



RIGHT-OF-WAY CURVE DESCRIPTIONS				
CURVE	RADIUS	LENGTH	CHORD	BEARING
C1	480.00'	97.10'	96.93'	S 08°04'34"E
C2	1143.41'	67.15'	67.14'	N 51°54'50"W
C3	1143.41'	200.08'	199.82'	N 45°49'58"W

LINE CALL TABLE		
	BEARING	LENGTH
L1	S 85°55'25"E	316.9'
L2	S 36°22'54"E	72.31'
L3	N 14°07'32"E	43.16'
L4	S 85°55'25"E	316.9'
L5	N 78°04'26"E	4.33'
L6	S 122°29'56"E	20.86'
L7	N 85°55'25"E	316.9'
L8	N 55°16'58"W	15.31'
L9	N 55°08'50"W	166.38'
L10	N 55°07'12"W	166.38'
L11	N 55°07'16"W	98.88'
L12	N 54°32'51"E	96.77'
L13	N 54°31'38"E	96.77'
L14	N 53°36'54"W	72.26'
L15	N 51°52'14"E	95.66'
L16	N 51°41'14"E	95.66'
L17	N 43°58'58"W	15.08'
L18	N 46°50'57"W	39.62'
L19	N 46°51'48"W	42.73'
L20	N 46°44'40"W	50.26'
L21	N 46°48'42"W	51.37'
L22	N 46°43'32"W	51.37'
L23	N 46°43'17"W	14.86'
L24	N 46°42'15"W	63.69'
L25	N 46°41'15"W	47.73'
L26	N 46°34'49"W	51.38'
L27	N 46°24'02"W	48.87'
L28	N 46°12'29"W	48.87'
L29	N 46°13'23"W	48.13'
L30	N 46°28'33"W	54.37'
L31	N 46°14'41"W	54.37'
L32	N 42°12'38"E	17.15'
L33	N 46°13'29"W	85.00'
L34	N 46°13'38"W	85.00'
L35	N 46°25'03"W	214.78'

[illegible]

COMMENTS TO TITLE EXCEPTIONS AS NOTED IN UNITED NATED GENERAL TITLE INSURANCE COMPANY'S COMMITMENT NUMBER D03121-01-01, SCHEDULE B, SECTION II:

12. Easement from R.S. Plett to Georgia Power Company, dated March 28, 1946, recorded at Deed B 1555, page 192(f), Fulton County, Georgia. DOES NOT AFFECT THE PROPERTY.
13. Easement from R.S. Plett to Georgia Power Company, dated March 28, 1946, recorded at Deed B 1572, page 377(f), *afforested Records*. DOES NOT AFFECT THE PROPERTY.
14. Easement from R.S. Plett to Georgia Power Company, dated March 28, 1946, recorded at Deed B 1572, page 377(f), *afforested Records*. DOES NOT AFFECT THE PROPERTY.
15. Easement from Audie J. Bradley to Georgia Power Company, dated May 14, 1964, recorded at Deed B 4236, page 434, *afforested Records*. DOES AFFECT THE PROPERTY, AS SHOWN ON SURVEY.
16. Restrictive covenants set forth in Warranty Deed from Fred D. Siles and Dorothy Siles to Audie J. Bradley, dated October 1, 1963, recorded at Deed B 4129, page 115, *afforested Records*. DOES AFFECT THE PROPERTY, AS SHOWN ON SURVEY.
17. Easement from Audie J. Bradley to Georgia Power Company, dated May 14, 1964, recorded at Deed B 4236, page 434, *afforested Records*. DOES AFFECT THE PROPERTY, AS SHOWN ON SURVEY.
18. Restrictive covenants set forth in Warranty Deed from Fred D. Siles and Dorothy Siles to Audie J. Bradley, dated October 1, 1963, recorded at Deed B 4129, page 115, *afforested Records*. DOES AFFECT THE PROPERTY, AS SHOWN ON SURVEY.
19. Easement from Audie J. Bradley to Georgia Power Company, dated July 8, 1965, recorded at Deed B 4478, page 102, *afforested Records*. DOES NOT AFFECT THE PROPERTY.
20. Right-of-Way Easement from Tommy L. Lowery to Georgia Power Company, dated May 20, 1971, recorded at Deed B 5403, page 557, *afforested Records*. DOES NOT AFFECT THE PROPERTY.
21. Right-of-Way Easement from Tommy L. Lowery to Georgia Power Company, dated May 20, 1971, recorded at Deed B 5403, page 557, *afforested Records*. DOES NOT AFFECT THE PROPERTY.
22. Right-of-Way Easement from Mary E. Farmer to Southern Bell Telephone and Telegraph Company, dated December 22, 1987, recorded at Deed B 10892, page 13, *afforested Records*. DOES AFFECT THE PROPERTY, AS SHOWN ON SURVEY.
23. Easement Agreement by and between Larry McLaughlin and Judith Fitts McLaughlin and Fellowship Bible Church of Roswell, Inc., dated September 28, 1988, recorded at Deed B 1620, page 246, *afforested Records*. DOES AFFECT THE PROPERTY, AS SHOWN ON SURVEY.
24. Easement from Mary E. Farmer to BellSouth Telecommunications, Inc., dated December 22, 1987, recorded at Deed B 16123, page 323, *afforested Records*. DOES AFFECT THE PROPERTY, AS SHOWN ON SURVEY.
25. Easement from Georgia Power Company to Fulton County, Georgia, dated January xx, 1995, recorded at Deed B 19781, page 225, *afforested Records*. DOES NOT AFFECT THE PROPERTY.
26. Fence encroachment permission granted in Boundary Line Agreement by and among Fred D. Siles and Dorothy Siles, Audie J. Bradley, and Fred D. Siles and Carla S. Coe, dated January 20, 1997, and recorded at Deed B 22226, page 319, *afforested Records*. DOES AFFECT THE PROPERTY, AS SHOWN ON SURVEY.
27. Deed from Georgia Power Company to Fulton County, Georgia, dated March 7, 2001, recorded at Deed B 30055, *afforested Records*. DOES AFFECT THE PROPERTY, AS SHOWN ON SURVEY.
28. Easement from Property Ventures Assoc., to BellSouth Telecommunications, Inc., Georgia Corporation, dated February 13, 2001, recorded at Deed B 30331, page 245, *afforested Records*. DOES AFFECT THE PROPERTY, AS SHOWN ON SURVEY.
29. Easement from Georgia Power Company to Fulton County, Georgia, to City of Roswell, Fulton County, Georgia, dated March 28, 2001, recorded at Deed B 30351, page 352, *afforested Records*. DOES AFFECT THE PROPERTY, AS SHOWN ON SURVEY.
30. Easement from T.E. Reed to Georgia Power Company, dated July 12, 2001, recorded at Deed B 30827, page 144, *afforested Records*. DOES AFFECT THE PROPERTY, AS SHOWN ON SURVEY.
31. Stormwater Management/BMP Facilities Covenant by and Between Fellowship Christian School, Inc. and the City of Roswell, Georgia, dated November 16, 2001, recorded at Deed B 3420, page 246, *afforested Records*. DOES AFFECT THE PROPERTY, RESTRICTIONS IN NATURE.
32. Declaration of Easements, Restriction and Easement Agreement by and between Fellowship Christian School, Inc., a Georgia Corporation, and Fellowship Christian School, Inc., a Georgia corporation, dated November 16, 2001, recorded at Deed B 46202, page 353, *afforested Records*. DOES AFFECT THE PROPERTY, BLANKET IN NATURE.

The following easements affect appurtenant easements only:

- a) Sontary Sewer Easement Agreement between Fellowship Bible Home Church of Michigan corporation, and Fellowship Bible Church of Roswell, Inc., a Georgia corporation, dated May 13, 1994, recorded at Deed B 1834, page 88, *afforested Records*. DOES NOT AFFECT THE PROPERTY.
- b) Sewer Easement from Fellowship Bible Church of Roswell, Inc., to Georgia Corporation, dated February 13, 1994, recorded at Deed B 1834, page 88, *afforested Records*. DOES NOT AFFECT THE PROPERTY.
- c) Easement from Fellowship Bible Church of Roswell, Inc., to Fulton County, Georgia, dated May 13, 1994, recorded at Deed B 18426, page 163, *afforested Records*. DOES AFFECT THE PROPERTY.
- d) Sewer Easement from Fellowship Bible Church of Roswell, Inc., a Georgia corporation, to Fulton County, Georgia, dated March 16, 1995, recorded at Deed B 1994, page 250, *afforested Records*. DOES NOT AFFECT THE PROPERTY.
- e) Easement from Fellowship Bible Church to Georgia Power Company, dated May 13, 1994, recorded at Deed B 22596, page 162, *afforested Records*. DOES AFFECT THE PROPERTY.
- f) Easement from Fellowship Bible Church of Roswell, Inc., to BellSouth Telecommunications, Inc., a Georgia corporation, dated March 27, 1998, recorded at Deed B 2442, page 185, *afforested Records*. DOES NOT AFFECT THE PROPERTY, AS SHOWN ON SURVEY.

EXHIBIT "A"  
Legal Description

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 308, 320, 321, 322 and 352 of the 2nd District, 2nd Section, City of Roswell, Fulton County, Georgia, containing approximately 29.75 acres, as shown on that ALTA/ACSM Land Title Survey for Fellowship Christian School, Inc., Bank of North Georgia, and United General Title Insurance Company, prepared by Bates-Long & Associates, containing the seal of Fred Wilson Long, Georgia Registered Land Surveyor No. 1685, dated October 18, 2007, last revised March 16, 2009, and being more particularly described as follows:

[illegible]

\*\*\*\*\* PLEASE NOTE \*\*\*\*\*

INFORMATION REGARDING THE PRESENCE, SIZE AND LOCATION OF UNDERGROUND UTILITIES IS SHOWN HEREON. THIS INFORMATION HAS BEEN SHOWN BASED ON THE LOCATION OWN ABOVE GROUND APPURTENANCES, AVAILABLE DESIGN PLANS, AND FLAGS AND MARKS MADE BY THE UNDERGROUND PROTECTION SERVICE. NO CERTIFICATION IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF THE INFORMATION CONCERNING UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON PER GEORGIA LAW. THE UNDERGROUND UTILITIES PROTECTION SERVICE MUST BE CALLED PRIOR TO THE COMMENCEMENT OF ANY AND ALL EARTH DISTURBING ACTIVITIES.

SITE DATA:  
SITE AREA= 29.75 ACRES - ZONING = E-2  
ADDRESS:  
10955 WOODSTOCK ROAD  
ROSWELL, GA. 30075

ALTA/ACSM LAND TITLE SURVEY FOR  
FELLOWSHIP CHRISTIAN SCHOOL, INC.  
BANK OF NORTH GEORGIA  
UNITED GENERAL TITLE INSURANCE COMPANY  
LAND LOTS 308, 320, 321, 322 and 352  
1st DISTRICT, 2nd SECTION

REVISED: MARCH 16, 2009  
REVISED: JANUARY 23, 2008  
OCTOBER 18, 2007

100 0 100 200

GRAPHIC SCALE - FEET

PREPARED BY:  
BATES-LONG & ASSOCIATES  
11205 ALPHARETTA HWY., SUITE A-1  
ROSWELL, GEORGIA 30076  
TELEPHONE: 770-442-0282  
FAX: 770-663-7764  
EMAIL: [bateslong@bellsouth.net](mailto:bateslong@bellsouth.net)

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

*Paul W. Watson, Jr.*

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000+ FEET. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 31,650 FEET AND AN ANGULAR ERROR OF 1.0 sec. PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE.

A TOPCON GTS-225 EDM WAS USED IN THE PREPARATION OF THIS PLAT.

**FLOOD HAZARD NOTE: A PORTION OF**  
This property does lie within a 100 year flood hazard zone (but only that portion so indicated on this plat) as defined by the F.E.M.A. Flood Insurance Rate Map of \_\_\_\_\_ CITY OF ROSWELL  
Community Panel # \_\_\_\_\_  
Map Number \_\_\_\_\_ 13121C0042 F  
Flood Zone \_\_\_\_\_ "X" & "AE"  
Dated: \_\_\_\_\_ JUNE 22, 1998

REFERENCE PLAT:  
DIVISION PLAT FOR  
FELLOWSHIP BIBLE CHURCH OF ROSWELL, INC.  
DATED OCTOBER 18, 2007, PREPARED BY  
BATES+LONG & ASSOCIATES AND RECORDED  
IN PLAT BOOK 332, PAGE 149, FULTON COUNTY RECORDS.