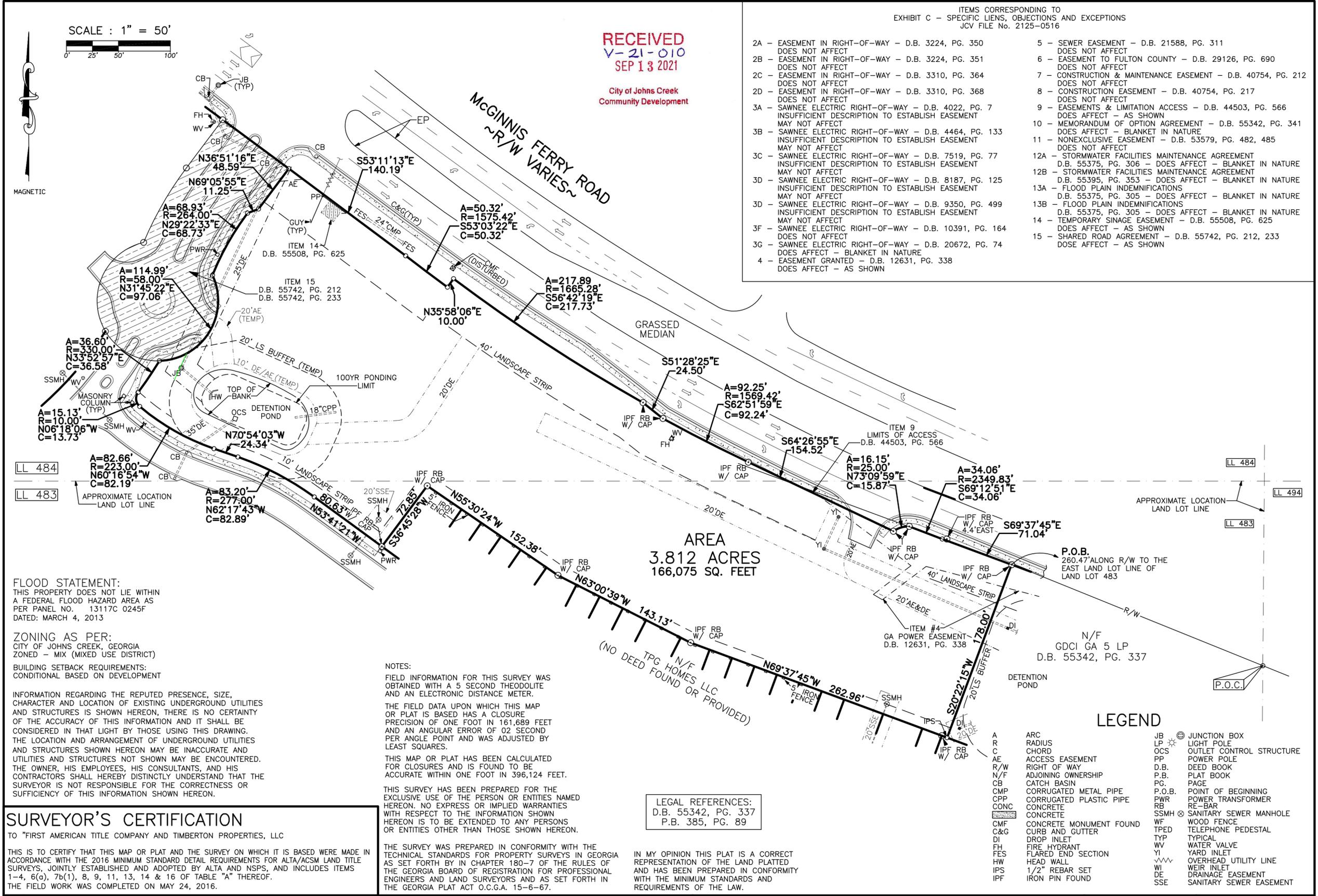


ITEMS CORRESPONDING TO
EXHIBIT C - SPECIFIC LIENS, OBJECTIONS AND EXCEPTIONS
JCV FILE NO. 2125-0516

RECEIVED
V-21-010
SEP 13 2021

City of Johns Creek
Community Development

- 2A - EASEMENT IN RIGHT-OF-WAY - D.B. 3224, PG. 350 DOES NOT AFFECT
- 2B - EASEMENT IN RIGHT-OF-WAY - D.B. 3224, PG. 351 DOES NOT AFFECT
- 2C - EASEMENT IN RIGHT-OF-WAY - D.B. 3310, PG. 364 DOES NOT AFFECT
- 2D - EASEMENT IN RIGHT-OF-WAY - D.B. 3310, PG. 368 DOES NOT AFFECT
- 3A - SAWNEE ELECTRIC RIGHT-OF-WAY - D.B. 4022, PG. 7 INSUFFICIENT DESCRIPTION TO ESTABLISH EASEMENT MAY NOT AFFECT
- 3B - SAWNEE ELECTRIC RIGHT-OF-WAY - D.B. 4464, PG. 133 INSUFFICIENT DESCRIPTION TO ESTABLISH EASEMENT MAY NOT AFFECT
- 3C - SAWNEE ELECTRIC RIGHT-OF-WAY - D.B. 7519, PG. 77 INSUFFICIENT DESCRIPTION TO ESTABLISH EASEMENT MAY NOT AFFECT
- 3D - SAWNEE ELECTRIC RIGHT-OF-WAY - D.B. 8187, PG. 125 INSUFFICIENT DESCRIPTION TO ESTABLISH EASEMENT MAY NOT AFFECT
- 3D - SAWNEE ELECTRIC RIGHT-OF-WAY - D.B. 9350, PG. 499 INSUFFICIENT DESCRIPTION TO ESTABLISH EASEMENT MAY NOT AFFECT
- 3F - SAWNEE ELECTRIC RIGHT-OF-WAY - D.B. 10391, PG. 164 DOES NOT AFFECT
- 3G - SAWNEE ELECTRIC RIGHT-OF-WAY - D.B. 20672, PG. 74 DOES AFFECT - BLANKET IN NATURE
- 4 - EASEMENT GRANTED - D.B. 12631, PG. 338 DOES AFFECT - AS SHOWN
- 5 - SEWER EASEMENT - D.B. 21588, PG. 311 DOES NOT AFFECT
- 6 - EASEMENT TO FULTON COUNTY - D.B. 29126, PG. 690 DOES NOT AFFECT
- 7 - CONSTRUCTION & MAINTENANCE EASEMENT - D.B. 40754, PG. 212 DOES NOT AFFECT
- 8 - CONSTRUCTION EASEMENT - D.B. 40754, PG. 217 DOES NOT AFFECT
- 9 - EASEMENTS & LIMITATION ACCESS - D.B. 44503, PG. 566 DOES AFFECT - AS SHOWN
- 10 - MEMORANDUM OF OPTION AGREEMENT - D.B. 55342, PG. 341 DOES AFFECT - BLANKET IN NATURE
- 11 - NONEXCLUSIVE EASEMENT - D.B. 53579, PG. 482, 485 DOES NOT AFFECT
- 12A - STORMWATER FACILITIES MAINTENANCE AGREEMENT D.B. 55375, PG. 306 - DOES AFFECT - BLANKET IN NATURE
- 12B - STORMWATER FACILITIES MAINTENANCE AGREEMENT D.B. 55395, PG. 353 - DOES AFFECT - BLANKET IN NATURE
- 13A - FLOOD PLAIN INDEMNIFICATIONS D.B. 55375, PG. 305 - DOES AFFECT - BLANKET IN NATURE
- 13B - FLOOD PLAIN INDEMNIFICATIONS D.B. 55375, PG. 305 - DOES AFFECT - BLANKET IN NATURE
- 14 - TEMPORARY SIGNAGE EASEMENT - D.B. 55508, PG. 625 DOES AFFECT - AS SHOWN
- 15 - SHARED ROAD AGREEMENT - D.B. 55742, PG. 212, 233 DOES AFFECT - AS SHOWN



FLOOD STATEMENT:
THIS PROPERTY DOES NOT LIE WITHIN
A FEDERAL FLOOD HAZARD AREA AS
PER PANEL NO. 13117C 0245F
DATED: MARCH 4, 2013

ZONING AS PER:
CITY OF JOHNS CREEK, GEORGIA
ZONED - MIX (MIXED USE DISTRICT)

BUILDING SETBACK REQUIREMENTS:
CONDITIONAL BASED ON DEVELOPMENT

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE,
CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES
AND STRUCTURES IS SHOWN HEREON, THERE IS NO CERTAINTY
OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE
CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING.
THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES
AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND
UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED.
THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, AND HIS
CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE
SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR
SUFFICIENCY OF THIS INFORMATION SHOWN HEREON.

SURVEYOR'S CERTIFICATION

TO "FIRST AMERICAN TITLE COMPANY AND TIMBERTON PROPERTIES, LLC

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/ACSM LAND TITLE
SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS
1-4, 6(o), 7b(1), 8, 9, 11, 13, 14 & 16 OF TABLE "A" THEREOF.
THE FIELD WORK WAS COMPLETED ON MAY 24, 2016.

NOTES:
FIELD INFORMATION FOR THIS SURVEY WAS
OBTAINED WITH A 5 SECOND THEODOLITE
AND AN ELECTRONIC DISTANCE METER.

THE FIELD DATA UPON WHICH THIS MAP
OR PLAT IS BASED HAS A CLOSURE
PRECISION OF ONE FOOT IN 161,689 FEET
AND AN ANGULAR ERROR OF 02 SECOND
PER ANGLE POINT AND WAS ADJUSTED BY
LEAST SQUARES.

THIS MAP OR PLAT HAS BEEN CALCULATED
FOR CLOSURES AND IS FOUND TO BE
ACCURATE WITHIN ONE FOOT IN 396,124 FEET.

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.

THE SURVEY WAS PREPARED IN CONFORMITY WITH THE
TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA
AS SET FORTH BY IN CHAPTER 180-7 OF THE RULES OF
THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL
ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN
THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

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 THE LAW.

LEGAL REFERENCES:
D.B. 55342, PG. 337
P.B. 385, PG. 89

LEGEND

- A ARC
- R RADIUS
- C CHORD
- AE ACCESS EASEMENT
- R/W RIGHT OF WAY
- N/F ADJOINING OWNERSHIP
- CB CATCH BASIN
- CMP CORRUGATED METAL PIPE
- CPP CORRUGATED PLASTIC PIPE
- CONC CONCRETE
- CMF CONCRETE MONUMENT FOUND
- C&G CURB AND GUTTER
- DI DROP INLET
- FH FIRE HYDRANT
- FES FLARED END SECTION
- HW HEAD WALL
- IPS 1/2" REBAR SET
- IPF IRON PIN FOUND
- JB JUNCTION BOX
- LP LIGHT POLE
- OCs OUTLET CONTROL STRUCTURE
- PP POWER POLE
- D.B. DEED BOOK
- P.B. PLAT BOOK
- PG. PAGE
- P.O.B. POINT OF BEGINNING
- PWR POWER TRANSFORMER
- RE-BAR RE-BAR
- SSMH SANITARY SEWER MANHOLE
- WF WOOD FENCE
- TPED TELEPHONE PEDESTAL
- TYP TYPICAL
- WV WATER VALVE
- WI WEIR INLET
- DE DRAINAGE EASEMENT
- SSE SANITARY SEWER EASEMENT

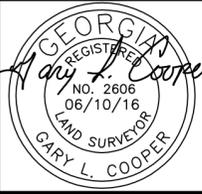
REVISIONS	
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PROJECT DESCRIPTION:	ALTA-SURVEY FOR:
FIRST AMERICAN TITLE COMPANY AND TIMBERTON PROPERTIES, LLC	
McGINNIS FERRY ROAD, JOHNS CREEK, GEORGIA	
COUNTY: FULTON	DISTRICT: 1ST
LAND LOT: 483 & 484	SECTION: 1ST

ADAM & LEE LAND SURVEYING

5640 GA. HWY. 20 S.
LOGANVILLE, GA. 30052 (770)554-8995

www.adamandlee.com FAX=(770)554-8134



OFFICE:	5/17/16
BY:	DWJ
FIELD:	5/24/16
BY:	ARM
SCALE:	1"=60'
SHEET #	1 OF 1
16116	

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lots 483 & 484 of the 1st District, 1st Section, City of Johns Creek, Fulton County, Georgia and being more particularly described as follows:

TO FIND THE POINT OF BEGINNING, commence at a nail set at the intersection of the easterly line of Land Lot 483 with the southerly R/W line of McGinnis Ferry Road (variable width R/W); thence running in a northwesterly direction along said R/W line a distance of 260.47 feet to an iron pin set at the **POINT OF BEGINNING**.

THENCE leaving said R/W line South 20 degrees 19 minutes 46 seconds West a distance of 178.00 feet to an iron pin set; THENCE North 69 degrees 40 minutes 14 seconds West a distance of 262.96 feet to an iron pin set; THENCE North 63 degrees 03 minutes 08 seconds West a distance of 143.13 feet to an iron pin set; THENCE North 55 degrees 32 minutes 53 seconds West a distance of 152.38 feet to an iron pin set; THENCE South 36 degrees 42 minutes 59 seconds West a distance of 72.85 feet to an iron pin set; THENCE North 53 degrees 43 minutes 50 seconds West a distance of 80.63 feet to an iron pin set; THENCE along a curve to the left having a radius of 277.00 feet and a length of 83.21 feet, said curve having a chord bearing of North 62 degrees 20 minutes 12 seconds West and a chord distance of 82.89 feet to a point; THENCE North 70 degrees 56 minutes 32 seconds West a distance of 24.34 feet to a point; THENCE along a curve to the right having a radius of 223.00 feet and a length of 82.66 feet, said curve having a chord bearing of North 60 degrees 19 minutes 23 seconds West and a chord distance of 82.19 feet to an iron pin set; THENCE along a curve to the right having a radius of 10.00 feet and a length of 15.14 feet, said curve having a chord bearing of North 06 degrees 20 minutes 35 seconds West and a chord distance of 13.73 feet to an iron pin set; THENCE along a curve to the left having a radius of 330.00 feet and a length of 36.60 feet, said curve having a chord bearing of North 33 degrees 50 minutes 28 seconds East and a chord distance of 36.58 feet to an iron pin set; THENCE along a curve to the left having a radius of 58.00 feet and a length of 114.98 feet, said curve having a chord bearing of North 31 degrees 42 minutes 53 seconds East and a chord distance of 97.06 feet to an iron pin set; THENCE along a curve to the right having a radius of 264.00 feet and a length of 68.93 feet, said curve having a chord bearing of North 29 degrees 20 minutes 04 seconds East and a chord distance of 68.73 feet to an iron pin set; THENCE North 69 degrees 03 minutes 26 seconds East a distance of 11.25 feet to an iron pin set; THENCE North 36 degrees 48 minutes 47 seconds East a distance of 48.59 feet to an iron pin set on the southerly R/W line of McGinnis Ferry Road; THENCE along said R/W line the following courses and distances: South 53 degrees 11 minutes 13 seconds East a distance of 140.19 feet to a point; THENCE along a curve to the left having a radius of 1675.42 feet and a length of 50.32 feet, said curve having a chord bearing of South 53 degrees 12 minutes 48 seconds East and a chord distance of 50.32 feet to an iron pin set ; THENCE North 35 degrees 55 minutes 37 seconds East a distance of 10.00 feet to an iron pin set; THENCE along a curve to the left having a radius of 1665.28 feet and a length of 217.89 feet, said curve having a chord bearing of South 56 degrees 44 minutes 48 seconds East and a chord distance of 217.73 feet to an iron pin set; THENCE South 51 degrees 30 minutes 54 seconds East a distance of 24.50 feet to an iron pin set; THENCE along a curve to the left having a radius of 1669.42 feet and a length of 92.25 feet, said curve having a chord bearing of South 62 degrees 54 minutes 28 seconds East and a chord distance of 92.24 feet to an iron pin set; THENCE South 64 degrees 29 minutes 24 seconds East a distance of 154.52 feet to an iron pin set; THENCE along a curve to the right having a radius of 25.00 feet and a length of 16.15 feet, said curve having a chord bearing of North 73 degrees 07 minutes 30 seconds East and a chord distance of 15.87 feet to an iron pin set; THENCE along a curve to the left having a radius of 2349.83 feet and a length of 34.06 feet, said curve having a chord bearing of South 69 degrees 15 minutes 20 seconds East and a chord distance of 34.06 feet to an iron pin set; THENCE South 69 degrees 40 minutes 14 seconds East a distance of 71.04 feet to a point; said point being the **TRUE POINT OF BEGINNING**.

Said tract contains 166,064 square feet or 3.812 acres.

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Community Development