LEGEND:

CW CROSS WALK
DWL DASHED WHITE LINE
DYL DASHED YELLOW LINE
DSYL DOUBLE SOLID YELLOW LINE
SWL SINGLE WHITE LINE
SYL SINGLE YELLOW LINE
R CONCRETE RAMP
— STOP BAR
○ BOLLARD
— PARKING STOP
TRAFFIC SIGNAL POLE
TRAFFIC SIGNAL BOX
TELEPHONE MANHOLE

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL. 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, NOR 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 O.C.G.A. SECTION 15-6-67.

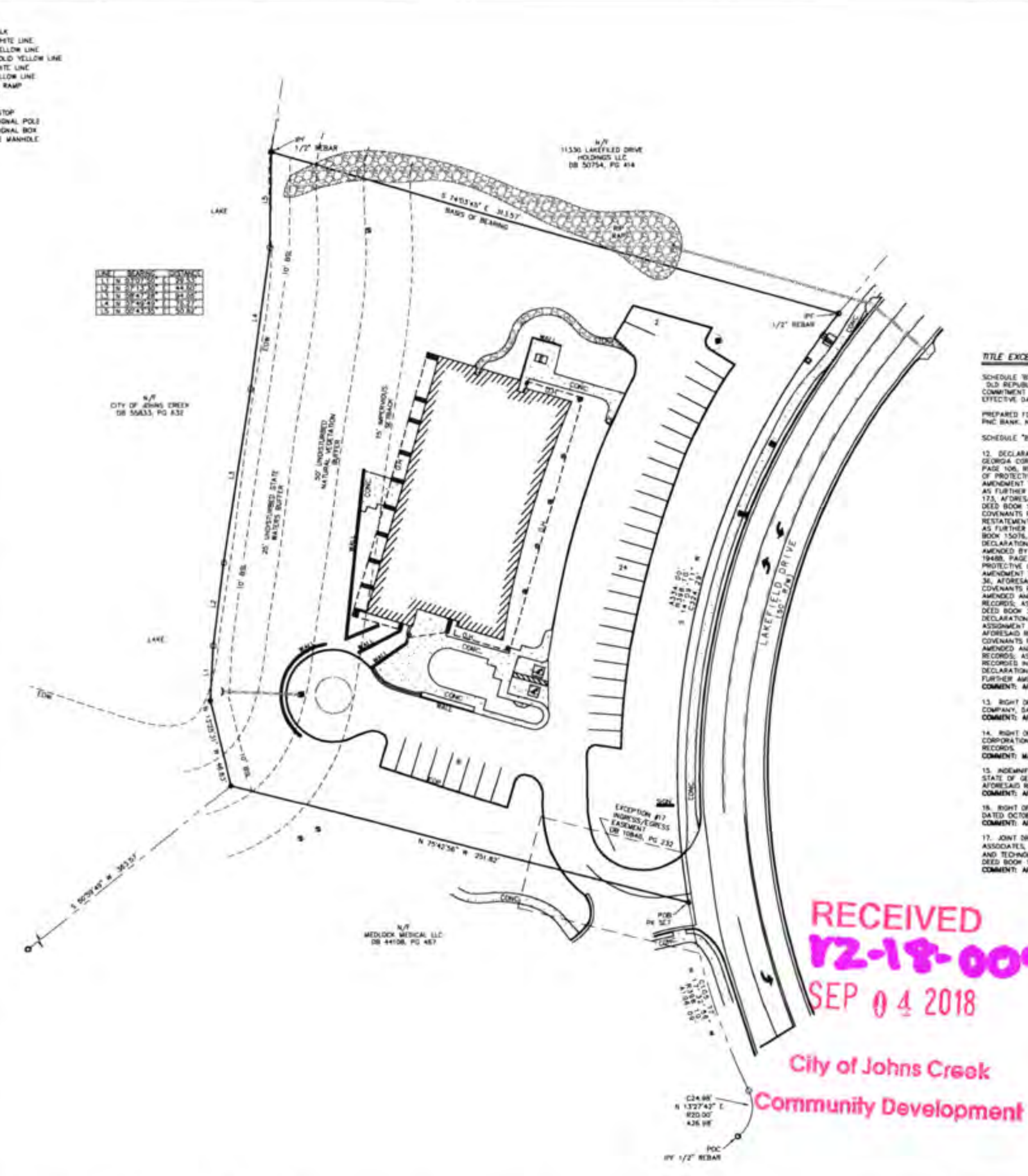
BEN E. BUTTERWORTH RLS #2294 — 05/04/2018 DATE

GEORGIA REGISTERED LAND SURVEYOR No. 2294 BEN E. BUTTERWORTH

05/04/2018

FOR THE FIRM
BOUNDARY ZONE, INC
LSF #839
NOT VALID WITHOUT
ORIGINAL SIGNATURE

LINE	BEARING	DISTANCE
L1	[illegible]	[illegible]
L2	[illegible]	[illegible]
L3	[illegible]	[illegible]
L4	[illegible]	[illegible]
L5	[illegible]	[illegible]



VICINITY MAP
(NOT TO SCALE)

NORTH
PER: PB 116, PG 162
SCALE: 1"=20'

NO.	REVISION	DATE

GRAPHIC SCALE - IN FEET
15 0 30 60 90 120

FLOOD STATEMENT

BY GRAPHIC PLOTTING ONLY, I HAVE EXAMINED THE INTERMEDIATE REGIONAL FLOOD PANEL CURRENTLY AVAILABLE AND FOUND THAT THE PROPERTY IN QUESTION IS WITHIN FLOOD HAZARD ZONE 'X' ACORDING TO THE FLOOD INSURANCE RATE MAP (FIRM), PANEL NUMBER 13121C0091G, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 18, 2013, CITY OF JOHNS CREEK, FULTON COUNTY GEORGIA.

LEGAL DESCRIPTION:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 374 OF THE 1ST DISTRICT, 1ST SECTION, FULTON COUNTY GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A ½" REBAR FOUND AT THE MITERED INTERSECTION OF THE NORTHERN RIGHT-OF-WAY OF JOHNS CREEK PARKWAY (R/W VARIES) AND THE WESTERN RIGHT-OF-WAY OF LAKEFIELD DRIVE (50' R/W), RUNNING ALONG THE MITER WITH A CURVE TO THE LEFT HAVING AN ARC DISTANCE OF 26.98' WITH A RADIUS OF 20', BEING SUBTENDED BY A CHORD BEARING OF N13°27'42"E AND A CHORD DISTANCE OF 24.98' TO A POINT, THENCE RUNNING ALONG THE RIGHT-OF-WAY OF LAKEFIELD DRIVE WITH A CURVE TO THE RIGHT HAVING AN ARC DISTANCE OF 106.09' WITH A RADIUS OF 398.10', BEING SUBTENDED BY A CHORD BEARING OF N17°32'56"W AND A CHORD DISTANCE OF 105.77' TO A PK NAIL SET, WHICH IS THE TRUE POINT OF BEGINNING, THENCE LEAVING SAID RIGHT-OF-WAY AND RUNNING THE FOLLOWING COURSES AND DISTANCES, N75°42'56"W FOR A DISTANCE OF 251.82' TO A ½" REBAR SET, THENCE RUNNING N13°25'31"W FOR A DISTANCE OF 46.61' TO A ½" REBAR SET, THENCE RUNNING N03°37'50"E FOR A DISTANCE OF 29.59' TO A POINT, THENCE RUNNING N07°13'30"E FOR A DISTANCE OF 44.60' TO A POINT, THENCE RUNNING N08°47'28"E FOR A DISTANCE OF 94.06' TO A POINT, THENCE RUNNING N07°49'49"E FOR A DISTANCE OF 76.27' TO A POINT, THENCE RUNNING N00°43'35"E FOR A DISTANCE OF 50.82' TO A ½" REBAR SET, THENCE RUNNING S74°03'45"E FOR A DISTANCE OF 313.57' TO A ½" REBAR FOUND ON THE WESTERN RIGHT-OF-WAY OF LAKEFIELD DRIVE, THENCE RUNNING ALONG SAID RIGHT-OF-WAY WITH A CURVE TO THE LEFT HAVING AN ARC DISTANCE OF 334.00' WITH A RADIUS OF 398.10', BEING SUBTENDED BY A CHORD BEARING OF S14°09'11"W AND A CHORD DISTANCE OF 324.29' TO A PK NAIL SET, WHICH IS THE TRUE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINING 2.003 ACRES (87,144 SQUARE FEET) MORE OR LESS.

SITE ADDRESS:

11150 LAKEFIELD DRIVE
JOHNS CREEK, GA 30097

ZONING INFORMATION:

M1A (GENERAL COMMERCIAL)

*SETBACKS ARE SUBJECT TO THE CITY OF ALPHARETTA BUILDING CODE REQUIREMENTS

FRONT: CONDITIONAL (BASED ON PREVAILING DEVELOPMENT PATTERNS)
SIDE: CONDITIONAL (BASED ON PREVAILING DEVELOPMENT PATTERNS) REAR: 10'
MAXIMUM BUILDING HEIGHT: 80'
MAXIMUM LOT COVERAGE BY PRINCIPAL BUILDINGS: 70%

34 PARKING SPACES AND 2 HANDICAPPED PARKING SPACES

THE SURVEYOR IS NO WAY INTENDS TO INTERPRET OR MAKE CONCLUSIONS REGARDING THE ZONING AND SETBACK INFORMATION SHOWN HEREON. THIS INFORMATION IS REPORTED FROM PUBLIC INFORMATION OBTAINED FROM THE CITY OF ALPHARETTA PLANNING AND ZONING DEPARTMENT.

SURVEYOR'S CERTIFICATION

THIS SURVEY IS MADE FOR THE BENEFIT OF: PNC BANK, NATIONAL ASSOCIATION ISAOA, EDJ INVESTMENT, LLC AND 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 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(B)(1), 8, 9, 11 (PURSUANT TO SECTION 5.E.iv), 13, & 21 OF TABLE A THEREOF.

05/04/2018

BEN E. BUTTERWORTH, R.L.S.
GEORGIA REG. LAND SURVEYOR NO. 2294
FOR THE FIRM BOUNDARY ZONE, INC

PURSUANT TO RULE 180-6.09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, THE TERM "CERTIFY" OR "CERTIFICATION" RELATING TO LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED ON FACTS AND KNOWLEDGE KNOWN TO THE LAND SURVEYOR AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

TITLE EXCEPTIONS

SCHEDULE 'B' EXCEPTIONS:
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY ABSTRACT OF TITLE
COMMITMENT # H1221.001
EFFECTIVE DATE: APRIL 17, 2018

PREPARED FOR:
PNC BANK, NATIONAL ASSOCIATION ISAOA, EDJ INVESTMENT, LLC AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

SCHEDULE "B" REFERENCES TAKEN FROM ALTA COMMITMENT FOR TITLE INSURANCE - RECEIVED APRIL 07, 2017

12. DECLARATION OF PROTECTIVE COVENANTS OF TECHNOLOGY PARK/JOHNS CREEK BY TECHNOLOGY PARK/ATLANTA, INC., A GEORGIA CORPORATION, DATED AS OF DECEMBER 10, 1985, FILED DECEMBER 13, 1985 AND RECORDED IN DEED BOOK 9863, PAGE 106, RECORDS OF THE SUPERIOR COURT OF FULTON COUNTY, GEORGIA; AS AMENDED BY AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS RECORDED IN DEED BOOK 10887, PAGE 60, AFORESAID RECORDS; AS FURTHER AMENDED BY AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS RECORDED IN DEED BOOK 10800, PAGE 204, AFORESAID RECORDS; AS FURTHER AMENDED BY AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS RECORDED IN DEED BOOK 11291, PAGE 173, AFORESAID RECORDS; AS FURTHER AMENDED BY AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS RECORDED IN DEED BOOK 11621, PAGE 315, AFORESAID RECORDS; AS FURTHER AMENDED BY AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS RECORDED IN DEED BOOK 11806, PAGE 258, AFORESAID RECORDS; AS FURTHER AMENDED BY AMENDMENT AND RESTATEMENT OF DECLARATION OF PROTECTIVE COVENANTS RECORDED IN DEED BOOK 14883, PAGE 191, AFORESAID RECORDS; AS FURTHER AMENDED BY AMENDED AND RESTATED DECLARATION OF PROTECTIVE COVENANTS RECORDED IN HYPERLINK DEED BOOK 15076, PAGE 232, AFORESAID RECORDS; AS FURTHER AMENDED BY AMENDMENT TO AMENDED AND RESTATED DECLARATION OF PROTECTIVE COVENANTS RECORDED IN DEED BOOK 15519, PAGE 330, AFORESAID RECORDS; AS FURTHER AMENDED BY AMENDMENT TO AMENDED AND RESTATED DECLARATION OF PROTECTIVE COVENANTS RECORDED IN DEED BOOK 19488, PAGE 337, AFORESAID RECORDS; AS FURTHER AMENDED BY AMENDMENT TO AMENDED AND RESTATED DECLARATION OF PROTECTIVE COVENANTS RECORDED IN DEED BOOK 20639, PAGE 300, AFORESAID RECORDS; AS FURTHER AMENDED BY AMENDMENT TO AMENDED AND RESTATED DECLARATION OF PROTECTIVE COVENANTS RECORDED IN DEED BOOK 22491, PAGE 36, AFORESAID RECORDS; AS FURTHER AMENDED BY AMENDMENT TO AMENDED AND RESTATED DECLARATION OF PROTECTIVE COVENANTS RECORDED IN DEED BOOK 23835, PAGE 251, AFORESAID RECORDS; AS FURTHER AMENDED BY AMENDMENT TO AMENDED AND RESTATED DECLARATION OF PROTECTIVE COVENANTS RECORDED IN DEED BOOK 29889, PAGE 300, AFORESAID RECORDS; AS FURTHER AMENDED BY AMENDMENT TO AMENDED AND RESTATED DECLARATION OF PROTECTIVE RECORDED IN DEED BOOK 37291, PAGE 183, AFORESAID RECORDS; AS FURTHER AMENDED BY AMENDMENT TO AMENDED AND RESTATED DECLARATION OF PROTECTIVE RECORDED IN DEED BOOK 38853, PAGE 316, AFORESAID RECORDS; AS ASSIGNED BY ASSIGNMENT AND ASSUMPTION OF RIGHTS UNDER DECLARATION OF PROTECTIVE RECORDED IN DEED BOOK 39466, PAGE 604, AFORESAID RECORDS; AS FURTHER AMENDED BY AMENDMENT TO AMENDED AND RESTATED DECLARATION OF PROTECTIVE COVENANTS RECORDED IN DEED BOOK 40149, PAGE 473, AFORESAID RECORDS; AS FURTHER AMENDED BY AMENDMENT TO AMENDED AND RESTATED DECLARATION OF PROTECTIVE COVENANTS RECORDED IN DEED BOOK 44332, PAGE 434, AFORESAID RECORDS; AS FURTHER AMENDED BY AMENDMENT TO AMENDED AND RESTATED DECLARATION OF PROTECTIVE COVENANTS RECORDED IN DEED BOOK 44892, PAGE 874, AFORESAID RECORDS; AS FURTHER AMENDED BY AMENDED AND RESTATED DECLARATION OF PROTECTIVE COVENANTS RECORDED IN DEED BOOK 50947, PAGE 74, AFORESAID RECORDS; AS MAY BE FURTHER AMENDED AND/OR SUPPLEMENTED.
COMMENT: AFFECTS SUBJECT PROPERTY, HAS NO PLOTTABLE DESCRIPTION.

13. RIGHT OF WAY EASEMENT FROM TECHNOLOGY PARK/ATLANTA, INC. TO THE SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY, DATED JUNE 10, 1985, FILED JUNE 19, 1985 AND RECORDED IN DEED BOOK 9570, PAGE 392, AFORESAID RECORDS.
COMMENT: AFFECTS SUBJECT PROPERTY, IS BLANKET IN NATURE AND HAS NO PLOTTABLE DESCRIPTION.

14. RIGHT OF WAY EASEMENT FROM TECHNOLOGY PARK/ATLANTA TO SAWNEE ELECTRIC MEMBERSHIP CORPORATION, A CORPORATION, DATED JUNE 24, 1985, FILED AUGUST 12, 1985 AND RECORDED IN DEED BOOK 9656, PAGE 234, AFORESAID RECORDS.
COMMENT: MAY OR MAY NOT AFFECT SUBJECT PROPERTY, HAS NO PLOTTABLE DESCRIPTION.

15. INDEMNIFICATION AGREEMENT BY DATA SUPPLIES INC. IN FAVOR OF FULTON COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF GEORGIA, DATED AUGUST 29, 1986, FILED SEPTEMBER 17, 1986 AND RECORDED IN DEED BOOK 10326, PAGE 172, AFORESAID RECORDS.
COMMENT: AFFECTS SUBJECT PROPERTY, HAS NO PLOTTABLE DESCRIPTION.

16. RIGHT OF WAY EASEMENT FROM DATA SUPPLIES, INC. TO SAWNEE ELECTRIC MEMBERSHIP CORPORATION, A CORPORATION, DATED OCTOBER 17, 1986, FILED NOVEMBER 3, 1986 AND RECORDED IN DEED BOOK 10420, PAGE 143, AFORESAID RECORDS.
COMMENT: AFFECTS SUBJECT PROPERTY, HAS NO PLOTTABLE DESCRIPTION.

17. JOINT DRIVEWAY EASEMENT AGREEMENT BY AND BETWEEN DATA SUPPLIES, INC., A GEORGIA CORPORATION AND WALTECH II ASSOCIATES, A GEORGIA GENERAL PARTNERSHIP COMPOSED OF TECHNOLOGY PARK/ATLANTA, INC., A GEORGIA CORPORATION AND TECHNOLOGY PARK/LENOX, INC., A GEORGIA CORPORATION, DATED MAY 29, 1987, FILED JUNE 2, 1987 AND RECORDED IN DEED BOOK 10846, PAGE 232, AFORESAID RECORDS.
COMMENT: AFFECTS SUBJECT PROPERTY, IS SHOWN HEREON.

RECEIVED
V2-18-009
SEP 04 2018
City of Johns Creek
Community Development

SURVEYOR'S CERTIFICATE

1. THIS SURVEY WAS MADE ON THE GROUND AND CORRECTLY SHOWS (i) THE BOUNDARIES AND AREAS OF THE SUBJECT PROPERTY AND THE SIZE, LOCATION AND TYPE OF BUILDINGS AND IMPROVEMENTS THEREON AND THE DISTANCE THEREFROM TO THE NEAREST FACING EXTERIOR PROPERTY LINES OF THE SUBJECT PROPERTY; (ii) THE LOCATION OF ALL RIGHTS-OF-WAY, EASEMENTS AND ANY OTHER MATTERS OF RECORD (OR OF WHICH I HAVE KNOWLEDGE OR HAVE BEEN ADVISED, WHETHER OR NOT OF RECORD) AFFECTING THE SUBJECT PROPERTY; (iii) THE LOCATION OF THE PARKING AREAS ON THE SUBJECT PROPERTY SHOWING THE NUMBER OF PARKING SPACES PROVIDED THEREBY; (iv) ALL ABUTTING DEDICATED PUBLIC STREETS PROVIDING ACCESS TO THE SUBJECT PROPERTY TOGETHER WITH THE WIDTH AND NAME THEREOF; AND (v) ALL OTHER SIGNIFICANT ITEMS ON THE SUBJECT PROPERTY.
2. EXCEPT AS SHOWN ON THIS SURVEY AND AS NOTED BELOW, THERE ARE NO ENCROACHMENTS UPON THE SUBJECT PROPERTY BY IMPROVEMENTS ON ADJACENT PROPERTY; (ii) ENCROACHMENTS ON ADJACENT PROPERTY, STREETS OR ALLEYS BY ANY IMPROVEMENTS ON THE SUBJECT PROPERTY; (iii) PARTY WALLS; OR (iv) CONFLICTS OR PROTRUSIONS.
3. ADEQUATE INGRESS TO AND EGRESS FROM THE SUBJECT PROPERTY IS PROVIDED BY LAKEFIELD DRIVE. ALL REQUIRED BUILDING SETBACK LINES ON THE SUBJECT PROPERTY ARE LOCATED AS SHOWN HEREON.
4. THE PROPERTY DOES NOT SERVE ADJOINING PROPERTIES FOR DRAINAGE, BUT NOT FOR INGRESS, EGRESS, OR FOR ANY OTHER PURPOSES.
5. THERE WAS NO EVIDENCE OF GRAVE SITES, BURIAL SITES, EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS AT THE TIME OF THE SURVEY.
6. AT THE TIME OF THE SURVEY, THE SURVEYOR DID NOT FIND ANY CHANGES OR PENDING CHANGES TO THE R/W.
7. ALL ADJOINING PROPERTY LINES WHERE CONTIGUOUS, THERE WERE NO GAPS OR OVERLAPS.

DATED: 05/04/2018

BEN BUTTERWORTH - R.L.S. #2294
BOUNDARY ZONE, INC. - L.S.F. #839
[illegible]
BUFORD, GA 30518

ALTA / NSPS LAND TITLE SURVEY

PREPARED FOR: PNC BANK, NATIONAL ASSOCIATION ISAOA, EDJ INVESTMENT, LLC & OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.
LAND LOT 374, 1ST DISTRICT, 1ST SECTION
CITY OF JOHNS CREEK, FULTON COUNTY, GEORGIA - 05/04/2018

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

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THIS DRAWING AND IT'S 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.

TOTAL AREA: 2.001 ACRES / 87,144 SQUARE FEET

BOUNDARY REFERENCE: DEED BOOK 44464, PAGE 316
FIELDWORK PERFORMED ON 04/12/18 & 05/04/18

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 78,746 FEET.

THIS PLAT HAS BEEN PREPARED USING A TRIMBLE ROBOTIC TOTAL STATION.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A RELATIVE POSITIONAL ACCURACY OF 0.03 FEET.

LEGEND:

PROPERTY CORNER FOUND (AS NOTED)
1/2" REBAR WITH CAP SET LSF# 839
R/W MONUMENT
FIRE HYDRANT
WATER METER
WATER VALVE
POWER POLE
LIGHT POLE
POWER/LIGHT POLE
GUY WIRE
POWER METER
POWER BOX
A/C UNIT
MANHOLE
CLEAN OUT
JUNCTION BOX
OUTFLOW STRUCTURE
DRAINAGE INLET
GAS METER
GAS VALVE
CABLE BOX
TELEPHONE BOX
SIGN
-W- WATER LINE
-U- OVERHEAD UTILITY LINE
-S- SEWER LINE
-G- GAS LINE
C CABLE LINE
-T- TELEPHONE LINE
-X- FENCE LINE
CONTOUR LINE
BSL BUILDING SETBACK LINE
CONC CONCRETE
EOP EDGE OF PAVEMENT
LL LAND LOT
N/F NOW OR FORMERLY
R/W RIGHT-OF-WAY
P/L PROPERTY LINE
OH OVERHANG
CB CATCH BASIN
CNT CANTILEVER
H/C HANDICAP
FFE FINISHED FLOOR ELEVATION
BFE BASEMENT FLOOR ELEVATION
GFE GARAGE FLOOR ELEVATION
DB DEED BOOK
PB PLAT BOOK
PG PAGE
POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
NAD NORTH AMERICAN DATUM
NAVD NORTH AMERICAN VERTICAL DATUM
HARDWOOD TREE
PINE TREE

811
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BUFORD: [illegible]
ATLANTA: [illegible]
MARIETTA: [illegible]
RALEIGH: [illegible]

PROJECT
1934501

SHEET
1 OF 1