" East, a distance of 265.83 feet to a ½ inch rebar found; thence South 86°26'07" East, a distance of 127.46 feet to a ½ inch rebar found; thence South 76°16'44" East, a distance of 75.79 feet to a point; thence South 57°55'25" East, a distance of 91.74 feet to a point; thence South 53°35'56" East, a distance of 55.97 feet to a ½ inch rebar set; thence South 40°02'49" West, a distance of 203.71 feet to a point; thence South 24°06'26" West, a distance of 258.66 feet to a concrete nail set; thence South 40°02'49" West, a distance of 23.09 feet to a point; thence 39.27 feet along a curve to the left, said curve having a chord of South 04°57'40" East 35.36 feet and a radius of 25.00 feet to a point; thence South 49°57'40" East, a distance of 40.60 feet to a concrete nail set; thence South 40°02'49" West, a distance of 58.83 feet to a ½ inch rebar set; thence South 40°02'49" West, a distance of 97.96 feet to a ½ inch rebar set; thence South 34°19'41" West, a distance of 20.10 feet to a ½ inch rebar set; thence 76.23 feet along a curve to the left, said curve having a chord of South 08°50'09" West 72.47 feet and a radius of 69.50 feet to a ½ inch rebar set on the aforementioned Northeast Right of Way line of Holcomb Bridge Road; thence following said Right of Way line North 51°06'56" West, a distance of 173.17 feet to a ½ inch rebar set; thence North 85°04'01" West, a distance of 9.77 feet to a ½ inch rebar set; thence 58.59 feet along a curve to the right, said curve having a chord of North 47°16'47" West 58.59 feet and a radius of 1861.86 feet to a ½ inch rebar with brass cap found; thence leaving said Right of Way line North 40°04'00" East, a distance of 217.00 feet to a ½ inch rebar with brass cap found; thence North 49°57'41" West a distance of 256.62 feet to a ½ inch rebar set; thence South 40°02'49" West, a distance of 186.54 feet to a ½ inch rebar set on said Right of Way of Holcomb Bridge Road; thence following said Right of Way North 39°51'37" West, a distance of 279.27 feet to a point; thence North 40°26'42" West, a distance of 33.53 feet to a ½ inch rebar set; thence leaving said Right of Way line North 40°02'49" East, a distance of 166.38 feet to a ½ inch rebar set; thence North 02°55'35" West, a distance of 33.40 feet to a ½ inch rebar set; thence North 45°53'29" West, a distance of 234.50 feet to a ½ inch rebar set; thence North 66°34'04" West, a distance of 55.62 feet to the POINT OF BEGINNING.

Received
December 3, 2024
RZ-24-0012 & VC-24-0009
Planning & Zoning