



N/F
RUBICON INVESTMENTS, LLC
DEED BOOK 4087, PAGE 173
ZONED: O-P

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Legend

- P.O.B. POINT OF BEGINNING
- SQ.FT. SQUARE FEET
- N/F NOW OR FORMERLY
- RDH RECORD DISTANCE HELD
- R/W RIGHT OF WAY
- IPS IRON PIN SET (1/2" REBAR)
- RCP REINFORCED CONCRETE PIPE
- CMP CORRUGATED METAL PIPE
- CONC. CONCRETE
- PROPERTY CORNER
- IRON PIN FOUND (AS NOTED)
- POWER POLE
- POWER POLE W/ GUY WIRE
- ⊕ LAMP POST
- ⊕ WATER METER
- ⊕ WATER VALVE
- ⊕ FIRE HYDRANT
- ⊕ TELEPHONE MANHOLE
- ⊕ TELEPHONE BOX
- ⊕ SIGN
- ⊕ TRAFFIC LIGHT
- ⊕ HANDICAP PARKING SPACE
- ⊕ JUNCTION BOX
- ⊕ CATCH BASINS
- ⊕ REGULAR PARKING SPACE COUNT
- FENCE LINE
- OVERHEAD POWER LINE
- OVERHEAD TELEPHONE LINE
- STORM SEWER PIPE

Legal Description

All that tract or parcel of land lying and being in Land Lot 612 of the 1st District, 2nd Section, City of Roswell, Fulton County, Georgia and being more particularly described as follows:

Beginning at a 1/2" rebar set at the northeasterly end of the mitered intersection of the westerly right of way of Holcomb Woods Parkway (80 foot right of way), also known as Orange Blossom Way, and the northwesterly right of way of Old Alabama Road (right of way varies); thence proceeding along said right of way of Old Alabama Road the following courses and distances: South 19 degrees 22 minutes 01 seconds West a distance of 17.52 feet to a 1/2" rebar found and South 54 degrees 59 minutes 15 seconds West a distance of 190.00 feet to a 1/2" rebar set; thence leaving said right of way of Old Alabama Road and proceeding North 34 degrees 55 minutes 59 seconds West a distance of 220.00 feet to a 1/2" rebar found; thence proceeding North 55 degrees 00 minutes 11 seconds East a distance of 248.73 feet to a 1/2" rebar found on the westerly right of way of Holcomb Woods Parkway; thence proceeding along said right of way of Holcomb Woods Parkway the following courses and distances: South 02 degrees 01 minutes 00 seconds East a distance of 2.42 feet to a point, along a curve to the left having a radius of 480.74 feet and a length of 213.96 feet (said curve having a chord bearing of South 23 degrees 11 minutes 24 seconds East and a chord distance of 212.20 feet) to the Point of Beginning.

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These drawings and their reproductions are the property of the surveyor and may not be reproduced, or used in any way without the written permission of this surveyor.

This plat was prepared for the exclusive use of the person, persons, or entity named in the title block. Said use does not extend to any unnamed person without express permission by the surveyor naming said person.

Utilities:

Information regarding the reputed presence, size, character and location of existing underground utilities and structures is shown hereon. There is no certainty of the accuracy of this information and it shall be considered in that light by those using this drawing. The location and arrangement of underground utilities and structures shown hereon may be inaccurate and utilities and structures not shown may be encountered. The owner, his employees, his consultants and his contractors or anyone else who relies upon this survey shall hereby expressly understand that the surveyor is not responsible for the correctness or sufficiency of this information.

Flood Hazard Note:

By graphic plotting only, this property Does Not lie within a 100 year flood hazard zone and is depicted as zone X, as defined by the F.E.M.A Flood Insurance Rate Map of Fulton County, Georgia and incorporated areas map number 13121C0064 E, effective date June 22, 1998.

The survey shown hereon was prepared without benefit of any abstract of title; therefore, Jon G. Adams and Travis Pruitt & Associates, Inc. make no guarantees or representations regarding information shown hereon pertaining to easements, rights of way, setback lines, agreements, reservations, and other similar matters.

Survey fieldwork performed on: May 5, 2008.

This survey was authorized by: Mr. James Culton representing SunTrust.

The Tract of land shown on this survey is for the client's convenience only. This survey is not intended to create new tracts of land or change existing tracts of land. This survey is not a subdivision plat and has not been approved by the correct jurisdictional authorities.

Certification:

This is to certify that this survey was made under my supervision and is a true representation of the land surveyed. The field data upon which this survey is based has a closure precision of one foot in 51,879 feet, and an angular error of 5" per angle point, and was adjusted using the least squares method. Angular and linear measurements were made using a Trimble 5603 Robotic Total Station. This map or plat has been calculated for closure and is found to be accurate within one foot in 2,580,120 feet.

Jon G. Adams Date 5-31-11
Georgia Reg. Land Surveyor No. 2768
For the Firm Travis Pruitt & Associates, Inc.

Pursuant to Rule 180-6.09 of the Georgia State Board of Registration for Professional Engineers and Land Surveyors, the term "certify" or "certification" relating to land surveying services shall mean a signed statement based on facts and knowledge known to the land surveyor and is not a guarantee or warranty, either expressed or implied.

Site Address:

1560 Old Alabama Road

Zoning: O-P

Front Yard Setback: 15' (major street)/10' (minor street)
Side Yard Setback: 10'
Rear Yard Setback: 35'

The surveyor in no way intends to interpret or make conclusions regarding the zoning designation shown hereon. This information is reported from public information obtained from City of Roswell records.

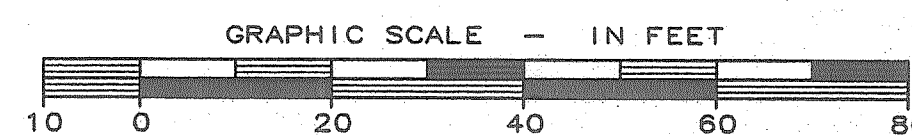
Parking Summary:

Regular Parking Spaces: 43
Handicap Parking Spaces: 2
Total Parking Spaces: 45 (28 Required)

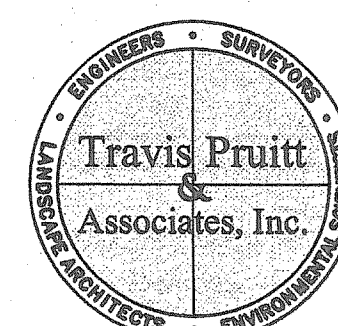
Area Summary:

1.10 acres

BOUNDARY SURVEY FOR
SunTrust
CITY OF ROSWELL
LAND LOT 612
1st DISTRICT, 2nd SECTION
FULTON COUNTY, GEORGIA
MAY 14, 2008/SCALE: 1"=20'



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