ALTA/NSPS LAND TITLE SURVEY

FOR

TORO DEVELOPMENT COMPANY, LLC

LAND LOTS 398, 399, 400, 403, 404 & 405 1st DISTRICT 1st SECTION CITY OF JOHNS CREEK, FULTON COUNTY, GEORGIA



SURVEY NOTE

 THERE IS OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS. PORTIONS OF THE SITE ARE UNDERGOING DEMOLITION.
 THERE ARE PROPOSED CHANGES IN STREET RIGHT OF WAY LINES.

CONSTRUCTION OR REPAIRS.

3. THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO MCGINNIS FERRY ROAD, JOHNS CREEK PARKWAY AND LAKEFIELD

NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK

DRIVE, ALL PUBLIC RIGHT OF WAYS.
4. THE PROPERTY DESCRIBED HERON CREATES A MATHEMATICALLY

4. THE PROPERTY DESCRIBED HERON CREATES A MATHEMATICALLY CLOSED FIGURE WITHOUT THE PRESENCE OF ANY GAPS.
6. THE PROPERTY DESCRIBED HERON IS THE SAME AS THE PROPERTY DESCRIBED IN FIRST AMERICAN TITLE COMPANY COMMITMENT NO. 3020—1134349 WITH AN EFFECTIVE DATE OF JUNE 6, 2023 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO HAVE BEEN

THE SUBJECT PROPERTY.

7. THE ACCOMPANYING SURVEY WAS MADE ON THE GROUND AND CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE ABOVE PREMISES:

PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON

UNDERGROUND UTILITY NOTE

UNDERGROUND UTILITIES SHOWN WERE LOCATED AS FLAGGED BY AN UNDERGROUND UTILITY LOCATOR. TECHNICAL SURVEY SERVICES, INC. DOES NOT CERTIFY OR ASSUME RESPONSIBILITY TO THE EXACT LOCATION OR THE ACCURACY OF THE TYPE OF THOSE UTILITIES SHOWN.

FLOOD NOTE

THE SUBJECT PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA PER FIRM MAP NUMBER 13121C0083F AND 13121C0091G, BOTH DATED SEPTEMBER 18, 2013. THE SUBJECT PROPERTY LIES WITHIN A ZONE X, WHICH IS DEFINED AS AREAS OUTSIDE THE 500 YEAR FLOODPLAIN.

CONFORMITY STATEMENT

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.

CLOSURE STATEMENT

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN _____238,243 ____FEET AND AN ANGULAR ERROR OF __22" PER ANGLE AND WAS ADJUSTED USING THE COMPASS RULE.

A <u>LEICA TS12</u> TOTAL STATION AND AN <u>CARLSON</u> DATA COLLECTOR WERE USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN _____921,373____ FEET.

ZONING NOTE

THE SUBJECT PROPERTY IS ZONED TC-X
(TOWN CENTER MIXED USE DISTRICT)
(RZ-22-0008 & ORDINANCE 2022-12-32)
*ZONING INFORMATION LISTED BELOW IS PER ZONING SITE PLAN BY KIMLEY
HORN AND ASSOCIATES, INC. DATED SEPTEMBER 12, 2022.

DRI CASE NUMBER: DRI 3742
SETBACKS AND BUFFERS:

FRONT SETBACKS SIDE SETBACKS 10' (COMBINED BUILDING AND LANDSCAPE)

MAXIMUM ALLOWABLE DENSITY

30 DWELLING UNITS PER ACRE

2,260 SPACES (TOTAL)

MINIMUM REQUIRED PARKING RETAIL RESTAURANT ENTERTAINMENT OFFICE MULTIFAMILY

TOWNHOMES

160 SPACES 120 SPACES 120 SPACES 330 SPACES 1,200 SPACES

302 SPACES

MAXIMUM BUILDING HEIGHT 4 STORIES OR 60 FEET

Received
July 3, 2024
RZ-24-0007 &
SUP-24-0002
Planning & Zoning

EXCEPTIONS IN TITLE COMMITMENT

FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT NUMBER: 3020—1134349
COMMITMENT DATE: DECEMBER 11. 2023

12. Right of Way Easement from Technology Park/Atlanta, Inc. to Southern Bell Telephone and Telegraph Company, dated June 10, 1985, filed for record June 19, 1985, and recorded in Deed Book 9570, Page 392, Fulton County, Georgia records. (May Affect Tracts 1, 2, 3, and R/W Tracts 1, Insufficient legal description to determine location)

13. Right of Way Easement from Technology Park/Atlanta to Sawnee Electric Membership Corporation, dated June 24, 1985, filed for record August 18, 1985, and recorded in Deed Book 9656, Page 234, aforesaid records. (May Affect Tracts 1, 2, 3, 4 and R/W Tracts 1 and 2, Insufficient legal description to determine location)

14. Indemnification and Maintenance Agreement between Technology Park/Atlanta and Fulton County, a political subdivision of the State of Georgia, dated December 9, 1985, filed for record March 27, 1986, and recorded in Deed Book 10024, Page 382, aforesaid records. (Does Affect Tracts 1, 2, 3, and R/W Tract 1, Not Plottable)

15. Right—of—Way Deed from Technology Park/Atlanta, Inc. to Georgia Power Company, dated July 19, 1986, filed for record July 17, 1986, and recorded in Deed Book 10220, Page 231, aforesaid records. (Does Affect R/W Tract 1 as Shown Hereon)

16. Easements and utilities that may be located within that portion of Findley Chapel Road abandoned pursuant to Quitclaim Deed between Fulton County and Waltech II, Associates, Inc., dated July 23, 1986, filed for record August 18, 1986, and recorded in Deed Book 10277, Page 232, aforesaid records. (Does Affect Tracts 1, 2, 3, and R/W Tract 1, Not Plottable)

17. Reservation of Easements contained in Warranty Deed from Waltech II Associates to State Farm Mutual Automobile Insurance Company, dated December 22, 1988, filed for record December 22, 1988, and recorded in Deed Book 12141, Page 332, aforesaid records. (Does Affect Tracts 1—4 and R/W Tracts 1 and 2, Not Plottable)

18. Right of Way Easement from State Farm Mutual Automobile Insurance Company to Southern Bell Telephone and Telegraph Company, dated February 23, 1990, filed for record March 13, 1990, and recorded in Deed Book 13262, Page 160, aforesaid records. **(Does Affect Tracts) 3, 4 and R/W Tract 1 as Shown Hereon)**

19. Terms and provisions of Amended and Restated Declaration of Protective Covenants for Johns Creek by JC Land Investment, LLC, a Georgia limited liability company; JC BTS, LLC, a Georgia limited liability company; JC Office LLC, a Georgia limited liability company; JC Office LLC, a Georgia limited liability company, dated February 29, 2012, filed for record March 2, 2012, and recorded in Deed Book 50947, Page 74; and affected by First Amendment to Amended and Restated Declaration of Protective Covenants for Johns Creek, dated June 01, 2022, filed for record June 01, 2022, and recorded in Deed Book 65762, Page 28, aforesaid records. (Does Affect Tracts 1–4 and R/W Tracts 1 and 2, as Shown Hereon; 30' buffer shown hereon is applicable to "Building Site" as defined in the Declaration in section 1.1.7)

20. Underground Easement from State Farm Mutual Automobile Insurance Company to Georgia Power Company, dated June 2, 2006, filed for record July 10, 2006, and recorded in Deed Book 42967, Page 83, aforesaid records. (Does Affect Tract 1 and R/W Tracts 1 and 2, Not Plottable)

21. Conveyance of access rights and easements contained in Right-of-Way Deed from State Farm Mutual Automobile Insurance Company to Department of Transportation, dated October 30, 2006, filed for record December 1, 2006, and recorded in Deed Book 43978, Page 294, aforesaid records. (Does Affect Tract 1 and R/W Tracts 1 and 2, as Shown Hereon)

22. Right of Way Easement from State Farm Mutual Automobile Insurance Company to Sawnee Electric Membership Corporation, dated August 7, 2008, filed for record September 12, 2008, and recorded in Deed Book 47179, Page 645, aforesaid records. (Does Affect Tract 1 and R/W Tract 2 as Shown Hereon)

23. Perpetual Easement for Construction and Maintenance of Traffic Signal Equipment from State Farm Mutual Automobile Insurance Company to City of Johns Creek, dated January 25, 2013, filed for record June 21, 2013, and recorded in Deed Book 52794, Page 57, aforesaid records.

(Does Affect R/W Tract 1 as Shown Hereon)

24. This item has been intentionally deleted. 25. This item has been intentionally deleted.

26. This item has been intentionally deleted.

27. Building setback lines, landscape strips, and ingress/egress easement as shown on plat recorded in Plat Book 372, Page 45, aforesaid records; as affected by Termination of Maintenance and Easement Agreement filed for record April 3, 2023 and recorded in Deed Book 66679, Page 42, which released the ingress/egress easement. (Does Affect Tracts 1-4 and R/W Tracts 1 and 2 as Shown Hereon)

29. Terms and provisions of Reciprocal Easement Agreement by and between Peach Farm Property, LLC, a Delaware limited liability company and Medley Johns Creek Phase 1 Owner, LLC, a Delaware limited liability company, Medley Johns Creek Phase 2 Owner, LLC, a Delaware limited liability company, and Medley Johns Creek TH Owner, LLC, a Delaware limited liability company, dated ______, 2023, filed for record ______, 2023 and recorded in Deed Book _____, Page _____, aforesaid records.

30. Building setback lines as shown on plat recorded in Plat Book 457, Page 59, aforesaid records. (Does Affect Tracts 1-4 and R/W Tracts 1 and 2, No Plottable Matters, Building setbacks lines were not created by the plat, they were portrayed per the current zoning ordinance at the time the plat was prepared)

31. Terms and provisions of Master Declaration of Covenants, Conditions, Restrictions and Easements for Medley, dated ______, 2023, filed for record ______, 2023 and recorded in Deed Book ____, Page ____, aforesaid records.

SURVEYOR'S CERTIFICATION

To Medley Johns Creek Phase 1 Owner, LLC, Medley Johns Creek Phase 2
Owner, LLC, Medley Johns Creek TH Owner, LLC, Peach Farm Property, LLC,
Mark C. Toro & 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, jointly established and adopted by ALTA and NSPS, and includes Items $_1$, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 11(b), 13, 14, 16, 17, 18 & 19 of Table A thereof. The fieldwork was completed on $_August 20$, 2023.



______ Aubrey J. Akin, R.L.S. #3138 _August 24, 2023_ Date of Plat TECHNICAL SURVEY SERVICES,
1641 Autumn Blvd, SW
Conyers, Georgia 30012
(770) 922-6391 Office
info@tss-atl.com

No Revision Date

1 SHOW TRACTS AS TO BE SUBDIVIDED 9/7/2023

2 REVISED PER COMMENTS 2/6/2024

Orig Bndy: 8/12/2022
Field Date: 8/20/2023
Plat Date: 8/24/2023

er, LLC, ner, LLC rr, LLC, TRICT 1st SECTION

FOR

Medley Johns Creek Phase 1 Own

Redley Johns Creek Phase 2 Owr

& Medley Johns Creek TH Owne

ND LOTS 398, 399, 400, 403, 404 & 405 1st DIS

TITLE

SPS

SHEET 1 OF 4

JOB #: 2022-933 CRD: JOHNS CREEK DWG: 2022-933 TORO STAT

LEGAL DESCRIPTION | Overall Tract

All that tract or parcel of land lying and being in Land Lots 398, 399, 400, 403, 404 and 405 of the 1st District, 1st Section, City of Johns Creek, Fulton County, Georgia and being more particularly described as follows:

BEGINNING at a Right of Way Monument at the easternmost mitered point of the intersection of the southwesterly Right of Way of McGinnis Ferry Road (Variable R/W) and the southeasterly Right of Way of Johns Creek Parkway (Variable R/W), from point thus established and running along the southwesterly Right of Way of McGinnis Ferry Road the following courses: along a curve to the right an arc length of 166.58 feet, (said curve having a radius of 1087.92 feet with a chord bearing of South 48° 02' 21" East, and a chord length of 166.41 feet) to a Right of Way Monument found; thence South 33° 38' 50" East a distance of 101.43 feet to a Riaht of Way Monument found; thence running along a curve to the right an arc length of 178.37 feet. (said curve having a radius of 1073.24 feet, with a chord bearing of South 33° 34' 25" East, and a chord length of 178.16 feet) to a Right of Way Monument found; thence South 61° 04' 55" West a distance of 19.65 feet to a Right of Way Monument found; thence South 28° 01' 44" East a distance of 139.43 feet to a Right of Way Monument found; thence North 60° 53' 13" East a distance of 22.20 feet to a Riaht of Way Monument found: thence South 28" 32' 32" East a distance of 433.54 feet to a Right of Way Monument found; thence North 62° 38' 50" East a distance of 10.04 feet to a Right of Way Monument found; thence running along a curve to the left an arc length of 11.47 feet, (said curve having a radius of 1472.39 feet. with a chord bearing of South 31° 26' 54" East, and a chord length of 11.47 feet) to an iron pin set; thence leaving said Right of Way and running South 58° 15' 59" West a distance of 62.65 feet to an iron pin set; thence South 35° 28' 20" West a distance of 873.20 feet to an iron pin set; thence South 54° 47' 00" East a distance of 468.63 feet to an iron pin set on the northerly Right of Way of Lakefield Drive (60' R/W); thence running along said Right of Way the following courses: along a curve to the left an arc length of 245.96 feet, (said curve having a radius of 746.20 feet, with a chord bearing of South 66° 49' 23" West. and a chord length of 244.85 feet) to a point; thence South 57° 24' 04" West a distance of 107.97 feet to a point; thence running along a curve to the right an arc length of 496.82 feet, (said curve having a radius of 788.51 feet, with a chord bearing of South 75° 27' 04" West, and a chord length of 488.64 feet) to a point; thence North 86° 28' 45" West a distance of 492.53 feet to a 1/2" rebar with cap found: thence running along a curve to the right an arc length of 31.65 feet, (said curve having a radius of 20.00 feet, with a chord bearing of North 41° 09' 36" West, and a chord length of 28.45 feet) to a 1/2" rebar with cap found on the easterly Right of Way of Johns creek Parkway (Variable R/W); thence running along said Right of Way the following courses: glong a curve to the right an arc length of 281.81 feet. (said curve having of radius of 680.20 feet, with a chord bearing of North 16° 08' 08" East, and a chord length of 279.80 feet)to a 1/2" rebar with cap found; thence North 27° 58' 32" East a distance of 351.87 feet to a 1/2" rebar found: thence running along a curve to the left an arc length of 427.09 feet, (said curve having a radius of 738.50 feet, with a chord bearing of North 11° 28' 12" East, and a chord lenath of 421.17 feet) to a 1/2" rebar with cap found: thence North 05° 01' 35" West a distance of 386.80 feet to a 1/2" rebar found; thence running along a curve to the right an arc length of 382.42 feet, (said curve having a radius of 378.41 feet, with a chord bearing of North 23° 58' 35" East, and a chord length of 366.35 feet) to a 1/2' rebar found; thence North 53° 01' 31" East a distance of 169.37 feet to a 1/2" rebar found; thence running along a curve to the left an arc length of 173.45 feet, (said curve having a radius of 962.73 feet, with a chord bearing of North 47° 51' 28" East, and a chord length of 173.22 feet) to a point; thence South 47° 50' 35" East a distance of 10.00 feet to a point; thence running along a curve to the left an arc length of 163.79 feet, (said curve having a radius of 972.73 feet, with a chord bearing of North 37° 52' 02" East, and a chord length of 163.59 feet) to a point; thence running along a miter North 67° 41' 45" East a distance of 102.81 feet to the TRUE POINT OF BEGINNING. Said tract contains 41.710 Acres (1,816,871 Sauare Feet).

LEGAL DESCRIPTIONS

Tract 1

All that tract or parcel of land lying and being in Land Lots 398, 399, 400, 403, 404 and 405 of the 1st District, 1st Section, City of Johns Creek, Fulton County, Georgia and being more particularly described as follows:

To reach the True Point of Beginning, commence at a Right of Way Monument found at the easternmost mitered point of the intersection of the southwesterly Right of Way of McGinnis Ferry Road (Variable R/W) and the southeasterly Right of Way of Johns Creek Parkway (Variable R/W), thence running along said miter South 67° 41' 45" West a distance of 38.05 feet to an iron pin set and the TRUE POINT OF BEGINNING, from point thus established and running along the southwesterly proposed Right of Way of McGinnis Ferry Road the following courses: thence running along a curve to the right an arc length of 434.61 feet, (said curve having a radius of 1005.00 feet, with a chord bearing of South 40° 55′ 29" East, and a chord length of 431.23 feet) to a point: thence South 28° 32' 10" Fast a distance of 160.00 feet to an iron pin set: thence North 61° 27' 50" Fast a distance of 13.00 feet to an iron pin set; thence South 28° 32' 10" East a distance of 444.22 feet to an iron pin set: thence leaving said proposed Right of Way and running South 58° 15' 59" West a distance of 38.07 feet to an iron pin set: thence South 35° 28' 20" West a distance of 873.20 feet to a mag nail set; thence South 54° 47' 00" East a distance of 460.71 feet to an iron pin set on the northerly proposed Right of Way of Lakefield Drive; thence running along said proposed Right of Way along a curve to the left an arc length of 242.74 feet, (said curve having a radius of 752.20 feet, with a chord bearing of South 66° 37' 31" West, and a chord length of 241.69 feet) to a point; thence South 57' 24' 04" West a distance of 107.97 feet to a point; thence running along a curve to the right an arc length of 233.61 feet, (said curve having a radius of 782.51 feet, with a chord bearing of South 65° 57' 13" West, and a chord length of 232.75 feet) to an iron pin set; thence leaving proposed Right of Way and running North 34° 57' 50" East a distance of 458.80 feet to an iron pin set: thence North 55° 02' 10" West a distance of 83.00 feet to an iron pin set: thence North 34° 57' 49" East a distance of 12.50 feet to an iron pin set: thence North 55° 02' 11" West a distance of 100.00 feet to an iron pin set: thence South 34° 57' 48" West a distance of 8.00 feet to an iron pin set: thence North 55° 02' 11" West a distance of 50.00 feet to an iron pin set; thence North 34° 57' 49" East a distance of 255.00 feet to an iron pin set: thence North 55° 02' 11" West a distance of 198.00 feet to an iron pin set: thence South 34° 57' 50" West a distance of 685.00 feet to an iron pin set; thence South 55° 02' 11" East a distance of 165.81 feet to an iron pin set; thence running along a curve to the right an arc length of 89.40 feet, (said curve having a radius of 71.50 feet, with a chord bearing of South 19° 12' 53" East, and a chord length of 83.69 feet) to an iron pin set; thence along a curve to the left an arc length of 117.98 feet, (said curve having a radius of 388.50 feet, with a chord bearing of South 07° 54' 24" West, and a chord length of 117.53 feet)to a point; thence South 00° 47' 35" East a distance of 11.94 feet to a point on the northerly proposed Right of Way of Lakefield Drive; thence running along said proposed Right of Way along a curve to the right an arc length of 23.00 feet, (said curve having a radius of 782.51 feet, with a chord bearing of South 89° 12' 25" West, and a chord length of 23.00 feet) to a point; thence leaving the proposed Right of Way and running North 00° 47' 35" West a distance of 11.94 feet to a point; thence running along a curve to the right an arc length of 124.97 feet, (said curve having a radius of 411.50 feet, with a chord bearing of North 07° 54' 24" East, and a chord lenath of 124.49 feet) to an iron pin set; thence along a curve to the left an arc length of 60.64 feet, (said curve having a radius of 48.50 feet, with a chord bearing of North 19° 12' 53" West, and a chord length of 56.77 feet) to an iron pin set; thence North 55° 02' 11" West a distance of 218.81 feet to an iron pin set; thence North 34° 57' 49" East a distance of 732.50 feet to an iron pin set; thence North 55° 02' 11" West a distance of 272.98 feet to an iron pin set; thence North 58° 52' 25" West a distance of 82.18 feet to an iron pin set; thence North 55° 02' 11" West a distance of 44.68 feet to an iron pin set: thence running along a curve to the left an arc length of 106.79 feet. (said curve having a radius of 153.00 feet, with a chord bearina of North 75° 01' 53" West, and a chord length of 104.63 feet) to an iron pin set; thence South 84° 58' 25" West a distance of 20.15 feet to an iron pin set on the easterly proposed Right of Way of Johns Creek Parkway; thence running along said proposed Right of Way the following courses: North 05° 01' 35" West a distance of 263.98 feet to a point; thence running along a curve to the right an arc length of 353.06 feet, (said curve having a radius of 349.39 feet, with a chord bearing of North 23 58 36" East. and a chord length of 338.23 feet) to a point; thence North 53 01 31" East a distance of 169.35 feet to a point; thence running along a curve to the left an arc length of 227.99 feet, (said curve having a radius of 991.75 feet, with a chord bearing of North 46° 26' 01" East, and a chord lenath of 227.48 feet) to a point: thence along a curve to the left an arc lenath of 144.76 feet, (said curve having a radius of 991.71 feet, with a chord bearing of North 35° 39' 57" East, and a chord length of 144.63 feet) to a point on the aforementioned miter; thence running along said miter North 67° 41' 45" East a distance of 31.97 feet to the TRUE POINT OF BEGINNING. Said tract contains 24.351 Acres (1,060,715 Square Feet).

Tract 2

All that tract or parcel of land lying and being in Land Lots 398 and 399 of the 1st District, 1st Section, City of Johns Creek, Fulton County, Georgia and being more particularly described as follows:

To reach the True Point of Beginning, commence at a Right of Way Monument found at the easternmost mitered point of the intersection of the southwesterly Right of Way of McGinnis Ferry Road (Variable R/W) and the southeasterly Right of Way of Johns Creek Parkway (Variable R/W), thence running along said miter South 67° 41' 45" West a distance of 38.05 feet to an iron pin set; thence South 67° 41' 45" West a distance of 31.97 feet to an iron pin set; thence running along the southeasterly and easterly proposed Right of Way of Johns Creek Parkway the following courses: along a curve to the right an arc length of 144.76 feet, (said curve having a radius of 991.71 feet, with a chord bearing of South 35° 39' 57" West, and a chord length of 144.63 feet) to a point; thence running along an arc to the right an arc length of 227.99 feet, (said curve having a radius of 991.75 feet, with a chord bearing of South 46° 26' 01" West, and a chord length of 227.48 feet) to a point; thence South 53° 01' 31" West a distance of 169.35 feet to a point; thence running along a curve to the left an arc length of 353.06 feet, (said curve having a radius of 349.39 feet, with a chord bearing of South 23° 58' 36" West, and a chord length of 338.23 feet) to a point: thence South 05° 01' 35" East a distance of 263.98 feet to an iron pin set and the TRUE POINT OF BEGINNING, from point thus established and leaving the proposed Right of Way of Johns Creek Parkway thence North 84° 58' 25" East a distance of 20.15 feet to an iron pin set; thence running along a curve to the right an arc length of 106.79 feet, (said curve having a radius of 153.00 feet, with a chord bearing of South 75° 01' 53" East, and a chord length of 104.63 feet) to an iron pin set; thence South 55° 02' 11" East a distance of 44.68 feet to an iron pin set; thence South 58° 52' 25" East a distance of 82.18 feet to an iron pin set; thence South 55° 02' 11" East a distance of 272.98 feet to an iron pin set; thence South 34° 57' 49" West a distance of 732.50 feet to an iron pin set; thence North 55° 02' 11" West a distance of 128.70 feet to an iron pin set; thence North 62° 01' 29" West a distance of 130.56 feet to an iron pin set on the southeasterly proposed Right of Way of Johns Creek Parkway; thence running along the proposed Right of Way the following courses: North 27° 58' 31" East a distance of 237.97 feet to a point; thence running along a curve to the left an arc length of 431.99 feet, (said curve having a radius of 750.00 feet, with a chord bearing of North 11° 28' 28" East, and a chord length of 426.04 feet) to a point; thence North 05°01'35" West a distance of 87.73 feet to the TRUE POINT OF BEGINNING. Said tract contains 5.867 Acres (255,549 Square Feet).

Tract 3

All that tract or parcel of land lying and being in Land Lot 398 of the 1st District, 1st Section, City of Johns Creek, Fulton County, Georgia and being more particularly described as follows:

To reach the True Point of Beginning, commence at a Right of Way Monument found at the easternmost mitered point of the intersection of the southwesterly Right of Way of McGinnis Ferry Road (Variable R/W) and the southeasterly Right of Way of Johns Creek Parkway (Variable R/W), thence running along said miter South 67° 41' 45" West a distance of 38.05 feet to an iron pin set; thence South 67° 41' 45" West a distance of 31.97 feet to an iron pin set; thence running along the southeasterly and easterly proposed Right of Way of Johns Creek Parkway the following courses: along a curve to the right an arc length of 144.76 feet, (said curve having a radius of 991.71 feet, with a chord bearing of South 35° 39' 57" West, and a chord length of 144.63 feet) to a point; thence running along an arc to the right an arc length of 227.99 feet, (said curve having a radius of 991.75 feet, with a chord bearing of South 46° 26' 01" West, and a chord length of 227.48 feet) to a point; thence South 53° 01' 31" West a distance of 169.35 feet to a point; thence running along a curve to the left an arc lenath of 353.06 feet, (said curve having a radius of 349.39 feet, with a chord bearing of South 23° 58' 36" West, and a chord length of 338.23 feet) to a point: thence South 05° 01' 35" East a distance of 263.98 feet to an iron pin set: thence South 05° 01' 35" East a distance of 87.73 feet to a point; thence running along a curve to the right an arc length of 431.99 feet, (said curve having a radius of 750.00 feet, with a chord bearing of South 11° 28' 28" West, and a chord length of 426.04 feet) to a point; thence South 27" 58' 31" West a distance of 237.97 feet to an iron pin set and the TRUE POINT OF BEGINNING. from point thus established and leaving the proposed Right of Way and running thence South 62° 01' 29" East a distance of 130.56 feet to an iron pin set; thence South 55° 02' 11" East a distance of 128.70 feet to an iron pin set; thence South 55° 02' 11" East a distance of 218.81 feet to an iron pin set; thence running along a curve to the right an arc length of 60.64 feet, (said curve having a radius of 48.50 feet, with a chord bearing of South 19° 12' 53" East, and a chord length of 56.77 feet) to an iron pin set; thence along a curve to the left an arc length of 124.97 feet, (said curve having a radius of 411.50 feet, with a chord bearing of South 07' 54' 24" West, and a chord length of 124.49 feet) to a point; thence South 00° 47' 35" East a distance of 11.94 feet to a point on the northerly proposed Right of Way of Lakefield Drive: thence running along said proposed Right of Way the following courses: along a curve to the right an arc length of 47.15 feet, (said curve having a radius of 782.51 feet, with a chord bearing of North 88° 13' 30" West, and a chord length of 47.14 feet) to a point; thence North 86° 28' 45" West a distance of 460.84 feet to an iron pin set at the mitered intersection with the easterly proposed Right of Way of Johns Creek Parkway; thence running along the miter North 41° 28' 45" West a distance of 58.11 feet to a point on the easterly proposed Right of Way of Johns Creek Parkway; thence running along said proposed Right of Way the following courses: along a curve to the right an arc length of 258.83 feet, (said curve having a radius of 670.00 feet, with a chord bearing of North 16° 54' 29" Fast, and a chord length of 257.23 feet) to a point; thence North 27° 58' 31" East a distance of 147.00 feet to the TRUE POINT OF BEGINNING. Said tract contains 3.817 Acres (166.276 Sauare Feet).

Tract

All that tract or parcel of land lying and being in Land Lots 398 and 399 of the 1st District, 1st Section, City of Johns Creek, Fulton County, Georgia and being more particularly described as follows:

To reach the True Point of Beainning, commence at a Right of Way Monument found at the easternmost mitered point of the intersection of the southwesterly Right of Way of McGinnis Ferry Road (Variable R/W) and the southeasterly Right of Way of Johns Creek Parkway (Variable R/W), thence running along said miter South 67° 41' 45" West a distance of 38.05 feet to an iron pin set; thence South 67° 41' 45" West a distance of 31.97 feet to an iron pin set; thence running along the southeasterly and easterly proposed Right of Way of Johns Creek Parkway thence running along a curve to the right an arc length of 144.76 feet, (said curve having a radius of 991.71 feet, with a chord bearing of South 35° 39' 57" West, and a chord length of 144.63 feet) to a point; thence running along an arc to the right an arc length of 227.99 feet, (said curve having a radius of 991.75 feet, with a chord bearing of South 46° 26' 01" West, and a chord length of 227.48 feet) to a point; thence South 53° 01' 31" West a distance of 169.35 feet to a point; thence running along a curve to the left an arc length of 353.06 feet, (said curve having a radius of 349.39 feet, with a chord bearing of South 23' 58' 36" West, and a chord length of 338.23 feet) to a point; thence South 05" 01' 35" East a distance of 263.98 feet to an iron pin set; thence South 05° 01' 35" East a distance of 87.73 feet to a point; thence running along a curve to the right an arc length of 431.99 feet. (said curve having a radius of 750.00 feet, with a chord bearing of South 11° 28' 28" West. and a chord length of 426.04 feet) to a point; thence South 27° 58' 31" West a distance of 237.97 feet to an iron pin set; thence South 27° 58' 31" West a distance of 147.00 feet to a point; thence running glong a curve to the left an arc length of 258.83 feet. (said curve having a radius of 670.00 feet, with a chord bearing of South 16° 54' 29" West, and a chord length of 257.23 feet) to an iron pin set on a mitered intersection with the northerly proposed Right of Way of Lakefield Drive: thence running along the miter South 41° 28' 45" Fast a distance of 58.11 feet to an iron pin set on the northerly proposed Right of Way of Lakefield Drive; thence running along said proposed Right of Way the following courses: South 86° 28' 45" East a distance of 460.84 feet to a point; thence running along a curve to the left an arc length of 47.15 feet, (said curve having a radius of 782.51 feet, with a chord bearing of South 88° 13' 30" East, and a chord length of 47.14 feet) to an iron pin set; thence along a curve to the left an arc length of 23.00 feet, (said curve having a radius of 782.51 feet, with a chord bearing of North 89° 12' 25" East, and a chord length of 23.00 feet) to an iron pin set and the TRUE POINT OF BEGINNING, from point thus established and leaving the proposed Right of Way and running thence North 00° 47' 35" West a distance of 11.94 feet to a point: thence running along a curve to the right an arc length of 117.98 feet, (said curve having a radius of 388.50 feet, with a chord bearing of North 07° 54' 24" East, and a chord length of 117.53 feet) to an iron pin set; thence along a curve to the left an arc length of 89.40 feet, (said curve having a radius of 71.50 feet, with a chord bearing of North 19° 12' 53" West, and a chord length of 83.69 feet) to an iron pin set; thence North 55° 02' 11" West a distance of 165.81 feet to an iron pin set; thence North 34° 57' 50" East a distance of 685.00 feet to an iron pin set; thence South 55° 02' 11" East a distance of 198.00 feet to an iron pin set; thence South 34° 57' 49" West a distance of 255.00 feet to an iron pin set; thence South 55° 02' 11" East a distance of 50.00 feet to an iron pin set; thence North 34° 57' 48" East a distance of 8.00 feet to an iron pin set; thence South 55° 02' 11" East a distance of 100.00 feet to an iron pin set: thence South 34° 57' 49" West a distance of 12.50 feet to an iron pin set: thence South 55° 02' 10" East a distance of 83.00 feet to an iron pin set: thence South 34° 57' 50" West a distance of 458.80 feet to an iron pin set on the northerly proposed Right of Way of Lakefield Drive; thence running along the proposed Right of Way along a curve to the right an arc length of 189.27 feet, (said curve having a radius of 782.51 feet, with a chord bearing of South 81° 26' 08" West, and a chord length of 188.81 feet) to the TRUE POINT OF

BEGINNING. Said tract contains 5.927 Acres (258,191 Square Feet).

Tract 5 Riaht of Wav Tract 1

All that tract or parcel of land lying and being in Land Lots 398, 399, 400 and 405 of the 1st District, 1st Section, City of Johns Creek, Fulton County, Georgia and being more particularly described as follows:

To reach the True Point of Beginning, commence at a Right of Way Monument found at the

easternmost mitered point of the intersection of the southwesterly Right of Way of McGinnis Ferry Road (Variable R/W) and the southeasterly Right of Way of Johns Creek Parkway (Variable R/W), thence running along said miter South 67° 41' 45" West a distance of 38.05 feet to an iron pin set: thence South 67° 41' 45" West a distance of 31.97 feet to an iron pin set and the TRUF POINT OF BEGINNING, from point thus established and running along the southeasterly and easterly proposed Right of Way of Johns Creek Parkway the following courses: thence running along a curve to the right an arc length of 144.76 feet, (said curve having a radius of 991.71 feet, with a chord bearing of South 35° 39' 57" West, and a chord length of 144.63 feet) to a point; thence running along an arc to the right an arc length of 227.99 feet, (said curve having a radius of 991.75 feet, with a chord bearing of South 46° 26' 01" West, and a chord length of 227.48 feet) to a point; thence South 53' 01' 31" West a distance of 169.35 feet to a point; thence running along a curve to the left an arc length of 353.06 feet, (said curve having a radius of 349.39 feet, with a chord bearing of South 23° 58' 36" West, and a chord length of 338.23 feet) to a point; thence South 05° 01' 35" East a distance of 263.98 feet to an iron pin set; thence South 05°01'35" East a distance of 87.73 feet to a point; thence running along a curve to the right an arc length of 431.99 feet, (said curve having a radius of 750.00 feet, with a chord bearing of South 11° 28' 28" West, and a chord length of 426.04 feet) to a point; thence South 27° 58' 31" West a distance of 237.97 feet to an iron pin set; thence South 27° 58' 31" West a distance of 147.00 feet to a point; thence running alona a curve to the left an arc lenath of 258.83 feet. (said curve havina a radius of 670.00 feet, with a chord bearing of South 16° 54' 29" West, and a chord length of 257.23 feet) to an iron pin set on a mitered intersection with the northerly proposed Right of Way of Lakefield Drive; thence running along the miter South 41° 28' 45" East a distance of 58.11 feet to an iron pin set on the northerly proposed Right of Way of Lakefield Drive: thence running glong said proposed Right of Way the following courses: South 86° 28' 45" East a distance of 460.84 feet to a point; thence running along a curve to the left an arc length of 47.15 feet, (said curve having a radius of 782.51 feet, with a chord bearing of South 88° 13' 30" East, and a chord length of 47.14 feet) to an iron pin set; thence along a curve to the left an arc length of 23.00 feet, (said curve having a radius of 782.51 feet, with a chord bearing of North 89° 12' 25" East, and a chord length of 23.00 feet) to an iron pin set; thence along a curve to the left an arc lenath of 189.27 feet. (said curve having a radius of 782.51 feet, with a chord bearing of North 81° 26' 08" East, and a chord length of 188.81 feet) to an iron pin set: thence along a curve to the left an arc length of 233.61 feet, (said curve having a radius of 782.51 feet, with a chord bearing of North 65° 57' 13" East, and a chord length of 232.75 feet) to a point; thence North 57° 24' 04" East a distance of 107.97 feet to a point; thence running along a curve to the right an arc length of 242.74 feet, (said curve having a radius of 752.20 feet, with a chord bearing of North 66° 37' 31" East, and a chord length of 241.69 feet) to an iron pin set; thence South 54° 47' 00" East a distance of 7.91 feet to an iron pin set on the existing northerly Right of Way of Lakefield Drive (60' R/W); thence running along said Right of Way the following courses: along a curve to the left an arc length of 245.96 feet. (said curve having a radius of 746.20 feet, with a chord bearing of South 66° 49' 23" West, and a chord length of 244.85 feet) to a point; thence South 57° 24' 04" West a distance of 107.97 feet to a point; thence running along a curve to the right an arc length of 496.82 feet, (said curve having a radius of 788.51 feet, with a chord bearing of South 75° 27' 04" West, and a chord length of 488.64 feet) to a point; thence North 86° 28' 45" West a distance of 492.53 feet to a 1/2" rebar with cap found; thence running along a curve to the right an arc length of 31.65 feet, (said curve having a radius of 20.00 feet, with a chord bearing of North 41° 09' 36" West, and a chord length of 28.45 feet) to a 1/2" rebar with cap found on the easterly Right of Way of Johns Creek Parkway (Variable R/W); thence running along said Right of Way the following courses: along a curve to the right an arc length of 281.81 feet, (said curve having a radius of 680.20 feet, with a chord bearing of North 16° 08' 08" East, and a chord length of 279.80 feet)to a 1/2" rebar with cap found; thence North 27° 58' 32" East a distance of 351.87 feet to a 1/2" rebar found; thence running along a curve to the left an arc length of 427.09 feet, (said curve having a radius of 738.50 feet, with a chord bearing of North 11° 28' 12" East, and a chord length of 421.17 feet) to a 1/2" rebar with cap found: thence North 05° 01' 35" West a distance of 386.80 feet to a 1/2" rebar found; thence running along a curve to the right an arc length of 382.42 feet. (said curve having a radius of 378.41 feet, with a chord bearing of North 23° 58' 35" East, and a chord length of 366.35 feet) to a 1/2" rebar found; thence North 53 01' 31" East a distance of 169.37 feet to a 1/2" rebar found; thence running along a curve to the left an arc length of 173.45 feet, (said curve having a radius of 962.73 feet, with a chord bearing of North 47° 51' 28" East. and a chord length of 173.22 feet) to a point; thence South 47° 50' 35" East a distance of 10.00 feet to a point; thence running along a curve to the left an arc length of 163.79 feet, (said curve having a radius of 972.73 feet, with a chord bearing of North 37° 52' 02" East, and a chord length of 163.59 feet) to a point; thence running along a miter North 67° 41' 45" East a distance of 32.79 feet to the TRUE POINT OF BEGINNING. Said tract contains 1.294 Acres (56,349 Square Feet).

Tract 6 R/W Tract 2

All that tract or parcel of land lying and being in Land Lots 400, 403 and 404 of the 1st District, 1st Section, City of Johns Creek, Fulton County, Georgia and being more particularly described as follows:

BEGINNING at a Right of Way Monument at the easternmost mitered point of the intersection of the southwesterly Right of Way of McGinnis Ferry Road (Variable R/W) and the southeasterly Right of Way of Johns Creek Parkway (Variable R/W), from point thus established and running along the southwesterly Right of Way of McGinnis Ferry Road the following courses: along a curve to the right an arc length of 166.58 feet, (said curve having a radius of 1087.92 feet, with a chord bearing of South 48° 02' 21" East, and a chord length of 166.41 feet) to a Right of Way Monument found; thence South 33' 38' 50" East a distance of 101.43 feet to a Right of Way Monument found; thence running along a curve to the right an arc length of 178.37 feet, (said curve having a radius of 1073.24 feet, with a chord bearing of South 33° 34' 25" East, and a chord length of 178.16 feet) to a Right of Way Monument found; thence South 61° 04' 55" West a distance of 19.65 feet to a Right of Way Monument found; thence South 28" 01' 44" East a distance of 139.43 feet to a Right of Way Monument found; thence North 60° 53' 13" East a distance of 22.20 feet to a Right of Way Monument found; thence South 28" 32' 32" East a distance of 433.54 feet to a Right of Way Monument found; thence North 62" 38' 50" East a distance of 10.04 feet to a Right of Way Monument found; thence running along a curve to the left an arc length of 11.47 feet, (said curve having a radius of 1472.39 feet, with a chord bearing of South 31° 26' 54" East, and a chord length of 11.47 feet) to an iron pin set; thence leaving said Right of Way and running South 58° 15' 59" West a distance of 24.58 feet to an iron pin set on the proposed Right of Way of McGinnis Ferry Road; thence running along said proposed Right of Way the following courses: North 28° 32' 10" West a distance of 444.22 feet to an iron pin set; thence South 61° 27' 50" West a distance of 13.00 feet to an iron pin set; thence North 28° 32' 10" West a distance of 160.00 feet to a point; thence running along a curve to the left an arc length of 434.61 feet, (said curve having a radius of 1005.00 feet, with a chord bearing of North 40° 55' 29" West, and a chord length of 431.23 feet) to an iron pin set on the aforementioned miter; thence running along said miter North 67" 41" 45" East a distance of 38.05 feet to the TRUE POINT OF BEGINNING. Said tract contains 0.454 Acres (19.791 Square Feet).

TRACT 6:

EASEMENTS AND OTHER INTERESTS IN REAL PROPERTY CONTAINED IN AMENDED AND RESTATED DECLARATION OF PROTECTIVE COVENANTS FOR JOHNS CREEK BY JC LAND INVESTMENT, LLC, A GEORGIA LIMITED LIABILITY COMPANY; JC BTS, LLC, A GEORGIA LIMITED LIABILITY COMPANY; JC OFFICE LLC, A GEORGIA LIMITED LIABILITY COMPANY; AND JETTISON, LLC, A GEORGIA LIMITED LIABILITY COMPANY, DATED FEBRUARY 29, 2012, FILED FOR RECORD MARCH 2, 2012, AND RECORDED IN DEED BOOK 50947, PAGE 74, AFORESAID RECORDS.

TRACT 7:

EASEMENTS AND OTHER INTERESTS IN REAL PROPERTY CONTAINED IN RECIPROCAL EASEMENT AGREEMENT BY AND BETWEEN PEACH FARM PROPERTY, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND MEDLEY JOHNS CREEK PHASE 1 OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, MEDLEY JOHNS CREEK PHASE 2 OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND MEDLEY JOHNS CREEK TH OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, DATED _______, 2023, FILED FOR RECORD _______, 2023, AND RECORDED IN DEED BOOK _____, PAGE _____, AFORESAID RECORDS.



N _o	Revision	
1	SHOW TRACTS AS TO BE SUBDIVIDED	9/7
2	REVISED PER COMMENTS	2/6

Orig Bndy: 8/12/2022 Field Date: 8/20/2023 Plat Date: 8/24/2023

TITLE SURVEY
ase 1 Owner, LLC,
TH Owner, LLC,

Medley Johns Creek Phase Medley Johns Creek Phase & Medley Johns Creek TH

No.

/NSPS



SHEET 2 OF 4

JOB #: 2022-933 CRD: JOHNS CREEK

DWG: 2022-933 TORO STATI



