

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 923 of the First District, Second Section of Fulton County, Georgia, and being more particularly described as follows:

Beginning at a 5/8" rebar found at the point of intersection of the Southerly Right-of-Way line of Old Alabama Road (variable R/W) with the east line of Land Lot 923; thence in a Southwesterly direction along the Southerly line of the Right-of-Way of Old Alabama Road (Variable R/W) curving to the left with a radius of 1608.67', an arc distance of 286.69', and a chord distance of 286.31' with a chord bearing of S 68°10'53" W to a 1/2" rebar found on the Southerly Right-of-Way of Old Alabama Road (Variable R/W); thence leaving said Right-of-Way S 18°43'17" E a distance of 312.09' to a 3/4" open top pipe found; thence S 86°24'46" E a distance of 165.87' to a 3/4" open top pipe found on the East line of Land Lot 923; thence running along said East Land Lot Line N 00°00'45" E a distance of 412.37' to a 5/8" rebar found on the Southerly Right-of-Way line of Old Alabama Road (Variable R/W); which is the point of beginning, having an area of 1.86 acres.

SURVEYOR'S CERTIFICATION

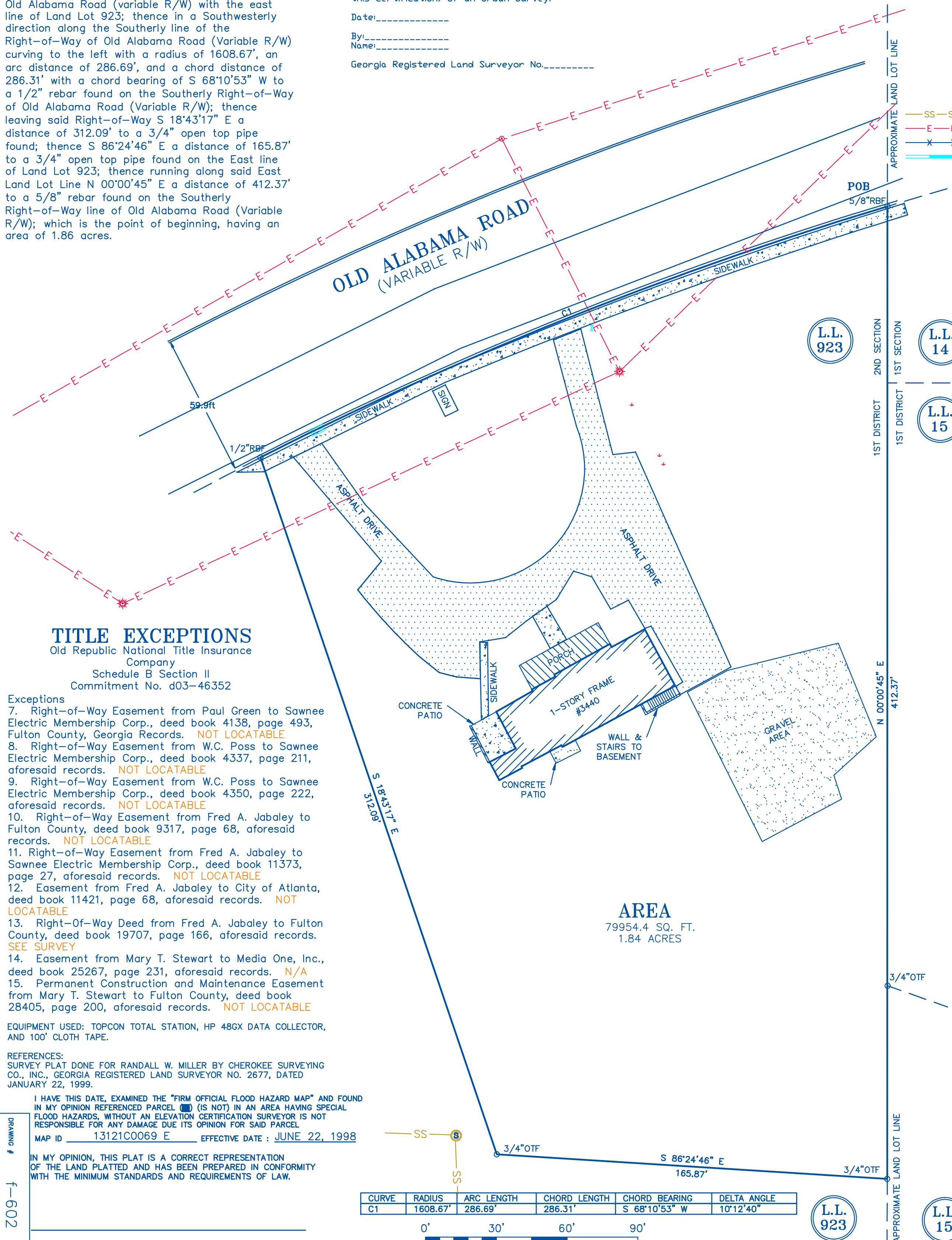
TO CIT SMALL BUSINESS LENDING CORPORATION, OLD REPUBLIC TITLE INSURANCE COMPANY, AND THE U.S. SMALL BUSINESS ADMINISTRATION:

This is to certify that this map or plat and the survey upon which it is based were made (i) in accordance with the Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys jointly established and adopted by ALTA and ACSM in 1999, and (ii) pursuant to the Accuracy Standards (as adopted by ALTA and ACSM and in effect on the date of this certification) of an Urban Survey.

Date: _____
 By: _____
 Name: _____
 Georgia Registered Land Surveyor No. _____

LEGEND

- These standard symbols will be found in the drawing.
- ▲ TRAVERSE POINT
 - 1/2" REBAR SET
 - IRON PIN FOUND
 - ☒ CATCH BASIN
 - ☒ DRAIN
 - ☒ FIRE HYDRANT
 - ☒ GUY WIRE
 - ☒ LIGHT POLE
 - ☒ MANHOLE
 - ☒ POWER POLE
 - ☒ SEWER
 - ☒ ELECTRIC
 - ☒ FENCE
 - ☒ UNDERGROUND PIPELINE



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 RZ-22-001
 NOV 09 2021
 VC-22-001-01
 City of Johns Creek
 Community Development

TITLE EXCEPTIONS

Old Republic National Title Insurance Company
 Schedule B Section II
 Commitment No. d03-46352

Exceptions

7. Right-of-Way Easement from Paul Green to Sawnee Electric Membership Corp., deed book 4138, page 493, Fulton County, Georgia Records. **NOT LOCATABLE**
8. Right-of-Way Easement from W.C. Poss to Sawnee Electric Membership Corp., deed book 4337, page 211, aforesaid records. **NOT LOCATABLE**
9. Right-of-Way Easement from W.C. Poss to Sawnee Electric Membership Corp., deed book 4350, page 222, aforesaid records. **NOT LOCATABLE**
10. Right-of-Way Easement from Fred A. Jabaley to Fulton County, deed book 9317, page 68, aforesaid records. **NOT LOCATABLE**
11. Right-of-Way Easement from Fred A. Jabaley to Sawnee Electric Membership Corp., deed book 11373, page 27, aforesaid records. **NOT LOCATABLE**
12. Easement from Fred A. Jabaley to City of Atlanta, deed book 11421, page 68, aforesaid records. **NOT LOCATABLE**
13. Right-Of-Way Deed from Fred A. Jabaley to Fulton County, deed book 19707, page 166, aforesaid records. **SEE SURVEY**
14. Easement from Mary T. Stewart to Media One, Inc., deed book 25267, page 231, aforesaid records. **N/A**
15. Permanent Construction and Maintenance Easement from Mary T. Stewart to Fulton County, deed book 28405, page 200, aforesaid records. **NOT LOCATABLE**

EQUIPMENT USED: TOPCON TOTAL STATION, HP 48GX DATA COLLECTOR, AND 100' CLOTH TAPE.

REFERENCES:

SURVEY PLAT DONE FOR RANDALL W. MILLER BY CHEROKEE SURVEYING CO., INC., GEORGIA REGISTERED LAND SURVEYOR NO. 2677, DATED JANUARY 22, 1999.

I HAVE THIS DATE, EXAMINED THE "FIRM OFFICIAL FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL (■) IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS, WITHOUT AN ELEVATION CERTIFICATION SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE DUE ITS OPINION FOR SAID PARCEL

MAP ID 13121C0069 E EFFECTIVE DATE: JUNE 22, 1998

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

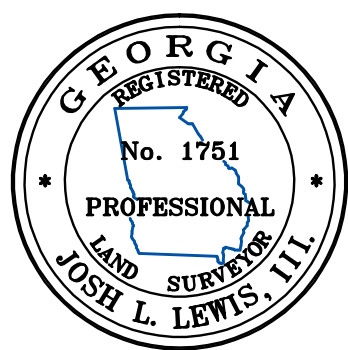
AREA
 79954.4 SQ. FT.
 1.84 ACRES

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1608.67'	286.69'	286.31'	S 68°10'53" W	10°12'40"



DRAWING # F-602

JOB # 179335



SURVEY PLAT FOR:		DATE	10/06/03
ELTON PARK PROPERTIES, LLC		SCALE	1" = 30'
LAND LOT 923	1st DISTRICT	2ND SECTION	FULTON COUNTY, GEORGIA
LOT	BLOCK	UNIT	REVISION
SUBDIVISION			BY: DATE:
SURVEYED:	DRAFTED:		
PLOTTED:			

GEORGIA LAND SURVEYING CO., INC.
 155 CLIFTWOOD DRIVE
 ATLANTA, GEORGIA, 30328
 TELEPHONE (404) 255-4671, FAX (404) 255-6607

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY.

PLAT BOOK _____ PAGE _____
 DEED BOOK _____ PAGE _____

The field data upon which this plat is based has a closure of 1 foot in 10,000+ feet, an angular error of .03 seconds per angle point and was adjusted using the Least Squares Method. This plat has been calculated for closure and found to be accurate to 1 foot in 2,148.53 feet. An electronic total station and a 100' chain were used to gather the information used in the preparation of this plat. No State Plane Coordinate Monument found within 500' of this property.

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