

BOUNDARY SURVEY FOR G H ANDERSON AND COMPANY, LLC AND AMERICAN LAND TITLE ASSOCIATION OLD MILTON PARKWAY, ALPHARETTA, GEORGIA 30005

STEWART TITLE GUARANTY COMPANY
5901 PEACHTREE DUNWOODY ROAD NE,
SUITE B-540
ATLANTA, GA 30328

AMERICAN LAND TITLE ASSOCIATION COMMITMENT NUMBER:
19000090181 ISSUING OFFICE FILE NUMBER:19000090181
DATED JUNE 07, 2019

EXCEPTIONS

10. Right of Way Deed from Mancino Enterprises, a partnership composed of Albert F. Mancino and Carol E. Mancino to the Department of Transportation, dated February 7, 1978, filed February 1978 and recorded in Deed Book 6889, Page 88, records of the Superior Court of Fulton County, Georgia. (DOES NOT AFFECT SUBJECT PROPERTY/OLDER R/W DEED)

11. Easements as condemned by that certain Declaration of Taking styled Department of Transportation vs. Certain Easement Rights, et al.; Docket No. E-26614 in the Superior Court of Fulton County, Georgia, dated January 28, 1994, filed February 24, 1994 and recorded in Deed Book 17843, Page 323, aforesaid records. (AFFECTS SUBJECT PROPERTY AS SHOWN)

12. Easements as condemned by that certain Declaration of Taking styled Department of Transportation vs. 0.001 acres of land, et al.; Docket No. E-25004 in the Superior Court of Fulton County, Georgia, dated January 20, 1994, filed April 29, 1994 and recorded in Deed Book 18232, Page 58, aforesaid records. (AFFECTS SUBJECT PROPERTY AS SHOWN)

13. Access Easement Agreement by and between Atlanta Senior Care Services, LLC, a Georgia limited liability company and Sam's Real Estate Holdings-Georgia, LLC, a North Carolina limited liability company, dated September 26, 2016, filed October 6, 2016 and recorded in Deed Book 56721, Page 514, aforesaid records; as amended by First Amendment to Access Easement Agreement by and between Sam's Real Estate Holdings-Georgia, LLC, a North Carolina limited liability company, Atlanta Senior Care Services, LLC, a Georgia limited liability company and Atlanta Senior Care Services 2, LLC, a Georgia limited liability company, dated February 21, 2018, filed February 26, 2018 and recorded in Deed Book 58496, Page 191, aforesaid records. (AFFECTS SUBJECT PROPERTY AS SHOWN)

14. Access, Parking and Storm Water Easement Agreement by and between Atlanta Senior Care Services, LLC, a Georgia limited liability company and Waffle House, Inc., a Georgia corporation, dated January 15, 2016, filed December 2, 2016 and recorded in Deed Book 56925, Page 627, aforesaid records; as amended by First Amendment to Access, Parking and Storm Water Easement Agreement by and between Waffle House, Inc., a Georgia corporation, Atlanta Senior Care Services, LLC, a Georgia limited liability company and Atlanta Senior Care Services 2, LLC, a Georgia limited liability company, dated February 21, 2018, filed February 26, 2018 and recorded in Deed Book 58496, Page 202, aforesaid records. (AFFECTS SUBJECT PROPERTY AS SHOWN)

15. Right of Way Easement from Atlanta Senior Care Services, LLC, A Georgia Limited Liability Company to Sawnee Electric Membership Corporation, dated as of September 16, 2016, filed April 11, 2017 and recorded in Deed Book 57396, Page 158, aforesaid records. (AFFECTS SUBJECT PROPERTY/NOT PLOTTABLE)

16. Access Easement Agreement as to Right of Way by and between Atlanta Senior Care Services 2, LLC, a Georgia limited liability company and Atlanta Senior Care Services, LLC, a Georgia limited liability company, dated February 21, 2018, filed February 26, 2018 and recorded in Deed Book 58496, Page 169, aforesaid records. (MAY AFFECT SUBJECT PROPERTY/EASEMENT DESCRIPTION IS NOT ON SUBJECT PROPERTY)

17. Access Easement Agreement by and between Atlanta Senior Care Services 2, LLC, a Georgia limited liability company to Atlanta Senior Care Services, LLC, a Georgia limited liability company, dated February 21, 2018, filed February 26, 2018 and recorded in Deed Book 58496, Page 179, aforesaid records. (AFFECTS SUBJECT PROPERTY AS SHOWN)

18. Utility Easement by and between Atlanta Senior Care Services 2, LLC, a Georgia limited liability company and Atlanta Senior Care Services, LLC, a Georgia limited liability company, dated as of February 21, 2018, filed February 26, 2018 and recorded in Deed Book 58496, Page 213, aforesaid records. (AFFECTS SUBJECT PROPERTY/NOT PLOTTABLE)

GENERAL NOTES

1. IPS (iron pin set) is 1/2" re-bar; NS (nail set) is Magnail.
2. Said described property is located within an area having a Zone Designation "Zone X" by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 13121C0059F, with a date of identification of September 18, 2013, for Community Number 130084, in Fulton County, State of Georgia, which is the current Flood Insurance Rate Map for the community in which said property is situated.

SITE DATA

3. Total gross land area is 2.45 acre.
4. Property is identified as Fulton County tax parcels ID 12 297008560242, 12 297008560291 & 12 297008560309

REFERENCES

VESTING DEED BOOK 55756 PAGE 271-299

1. Warranty, Deed Book 59562 page 618
2. Warranty, Deed Book 59562 page 518
3. DEED BOOK 22372 PAGE 36
4. DEED BOOK 45997 PAGE 324
5. DEED BOOK 28901 PAGE 128
6. ALTA/ACSM Boundary plat by GA Land Surveyor dated October 26, 2015



VICINITY MAP
SCALE: NTS
SOURCE: FULTON COUNTY GIS

LAND DESCRIPTION AS MEASURED

All that tract or parcels of land lying and being in Land Lot 855 and 856 of the 1st District, 2nd Section, Fulton County, Georgia combined parcels (12 297008560242, 12 297008560291 and 12 297008560309) containing 2.45 acres more or less as depicted on a Survey prepared by Blue Landworks, LLC, Dated July 30, 2019 and being more particularly described as follows:

Commencing at a R/W Monument on Southern margin of Old Milton Parkway (A.K.A.) Georgia State Route 120 (R/W Varies) having a State Plane coordinate of N-1480051.49 E-2265815.86; Thence Continuing along said margin South 15 degrees 29 minutes 55 seconds East 10.01 feet, to an iron pin found (1/2" rebar), said pin being THE TRUE POINT OF BEGINNING; Thence departing said margin South 18 degrees 44 minutes 22 seconds East, 200.00 feet to an iron pin set (1/2" rebar w/cap); Thence South 87 degrees 30 minutes 04 seconds East, 89.30 feet, to an iron pin set (PKNS in asphalt); Thence South 00 degrees 12 minutes 49 seconds East, 259.75 feet, to an iron pin set, (1/2" rebar w/cap) Thence North 78 degrees 08 minutes 22 seconds West, 260.53 feet to an iron pin found, (1/2" rebar w/cap GEO survey) said pin being on the Eastern margin of Morris Road (Abandoned); Thence continuing along said abandoned margin North 11 degrees 52 minutes 29 seconds West, 109.13 feet to an iron pin set (1/2" rebar w/cap); Thence continuing along said abandoned margin 110.11 along the arc of a curve to the left having a radius of 946.67 feet and a chord bearing and distance of North 15 degrees 12 minutes 36 seconds West, 110.15 feet to an iron pin set, (1/2" rebar w/cap); Thence continuing along said abandoned margin North 18 degrees 14 minutes 46 seconds West 200.17 feet to and iron pin set (1/2" rebar w/cap) said pin being on the Southern margin of Old Milton Parkway, (A. K. A.) Georgia State Route 120 (R/W varies); Thence continuing along said margin South 89 degrees 14 minutes 26 seconds East 15.87 feet to an iron pin set (1/2" rebar w/cap); Thence continuing along said margin North 84 degrees 14 minutes 02 seconds East, 41.21 feet to a R/W monument; Thence continuing along said margin North 87 degrees 56 minutes 26 seconds East, 7.02 feet to a R/W monument; Thence continuing along said margin North 88 degrees 58 minutes 19 seconds East 33.95 feet, to a R/W monument; Thence continuing along said margin 117.24 feet along the arc of a curve to the right having a radius of 576.77 feet and a chord bearing and distance of South 85 degrees 50 minutes 24 seconds East 117.04 feet to an iron pin found (1/2" rebar) said pin being THE TRUE POINT OF BEGINNING.

SURVEYOR'S CERTIFICATION

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH 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. AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED WITH A TRIMBLE S6 ROBOTIC TOTAL STATION ELECTRONIC INSTRUMENT. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 102,589 FEET AND AN ANGULAR ERROR OF 11 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 271,700.

TO G H ANDERSON AND COMPANY, LLC AND AMERICAN LAND TITLE ASSOCIATES:

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, 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 11, 13, 16, AND 17 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, THE UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF GEORGIA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.


DATE OF FIELD WORK: JULY 02, 2019
DATE OF PLAT: _____

DRAFT

NAME: THOMAS W. WOODSMALL (SEAL)
REGISTRATION/LICENSE NUMBER: 2767 (GEORGIA)

GPS STATEMENT

The initial control points for this survey were located utilizing GPS. The equipment used was a Champion TKO GNSS receiver with Carlson service data collection software. All coordinates are based on NAD83(2011) and GEOID12B. Network RTK corrections were received via a cellular modem. The type of survey was network RTK utilizing the Trimble VRS real time network operated by eGPS Solutions, Inc. The relative positional accuracy, as calculated according to the Federal Geographic Data Committee Part 3: National Standard for Spatial Data Accuracy, is 0.04 ft. horizontal and 0.07 ft. vertical at the 95% confidence level.



BLUE LANDWORKS
CONSULTING ENGINEERS & SURVEYORS
LICENSE # PEF00518
LICENSE # LSF001044
5019 WEST BROAD STREET
SUITE 4120
SUGAR HILL, GEORGIA 30518
TELEPHONE: (678) 804-8586
INFO@BLUELANDWORKS.COM
WWW.BLUELANDWORKS.COM

PREPARED FOR:
C H ANDERSON & COMPANY, LLC

ISSUE #	DATE	REVISIONS
1	07/24/19	DRAFT FOR REVIEW
2	07/30/19	ADDRESS COMMENTS FOR REVIEW
2	08/06/19	DRAFT FOR REVIEW

PROFESSIONAL'S OFF ELECTRONIC SIGNATURE IS EFFECTIVE ONLY IF THAT PERSON IS THE SIGNER AS SPECIALLY PROVIDED BY THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS. IT IS NOT RESPONSIBLE FOR ANY SUBSEQUENT REVISIONS, CORRECTIONS OR AMENDMENTS TO THIS DOCUMENT TO VERIFY THE VALIDITY OF THE SIGNATURE. CONTACT US AT 800.368.5886

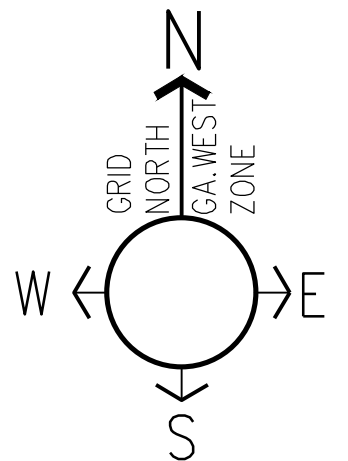
ALTA/NSPS FOR G S ANDERSON AND COMPANY, LLC

1ST LAND DISTRICT, 2ND SECTION
LAND LOTS 855, 856
PARCELS 12 297008560242, 12 297008560291
CITY OF ALPHARETTA
FULTON COUNTY, GA
CHECKED: _____
DRAWN: _____

ALTA/NSPS BOUNDARY

PROJECT# 2019.052

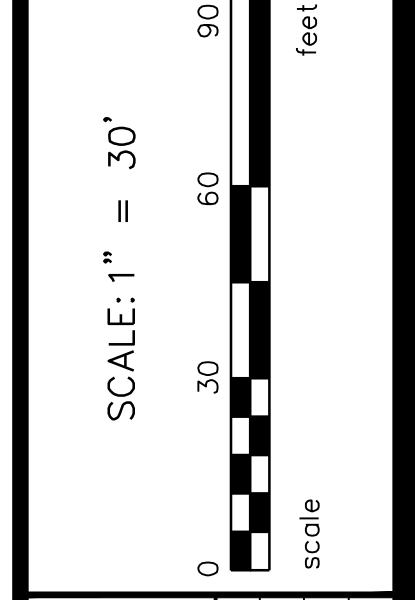
C:\Users\Tommy\MyDocuments\Blue Landworks LLC\Projects - Documents\2019-052 - Old Milton Rd Tracts - Alperntals\000 - AutoCAD\00 - Survey\2019\052 BOUNDING COVER 8/6/2019 8:21 AM by Tommy Woodsmall



PREPARED FOR: C H ANDERSON & COMPANY, LLC

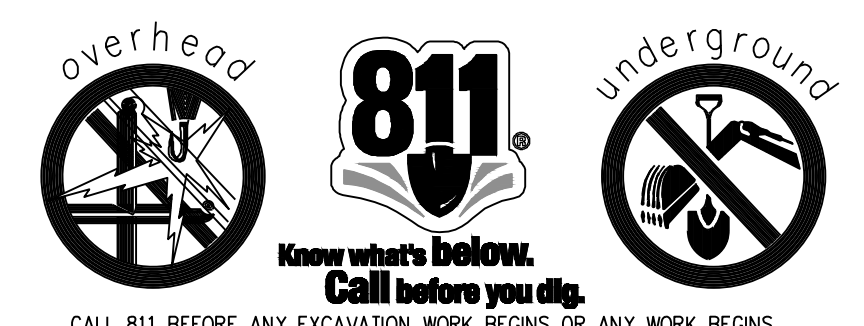
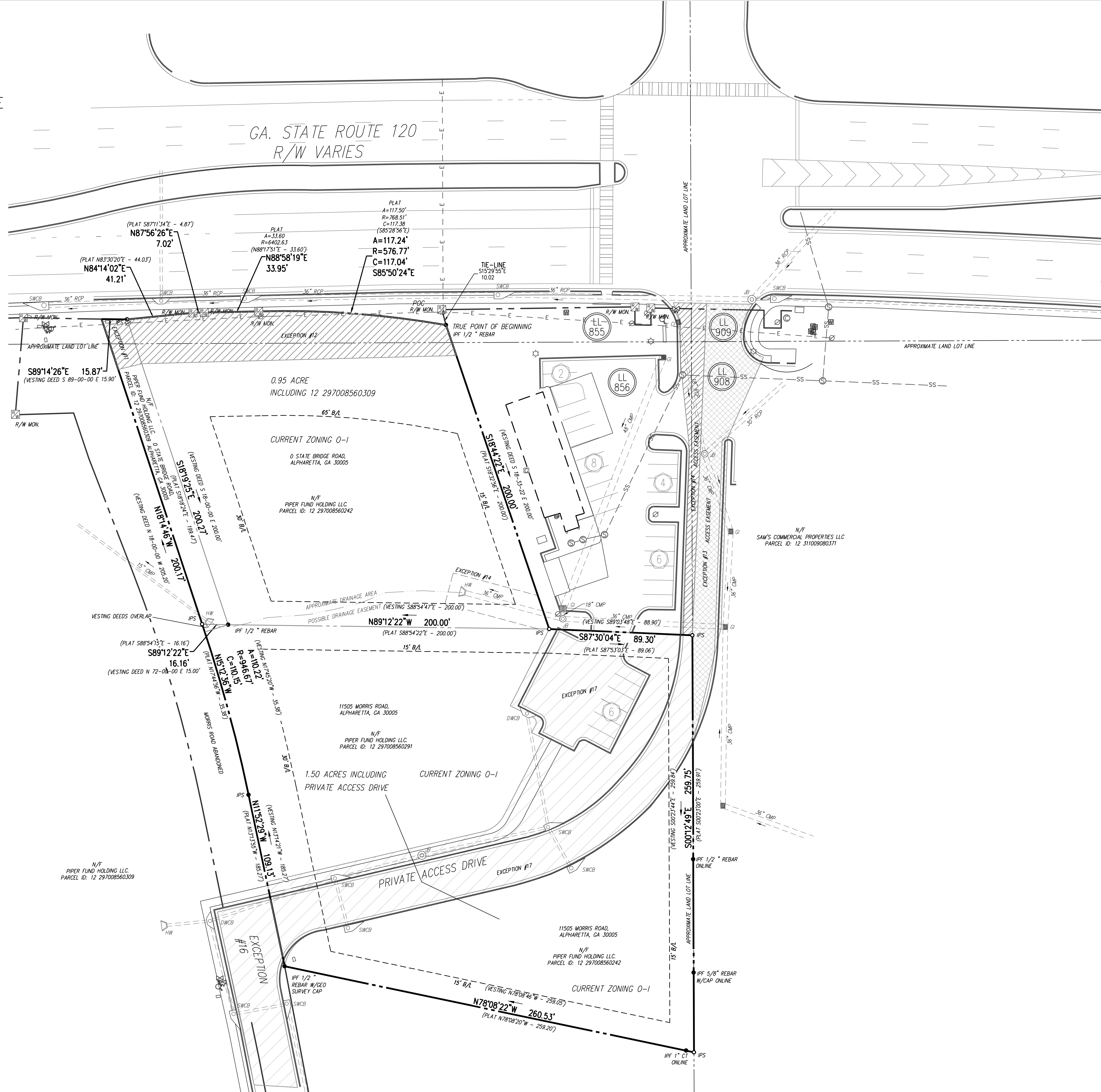
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Table with 3 columns: ISSUE #, DATE, REVISIONS. Contains 2 entries for revision dates.



ALTA/NSPS FOR G S ANDERSON AND COMPANY, LLC. 1ST LAND DISTRICT, 2ND SECTION, PARCEL(S) 12 297008560291, CITY OF ALPHARETTA, GA.

BOUNDARY SURVEY. PROJECT# 2019.052



CALL 811 BEFORE ANY EXCAVATION WORK BEGINS OR ANY WORK BEGINS WITHIN TEN FEET (10') OF OVERHEAD POWER LINES OF 750 VOLTS OR MORE. SMART DIGGING MEANS CALLING 811 BEFORE EACH JOB. WHETHER YOU ARE A HOMEOWNER OR A PROFESSIONAL EXCAVATOR, ONE CALL TO 811 GETS YOUR UNDERGROUND UTILITY LINES MARKED FOR FREE.

EXISTING UTILITIES ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN OR FOR THE UTILITIES NOT SHOWN. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR IS ADVISED TO NOTIFY THE UTILITIES PROTECTION CENTER AT (800) 282-7411 PRIOR TO ANY EXCAVATION.

Legend table with columns for ABBREVIATIONS, LEGEND, and LINETYPES. Lists symbols and line styles for various survey elements like utility lines, easements, and property boundaries.