

# 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

Date	Revision
9/7/2023	1
2/6/2024	2

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

### EXCEPTIONS IN TITLE COMMITMENT

FIRST AMERICAN TITLE INSURANCE COMPANY  
COMMITMENT NUMBER: 3020-1134349  
COMMITMENT DATE: DECEMBER 11, 2023

- 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)
- Right of Way Easement from Technology Park/Atlanta to Sawnee Electric Membership Corporation, dated June 24, 1985, filed for record August 19, 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)
- 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)
- 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)
- 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)
- 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)
- 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 1, 3, 4 and R/W Tract 1 as Shown Hereon)
- 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 Flex, 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; 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)
- 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)
- 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)
- 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)
- 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)
- This item has been intentionally deleted.
- This item has been intentionally deleted.
- This item has been intentionally deleted.
- 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)
- 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, and Medley Johns Creek Phase 2 Owner, LLC, a Delaware limited liability company, dated \_\_\_\_\_, 2023, filed for record \_\_\_\_\_, 2023 and recorded in Deed Book \_\_\_\_\_, Page \_\_\_\_\_, aforesaid records.
- 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)
- 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.



VICINITY MAP

### SURVEY NOTES

- 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. NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO MCGINNIS FERRY ROAD, JOHNS CREEK PARKWAY AND LAKEFIELD DRIVE, ALL PUBLIC RIGHT OF WAYS.
- THE PROPERTY DESCRIBED HEREON CREATES A MATHEMATICALLY CLOSED FIGURE WITHOUT THE PRESENCE OF ANY GAPS.
- THE PROPERTY DESCRIBED HEREON 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 PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.
- 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;

### 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 131210083F AND 131210091G, 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 \_\_\_\_\_ FEET AND AN ANGULAR ERROR OF \_\_\_\_\_ PER ANGLE AND WAS ADJUSTED USING THE COMPASS RULE.

A \_\_\_\_\_ LEICA TS12 TOTAL STATION AND AN \_\_\_\_\_ CARLSON 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 \_\_\_\_\_ 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	10' (COMBINED BUILDING AND LANDSCAPE)
SIDE SETBACKS	NONE

MAXIMUM ALLOWABLE DENSITY	30 DWELLING UNITS PER ACRE
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MINIMUM REQUIRED PARKING	2,280 SPACES (TOTAL)
RETAIL	160 SPACES
RESTAURANT	120 SPACES
ENTERTAINMENT	120 SPACES
OFFICE	330 SPACES
MULTIFAMILY	1,200 SPACES
TOWNHOMES	302 SPACES

MAXIMUM BUILDING HEIGHT	4 STORIES OR 60 FEET
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Received  
July 3, 2024  
RZ-24-0007 &  
SUP-24-0002  
Planning & Zoning

### 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

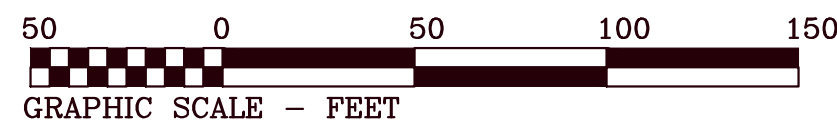
August 24, 2023  
Date of Plat

ALTA/NSPS LAND TITLE SURVEY  
FOR  
Medley Johns Creek Phase 1 Owner, LLC,  
Medley Johns Creek Phase 2 Owner, LLC  
& Medley Johns Creek TH Owner, LLC,  
LAND LOTS 398, 399, 400, 403, 404 & 405 1st DISTRICT 1st SECTION  
CITY OF JOHNS CREEK, FULTON COUNTY, GEORGIA



CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	23.00'	782.51'	N 89°12'25" E	23.00'

LINE	BEARING	DISTANCE
L1	N 67°41'45" E	32.79'
L2	N 67°41'45" E	31.97'
L3	N 67°41'45" E	38.05'
L4	S 00°47'35" E	11.94'
L5	N 00°47'35" W	11.94'



**LEGEND**

- IPF IRON PIN FOUND
- IPS IRON PIN SET
- RB REBAR
- OTP OPEN TOP PIPE
- R/W RIGHT OF WAY
- DB DEED BOOK
- PB PLAT BOOK
- PG PAGE
- PID TAX PARCEL ID
- MH MANHOLE
- CB CATCH BASIN
- DI DROP INLET
- JB JUNCTION BOX
- RTDI RAISED TOP DROP INLET
- HW HEADWALL
- CMP CORRUGATED METAL PIPE
- RCP REINFORCED CONCRETE PIPE
- DIP DUCTILE IRON PIPE
- FH FIRE HYDRANT
- WM WATER METER
- WV WATER VALVE
- GV GAS VALVE
- 24" C&G 24" CURB & GUTTER
- GUY GUY WIRE
- PP POWER POLE
- LP LIGHT POLE
- S- SEWER LINE
- X- FENCE
- T- TELEPHONE LINE
- P- POWER LINE
- W- WATER LINE
- DB DEED BOOK
- PG PAGE
- PID PARCEL ID
- 11 REGULAR PARKING SPACES
- 1 HANDICAP PARKING SPACE
- TRANSFORMER
- CONCRETE PAVING
- EXCEPTION ID

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



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2/6/2024	2	2

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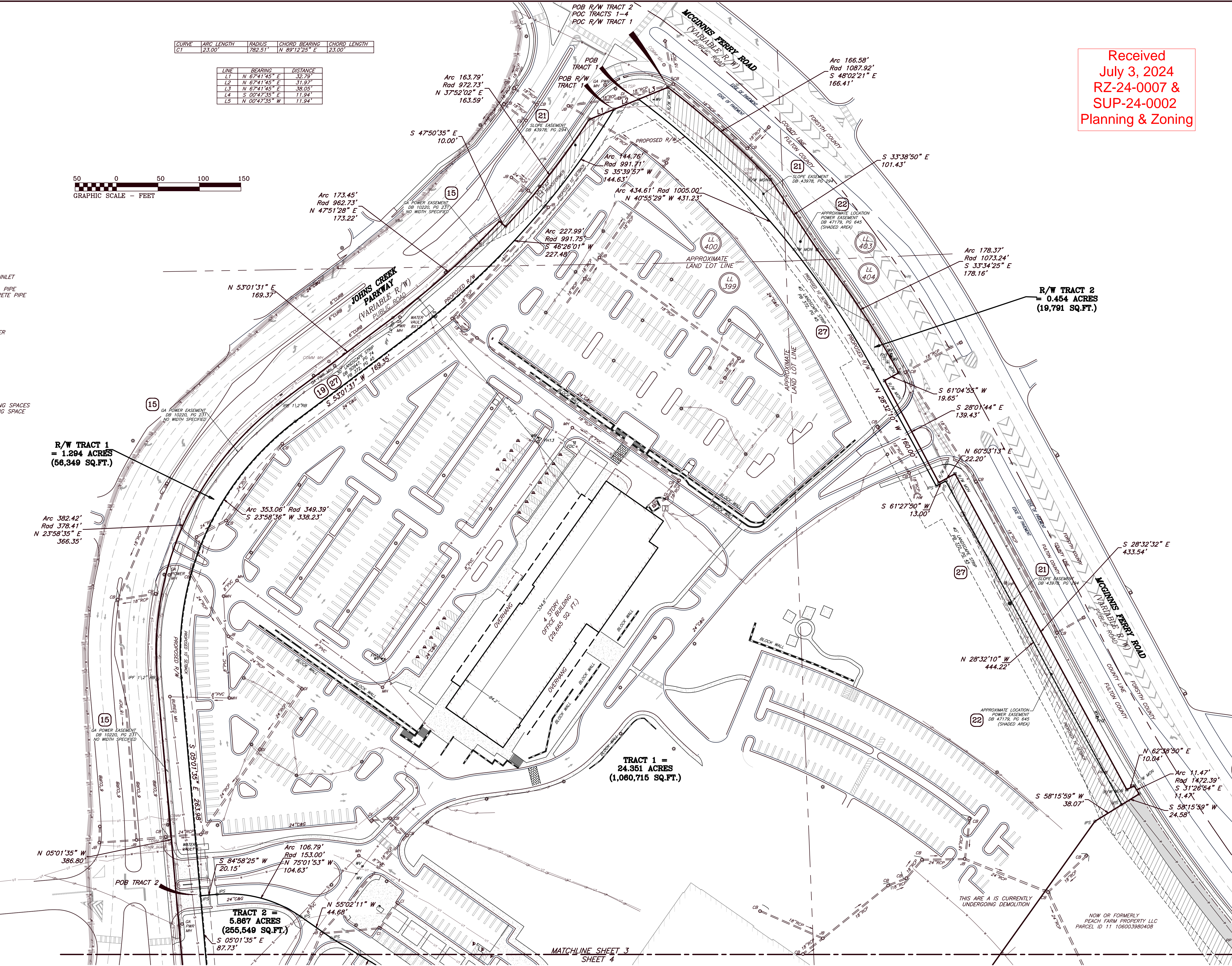
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SHEET 3 OF 4

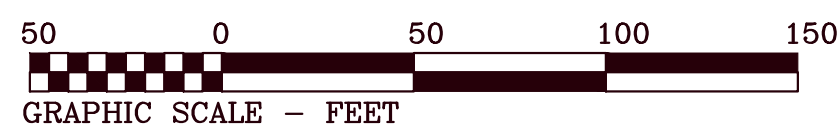
JOB #: 2022-933  
CRD: JOHNS CREEK  
DWG: 2022-933 TORO STATE  
LSV:



MATCHLINE SHEET 3  
SHEET 4

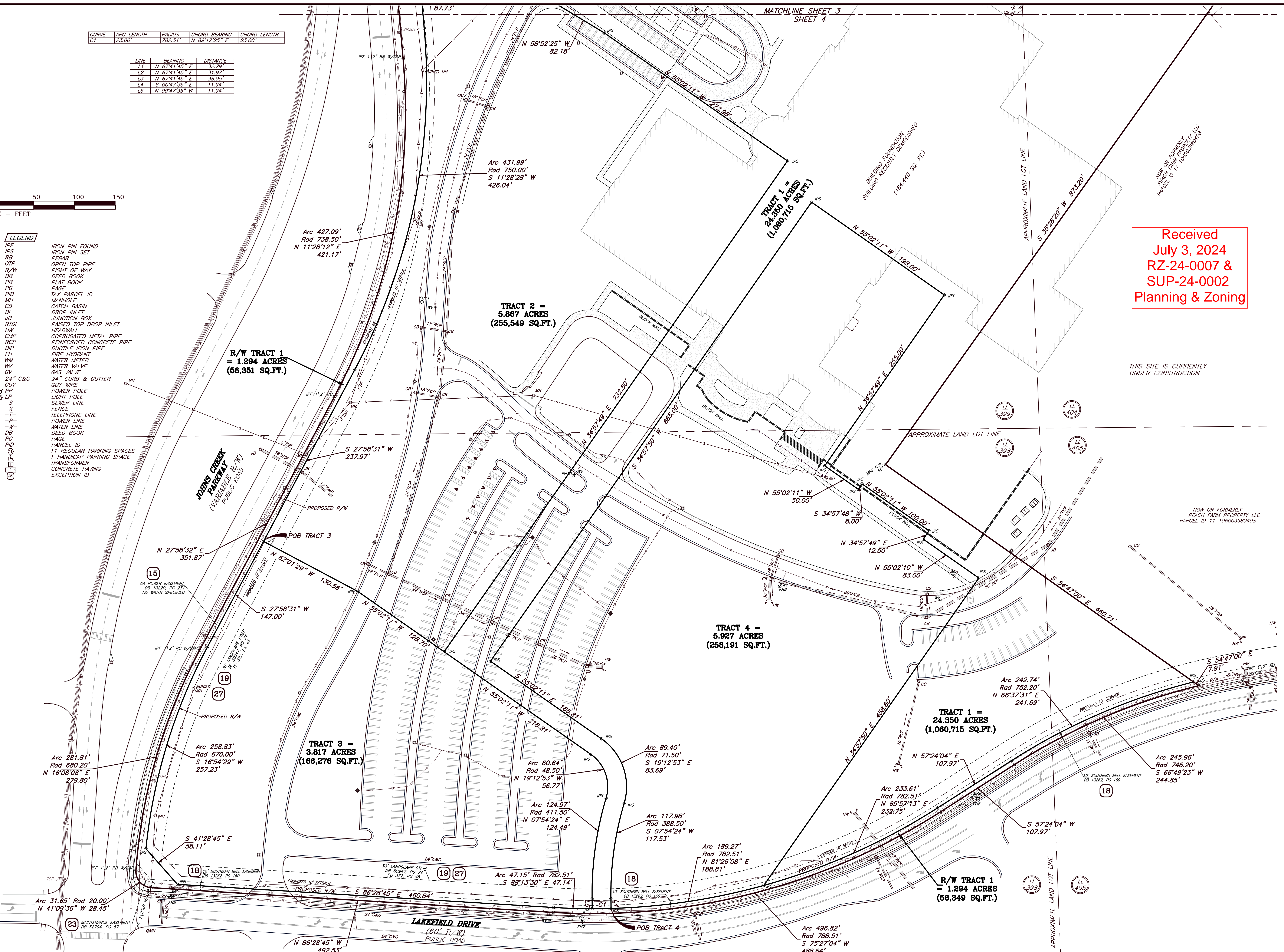
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 SUP-24-0002  
 Planning & Zoning

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 CITY OF JOHNS CREEK, FULLTON COUNTY, GEORGIA



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 SHEET 4 OF 4

JOB #: 2022-933  
 CRD: JOHNS CREEK  
 DWG: 2022-933 TORO STATE  
 LSV: