

**LEGAL DESCRIPTION**

All that tract or parcel of land lying and being in Land Lot 558, 1st District, 2nd Section of Fulton County, Georgia, within the City of Roswell, and being more particularly described as follows:

Commencing at the easterly end of the mitered right of way intersection of the northeasterly right of way of Old Roswell Road (60 foot right of way) and the northerly right of way of Northfield Court (50 foot right of way);

thence along said mitered right of way intersection South 87 degrees 26 minutes 25 seconds West, a distance of 35.51 feet to a point;

thence along said right of way of Northfield Court along a curve to the left, said curve having an arc distance of 426.14 feet, with a radius of 601.50 feet, and being subtended by a chord bearing of North 83 degrees 52 minutes 26 seconds West at a distance of 328.47 feet to a point;

thence continuing along said right of way along a curve to the left, said curve having an arc distance of 9.55 feet, with a radius of 601.50 feet, and being subtended by a chord bearing of North 89 degrees 40 minutes 21 seconds West at a distance of 9.55 feet to a point;

thence continuing along said right of way North 89 degrees 52 minutes 21 seconds West, a distance of 399.76 feet to a point;

thence continuing along said right of way along a curve to the right, said curve having an arc distance of 133.05 feet, with a radius of 374.58 feet, and being subtended by a chord bearing of North 75 degrees 22 minutes 45 seconds West at a distance of 120.83 feet to a point;

thence continuing along said right of way North 80 degrees 37 minutes 51 seconds West, a distance of 63.31 feet to a point;

thence continuing along said right of way along a curve to the right, said curve having an arc distance of 50.63 feet, with a radius of 40.00 feet, and being subtended by a chord bearing of North 24 degrees 21 minutes 38 seconds West at a distance of 47.32 feet to a point;

thence continuing along said right of way along a curve to the left, said curve having an arc distance of 45.75 feet, with a radius of 60.00 feet, and being subtended by a chord bearing of North 09 degrees 55 minutes 42 seconds West at a distance of 44.65 feet to a 5/8" rebar;

thence continuing along said right of way along a curve to the left, said curve having an arc distance of 139.64 feet, with a radius of 110.19 feet, and being subtended by a chord bearing of South 81 degrees 33 minutes 34 seconds West at a distance of 110.19 feet to a point;

thence continuing along said right of way along a curve to the left, said curve having an arc distance of 79.09 feet, with a radius of 60.00 feet, and being subtended by a chord bearing of South 22 degrees 52 minutes 25 seconds East at a distance of 73.48 feet to a 1/2" rebar;

thence leaving said right of way North 60 degrees 38 minutes 08 seconds West, a distance of 517.49 feet to a 5/8" rebar;

thence North 80 degrees 24 minutes 27 seconds West, a distance of 202.82 feet to a point on the centerline of a ditch;

thence along said ditch centerline North 41 degrees 29 minutes 45 seconds East, a distance of 9.34 feet to a point;

thence continuing along said ditch centerline North 33 degrees 21 minutes 35 seconds East, a distance of 17.82 feet to a point;

thence continuing along said ditch centerline North 12 degrees 31 minutes 20 seconds East, a distance of 24.20 feet to a point;

thence continuing along said ditch centerline North 18 degrees 32 minutes 43 seconds West, a distance of 29.37 feet to a point;

thence continuing along said ditch centerline North 35 degrees 22 minutes 58 seconds East, a distance of 36.12 feet to a point;

thence continuing along said ditch centerline North 31 degrees 15 minutes 42 seconds East, a distance of 35.58 feet to a point;

thence continuing along said ditch centerline North 17 degrees 27 minutes 08 seconds East, a distance of 23.37 feet to a point;

thence continuing along said ditch centerline North 01 degrees 44 minutes 37 seconds East, a distance of 33.22 feet to a point;

thence continuing along said ditch centerline North 05 degrees 36 minutes 10 seconds East, a distance of 44.15 feet to a point;

thence continuing along said ditch centerline North 14 degrees 22 minutes 31 seconds West, a distance of 23.81 feet to a point;

thence continuing along said ditch centerline North 14 degrees 22 minutes 31 seconds West, a distance of 23.81 feet to a point on the southerly right of way of Old Ellis Road (variable right of way);

thence leaving said ditch centerline and along said right of way along a curve to the right, said curve having an arc distance of 112.12 feet, with a radius of 638.70 feet, and being subtended by a chord bearing of South 89 degrees 04 minutes 44 seconds East at a distance of 112.12 feet to a point;

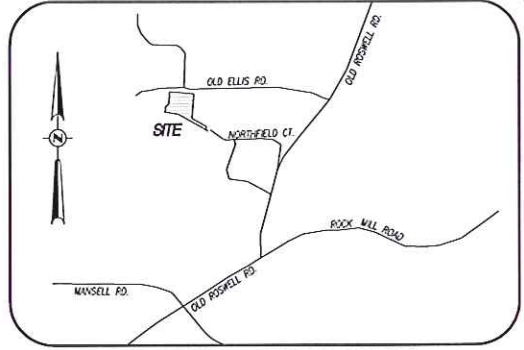
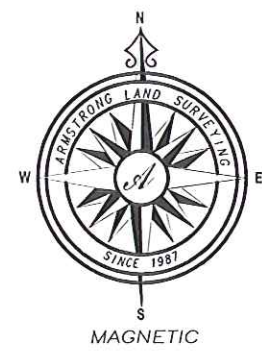
thence continuing along said right of way along a curve to the right, said curve having an arc distance of 35.57 feet, with a radius of 823.53 feet, and being subtended by a chord bearing of South 81 degrees 08 minutes 42 seconds East at a distance of 35.57 feet to a 5/8" rebar;

thence leaving said right of way South 04 degrees 07 minutes 35 seconds West, a distance of 373.05 feet to a 5/8" rebar;

thence South 60 degrees 38 minutes 08 seconds East, a distance of 250.58 feet to a point;

soid point being the POINT OF BEGINNING.

Soid tract or parcel containing 144,898 square feet or 3.33 acres.



VICINITY MAP \* NOT TO SCALE \*

**GENERAL NOTES**

PORTIONS OF THIS PROPERTY DO NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY THE F.E.M.A. FLOOD INSURANCE RATE MAP OF THE CITY OF ROSWELL, GEORGIA, COMMUNITY PANEL NUMBER 131210002 E DATED JUNE 22, 1998. THIS STATEMENT IS BASED ON GROUNDWORK LOCATING THIS PROPERTY ON SAID MAP. NO ADDITIONAL FIELD WORK HAS BEEN PERFORMED TO MAKE OR VERIFY THIS DETERMINATION.

PURSUANT TO RULE 160-6-09 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.

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-USE OR ABANDONED. 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. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

THIS PROPERTY IS ZONED I-1 (OFFICE & BUSINESS DISTRIBUTION DISTRICT) BY THE CITY OF ROSWELL PLANNING AND ZONING DEPARTMENT.

-FRONT SETBACK  
-MAJOR STREET FRONT-OF-WAY=30'  
-MINOR MAJOR STREET FRONT-OF-WAY=20'  
-INTERIOR SETBACK=10'  
-REAR SETBACK=10'  
-SETBACK WHEN ADJUTING AN E-1, E-2, R-1, R-2, OR R-5 DISTRICT=50'  
-MAXIMUM BUILDING HEIGHT=50' OR 3 STORIES  
-MINIMUM LANDSCAPE STRIP REQUIRED ALONG RIGHT-OF-WAYS FOR ANY NONRESIDENTIAL OR MULTI-FAMILY USE=10'  
-MINIMUM LANDSCAPE STRIP REQUIRED ALONG SIDE PROPERTY LINES FOR ANY NONRESIDENTIAL OR MULTI-FAMILY USE=5'

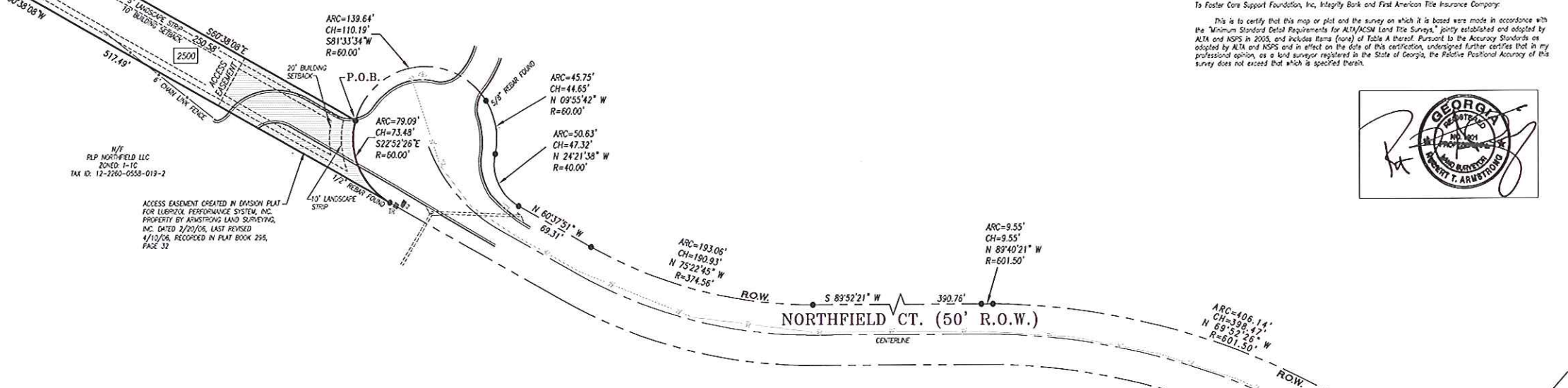
THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 15,000 FEET, AND AN ANGULAR ERROR OF 05 SECONDS PER SETUP, AND WAS NOT ADJUSTED. A TOPCON GTS-313 ELECTRONIC TOTAL STATION WAS USED TO MEASURE ANGLES AND DISTANCES.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 174,511 FEET.

To Foster Care Support Foundation, Inc., Integrity Bank and First American Title Insurance Company.

**TITLE EXCEPTIONS**

- THE LAND SURVEYOR RELIED UPON FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT NO. 1513-382, DATED OCTOBER 31, 2006 IN THE COMPLETION OF THIS SURVEY.
- Declaration of Easements and Covenants for Northfield, dated October 7, 1986, filed October 8, 1986, recorded in Deed Book 10367, Page 295; amended by First Amendment, dated November 5, 1986, filed November 10, 1986, recorded in Deed Book 10423, page 494; further amended by Second Amendment, dated September 21, 1987, filed September 30, 1987, recorded in Deed Book 11035, Page 328; further amended by Third Amendment, dated September 17, 1990, filed September 29, 1990, recorded in Deed Book 13717, Page 104. DOES AFFECT SUBJECT TRACT, BLANKET IN NATURE.
  - Easement from Northfield Building One Association, Ltd. and Northfield Land Associates, Ltd. to Georgia Power Company, dated January 21, 1987, filed June 2, 1987, recorded in Deed Book 10858, Page 86. DOES AFFECT SUBJECT TRACT, BLANKET IN NATURE.
  - Easement from W.E. Gorman to Georgia's Power Company, dated May 27, 1959, filed June 23, 1959, recorded in Deed Book 3470, Page 456. DOES AFFECT SUBJECT TRACT, BLANKET IN NATURE.
  - Right-of-Way Easement from William Gorman to Santee Electric Membership Corporation, dated November 21, 1964, filed December 29, 1964, recorded in Deed Book 4350, Page 212. SURVEYOR UNABLE TO DETERMINE FORM DOCUMENTS PROVIDED.
  - Ingress and Egress Easement from Collins Equities, Inc., to Cote City Equipment Company, Inc., dated as of November 12, 1991, filed November 16, 1991, recorded in Deed Book 14758, Page 301. DOES NOT AFFECT SUBJECT TRACT.



ALTA/ACSM LAND TITLE SURVEY FOR:

**FOSTER CARE SUPPORT FOUNDATION, INC**  
**INTEGRITY BANK**  
**FIRST AMERICAN TITLE INSURANCE COMPANY**

CITY OF ROSWELL  
LAND LOT 558  
1ST. LAND DISTRICT ~ 2ND. SECTION  
FULTON COUNTY, GEORGIA

SCALE 1" = 50'  
SURVEY DATE: 01/08-09/2008  
PLAT DATE: 12/19/2008

FIELD BY: DRW: TM CHECKED: ATA  
DRAWING NAME: 06-258  
JOB NUMBER: 05-258

**ARMSTRONG LAND SURVEYING, INC.**

POST OFFICE BOX 775  
DOUGLASVILLE, GEORGIA 30133

PHONE: (770)577-0077 / FAX: (770)577-0066

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**UNDERGROUND UTILITY NOTE**

INFORMATION REGARDING THE PRESENCE, SIZE AND LOCATION OF UNDERGROUND UTILITIES IS SHOWN HEREON. THIS INFORMATION HAS BEEN SHOWN BASED ON THE LOCATION OF ABOVE GROUND APPROPRIENCES, AVAILABLE DESIGN PLANS, AND PLANS AND PLANT PLACED BY THE UNDERGROUND PROTECTION SERVICE. NO CERTIFICATION IS MADE AS TO THE ACCURACY OF THROUGHNESS 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.

**PLEASE NOTE**

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.

**ROBERT T. ARMSTRONG, L.S.**  
GA. REGISTRATION NO. 1901  
POST OFFICE BOX 775  
DOUGLASVILLE, GA. 30133

**UTILITIES PROTECTION CENTER OF GEORGIA**

CALL TOLL FREE THROUGHOUT GEORGIA  
1-800-282-7411  
IN METRO ATLANTA 632-4344  
OUT-OF-STATE: CALL COLLECT (404) 325-5000  
THREE WORKING DAYS BEFORE YOU DIG.  
IT'S THE LAW.

BEFORE ANY EXCAVATION WORK BEGINS OR ANY WORK BEGINS WITHIN TEN (10) FT. OF OVERHEAD POWER LINES OF 750 VOLTS OR MORE, NOTIFICATION MUST BE MADE TO THE UTILITIES PROTECTION CENTER, INC. IT'S THE LAW.

**GRAPHIC SCALE**

( IN FEET )  
1 inch = 60 ft

**REVISIONS**

No.	Date	Description	Initials
1	04/19/05	Per City Comments	SMR

**LEGEND**

STANDARD ABBREVIATIONS	STANDARD SYMBOLS
CMP CORRUGATED METAL PIPE	WATER VALVE
RCP REINFORCED CONCRETE PIPE	WATER METER
INV. INVERT	FIRE HYDRANT
P.O.B. POINT OF BEGINNING	SANITARY SEWER
P.O.C. POINT OF COMMENCEMENT	CLEAN OUT
C.T.P. CRIMPED TOP PIPE	TELEPHONE POLE
O.T.P. OPEN TOP PIPE	SOUTHERN BELL MANHOLE
R.O.W. MONUMENT	FIBER OPTIC MARKER
UG UNDERGROUND GAS	TELEPHONE BOX
UE UNDERGROUND ELECTRIC	POWER POLE
OP OVERHEAD POWER	ELECTRIC METER
SS SANITARY SEWER	TRANSFORMER
T TELEPHONE	LIGHT POLE
UT UNDERGROUND TELEPHONE	WOLM/AIR DISPENSER
W WATER	DOUBLE WIND CATCH BASIN
	SINGLE WIND CATCH BASIN
	DROP INLET
	JUNCTION BOX
	1/4" INLET
	1/2" INLET
	3/4" INLET
	GAS VALVE
	GAS METER
	UNDERGROUND TANK MANHOLE
	GAS VENT
	MONITORING WELL
	GAS FILLER CAP
	CONCRETE BOLLARD
	SDN