

THIS BOX RESERVED FOR THE CLERK OF THE SUPERIOR COURT

LEGEND

- AC - APPROXIMATE BACK OF CURB
BL - BUILDING SETBACK LINE
BLDG - BUILDING
CSG - CURB & GUTTER
CTP - CRIMP TOP PIPE
CI - CURB INLET
CL - CENTERLINE
CLF - CHAIN LINK FENCE
CD - SANITARY SEWER CLEANOUT
CONC - CONCRETE
DB, PG - DEED BOOK, PAGE
DE - DRAINAGE EASEMENT
DI - DROP INLET
DMP - DUMPSTER PAD
DMCB - DOUBLE WING CATH BASIN
EX - EXISTING
EP - EDGE OF PAVEMENT
FH - FIRE HYDRANT
FDC - FIRE DEPARTMENT CONNECTOR
FES - FLARED END SECTION
G - GAS LINE
GAS - GAS METER
GM - GAS VALVE
GP - GUY POLE
GW - GUY WIRE
IPF - IRON PIN FOUND
IPS - IRON PIN SET (1/2" R/B)
JB - JUNCTION BOX
LP - LIGHT POLE
MB - MAILBOX
MH - MANHOLE
MON - MONUMENT
N/F - NOW OR FORMERLY
N/P - NOTED
P - POWER LINE
P-T - POWER & TELEPHONE LINE
PBA - POWER LINE
PL - PROPERTY LINE
PM - POINT OF BEGINNING
PP - POWER POLE
PTP - POWER & TELEPHONE POLE
PB, PG - PLAT BOOK, PAGE
R/R - REBAR
RCP - REINFORCED CONCRETE PIPE
R/W - RIGHT OF WAY
SS - SANITARY SEWER LINE
SSE - SANITARY SEWER EASEMENT
SW - SIDEWALK
SWCB - SIDEWING CATCH BASIN
TBM - TEMPORARY BENCHMARK
TX - TELEPHONE BOX
TMM - TELEPHONE MANHOLE
TP - TELEPHONE POLE
TF - TRANSFORMER OF BEGINNING
TPOB - TELEPHONE LINE
UP - UNDERGROUND POWER
UT - UNDERGROUND TELEPHONE
W - WATER LINE
WM - WATER METER
WV - WATER VALVE
WWT - WATER WASTEWATER INLET
YI - YARD INLET

STRUCTURES

- UTILITY POLE
TELEPHONE BOX
POWER BOX
POWERMETER
LIGHT POLE
FIRE HYDRANT
WATER VALVE
WATER METER
SEWER LATERAL
SINGLE WING CATCH BASIN
JUNCTION BOX
MANHOLE
OUTLET CONTROL STRUCTURE
HEADWALL
HANDICAP PARKING
EXISTING STORM LINE

NOTES:

- 1. THE FIELD DATA, COLLECTED ON 10-30-2002 & 12-15-2003 UPON WHICH THIS PLAT IS BASED...
2. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE ACCURATE WITHIN ONE FOOT IN 397.216 FEET...
3. NO PORTIONS OF THIS PROPERTY IS LOCATED WITHIN A FLOOD HAZARD AREA...
4. DURING THE FIELD SURVEY PERFORMED ON THIS SITE THERE WAS NO VISIBLE ABOVE GROUND EVIDENCE OF A HUMAN BURIAL AREA...
5. THE HORIZONTAL DATUM FOR THIS SURVEY IS THE NORTH AMERICAN DATUM OF 1983...
6. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, RESERVATIONS, RIGHTS OF WAY, OR RESTRICTIONS WHICH ARE NOT RECORDED OR NOT DISCLOSED BY THE TITLE COMMITMENT OR OTHERWISE UNKNOWN TO THE SURVEYOR...
7. ALL PROPERTY CORNERS REFERENCED AS IPS INDICATE A 1/2" REBAR PLACED WITH A YELLOW PLASTIC CAP STAMPED 'ROCHESTER-LSF000484'...
8. ALL PROPERTY CORNERS REFERENCED AS IPF WITH CAP INDICATES A 1/2" REBAR FOUND WITH A YELLOW PLASTIC CAP STAMPED 'ROCHESTER-LSF000484'...
9. ALL DISTANCES AS SHOWN ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET...
10. THIS PLAT AND THE SURVEY ON WHICH IT IS BASED IS FOR THE EXCLUSIVE USE OF THE PARTIES SHOWN HEREON...
11. ALL DISTANCES AS SHOWN ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET...
12. NO EVIDENCE WAS OBSERVED OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS...
13. NO EVIDENCE WAS OBSERVED OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS...

Legal Description

All that tract or parcel of land lying and being in Land Lot 841, 1st District, 2nd Section, Fulton County, Georgia and being more particularly described as follows:

Beginning at the intersection of the northerly Right-of-Way line of Old Alabama Road (60' Right-of-Way) and the northerly Right-of-Way line of Ivy Ridge Lane (Right-of-Way varies); thence running along the northerly Right-of-Way line of said Ivy Ridge Lane North 46°43'20" West, a distance of 27.17 feet to a point; thence leaving said Right-of-Way and along the property now or formerly of Isiah Gochett & Mary Jo Gochett North 46°43'20" West, a distance of 10.83 feet to a point; thence North 46°43'20" West, a distance of 157.33 feet to a point; thence 109.72 feet along an arc of a curve to the left having a radius of 259.63 feet and a chord bearing and distance of North 58°50'49" West, 108.91 feet to a point; thence running North 70°50'10" West, a distance of 141.93 feet to an iron pin set (1/2" rebar with yellow plastic cap stamped 'Rochester LSF000484'); thence North 19°04'45" East, a distance of 94.99 feet to an iron pin set (1/2" rebar with yellow plastic cap stamped 'Rochester LSF000484'); thence running North 70°50'10" West, a distance of 72.94 feet to an iron pin set (1/2" rebar with yellow plastic cap stamped 'Rochester LSF000484'); thence running along the properties now or formerly of Vicki Ann Turner, Pamela Kimbrell, Stephanie M. Wahl & James R. Wahl & Benjamin David McCoy North 46°40'56" West, a distance of 278.82 feet to an iron pin set (1/2" rebar with yellow plastic cap stamped 'Rochester LSF000484'); thence running along the properties now or formerly of Hee Suk Suh & Yong Ja Suh & Michele J. Meddin & Louis R. Meddin North 61°37'04" East, a distance of 132.06 feet to an iron pin set (1/2" rebar with yellow plastic cap stamped 'Rochester LSF000484'); thence running along the properties now or formerly of Daniel Griffin, Mary S. Rittle & Gerald C. Cook & Julieta P. Mendoza North 67°32'14" East, a distance of 338.16 feet to an iron pin set (1/4" rebar); thence running along the property now or formerly of CH Realty III/Haynes Bridge, L.L.C. South 00°55'56" East, a distance of 219.89 feet to an iron pin set (3/4" rebar); thence running South 20°44'23" East, a distance of 439.57 feet to an iron pin set (1/2" rebar with yellow plastic cap stamped 'Rochester LSF000484') on the northerly Right-of-Way line of Old Alabama Road; thence running along the northerly Right-of-Way line of Old Alabama Road 214.44 feet along an arc of a curve to the left having a radius of 730.00 feet and a chord bearing and distance of South 75°10'10" West, 213.67 feet to the Point of Beginning.

Said tract contains 6.389 Acres.



Know what's below. Call it before you dig.

REFERENCE PLATS

- 1. ALTA/ACSM LAND TITLE SURVEY FOR SUNRISE ASSISTED LIVING LIMITES PARTNERSHIP AND ASSOCIATES, INC. DATED 10/30/2002 AND LAST REVISED 11/14/2002.

SURVEY CERTIFICATION

TO: HAMMOCKS AT JOHNS CREEK OPCO LLC, HAMMOCKS AT JOHNS CREEK PROPCO LLC, PHOENIX SENIOR LIVING LLC, AND FIRST AMERICAN 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... THE FIELDWORK WAS COMPLETED ON 12/15/23.

Richard E. Millard, RLS #3044 DATE 4/2/24 remilard@rochester-assoc.com

SURVEYOR'S CERTIFICATE

This survey 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... 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...

REGISTERED GEORGIA LAND SURVEYOR Richard E. Millard, RLS # 3044 DATE 4/2/24

FILE NO.: 0223797-PFG EXPIRATION: 3/30/2024

DRAWN BY: WDC

ZONING CONDITIONS PER ZONING REPORT FOR THE PRUDENTIAL INSURANCE COMPANY OF AMERICA PREPARED BY: BRENDA FORD, ZONING ANALYST DATED: AUGUST 11, 2006 SITE #9892

Table with zoning details: THIS PROPERTY IS CURRENTLY ZONED "O", FRONT SETBACK 40 FEET, REAR SETBACK 25 FEET, SIDE SETBACK 20 FEET, BLDG HEIGHT 3 STORES, SURVEYED = 51.47', PARKING REQUIREMENTS 36 TOTAL 33 SPACES, 3 HANDICAP

Received April 2, 2024 RZ-24-0004 & VC-24-0003 Planning & Zoning



425 Oak St NW, Gainesville, GA 30501 770.718.0600 p | www.rochester-assoc.com

ALTA/NSPS LAND TITLE SURVEY FOR: IVY RIDGE LANE ASSISTED LIVING FOR HAMMOCKS AT JOHNS CREEK OPCO LLC FIRST AMERICAN TITLE INSURANCE COMPANY

Table with columns: NO., DATE, DESCRIPTION, REVISIONS

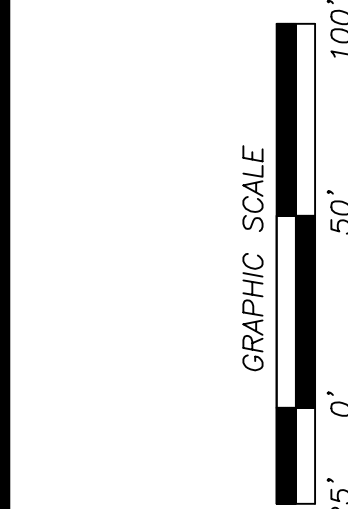


Table with columns: SHEET, OF, DATE, SCALE, JOB NO., FILE NO., DRAWN BY