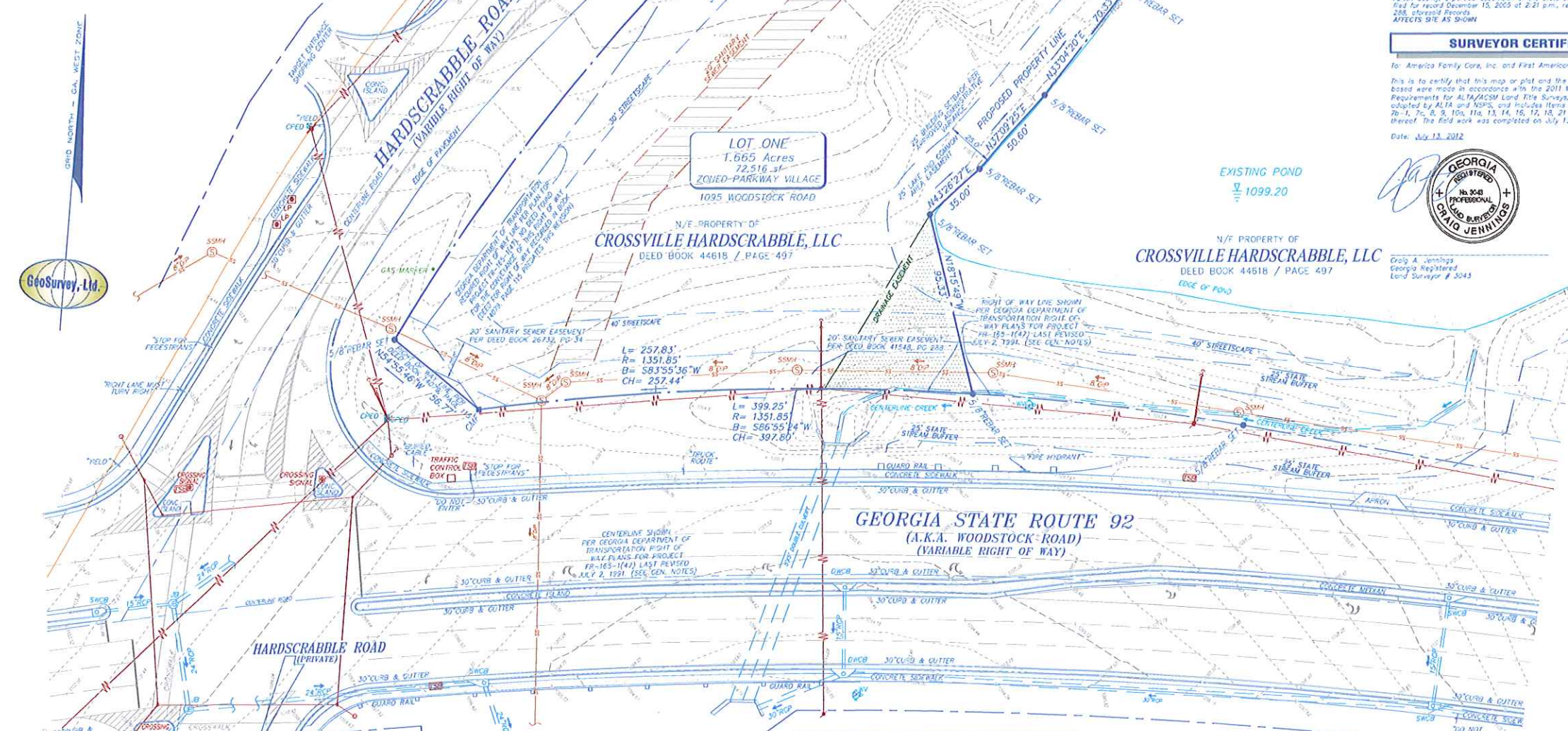


PROPERTY DESCRIPTION

All that tract or parcel of land lying and or being in the City of Roswell and being in Lot 188 of the 1st District, 2nd Section of Fulton County Georgia and being more particularly described as follows:

Beginning at a concrete monument found at the southern side of the mirrored intersection of the northern right of way of Georgia State Route 92 (aka Woodstock Road) having a variable right of way and the easterly right of way of Hardscrabble Road having a variable right of way and thence run along said easterly right of way and thence North 54 degrees 55 minutes 48 seconds West a distance of 58.72 feet to a 5/8 inch rebar set on said easterly right of way, thence run along said easterly right of way along the arc of a curve to the right having a radius of 1011.35 feet a distance of 409.24 feet to a 5/8 inch rebar set with said curve being subtended by a chord bearing of North 37 degrees 35 minutes 30 seconds East and a chord distance of 406.61 feet, thence continue along said right of way North 48 degrees 50 minutes 59 seconds East a distance of 18.92 feet to a point, thence leaving said right of way and run South 47 degrees 50 minutes 48 seconds East a distance of 157.68 feet to a point, thence South 35 degrees 35 minutes 12 seconds West a distance of 28.37 feet to a point, thence South 33 degrees 04 minutes 20 seconds West a distance of 20.33 feet to a point, thence South 37 degrees 09 minutes 25 seconds West a distance of 50.69 feet to a point, thence South 43 degrees 26 minutes 27 seconds West a distance of 35.09 feet to a point, thence South 18 degrees 15 minutes 49 seconds East a distance of 95.13 feet to a point on said easterly right of way, thence run along said easterly right of way along the arc of a curve to the left having a radius of 1331.65 feet a distance of 257.83 feet to a concrete monument found with said curve being subtended by a chord bearing of South 83 degrees 55 minutes 36 seconds West and a chord distance of 257.44 feet and said concrete monument being the point of beginning.

Said tract or parcel to contain 1.665 Acres



TITLE EXCEPTIONS

THE FOLLOWING EXCEPTIONS ARE LISTED IN SCHEDULE B, SECTION 2, OF A COMMITMENT FOR TITLE INSURANCE, AS PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 2-28788, YOUR NO. 7558 001/SWG, EFFECTIVE DATE OCTOBER 4, 2012.

- (1) Easements as contained in that certain Right of Way Deed from R. E. Cochran to State Highway Department of Georgia, dated March 7, 1956, filed for records April 15, 1956 at 2:53 p.m., recorded in Deed Book 3106, Page 268, Records of Fulton County, Georgia.
- (2) Easements as contained in that certain Right of Way Deed from R. E. Cochran to Georgia Power Company, a corporation, dated April 17, 1973, filed for records June 27, 1973 at 8:34 a.m., recorded in Deed Book 5551, Page 55, Records of Fulton County, Georgia.
- (3) Easement from R. E. Cochran to Georgia Power Company, dated April 19, 1976, filed for records May 6, 1976 at 10:55 a.m., recorded in Deed Book 6425, Page 176, Records of Fulton County, Georgia.
- (4) Conveyance of access rights as contained in that certain Right of Way Deed from R. E. Cochran to Department of Transportation, dated February 18, 1991, filed for records February 26, 1991 at 2:22 p.m., recorded in Deed Book 14973, Page 115, Records of Fulton County, Georgia.
- (5) Sanitary Sewer Easement from R. E. Cochran to Fulton County, Georgia, dated November 27, 1998, filed for records May 25, 1999 at 10:15 a.m., recorded in Deed Book 26732, Page 34, Records of Fulton County, Georgia.
- (6) Sewer Easement from Hardscrabble 92, LLC, a Georgia limited liability company to Fulton County, a political subdivision of the State of Georgia, dated October 18, 2005, filed for records December 15, 2005 at 2:21 p.m., recorded in Deed Book 41548, Page 188, Records of Fulton County, Georgia.

SURVEYOR CERTIFICATION

To: American Family Care, Inc. and First American Title Insurance Company
 This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 6b, 7a, 7b-1, 7c, 8, 9, 10a, 11a, 13, 14, 16, 17, 18, 21 and 22 of Table A thereof. The field work was completed on July 13, 2012.



VICINITY MAP



GENERAL NOTES

- 1. THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITY NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.
- 2. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE INSPECTION REPORT. EASEMENTS OR ENCUMBRANCES MAY EXIST ON PUBLIC RECORD BUT NOT BE SHOWN HEREON.
- 3. THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THE AREA IS 13120004E, AND THE DATE OF SAID MAP IS JUNE 22, 1998. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FPM MAPS UNLESS OTHERWISE NOTED.
- 4. THE VERTICAL DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS, AND BASED ON POSITIONAL VALUES FOR THE VERTICAL REFERENCE STATION NETWORK DEVELOPED BY GPS SOLUTIONS. THE VERTICAL REFERENCE FRAME IS NORTH AMERICAN HORIZONTAL DATUM OF 1983. ANY ENCUMBRANCES OR ENCUMBRANCES SHOWN ARE A RECTANGULAR GROUND LEVEL PROJECTION OF THE STATE PLANE COORDINATE SYSTEM.
- 5. THE HORIZONTAL DATUM FOR THIS SURVEY IS PER SURVEY REFERENCE NUMBER 1.
- 6. THE SITE IS ZONED "E-2" (SINGLE FAMILY RESIDENTIAL DISTRICT).
- 7. THE MINIMUM YARD SETBACKS ARE: FRONT - 40 FEET FROM A MAJOR ROAD AND 50 FEET FROM A MAJOR ROAD, INTERIOR SIDE - 15 FEET, SIDE CORNER LOT 35 FEET FROM A MAJOR STREET AND 30 FEET FOR A MAJOR ROAD, AND REAR - 40 FEET MINIMUM ELEVATION ABOVE 35 FEET MINIMUM LOT SIZE 43,000 SF FOR ALL OTHER USES.
- 8. MINIMUM LOT WIDTH 120 FEET.
- 9. LANDSCAPE STRIP REQUIRED ALONG RIGHT OF WAY FOR NON-RESIDENTIAL USES AT A WIDTH OF 10 FEET AND 5 FEET ALONG ALL OTHER LOT LINES.
- 10. PLEASE NOTE: ZONING AND SETBACKS SHOULD BE CONFIRMED AND VERIFIED BY PLANNING AND ZONING PRIOR TO DESIGN OR CONSTRUCTION ACTIVITIES.
- 11. PLEASE NOTE: ALL ABOVE GROUND UTILITIES ARE SHOWN WITHIN UNDERGROUND UTILITIES WERE MARKED BY GEORGIA 811 FOR THE PURPOSE OF THIS SURVEY. EXCEPT THE COURSE OF NATURAL FIELD MARK UNDERGROUND MARKINGS WERE FOUND, LOCATED AND SHOWN. GEO-SURVEY, LTD. ASSUMES NO LIABILITY REGARDING THE EXISTENCE OR NON-EXISTENCE OF UNDERGROUND UTILITIES. THE SURVEYOR MAKES NO WARRANTY THAT THE UNDERGROUND UTILITIES SHOWN CORRESPOND TO ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED.
- 12. THERE WAS NO OBSERVED EVIDENCE OF EARTH WORK OR CONSTRUCTION AT THE TIME OF SURVEY. THERE WERE NO KNOWN CHANGES TO THE RIGHTS OF WAYS OR RECENT STREET OR PROPERTY CHANGES. THIS SITE HAS NOT BEEN USED AS A WASTE DUMP OR LAND FILL AT THE TIME OF THE SURVEY.
- 13. SURVEY REFERENCES:
 - 13- GEORGIA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FOR PROJECT FR-165-(147) DATED 5-24-1999 WITH A LAST REVISED DATE OF 7-02-1999.
 - 24- GEORGIA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FOR PROJECT 2186(1) DATED 1956. (NO MONTH OR DAY NOTED ON PLAN)

LEGEND

STANDARD ABBREVIATIONS	STANDARD SYMBOLS
AC - AIR CONDITIONER	SP - SPOT ELEVATION
BE - BURE HOLE	PF - POWER POLE
CI - CURB INLET	QU - GUY WIRE
CMP - CORRUGATED METAL PIPE	PL - POWER LINE
CNF - CONCRETE MONUMENT FND	LP - LIGHT POLE
CO - COMMUNICATION	TR - ELECTRIC TRANSFORMER
CRP - CRANPED FEEDERAL	WV - WATER VALVE
CTP - CRANPED TOP PIPE	GM - GAS METER
DI - DRAIN INLET	WM - WATER METER
DU - DUCTILE IRON PIPE	EH - FIRE HYDRANT
EWB - EAGLE WING CATCH BASIN	UE - UNDERGROUND ELECTRIC LINE
FD - FENCE	UG - UNDERGROUND GAS LINE
FO - FOUND	UC - UNDERGROUND COMMUNICATION LINE
GM - GAS METER	UB - UNDERGROUND WATER LINE
IN - INVERT	PR - PHOTO POSITION INDICATOR
JB - JUNCTION BOX	PI - FREE POSITION INDICATOR
M - MANKLE	
OE - OVER-HEAD POWER	
OV - OPEN TOP PIPE	
PV - POWER METER	
POB - POINT OF BEGINNING	
POC - POINT OF COMMENCING	
PP - REINFORCED CONCRETE PIPE	
PR - IRON REINFORCING BAR	
PSS - 5/8" REBAR SET	
SS - SANITARY SEWER	
SWB - SINGLE WING CATCH BASIN	
TR - TRANSFORMER	

SITE PHOTOGRAPHS



GRAPHIC SCALE



IF YOU DIG

Know what's below. Call before you dig. Dial 811 Or Call 800-282-7411

CLOSURE STATEMENT

THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 54,078, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. A TOPCON BOSS 5500 TOTAL STATION AND TOP-RANGER DATA COLLECTOR WERE USED TO COLLECT THIS FIELD DATA.
 THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 54,078 FEET, C.M. INT.

N/E PROPERTY OF
**CROSSVILLE
 HARDSCRABBLE, LLC**
 DEED BOOK 44618 / PAGE 497
PROPOSED AREA
 1.566 Acres
 68,221 sq. ft.
 ZONED E-2



Land Surveying & Mapping
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 Marietta, Georgia 30062
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 Fax: (770) 795-8880
 www.geosurvey.com

BOUNDARY AND TOPOGRAPHIC SURVEY OF
American Family Care, Inc.
 BOUNDARY AND TOPOGRAPHIC SURVEY OF
 FOR
American Family Care, Inc.
First American Title Insurance Company

GS JOB NO:	20124361	DRAWING SCALE:	1" = 30'	SURVEY DATE:	07/13/2012
FIELD WORK:	JM	CITY:	ROSWELL	STATE:	GEORGIA
PROJ MGR:	CAJ	COUNTY:	FULTON	DATE:	11/25/2019
REVEALED:	JRC	LAND LOT:	188	REASON:	Mid-Exc information
ENG FILE:	20124361.dwg	DISTRICT:	1st SECTION	2nd	