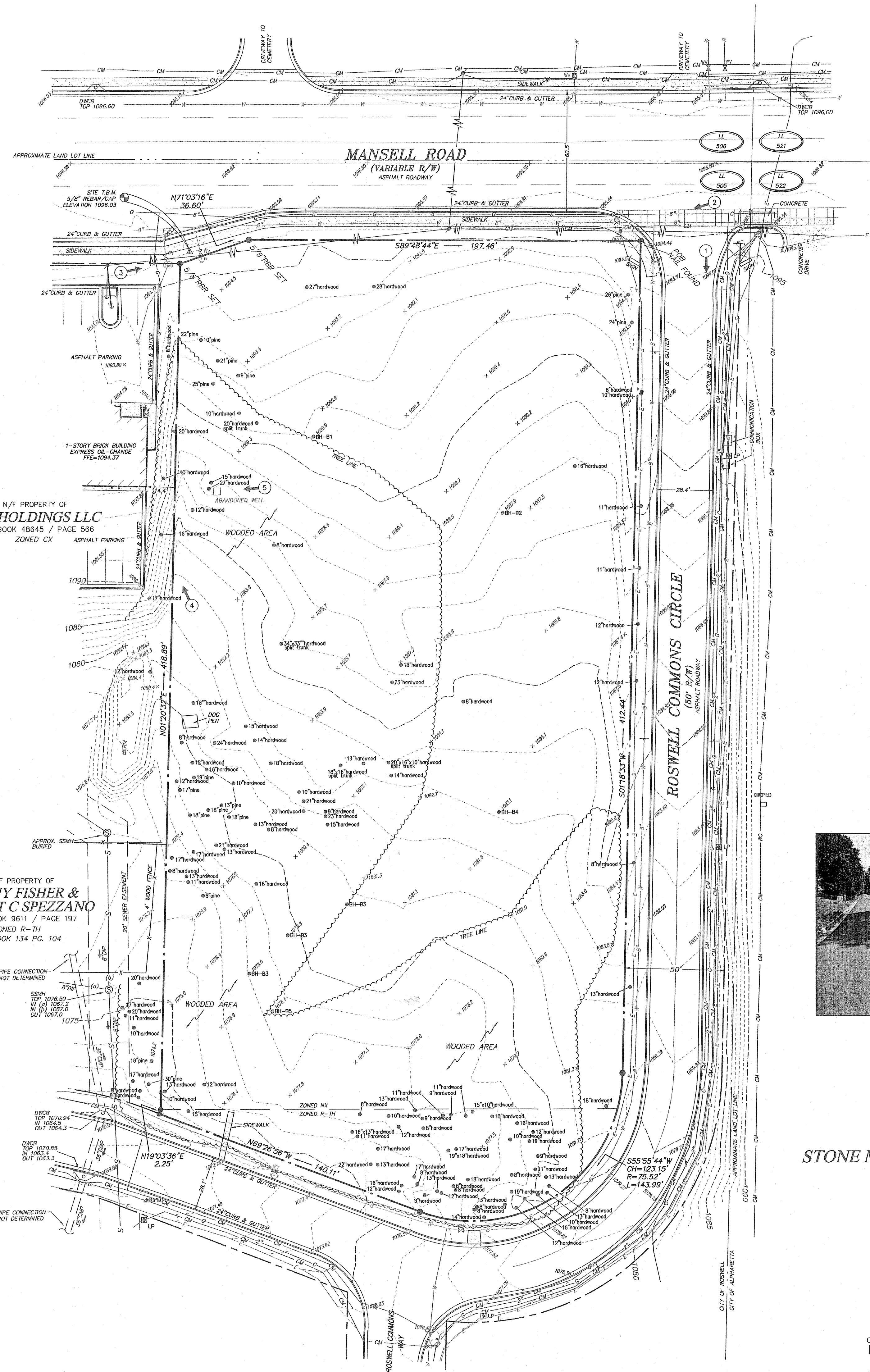


GRID NORTH - GA. WEST ZONE



N/F PROPERTY OF  
**KJM HOLDINGS LLC**  
DEED BOOK 48645 / PAGE 566  
ZONED CX

N/F PROPERTY OF  
**PENNY FISHER &  
ROBERT C SPEZZANO**  
DEED BOOK 9611 / PAGE 197  
ZONED R-TH  
PLAT BOOK 134 PG. 104



#### LEGEND

STANDARD ABBREVIATIONS	STANDARD SYMBOLS
AC AIR CONDITIONER	X 000.00 SPOT ELEVATION
BH BORE HOLE	POWER POLE
CI CURB INLET	GUY WIRE
CM CORRUGATED METAL PIPE	POWER LINE
CMF CONCRETE MONUMENT FND	LIGHT POLE
CO SANITARY CLEANOUT	
CPD COMMUNICATION PEDESTAL	
CTP CRIMPED TOP PIPE	ELECTRIC TRANSFORMER
DIP DROP INLET	
DIP DUCTILE IRON PIPE	
DWCB DOUBLE WING CATCH BASIN	
FNC FENCE	
FND FOUND	
GM GAS METER	
INV INVERT	
JB JUNCTION BOX	
MH MANHOLE	
OHP OVERHEAD POWER	
OTF OPEN TOP PIPE	
PM POWER METER	
POB POINT OF BEGINNING	
POC POINT OF COMMENCING	
RCP REINFORCED CONCRETE PIPE	
RFB IRON REINFORCING BAR	
RES 5/8" SET	
SS SANITARY SEWER	
SWCB SINGLE WING CATCH BASIN	
TRANS ELECTRIC TRANSFORMER	

#### UTILITY NOTE

THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON LOCATION OF MARKINGS PROVIDED BY:

UTILISURVEY, LLC  
1170 ATLANTA INDUSTRIAL DRIVE  
MARIETTA, GEORGIA 30066

THE UNDERGROUND UTILITIES (EXCEPT THE LOCATION OF EXISTING DRAINAGE, SEWER AND IRRIGATION UTILITIES AS WELL AS UNDERGROUND STORAGE TANKS) WERE LOCATED BY UTILISURVEY, LLC, UTILIZING RADIO FREQUENCY TECHNIQUE. THIS TECHNIQUE IS CAPABLE OF LOCATING METALLIC UTILITIES AND TRACER WIRES. ANY NON-METALLIC UTILITIES (WITHOUT TRACER WIRE) ARE NOT LOCATED.

THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. UNDERGROUND UTILITIES NOT OBSERVED OR LOCATED UTILIZING THIS TECHNIQUE MAY EXIST ON THIS SITE BUT NOT BE SHOWN, AND MAY BE FOUND UPON EXCAVATION. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

INFORMATION REGARDING MATERIAL AND SIZE OF UTILITIES IS BASED ON RECORDS ACQUIRED FROM THE UTILITY OWNERS.

#### IF YOU DIG



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

#### TITLE EXCEPTIONS

THE FOLLOWING EXCEPTIONS ARE LISTED IN PART II SCHEDULE B, OF A COMMITMENT FOR TITLE INSURANCE, AS PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER 2-31117, EFFECTIVE DATE MAY 02, 2014.

(h) Easement from Mrs. N. E. Perkins to Georgia Power Company, dated October 2, 1945, filed for record November 29, 1945 at 3:38 p.m., recorded in Deed Book 2010, Page 294, Records of Fulton County, Georgia.

(i) Easement from Mrs. N. E. Perkins to Georgia Power Company, dated May 26, 1949, filed for record June 24, 1949, recorded in Deed Book 2418, Page 446, aforesaid Records.

(j) Declaration of Covenants, Conditions, Restrictions and Rights by RJV Corporation, dated October 30, 1981, filed for record November 6, 1981 at 9:34 a.m., recorded in Deed Book 7995, Page 233, aforesaid Records; but omitting any restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons.

NOTE: The above item may be removed or modified upon further examination and/or survey review.

(k) Right of Way Deed from Marie C. Sullivan to City of Roswell, dated November 11, 1980, filed for record March 9, 1982 at 3:00 p.m., recorded in Deed Book 8078, Page 466, aforesaid Records.

(l) Right of Way Deed from Sandra B. Davis, Roy Brenner, et al to City of Roswell, dated October 3, 1980, filed for record March 9, 1982 at 3:00 p.m., recorded in Deed Book 8078, Page 470, aforesaid Records.

(m) Easement from R.J.V. Corporation to Georgia Power Company, dated June 1982, filed for record December 14, 1982 at 2:31 p.m., recorded in Deed Book 8319, Page 330, aforesaid Records.

(n) Right of Way Deed from RJV Corp. to City of Roswell, dated August 23, 1990, filed for record September 21, 1990 at 3:50 p.m., recorded in Deed Book 13730, Page 93, aforesaid Records.

(o) Right of Way Deed from Stone Mountain Real Estate Holdings, LLC, a Georgia corporation to City of Roswell, dated April 7, 2011, filed for record July 13, 2011 at 9:53 a.m., recorded in Deed Book 50212, Page 134, aforesaid Records.

NOTE: The above Right of Way Deed references Land Lot 504; however, subject property appears to be in Land Lot 505.

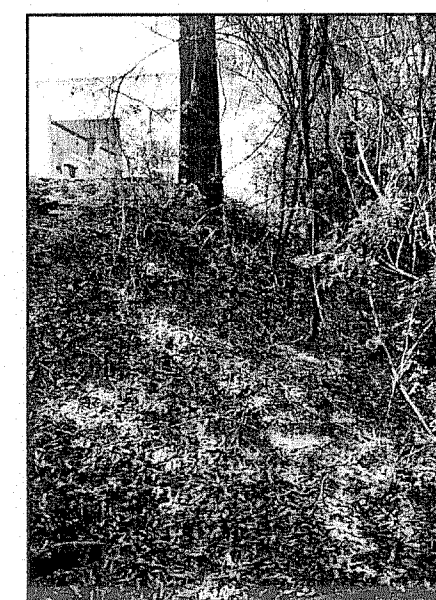
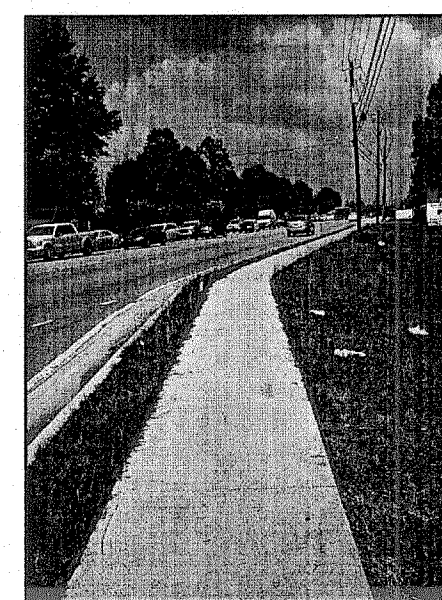
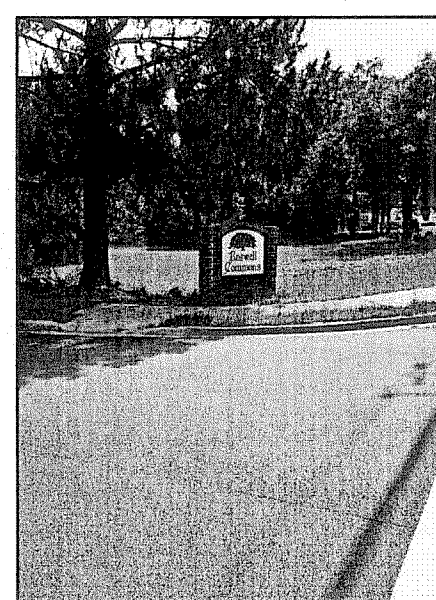
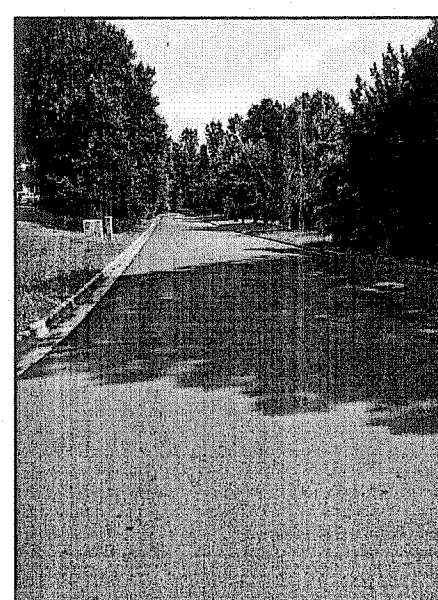
NOTE: The above item may be removed or modified upon further examination and/or survey review.

(p) All those matters as disclosed by that certain plat recorded in Plat Book 221, Page 44, aforesaid Records.

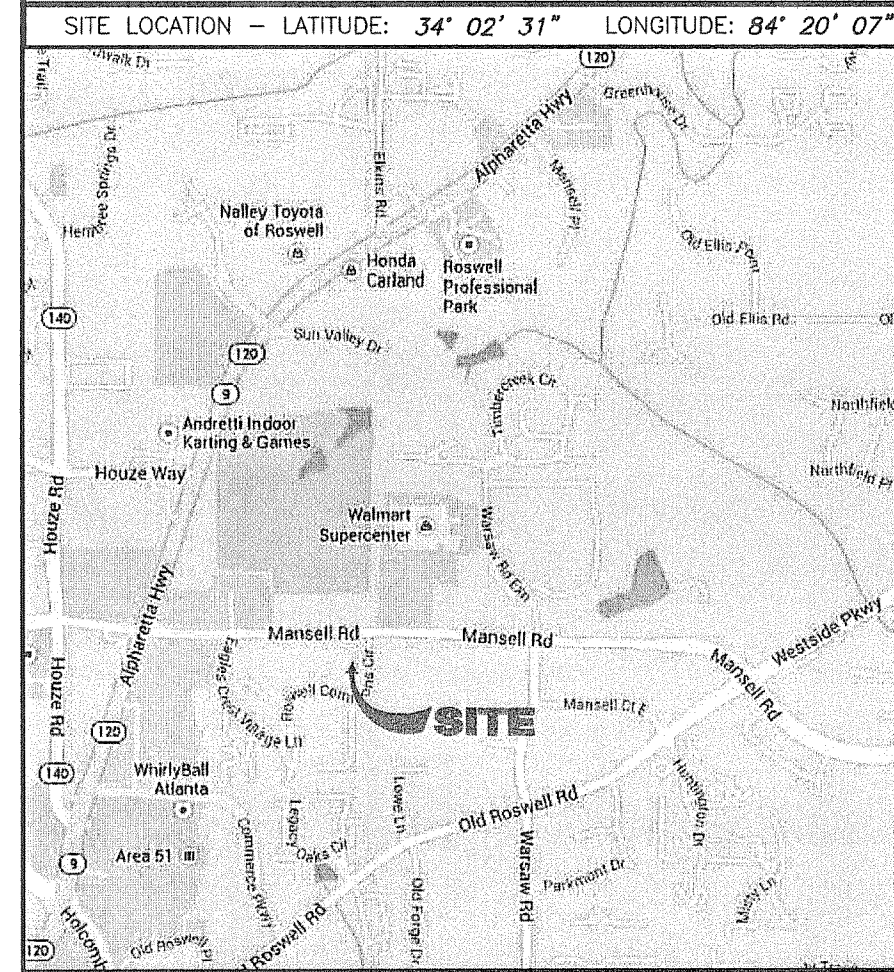
(q) All those matters as disclosed by that certain plat recorded in Plat Book 337, Page 145, aforesaid Records.

(r) All those matters as disclosed by that certain plat recorded in Plat Book 124, Page 80, aforesaid Records.

#### SITE PHOTOGRAPHS



#### VICINITY MAP



#### GENERAL NOTES

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES 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.

THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE INSPECTION REPORT. EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD BUT NOT BE SHOWN HEREON.

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 THIS AREA IS 13121C0062P, AND THE DATE OF SAID MAP IS 09-18-2013. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

THE HORIZONTAL DATUM FOR THIS SURVEY IS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD83) FROM GPS OBSERVATIONS PERFORMED BY GEOSURVEY, LTD.

THE VERTICAL DATUM FOR THIS SURVEY IS BASED ON THE NORTH AMERICAN DATUM OF 1988 (NAVD88) FROM GPS OBSERVATIONS PERFORMED BY GEOSURVEY, LTD.

TREES 8 INCHES IN DIAMETER AND GREATER ARE SHOWN.

THE SITE IS ZONED "NX" (COMMERCIAL MIXED USE) AND R-TH (RESIDENTIAL TOWNHOUSE).

PLEASE NOTE: ZONING AND SETBACKS SHOULD BE CONFIRMED AND VERIFIED BY PLANNING AND ZONING PRIOR TO DESIGN OR CONSTRUCTION ACTIVITIES.

#### SURVEY REFERENCES

1> FINAL SUBDIVISION PLAT OF UNIT ONE, ROSWELL COMMONS, PREPARED BY BATES-LONG & ASSOCIATES, DATED OCTOBER 13, 1981 AND RECORDED IN PLAT BOOK 124, PAGE 80.

2> BOUNDARY & TOPOGRAPHIC SURVEY FOR STONE MOUNTAIN REAL ESTATE HOLDINGS, LLC, PREPARED BY DUE WEST SURVEYING, DATED 04-09-2001 AND RECORDED IN PLAT BOOK 221, PAGE 44.

3> BOUNDARY SURVEY FOR STONE MOUNTAIN REAL ESTATE HOLDINGS, LLC, PREPARED BY DUE WEST SURVEYING, DATED 01-10-2008 AND RECORDED IN PLAT BOOK 337, PAGE 145.

#### CLOSURE STATEMENT

THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 342,356 AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. A TRIMBLE S-6 ROBOTIC TOTAL STATION AND TRIMBLE 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 325,592 FEET. bdc int.



RECEIVED  
MAY 4 2014  
Geosurvey, Ltd.  
Professional Engineer  
Bradley D. Gist

I HEREBY CERTIFY this survey has been 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 Plac Act O.C.G.A. 15-6-67.

BOUNDARY AND TOPOGRAPHIC SURVEY FOR

**The Myers Y. Cooper Company**  
**First American Title Insurance Company**



Land Surveying & Mapping  
1660 Barnes Mill Road  
Marietta, Georgia 30062  
Phone: (770) 795-9900  
Fax: (770) 795-8880  
www.geosurvey.com  
info@geosurvey.com  
Certificate of Authorization #LS000621

N/F PROPERTY OF

**STONE MOUNTAIN REAL ESTATE HOLDINGS LLC**

DEED BOOK 30760 / PAGE 282

TOTAL SITE AREA  
2.470 Acres  
107,588 sq ft  
ZONED NX and R-TH

#### GRAPHIC SCALE

