

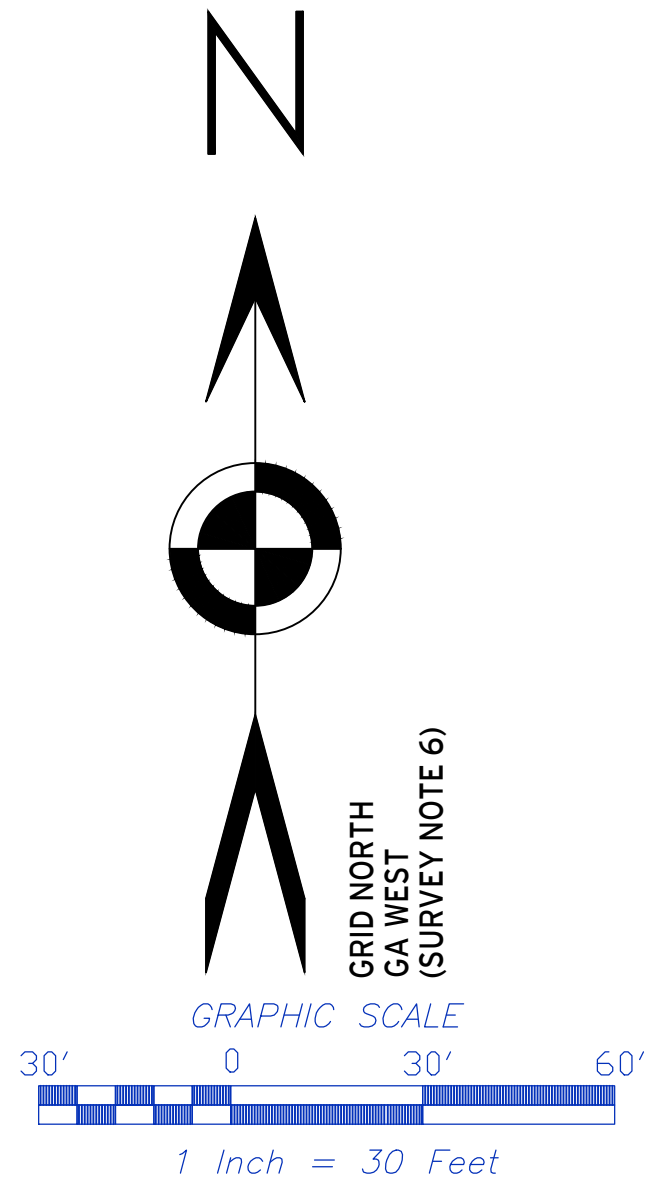
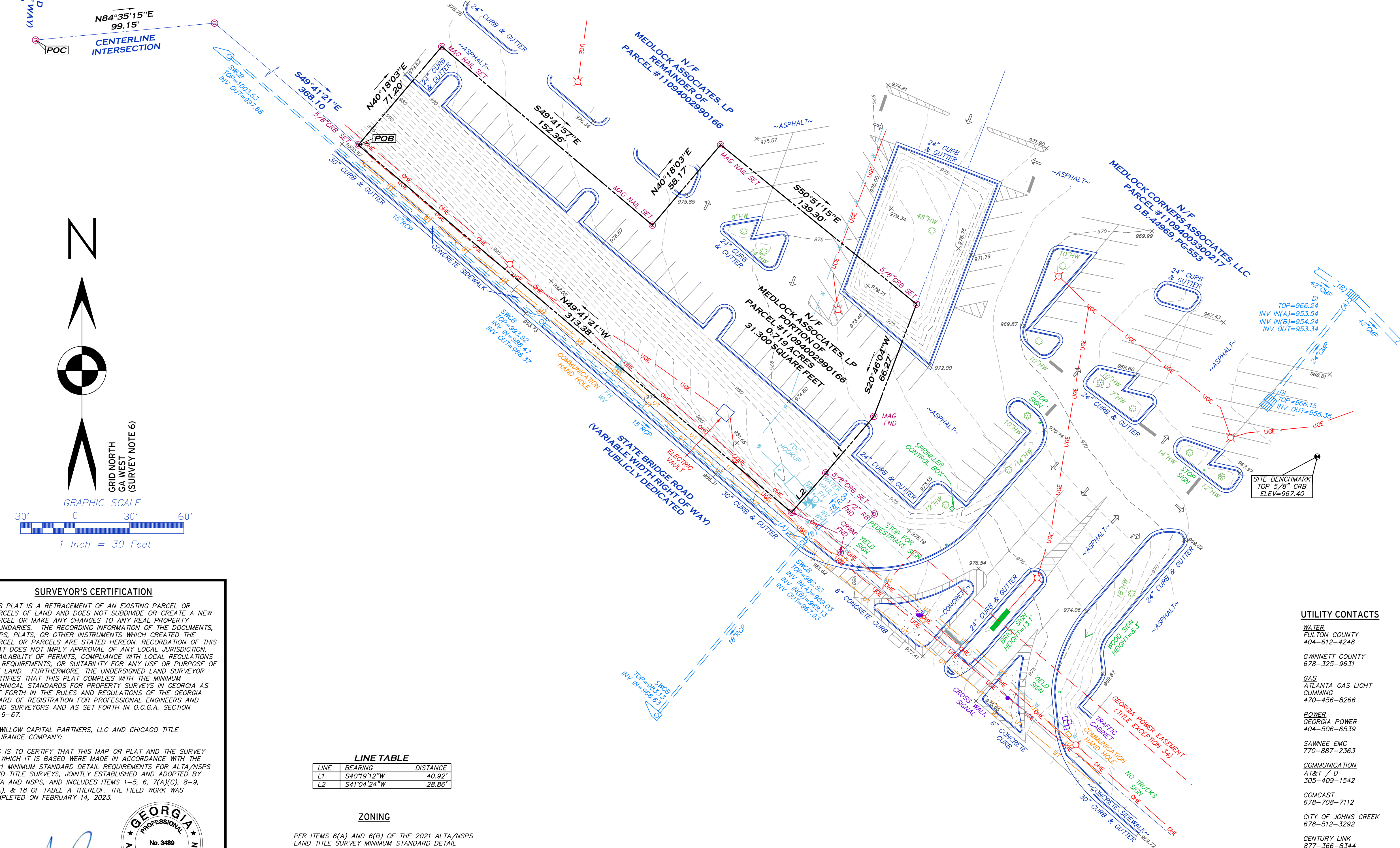


VICINITY MAP
SURVEY NOTES

RECEIVED
MAR 14 2023
RZ-23-0001, VC-23-0002, VC-23-0003
PLANNING & ZONING

- PROPERTY SHOWN HEREON WAS SURVEYED FEBRUARY 14, 2023.
- THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1" IN 32,864" WITH AN ANGULAR ERROR OF 3.24 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.
- A SOKKIA IX TOTAL STATION, CARLSON BRX7 GPS RECEIVER, AND CARLSON SURVEYOR+ DATA COLLECTOR WERE USED FOR FIELD SURVEY MEASUREMENTS.
- THIS PLAT HAS A MAP CLOSURE OF 1" IN 136,202".
- SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X ON FLOOD INSURANCE RATE MAP NO. 13121C0089G & 13121C0093G, WITH A DATE OF IDENTIFICATION OF SEPTEMBER 18, 2023, FOR COMMUNITY NUMBER 130678, IN THE CITY OF JOHNS CREEK, STATE OF GEORGIA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
- CONTROL AND BEARING BASIS FOR THIS SURVEY WERE ESTABLISHED USING A CARLSON BRX7 GPS RECEIVER UTILIZING OPUS-S FOR POST PROCESSING. THE RELATIVE POSITIONAL ACCURACY, AS CALCULATED ACCORDING TO THE FEDERAL GEOGRAPHIC DATA COMMITTEE PART 3: NATIONAL STANDARD FOR SPATIAL DATA ACCURACY, IS .03 FEET HORIZONTAL AND .05 FEET VERTICAL AT THE 95% CONFIDENCE LEVEL.
- UTILITIES SHOWN PER MARKINGS PLACED BY UTILITY-MARKING, L.L.C. UTILITIES OTHER THAN THOSE SHOWN HEREON MAY EXIST. PROFESSIONAL LAND SURVEYORS MAKES NO GUARANTEE AS TO THE EXISTENCE OR NON-EXISTENCE OF SAID UTILITIES.
- NO OBSERVED EVIDENCE OF CEMETERIES, GRAVESITES, AND/OR BURIAL GROUNDS AT TIME OF SURVEY.
- PROPERTY SHOWN HEREON LIES WITHIN THE RECORD DESCRIPTION AS STATED IN GENERAL WARRANTY DEED RECORDED IN DEED BOOK 44969, PAGE 553, FULTON COUNTY RECORDS.
- THIS DESCRIBES THE SAME PROPERTY AS DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO.2804.480-A, DATED SEPTEMBER 22, 2021, AT 8:00AM.
- NO ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON WERE OBSERVABLE AT TIME OF SURVEY.
- AT THE TIME OF THE SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- AT THE TIME OF THE SURVEY THERE WERE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES OR OBSERVABLE EVIDENCE OF STREET OR SIDEWALK REPAIRS.
- AT THE TIME OF THE SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- SUBJECT PROPERTY HAS DIRECT ACCESS TO STATE BRIDGE ROAD, BEING A PUBLICLY DEDICATED RIGHT OF WAY.
- SUBJECT PROPERTY IS CONTIGUOUS TO ALL ADJACENT PROPERTIES AND RIGHTS OF WAY. NO GAPS, GORES, OR OVERLAPS ARE KNOWN TO EXIST.

MEDLOCK BRIDGE ROAD
(VARIABLE WIDTH RIGHT OF WAY)
(CENTERLINE ROAD)



LEGEND

- Property Line
- Overhang/Awning
- Record Calls
- Building Setback Line
- B.S.L.
- Index Contour
- Minor Contour
- Spot Elevation
- Water Line
- Overhead Utility Line
- Gas Line
- Sanitary Sewer Line
- Underground Electric Line
- Underground Telephone Line
- Fence Line
- Storm Drain Pipe
- Water Valve
- Water Meter
- Fire Hydrant
- Gas Meter
- Gas Valve
- Power Meter
- Sanitary Sewer Manhole
- Drop Inlet
- Single-Wing Catch Basin
- Double-Wing Catch Basin
- Junction Box
- Rebar
- Capped Rebar
- Concrete R/W Monument
- MAG Nail
- Found
- Light Pole
- Signal Pole
- Sign
- Hardwood Tree
- Pine Tree

UTILITY CONTACTS

WATER
FULTON COUNTY
404-612-4248

GWINNETT COUNTY
678-325-9631

GAS
ATLANTA GAS LIGHT
CUMMING
470-456-8266

POWER
GEORGIA POWER
404-506-6539

SAWNEE EMC
770-887-2363

COMMUNICATION
AT&T / D
305-409-1542

COMCAST
678-708-7112

CITY OF JOHNS CREEK
678-512-3292

CENTURY LINK
877-366-8344

VERIZON BUSINESS (MCI)
800-624-9675

ZAYO FIBER SOLUTIONS
800-961-6500

LINE TABLE

LINE	BEARING	DISTANCE
L1	S40°19'12"W	40.92'
L2	S41°04'24"W	28.86'

ZONING

PER ITEMS 6(A) AND 6(B) OF THE 2021 ALTA/NSPS LAND TITLE SURVEY MINIMUM STANDARD DETAIL REQUIREMENTS, SETBACKS AND OTHER ZONING RESTRICTIONS/REQUIREMENTS CANNOT BE LISTED UNLESS A ZONING REPORT OR LETTER STATING SAID RESTRICTIONS/REQUIREMENTS IS PROVIDED.

SURVEYOR'S CERTIFICATION

THIS PLAT 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 HEREON. RECORDATION OF THIS PLAT 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 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.

TO WILLOW CAPITAL PARTNERS, LLC AND CHICAGO 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 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-5, 7(A)(C), 8-9, 11(A), & 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 14, 2023.

ADAM THOMAS BRATTON, GEORGIA RLS# 3489
DATE OF PLAT OR MAP: MARCH 14, 2023

PROFESSIONAL
LAND SURVEYORS, LLC
1020 CHATTANOOGA AVENUE
DALTON, GA 30720
770-334-8186
WWW.PLS.US
INFO@PLS.US
GEORGIA C.O.A.: LSF001880

PREPARED FOR:
WILLOW CAPITAL PARTNERS, LLC &
CHICAGO TITLE INSURANCE COMPANY

ALTA/NSPS LAND TITLE SURVEY OF:
5805 STATE BRIDGE RD
JOHNS CREEK, GEORGIA 30097
PORTION OF PARCEL #5
11094003300217 & 11094002990166

COUNTY: FULTON
DISTRICT: IST
SECTION: IST
LAND LOT: 299

REVISIONS

DATE	DESCRIPTION

PROFESSIONAL
LAND SURVEYORS

SHEET 1 OF 2
DATE: MARCH 14, 2023
JOB #: 223994
SCALE: 1"=30'
DRAWN BY: H. FISHER

RECEIVED

MAR 14 2023

RZ-23-0001, VC-23-0002, VC-23-0003

PLANNING & ZONING



VICINITY MAP

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN AND BEING IN LAND LOT 330 OF THE 1ST DISTRICT, 1ST SECTION, FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF METLOCK BRIDGE ROAD (HAVING A PUBLICLY DEDICATED VARIABLE WIDTH RIGHT OF WAY) AND STATE BRIDGE ROAD (HAVING A PUBLICLY DEDICATED VARIABLE WIDTH RIGHT OF WAY), THENCE LEAVING SAID CENTERLINE INTERSECTION NORTH 84 DEGREES 35 MINUTES 15 SECONDS EAST A DISTANCE OF 99.15 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY OF STATE BRIDGE ROAD; THENCE CONTINUING ALONG SAID RIGHT OF WAY SOUTH 49 DEGREES 41 MINUTES 21 SECONDS EAST A DISTANCE OF 368.10 FEET TO A 5/8 INCH CAPPED REBAR SET, SAID 5/8 INCH CAPPED REBAR BEING THE TRUE POINT OF BEGINNING.

THENCE LEAVING SAID RIGHT OF WAY NORTH 40 DEGREES 18 MINUTES 03 SECONDS EAST A DISTANCE OF 71.20 FEET TO A MAG NAIL SET; THENCE SOUTH 49 DEGREES 41 MINUTES 57 SECONDS EAST A DISTANCE OF 152.36 FEET TO A MAG NAIL SET; THENCE NORTH 40 DEGREES 18 MINUTES 03 SECONDS EAST A DISTANCE OF 58.17 FEET TO A MAG NAIL SET; THENCE SOUTH 50 DEGREES 51 MINUTES 15 SECONDS EAST A DISTANCE OF 139.30 FEET TO A 5/8 INCH CAPPED REBAR SET; THENCE SOUTH 20 DEGREES 46 MINUTES 04 SECONDS WEST A DISTANCE OF 66.27 FEET TO A MAG NAIL FOUND; THENCE SOUTH 40 DEGREES 19 MINUTES 12 SECONDS WEST A DISTANCE OF 40.92 FEET TO A 5/8 INCH CAPPED REBAR SET; THENCE SOUTH 41 DEGREES 04 MINUTES 24 SECONDS WEST A DISTANCE OF 28.86 FEET TO A CONCRETE MONUMENT FOUND ON THE NORTHEASTERLY RIGHT OF WAY OF STATE BRIDGE ROAD; THENCE CONTINUING ALONG SAID RIGHT OF WAY NORTH 49 DEGREES 41 MINUTES 21 SECONDS WEST A DISTANCE OF 313.36 FEET TO A 5/8 INCH CAPPED REBAR FOUND, SAID 5/8 INCH CAPPED REBAR IS THE TRUE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 0.719 ACRES (31,300 SQUARE FEET).

TITLE EXCEPTIONS

CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO.: 2804.480 - B-1 COMMITMENT DATE: SEPTEMBER 22, 2021 AT 8:00 AM

9. RIGHT OF WAY DEED TO FULTON COUNTY, RECORDED MARCH 22, 1932, IN DEED BOOK 1323, PAGE 417, FULTON COUNTY, GEORGIA RECORDS. SAID DOCUMENT DESCRIBES A CONVEYANCE OF PROPERTY FOR RIGHT OF WAY. SAID CONVEYANCE DOES NOT AFFECT THE SUBJECT PROPERTY.

11. EASEMENT TO GEORGIA POWER COMPANY, RECORDED JUNE 22, 1937, IN DEED BOOK 1646, PAGE 351, FULTON COUNTY, GEORGIA RECORDS. SAID DOCUMENT DESCRIBES AN EASEMENT FOR AN ELECTRIC LINE. ALSO INCLUDES THE RIGHT OF ENTRY TO ACCESS SAID LINE. SAID EASEMENT IS VAGUE IN DESCRIPTION, UNABLE TO DETERMINE RELATIONSHIP TO SUBJECT PROPERTY; MAY AFFECT THE SUBJECT PROPERTY.

12. EASEMENT TO GEORGIA POWER COMPANY, RECORDED JUNE 23, 1937, IN DEED BOOK 1656, PAGE 22, FULTON COUNTY, GEORGIA RECORDS. SAID DOCUMENT DESCRIBES AN EASEMENT FOR AN ELECTRIC LINE. ALSO INCLUDES THE RIGHT OF ENTRY TO ACCESS SAID LINE. SAID EASEMENT IS VAGUE IN DESCRIPTION, UNABLE TO DETERMINE RELATIONSHIP TO SUBJECT PROPERTY; MAY AFFECT THE SUBJECT PROPERTY.

13. EASEMENT TO GEORGIA POWER COMPANY, RECORDED JANUARY 5, 1945, IN DEED BOOK 1891, PAGE 536, FULTON COUNTY, GEORGIA RECORDS. SAID DOCUMENT DESCRIBES AN EASEMENT FOR AN ELECTRIC LINE. ALSO INCLUDES THE RIGHT OF ENTRY TO ACCESS SAID LINE. SAID EASEMENT IS VAGUE IN DESCRIPTION, UNABLE TO DETERMINE RELATIONSHIP TO SUBJECT PROPERTY; MAY AFFECT THE SUBJECT PROPERTY.

14. EASEMENT TO GEORGIA POWER COMPANY, RECORDED APRIL 20, 1945, IN DEED BOOK 2010, PAGE 123, FULTON COUNTY, GEORGIA RECORDS. SAID DOCUMENT DESCRIBES AN EASEMENT FOR AN ELECTRIC LINE. ALSO INCLUDES THE RIGHT OF ENTRY TO ACCESS SAID LINE. SAID EASEMENT IS VAGUE IN DESCRIPTION, UNABLE TO DETERMINE RELATIONSHIP TO SUBJECT PROPERTY; MAY AFFECT THE SUBJECT PROPERTY.

15. EASEMENT TO GEORGIA POWER COMPANY, RECORDED SEPTEMBER 18, 1947, IN DEED BOOK 2283, PAGE 64, FULTON COUNTY, GEORGIA RECORDS. SAID DOCUMENT DESCRIBES AN EASEMENT FOR AN ELECTRIC LINE. ALSO INCLUDES THE RIGHT OF ENTRY TO ACCESS SAID LINE. SAID EASEMENT IS VAGUE IN DESCRIPTION, UNABLE TO DETERMINE RELATIONSHIP TO SUBJECT PROPERTY; MAY AFFECT THE SUBJECT PROPERTY.

16. EASEMENT TO GEORGIA POWER COMPANY, RECORDED OCTOBER 14, 1949, IN DEED BOOK 2464, PAGE 413, FULTON COUNTY, GEORGIA RECORDS. SAID DOCUMENT DESCRIBES AN EASEMENT FOR AN ELECTRIC LINE. ALSO INCLUDES THE RIGHT OF ENTRY TO ACCESS SAID LINE. SAID EASEMENT IS VAGUE IN DESCRIPTION, UNABLE TO DETERMINE RELATIONSHIP TO SUBJECT PROPERTY; MAY AFFECT THE SUBJECT PROPERTY.

17. EASEMENT TO GEORGIA POWER COMPANY, RECORDED AUGUST 11, 1952, IN DEED BOOK 2771, PAGE 477, FULTON COUNTY, GEORGIA RECORDS. SAID DOCUMENT DESCRIBES AN EASEMENT FOR AN ELECTRIC LINE. ALSO INCLUDES THE RIGHT OF ENTRY TO ACCESS SAID LINE. SAID EASEMENT IS VAGUE IN DESCRIPTION, UNABLE TO DETERMINE RELATIONSHIP TO SUBJECT PROPERTY; MAY AFFECT THE SUBJECT PROPERTY.

18. EASEMENT FOR RIGHT OF WAY TO GEORGIA POWER COMPANY, RECORDED DECEMBER 04, 1952, IN DEED BOOK 2800, PAGE 86, FULTON COUNTY, GEORGIA RECORDS.

TITLE EXCEPTIONS(CONT.)

SAID DOCUMENT DESCRIBES AN EASEMENT FOR AN ELECTRIC LINE. ALSO INCLUDES THE RIGHT OF ENTRY TO ACCESS SAID LINE. SAID EASEMENT IS VAGUE IN DESCRIPTION, UNABLE TO DETERMINE RELATIONSHIP TO SUBJECT PROPERTY; MAY AFFECT THE SUBJECT PROPERTY.

19. RIGHT OF WAY DEED TO FULTON COUNTY, RECORDED MAY 11, 1956, IN DEED BOOK 3113, PAGE 298, FULTON COUNTY, GEORGIA RECORDS. SAID DOCUMENT DESCRIBES A CONVEYANCE OF PROPERTY FOR THE RIGHT OF WAY OF BELL ROAD; SAID CONVEYANCE DOES NOT AFFECT THE SUBJECT PROPERTY.

20. EASEMENT TO GEORGIA POWER COMPANY, RECORDED SEPTEMBER 06, 1956, IN DEED BOOK 3148, PAGE 660, FULTON COUNTY, GEORGIA RECORDS. SAID DOCUMENT DESCRIBES AN EASEMENT FOR TWO UTILITY POLES AND TWO ANCHORS FOR AN ELECTRIC LINE. ALSO INCLUDES THE RIGHT OF ENTRY TO ACCESS SAID LINE. REFERENCED PLANS NOT PROVIDED, UNABLE TO DETERMINE RELATIONSHIP TO SUBJECT PROPERTY; MAY AFFECT THE SUBJECT PROPERTY.

21. RIGHT OF WAY DEED TO FULTON COUNTY, RECORDED MARCH 13, 1958, IN DEED BOOK 3310, PAGE 372, FULTON COUNTY, GEORGIA RECORDS. SAID DOCUMENT DESCRIBES A CONVEYANCE OF PROPERTY FOR THE RIGHT OF WAY OF OLD ALABAMA ROAD; SAID CONVEYANCE DOES NOT AFFECT THE SUBJECT PROPERTY.

22. RIGHT OF WAY DEED TO STATE HIGHWAY DEPARTMENT OF GEORGIA, RECORDED JULY 15, 1958, IN DEED BOOK 3353, PAGE 680, FULTON COUNTY, GEORGIA RECORDS. SAID DOCUMENT DESCRIBES A CONVEYANCE OF PROPERTY FOR THE RIGHT OF WAY OF HIGHWAY 141; SAID CONVEYANCE DOES NOT AFFECT THE SUBJECT PROPERTY.

23. RIGHT OF WAY DEED TO STATE HIGHWAY DEPARTMENT OF GEORGIA, RECORDED JULY 29, 1958, IN DEED BOOK 3353, PAGE 684, FULTON COUNTY, GEORGIA RECORDS. SAID DOCUMENT DESCRIBES A CONVEYANCE OF PROPERTY FOR THE RIGHT OF WAY OF HIGHWAY 141; SAID CONVEYANCE DOES NOT AFFECT THE SUBJECT PROPERTY.

24. RIGHT OF WAY DEED TO STATE HIGHWAY DEPARTMENT OF GEORGIA, RECORDED NOVEMBER 19, 1958, IN DEED BOOK 3518, PAGE 605, FULTON COUNTY, GEORGIA RECORDS. SAID DOCUMENT DESCRIBES A CONVEYANCE OF PROPERTY FOR THE RIGHT OF WAY OF HIGHWAY 120; SAID CONVEYANCE DOES NOT AFFECT THE SUBJECT PROPERTY.

25. JUDGEMENT, RECORDED APRIL 21, 1960, IN DEED BOOK 3563, PAGE 262, FULTON COUNTY, GEORGIA RECORDS. SAID DOCUMENT NOT PROVIDED; UNABLE TO DETERMINE RELATIONSHIP

26. EASEMENT TO GEORGIA POWER COMPANY, RECORDED SEPTEMBER 02, 1960, IN DEED BOOK 3609, PAGE 492, FULTON COUNTY, GEORGIA RECORDS. SAID DOCUMENT DESCRIBES AN EASEMENT FOR AN ELECTRIC LINE. ALSO INCLUDES THE RIGHT OF ENTRY TO ACCESS SAID LINE. SAID EASEMENT IS VAGUE IN DESCRIPTION, UNABLE TO DETERMINE RELATIONSHIP TO SUBJECT PROPERTY; MAY AFFECT THE SUBJECT PROPERTY.

27. RIGHT OF WAY DEED TO FULTON COUNTY, RECORDED AUGUST 20, 1964, IN DEED BOOK 4284, PAGE 95, FULTON COUNTY, GEORGIA RECORDS. SAID DOCUMENT DESCRIBES A CONVEYANCE OF PROPERTY FOR RIGHT OF WAY. SAID CONVEYANCE DOES NOT AFFECT THE SUBJECT PROPERTY.

28. RIGHT OF WAY DEED TO FULTON COUNTY, RECORDED MAY 27, 1971, IN DEED BOOK 5396, PAGE 415, FULTON COUNTY, GEORGIA RECORDS. SAID DOCUMENT DESCRIBES A CONVEYANCE OF PROPERTY FOR THE RIGHT OF WAY OF STATE BRIDGE ROAD; SAID CONVEYANCE DOES NOT AFFECT THE SUBJECT PROPERTY.

29. EASEMENT FOR RIGHT OF WAY TO GEORGIA POWER COMPANY, RECORDED MARCH 30, 1984, IN DEED BOOK 8908, PAGE 227, FULTON COUNTY, GEORGIA RECORDS.

TITLE EXCEPTIONS(CONT.)

SAID DOCUMENT DESCRIBES AN EASEMENT FOR AN ELECTRIC LINE. SAID EASEMENT DOES NOT AFFECT SUBJECT PROPERTY.

30. FLOOD PLAIN INDEMNIFICATION TO FULTON COUNTY, RECORDED JULY 5, 1988, IN DEED BOOK 11667, PAGE 117, FULTON COUNTY, GEORGIA RECORDS. SAID DOCUMENT DESCRIBES AN AGREEMENT TO HOLD FULTON COUNTY NOT RESPONSIBLE FOR ANY DAMAGES THAT MAY INCUR FOR CONSTRUCTION IN A FLOOD PLAIN. SUBJECT PROPERTY CLASSIFIED AS ZONE X. SAID INDEMNIFICATION DOES NOT AFFECT SUBJECT PROPERTY.

31. RIGHT OF WAY DEED TO FULTON COUNTY, RECORDED NOVEMBER 01, 1990, IN DEED BOOK 13833, PAGE 332, FULTON COUNTY, GEORGIA RECORDS. SAID DOCUMENT DESCRIBES A CONVEYANCE OF PROPERTY FOR THE RIGHT OF WAY OF STATE BRIDGE ROAD. SAID CONVEYANCE DOES NOT AFFECT THE SUBJECT PROPERTY.

32. RIGHT OF WAY DEED TO FULTON COUNTY, RECORDED NOVEMBER 01, 1990, IN DEED BOOK 13833, PAGE 335, FULTON COUNTY, GEORGIA RECORDS. SAID DOCUMENT DESCRIBES A CONVEYANCE OF PROPERTY FOR THE RIGHT OF WAY OF STATE BRIDGE ROAD. SAID CONVEYANCE DOES NOT AFFECT THE SUBJECT PROPERTY.

33. TEMPORARY CONSTRUCTION EASEMENT TO FULTON COUNTY, RECORDED NOVEMBER 01, 1990, IN DEED BOOK 13833, PAGE 339, FULTON COUNTY, GEORGIA RECORDS.

34. EASEMENT FOR RIGHT OF WAY TO GEORGIA POWER COMPANY, RECORDED JANUARY 31, 1991, IN DEED BOOK 14027, PAGE 151, FULTON COUNTY, GEORGIA RECORDS. SAID DOCUMENT DESCRIBES AN EASEMENT FOR A TRANSMISSION ELECTRIC LINE. SAID EASEMENT DOES AFFECT SUBJECT PROPERTY AS SHOWN.

35. RESTRICTIONS, EASEMENTS, TERMS AND CONDITIONS CONTAINED IN THAT CERTAIN MEMORANDUM OF LEASE BY AND BETWEEN MEDLOCK ASSOCIATES, L.P. (LANDLORD) AND PUBLIX SUPER MARKETS, INC. (TENANT), RECORDED IN DEED BOOK 15875, PAGE 246, FULTON COUNTY, GEORGIA RECORDS, AS AMENDED BY FIRST AMENDMENT TO MEMORANDUM OF LEASE, RECORDED SEPTEMBER 14, 2019, IN DEED BOOK 60486, PAGE 159, AFORESAID RECORDS. SAID DOCUMENT DESCRIBES AN AGREEMENT CONCERNING USE AND DEVELOPMENT. SAID AGREEMENT DOES AFFECT SUBJECT PROPERTY AND IS BLANKET IN NATURE; UNABLE TO PLOT.

36. STORM WATER DRAINAGE EASEMENT AGREEMENT, RECORDED OCTOBER 27, 1992, IN DEED BOOK 15900, PAGE 116, FULTON COUNTY, GEORGIA RECORDS. AMENDMENT TO STORM WATER DRAINAGE EASEMENT AGREEMENT, RECORDED APRIL 23, 1993, IN DEED BOOK 16515, PAGE 148, AFORESAID RECORDS. SECOND AMENDMENT TO STORM WATER DRAINAGE EASEMENT AGREEMENT, RECORDED SEPTEMBER 13, 1995, IN DEED BOOK 20042, PAGE 119, AFORESAID RECORDS. SAID DOCUMENT DESCRIBES A CONVEYANCE OF EASEMENTS WITH THE RIGHT FOR STORM WATER TO FLOW ACROSS, UPON, AND THROUGH THE STORM WATER DRAINAGE SYSTEM OF ADJOINING PROPERTIES TO DETENTION FACILITIES. SAID DOCUMENT ALSO DESCRIBES MAINTENANCE AND UPKEEP OBLIGATIONS OF SAID EASEMENTS AND FACILITIES. SAID AGREEMENT AND EASEMENTS DO AFFECT AND BENEFIT SUBJECT PROPERTY AND ARE BLANKET IN NATURE; UNABLE TO PLOT.

37. DECLARATION OF RECIPROCAL EASEMENTS AND COVENANTS, RECORDED OCTOBER 27, 1992, IN DEED BOOK 15900, PAGE 22, FULTON COUNTY, GEORGIA RECORDS. AMENDMENT TO DECLARATION OF RECIPROCAL EASEMENTS AND COVENANTS, RECORDED APRIL 23, 1993, IN DEED BOOK 16515, PAGE 229, AFORESAID RECORDS. SECOND AMENDMENT TO DECLARATION OF RECIPROCAL EASEMENTS AND COVENANTS, RECORDED FEBRUARY 17, 1994, IN DEED BOOK 17815, PAGE 290, AFORESAID RECORDS. THIRD AMENDMENT TO DECLARATION OF RECIPROCAL EASEMENTS AND COVENANTS, RECORDED JUNE 15, 1995, IN DEED BOOK 16515, PAGE 108, AFORESAID RECORDS. FOURTH AMENDMENT TO DECLARATION OF RECIPROCAL EASEMENTS AND COVENANTS, RECORDED SEPTEMBER 13, 1995, IN DEED BOOK 20042, PAGE 80, AFORESAID RECORDS. AFFIDAVIT, RECORDED MARCH 18, 2014, IN DEED BOOK 53647, PAGE 393, AFORESAID RECORDS. FIFTH AMENDMENT TO DECLARATION OF RECIPROCAL EASEMENTS AND COVENANTS, RECORDED MARCH 18, 2014, IN DEED BOOK 53647, PAGE 395, AFORESAID RECORDS. SIXTH AMENDMENT TO DECLARATION OF RECIPROCAL EASEMENTS AND COVENANTS, RECORDED OCTOBER 23, 2019, IN DEED BOOK 60703, PAGE 280, AFORESAID RECORDS. SAID DOCUMENT DESCRIBES RESTRICTIONS ON USE AND DEVELOPMENT OF PROPERTY. ALSO INCLUDES EASEMENTS FOR INGRESS/EGRESS, PARKING, UTILITIES, SIGNAGE AND STORMWATER DRAINAGE. SAID RESTRICTIONS AND EASEMENTS BOTH AFFECT AND BENEFIT THE SUBJECT PROPERTY AND ARE BLANKET IN NATURE; UNABLE TO PLOT.

38. ACCESS/SIGNAGE EASEMENT AGREEMENT, RECORDED OCTOBER 27, 1992, IN DEED BOOK 15900, PAGE 77, FULTON COUNTY, GEORGIA RECORDS. AMENDMENT TO ACCESS/SIGNAGE EASEMENT AGREEMENT, RECORDED JUNE 15, 1995, IN DEED BOOK 16515, PAGE 184, AFORESAID RECORDS. SAID DOCUMENT DESCRIBES A SIGN EASEMENT ALONG MEDLOCK BRIDGE ROAD. SAID EASEMENT DOES BENEFIT SUBJECT PROPERTY, BLANKET IN NATURE; UNABLE TO PLOT.

39. ACCESS EASEMENT AGREEMENT, RECORDED OCTOBER 27, 1992, IN DEED BOOK 15900, PAGE 97, FULTON COUNTY, GEORGIA RECORDS. AMENDMENT TO ACCESS EASEMENT AGREEMENT, RECORDED APRIL 23, 1993, IN DEED BOOK 16515, PAGE 207, AFORESAID RECORDS. THIRD AMENDMENT TO ACCESS EASEMENT AGREEMENT, RECORDED SEPTEMBER 13, 1995, IN DEED BOOK 20042, PAGE 167, AFORESAID RECORDS. SAID DOCUMENT DESCRIBES AN ACCESS EASEMENT FOR SUBJECT PROPERTY TO ACCESS STATE BRIDGE ROAD. SAID EASEMENT DOES NOT AFFECT THE SUBJECT PROPERTY.

40. DUAL EXIT DRIVEWAY AGREEMENT BY AND BETWEEN MEDLOCK ASSOCIATES, L.P. AND THE DEPARTMENT OF TRANSPORTATION, RECORDED MARCH 03, 1993, IN DEED BOOK 16355, PAGE 296, FULTON COUNTY, GEORGIA RECORDS. SAID DOCUMENT DESCRIBES A DUAL EXIT DRIVEWAY AGREEMENT TO ACCESS STATE BRIDGE ROAD. SAID AGREEMENT BENEFITS SUBJECT PROPERTY AND IS BLANKET IN NATURE; UNABLE TO PLOT.

41. DUAL EXIT DRIVEWAY AGREEMENT BY AND BETWEEN SBC INVESTORS, LTD. / MYCO-MEDLOCK LTD. AND THE DEPARTMENT OF TRANSPORTATION, RECORDED MARCH 03, 1993, IN DEED BOOK 16355, PAGE 299, FULTON COUNTY, GEORGIA RECORDS. SAID DOCUMENT DESCRIBES A DUAL EXIT DRIVEWAY AGREEMENT TO ACCESS STATE BRIDGE ROAD. SAID AGREEMENT BENEFITS SUBJECT PROPERTY AND IS BLANKET IN NATURE; UNABLE TO PLOT.

42. EASEMENT TO GEORGIA POWER COMPANY, RECORDED OCTOBER 06, 1994, IN DEED BOOK 18841, PAGE 152, FULTON COUNTY, GEORGIA RECORDS. SAID DOCUMENT DESCRIBES AN EASEMENT FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF ELECTRIC LINES AND COMMUNICATION LINES ABOVE AND BELOW GROUND. ALSO INCLUDES THE RIGHT OF ENTRY TO ACCESS SAID LINES AND THE RIGHT TO CLEAR ANY OBSTRUCTIONS THAT MIGHT INTERFERE WITH SAID LINES. SAID EASEMENT AND RIGHTS MAY AFFECT THE SUBJECT PROPERTY AND ARE BLANKET IN NATURE; UNABLE TO PLOT.

TITLE EXCEPTIONS(CONT.)

43. LEASE TO OFFICE DEPOT, INC., A DELAWARE CORPORATION, AS EVIDENCED BY THAT CERTAIN MEMORANDUM OF LEASE BY AND BETWEEN OFFICE DEPOT, INC. (TENANT) AND NOM DULUTH, LTD., AN ALABAMA LIMITED PARTNERSHIP (LANDLORD), RECORDED MARCH 02, 2005, IN DEED BOOK 39509, PAGE 22, FULTON COUNTY, GEORGIA RECORDS. SAID DOCUMENT DESCRIBES AN AGREEMENT CONCERNING USE AND DEVELOPMENT. SAID AGREEMENT DOES AFFECT SUBJECT PROPERTY AND IS BLANKET IN NATURE; UNABLE TO PLOT.

44. WATER LINE EASEMENT TO FULTON COUNTY, RECORDED SEPTEMBER 27, 2005, IN DEED BOOK 40961, PAGE 688, FULTON COUNTY, GEORGIA RECORDS. CONSENT FILED BY REGIONS BANK, SUCCESSOR TO UNION PLANTERS BANK, NATIONAL ASSOCIATION, RECORDED SEPTEMBER 27, 2005, IN DEED BOOK 40961, PAGE 688, AFORESAID RECORDS. SAID DOCUMENT DESCRIBES A WATERLINE EASEMENT. SAID EASEMENT DOES NOT AFFECT SUBJECT PROPERTY.

45. EASEMENT TO GEORGIA POWER COMPANY, RECORDED APRIL 06, 2006, IN DEED BOOK 42311, PAGE 656, FULTON COUNTY, GEORGIA RECORDS. SAID DOCUMENT DESCRIBES RESTRICTIONS ON THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF ELECTRIC LINES, COMMUNICATION LINES, AND EQUIPMENT ABOVE AND BELOW GROUND. ALSO INCLUDES THE RIGHT OF ENTRY TO ACCESS SAID LINES AND THE RIGHT TO CLEAR ANY OBSTRUCTIONS THAT MIGHT INTERFERE WITH SAID LINES. SAID EASEMENT AND RIGHTS MAY AFFECT THE SUBJECT PROPERTY AND ARE BLANKET IN NATURE; UNABLE TO PLOT.

46. EASEMENT AGREEMENT BY AND BETWEEN NOM DULUTH, LTD. AND ATLANTA GAS LIGHT COMPANY, RECORDED NOVEMBER 08, 2006, IN DEED BOOK 43831, PAGE 462, FULTON COUNTY, GEORGIA RECORDS. SAID DOCUMENT DESCRIBES AN EASEMENT FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF GAS LINES AND EQUIPMENT ABOVE AND BELOW GROUND. SAID EASEMENT MAY AFFECT THE SUBJECT PROPERTY AND IS BLANKET IN NATURE; UNABLE TO PLOT.

47. PERPETUAL EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF TRAFFIC SIGNAL EQUIPMENT TO THE CITY OF JOHNS CREEK, RECORDED JUNE 07, 2011, IN DEED BOOK 50116, PAGE 349, FULTON COUNTY, GEORGIA RECORDS. SAID DOCUMENT DESCRIBES AN EASEMENT FOR TRAFFIC SIGNAL EQUIPMENT. SAID EASEMENT DOES NOT AFFECT SUBJECT PROPERTY.

48. EASEMENT AGREEMENT BY AND BETWEEN MEDLOCK CORNERS ASSOCIATES, LLC AND THE CITY OF JOHNS CREEK, RECORDED MARCH 11, 2015, IN DEED BOOK 54695, PAGE 416, FULTON COUNTY, GEORGIA RECORDS. SAID DOCUMENT DESCRIBES A DRAINAGE EASEMENT AND A DRAINAGE ACCESS EASEMENT. SAID EASEMENTS DO NOT AFFECT SUBJECT PROPERTY.

49. STORMWATER FACILITIES MAINTENANCE AGREEMENT BY AND BETWEEN MEDLOCK CORNERS ASSOCIATES, LLC AND THE CITY OF JOHNS CREEK, RECORDED MARCH 11, 2015, IN DEED BOOK 54695, PAGE 424, FULTON COUNTY, GEORGIA RECORDS. SAID DOCUMENT DESCRIBES A STORM WATER MAINTENANCE AGREEMENT TO ACCESS AND INSPECT STORM WATER FACILITIES AND ALONG WITH SCHEDULED MAINTENANCE OF SAID FACILITIES. SAID AGREEMENT AFFECTS SUBJECT PROPERTY AND IS BLANKET IN NATURE; UNABLE TO PLOT.

50. LEASE TO RTM OPERATING COMPANY LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS EVIDENCED BY THAT CERTAIN MEMORANDUM OF LEASE BY AND BETWEEN MEDLOCK CORNERS ASSOCIATES, LLC (LANDLORD) AND RTM OPERATING COMPANY LLC (TENANT), RECORDED NOVEMBER 09, 2017, IN DEED BOOK 58156, PAGE 366, FULTON COUNTY, GEORGIA RECORDS. SAID DOCUMENT DESCRIBES AN AGREEMENT CONCERNING USE AND DEVELOPMENT. SAID AGREEMENT DOES AFFECT SUBJECT PROPERTY AND IS BLANKET IN NATURE; UNABLE TO PLOT.

51. ALL MATTERS AS SHOWN ON PLAT OF SURVEY RECORDED IN PLAT BOOK 423, PAGE 73, FULTON COUNTY, GEORGIA RECORDS. SAID PLAT CONTAINS NO MATTERS THAT AFFECT THE SUBJECT PROPERTY.

52. ALL MATTERS AS SHOWN ON PLAT OF SURVEY RECORDED IN PLAT BOOK 423, PAGE 73, FULTON COUNTY, GEORGIA RECORDS. SAID PLAT CONTAINS NO MATTERS THAT AFFECT THE SUBJECT PROPERTY.

53. ALL MATTERS AS SHOWN ON PLAT OF SURVEY RECORDED IN PLAT BOOK 423, PAGE 73, FULTON COUNTY, GEORGIA RECORDS. SAID PLAT CONTAINS NO MATTERS THAT AFFECT THE SUBJECT PROPERTY.

54. ALL MATTERS AS SHOWN ON PLAT OF SURVEY RECORDED IN PLAT BOOK 423, PAGE 73, FULTON COUNTY, GEORGIA RECORDS. SAID PLAT CONTAINS NO MATTERS THAT AFFECT THE SUBJECT PROPERTY.

TITLE EXCEPTIONS(CONT.)

55. ALL MATTERS AS SHOWN ON PLAT OF SURVEY RECORDED IN PLAT BOOK 423, PAGE 73, FULTON COUNTY, GEORGIA RECORDS. SAID PLAT CONTAINS NO MATTERS THAT AFFECT THE SUBJECT PROPERTY.

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62. ALL MATTERS AS SHOWN ON PLAT OF SURVEY RECORDED IN PLAT BOOK 423, PAGE 73, FULTON COUNTY, GEORGIA RECORDS. SAID PLAT CONTAINS NO MATTERS THAT AFFECT THE SUBJECT PROPERTY.

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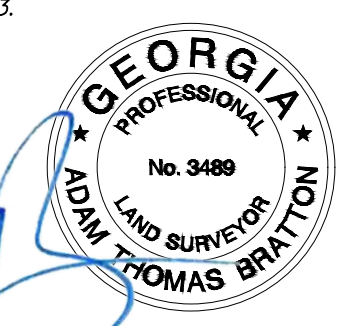
66. ALL MATTERS AS SHOWN ON PLAT OF SURVEY RECORDED IN PLAT BOOK 423, PAGE 73, FULTON COUNTY, GEORGIA RECORDS. SAID PLAT CONTAINS NO MATTERS THAT AFFECT THE SUBJECT PROPERTY.

SURVEYOR'S CERTIFICATION

THIS PLAT 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 HEREON. RECORDATION OF THIS PLAT 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 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.

TO WILLOW CAPITAL PARTNERS, LLC AND CHICAGO 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 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-5, 6, 7(A)(C), 8-9, 11(A), & 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 14, 2023.



ADAM THOMAS BRATTON GEORGIA-RES# 3489 DATE OF PLAT OR MAP: MARCH 14, 2023

PROFESSIONAL LAND SURVEYORS, LLC 1020 CHATTANOOGA AVENUE DALTON, GA 30720 770-334-8186 WWW.PLS.US INFO@PLS.US GEORGIA C.O.A.: LSFO0180

PREPARED FOR: WILLOW CAPITAL PARTNERS, LLC & CHICAGO TITLE INSURANCE COMPANY

ALTA/NSPS LAND TITLE SURVEY OF: 5805 STATE BRIDGE RD JOHNS CREEK, GEORGIA 30097 PORTION OF PARCEL #5 T1094003300217 & T1094002990166 COUNTY: FULTON DISTRICT: IST LAND LOT: 299

REVISIONS DATE: DESCRIPTION

PROFESSIONAL LAND SURVEYORS

SHEET 2 OF 2 DATE: MARCH 14, 2023 JOB #: 223994 SCALE: 1"=30' DRAWN BY: H. FISHER