

SURVEY NOTES

1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE INSPECTIONS REPORT. EASEMENTS, ENCUMBRANCES OR ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON MAY EXIST.

2. THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE

AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

3. THIS PLAT WAS PREPARED FROM A FIELD SURVEY USING A ONE SECOND TRIMBLE ROBOTIC TOTAL STATION.

RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS

4. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAYS, PUBLIC OR PRIVATE.

6. INFORMATION REGARDING THE PRESENCE, SIZE AND LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON IS BASED ON THE LOCATION OF VISIBLE APPURTENANCES AND ON FLAGS AND/OR PAINT PLACED BY OTHERS. NO CERTIFICATION IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF THE INFORMATION CONCERNING UNDERGROUND UTILITIES SHOWN HEREON, PER GEORGIA

7. DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DIMENSIONS.

5. ALL IPF & IPS ARE 1/2" REBAR UNLESS NOTED OTHERWISE.

8. WHERE TITLE LINES ARE DEFINED BY A BODY OF WATER, THE BOUNDARY IS SUBJECT TO CHANGE DUE TO NATURAL CAUSES. SAID BOUNDARY LINE MAY OR MAY NOT REPRESENT THE ACTUAL LOCATION OF THE LIMIT OF TITLE.

SURVEY DATA

ADJUSTED USING LEAST SQUARES.

1. FIELD SURVEY COMPLETED ON 08-31-2018 WITH A SUBSEQUENT FIELD INSPECTION ON 09-18-2023.

2. THE PRECISION OF THE FIELD DATA UPON WHICH THIS SURVEY IS BASED WAS VERIFIED WITH REDUNDANT LINEAR MEASUREMENTS. THE CALCULATED POSITIONAL TOLERANCE IS LESS THAN 0.07' PER POINT. THE FIELD DATA HAS BEEN

3. THE BEARINGS SHOWN HEREON ARE BASED ON ANGLES TURNED AND ARE REFERENCED TO GRID NORTH VIA RTN GPS OBSERVATIONS.
HORIZONTAL DATUM: NAD83/GEORGIA WEST ZONE

4. THE TOPOGRAPHY SHOWN HEREON PER FULTON COUNTY GIS, METHODOLOGY UNKNOWN. CONTOUR INTERVAL: 2 FT. VERTICAL DATUM: NAVD88

5. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN 229,212 FEET.

6. A PORTION OF THIS PROPERTY LIES WITHIN THE 100 YEAR FLOOD PLAIN, AND LIES IN ZONE "AE", ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NUMBER 13121C0086F, EFFECTIVE DATE OF SEPTEMBER 18, 2013. THE REMAINING PORTION OF THE PROPERTY LIES IN ZONE "X". FLOOD LIMITS SHOWN HEREON BY GRAPHIC PLOTTING ONLY.

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2. THERE ARE WETLANDS PRESENT ON THIS SITE ACCORDING TO THE NATIONAL WETLAND INVENTORY PROMULGATED BY THE U.S. FISH AND WILDLIFE SERVICE. WETLANDS ARE CONFINED TO THE CREEK CHANNEL.

SURVEY REFERENCES

1. DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FOR STATE BRIDGE ROAD, PROJECT NUMBER MR-9363(1), DATED DECEMBER 31, 1991, LAST REVISED JUNE 7, 1995.

2. ALTA/NSPS LAND TITLE SURVEY FOR LOYD DEVELOPMENT SERVICES, DATED SEPTEMBER 6, 2018, PREPARED BY LANDPRO SURVEYING & MAPPING, INC.

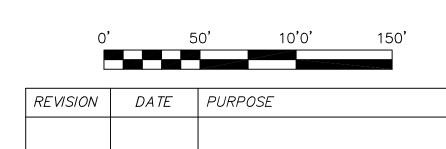
Received
March 5, 2024
RZ-24-0003
Planning & Zoning

SURVEYOR'S CERTIFICATION

I CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION THAT IS BASED ON AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.



JAMES H RADER GEORGIA RLS# 3033



LANDPRO

SURVEYING AND MAPPING
305 CREEKSTONE RIDGE
WOODSTOCK, GA 30188
TELE: 404-386-2170
AUTHORIZATION NO. LSFOOD838
WWW.LANDPROSURVEYING.COM
INFO@LANDPROSURVEYING.COM
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RETRACEMENT SURVEY FOR:

CHABAD OF NORTH

FULTON

CURRENT OWNER: CNF COMMUNITY
HOLDINGS LLC

LAND LOT 154
DISTRICT 1, SECTION 1
CITY OF JOHNS CREEK
FULTON COUNTY, GA

SCALE DATE PROJECT NO. SHEET
1" = 50' 09/26/23 20230926 1 0F 1

Received March 5, 2024 RZ-24-0003 Planning & Zoning

SURVEY LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 154 OF THE 1ST DISTRICT, 1ST SECTION, CITY OF JOHNS CREEK, FULTON COUNTY GEORGIA; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF LAND LOT 154 WITH THE MITERED INTERSECTION OF THE SOUTHWESTERLY RIGHT OF WAY OF STATE BRIDGE ROAD (R/W VARIES) AND THE SOUTHEASTERLY RIGHT OF WAY OF INDIAN VILLAGE DRIVE (50' R/W), SAID POINT BEING THE POINT OF BEGINNING;

THENCE TRAVELING ALONG SAID MITERED INTERSECTION SOUTH 81 DEGREES 22 MINUTES 12 SECONDS EAST, A DISTANCE OF 21.95 FEET TO A CONCRETE MONUMENT FOUND ON THE SOUTHWESTERLY RIGHT OF WAY OF STATE BRIDGE ROAD; THENCE TRAVELING ALONG THE SOUTHWESTERLY RIGHT OF WAY OF STATE BRIDGE ROAD THE FOLLOWING FIVE (5) COURSES AND DISTANCES: ALONG A CURVE TO THE LEFT WITH AN ARC LENGTH OF 294.10 FEET AND A RADIUS OF 1503.69 FEET, BEING SUBTENDED BY A CHORD OF SOUTH 47 DEGREES 19 MINUTES 23 SECONDS EAST A DISTANCE OF 293.63 FEET TO A CONCRETE MONUMENT FOUND; THENCE SOUTH 52 DEGREES 55 MINUTES 18 SECONDS EAST FOR A DISTANCE OF 26.95 FEET TO A CONCRETE MONUMENT FOUND: THENCE SOUTH 28 DEGREES 22 MINUTES 01 SECONDS WEST FOR A DISTANCE OF 12.36 FEET TO A POINT; THENCE SOUTH 04 DEGREES 30 MINUTES 35 SECONDS WEST FOR A DISTANCE OF 37.71 FEET TO A POINT; THENCE SOUTH 52 DEGREES 55 MINUTES 49 SECONDS EAST FOR A DISTANCE OF 17.13 FEET TO A POINT IN THE CENTER OF LONG INDIAN CREEK; THENCE LEAVING SAID RIGHT OF WAY AND TRAVELING ALONG THE CENTERLINE OF SAID CREEK THE FOLLOWING FIFTEEN (15) COURSES AND DISTANCES: SOUTH 22 DEGREES 00 MINUTES 59 SECONDS WEST FOR A DISTANCE OF 12.65 FEET TO A POINT; THENCE SOUTH 11 DEGREES 05 MINUTES 09 SECONDS WEST FOR A DISTANCE OF 60.56 FEET TO A POINT; THENCE SOUTH 59 DEGREES 24 MINUTES 51 SECONDS WEST FOR A DISTANCE OF 28.43 FEET TO A POINT; THENCE SOUTH 15 DEGREES 54 MINUTES 37 SECONDS WEST FOR A DISTANCE OF 29.12 FEET TO A POINT; THENCE SOUTH 19 DEGREES 42 MINUTES 05 SECONDS WEST FOR A DISTANCE OF 45.16 FEET TO A POINT: THENCE SOUTH 33 DEGREES 33 MINUTES 19 SECONDS WEST FOR A DISTANCE OF 42.55 FEET TO A POINT; THENCE SOUTH 19 DEGREES 51 MINUTES 24 SECONDS WEST FOR A DISTANCE OF 47.19 FEET TO A POINT: THENCE SOUTH 08 DEGREES 26 MINUTES 34 SECONDS WEST FOR A DISTANCE OF 26.91 FEET TO A POINT; THENCE SOUTH 15 DEGREES 43 MINUTES 29 SECONDS WEST FOR A DISTANCE OF 58.03 FEET TO A POINT; THENCE SOUTH 25 DEGREES 03 MINUTES 25 SECONDS WEST FOR A DISTANCE OF 83.80 FEET TO A POINT; THENCE SOUTH 00 DEGREES 16 MINUTES 04 SECONDS WEST FOR A DISTANCE OF 35.26 FEET TO A POINT; THENCE SOUTH 43 DEGREES 44 MINUTES 08 SECONDS WEST FOR A DISTANCE OF 30.49 FEET TO A POINT; THENCE SOUTH 58 DEGREES 55 MINUTES 32 SECONDS WEST FOR A DISTANCE OF 23.10 FEET TO A POINT: THENCE SOUTH 39 DEGREES 44 MINUTES 30 SECONDS WEST FOR A DISTANCE OF 33.44 FEET TO A POINT; THENCE NORTH 84 DEGREES 52 MINUTES 41 SECONDS WEST FOR A DISTANCE OF 47.90 FEET TO A POINT ON THE WEST LINE OF LAND LOT 154; THENCE LEAVING SAID CREEK AND TRAVELING ALONG THE WEST LINE OF LAND LOT 154 NORTH 00 DEGREES 22 MINUTES 32 SECONDS EAST FOR A DISTANCE OF 762.43 FEET TO THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 2.886 ACRES AND IS DEPICTED ON THAT CERTAIN ALTA/NSPS PLAT OF SURVEY PREPARED BY LANDPRO SURVEYING AND MAPPING, INC., SEALED AND CERTIFIED BY JAMES H. RADER, GRLS NO. 3033, DATED SEPTEMBER 6, 2018.