

**LEGEND**

IPF	IRON PIN FOUND	CMF	CONCRETE MONUMENT FOUND
OT	OPEN TOP PIN	OHUL	OVERHEAD UTILITY LINE(S)
CT	CRIMP TOP PIN	SMH	SEWER MAN HOLE
RB	REINFORCING BAR	MHT	MAN HOLE TELEPHONE
CL	CENTERLINE	CB	CATCH BASIN
R/W	RIGHT-OF-WAY	JB	JUNCTION BOX
LL	LAND LOT	DI	DROP INLET
L	LINE	LLL	LAND LOT LINE
R	RADIUS	HW	HEAD WALL
CONC	CONCRETE	CMP	CORRUGATED METAL PIPE
C	CURVE	RCP	REINFORCED CONCRETE PIPE
CO	CLEAN OUT	CD	CROSS DRAIN
PP	POWER POLE	SSE	SANITARY SEWER EASEMENT
SP	SERVICE POLE	DE	DRAINAGE EASEMENT
GV	GAS VALVE	FH	FIRE HYDRANT
GM	GAS METER	WV	WATER VALVE
LP	LIGHT POLE	WM	WATER METER
SS	SANITARY SEWER	PC	POINT OF CURVE
N&C	NAIL & CAP	POB	POINT OF BEGINNING
FC	FENCE CORNER	POC	POINT OF COMMENCEMENT
-X-X-	FENCE	PI	POINT OF INTERSECTION
M	MEASURED	D	DEED
P	PLAT	IPP	IRON PIN PLACED (1/2" REBAR)

**GENERAL NOTES**

- 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, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.
- RIGHT-OF-WAYS ARE BASED ON CENTERLINES OF EXISTING PATHS OF TRAVEL, UNLESS NOTED OTHERWISE.
- ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.
- NO VISIBLE EVIDENCE OF A CEMETERY FOUND.
- BEARINGS BASED ON MAGNETIC NORTH OBSERVATIONS AS NOTED ON SURVEY JOB#10-00554 PREPARED BY SOLAR LAND SURVEYING COMPANY

CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	292.06	3414.00	N76°06'01"E	291.97
C2	112.15	134.08	N09°47'19"E	108.90
C3	24.90	358.16	N31°45'30"E	24.89

**FLOOD STATEMENT**

BY GRAPHICALLY PLOTTING ONLY, THE SUBJECT PROPERTY DOES NOT FALL WITHIN A 100 YEAR FEDERALLY DESIGNATED FLOOD HAZARD AREA. THE SUBJECT PROPERTY FALLS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 13121C0458F - EFFECTIVE DATE OF SEPTEMBER 18, 2013. ZONE "X", AS DESCRIBED BY SAID MAP BEING "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".

**SCHEDULE B-II TITLE EXCEPTIONS  
COMMITMENT FILE NO. C34867  
EFFECTIVE DATE: MARCH 8, 2016**

B. ALL MATTERS SHOWN ON RECORDED PLATS FILED IN PLAT BOOK 107, PAGE 87 AND PLAT BOOK 110, PAGE 86, FULTON COUNTY, GEORGIA RECORDS. (DOES NOT APPEAR TO APPLY TO SUBJECT PROPERTY - REFERENCED PLATS ARE LOCATED ACROSS ROAD FROM SUBJECT PROPERTY)

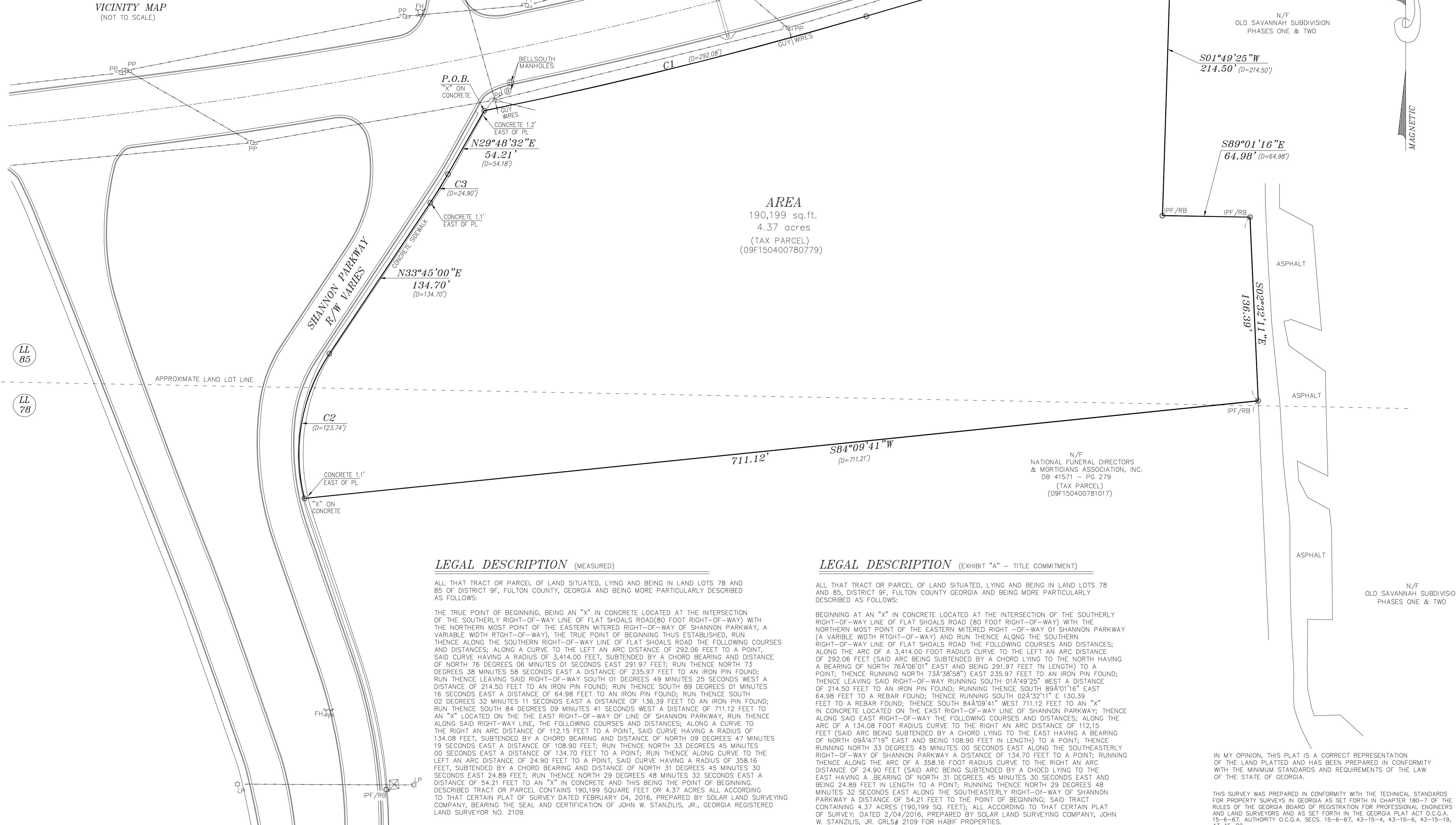
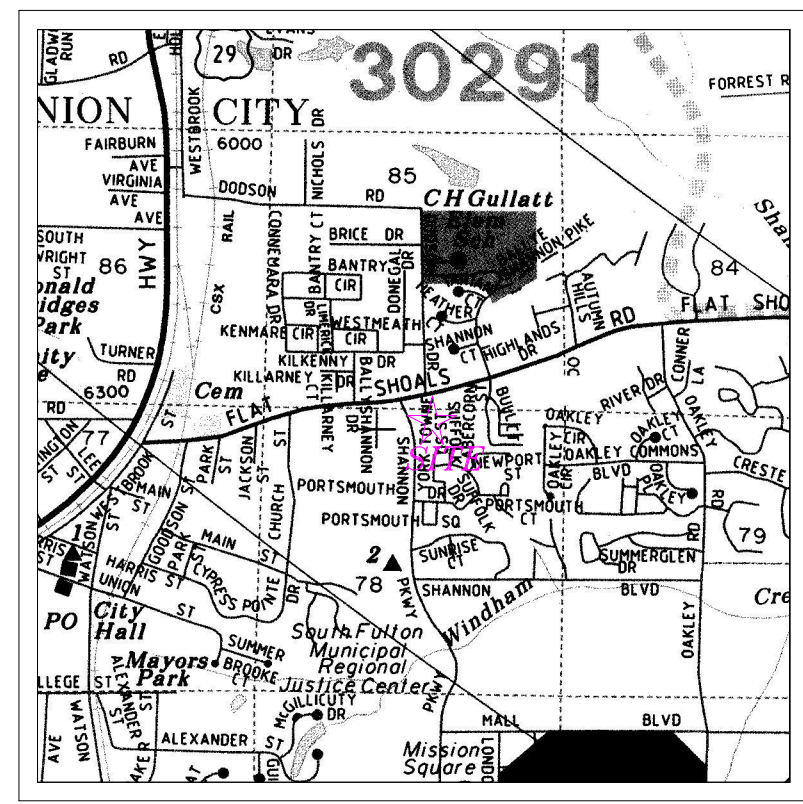
C. EASEMENT FROM D. E. YARBROUGH TO GEORGIA POWER COMPANY, DATED MARCH 30, 1936, FILED MAY 14, 1936, RECORDED IN DEED BOOK 1586, PAGE 527. AFORESAID RECORDS. (BLANKET EASEMENT - MAY APPLY TO SUBJECT PROPERTY - NOT ABLE TO DETERMINE ACTUAL LOCATION AS REFERENCED)

D. RIGHT OF WAY DEED FROM H. J. DODSON, ET AL TO FULTON COUNTY, DATED DECEMBER 30, 1938, FILED JANUARY 16, 1939, RECORDED IN DEED BOOK 1689, PAGE 500. AFORESAID RECORDS. (APPEARS TO APPLY TO ORIGINAL 40 FOOT RIGHT OF WAY OF FLAT SHOALS ROAD - DOES NOT APPLY TO SUBJECT PROPERTY AS RIGHT OF WAY IS CURRENTLY LOCATED)

E. SANITARY SEWER EASEMENT FROM FRANK LAWSON, A.O. COHEN, MURRAY A. CANDIB AND WILLIAM F. KENNEY TO UNION CITY, DATED MARCH 3 F 1969, FILED MARCH 26, 1969, RECORDED IN DEED BOOK 5043, PAGE 196; AFORESAID RECORDS. (BLANKET EASEMENT LOCATED IN LAND LOT 78 - NOT ABLE TO DETERMINE ACTUAL LOCATION AS REFERENCED)

F. EASEMENT FROM SCOTT BUILDERS, INC. TO GEORGIA POWER COMPANY, DATED SEPTEMBER 27, 1972, FILED OCTOBER 19, 1972, RECORDED IN DEED BOOK 5680, PAGE 357. AFORESAID RECORDS. (BLANKET EASEMENT LOCATED IN LAND LOT 78 - NOT ABLE TO DETERMINE ACTUAL LOCATION AS REFERENCED)

G. PERMIT FOR ANCHORS, QUY POLES AND WIRES FROM SCOTT DEVELOPMENT CO. SHAREHOLDERS TRUST TO GEORGIA POWER COMPANY, DATED MAY X, 1980 FILED JULY 28, 1980, RECORDED IN DEED BOOK 7603, PAGE 205. AFORESAID RECORDS. (BLANKET EASEMENT - MAY APPLY TO SUBJECT PROPERTY - NOT ABLE TO DETERMINE ACTUAL LOCATION AS REFERENCED).



**AREA**  
190,199 sq. ft.  
4.37 acres  
(TAX PARCEL)  
(09F150400780779)

**LEGAL DESCRIPTION (MEASURED)**

ALL THAT TRACT OR PARCEL OF LAND SITUATED, LYING AND BEING IN LAND LOTS 78 AND 85 OF DISTRICT 9F, FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE TRUE POINT OF BEGINNING, BEING AN "X" IN CONCRETE LOCATED AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF FLAT SHOALS ROAD (80 FOOT RIGHT-OF-WAY) WITH THE NORTHERN MOST POINT OF THE EASTERN MITERED RIGHT-OF-WAY OF SHANNON PARKWAY, A VARIABLE WIDTH RIGHT-OF-WAY. THE TRUE POINT OF BEGINNING THIS ESTABLISHED, RUN THENCE ALONG THE SOUTHERN RIGHT-OF-WAY LINE OF FLAT SHOALS ROAD THE FOLLOWING COURSES AND DISTANCES; ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 292.06 FEET TO A POINT, SAID CURVE HAVING A RADIUS OF 3,414.00 FEET, SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 76 DEGREES 06 MINUTES 01 SECONDS EAST 291.97 FEET; RUN THENCE NORTH 73 DEGREES 38 MINUTES 58 SECONDS EAST A DISTANCE OF 235.97 FEET TO AN IRON PIN FOUND; RUN THENCE LEAVING SAID RIGHT-OF-WAY SOUTH 01 DEGREES 49 MINUTES 25 SECONDS WEST A DISTANCE OF 214.50 FEET TO AN IRON PIN FOUND; RUN THENCE SOUTH 89 DEGREES 01 MINUTES 16 SECONDS EAST A DISTANCE OF 64.98 FEET TO AN IRON PIN FOUND; RUN THENCE SOUTH 02 DEGREES 32 MINUTES 11 SECONDS WEST A DISTANCE OF 711.12 FEET TO AN IRON PIN FOUND; RUN THENCE SOUTH 84 DEGREES 09 MINUTES 41 SECONDS WEST A DISTANCE OF 136.39 FEET TO AN IRON PIN FOUND; RUN THENCE SOUTH 84 DEGREES 09 MINUTES 41 SECONDS WEST A DISTANCE OF 711.12 FEET TO AN "X" LOCATED ON THE EAST RIGHT-OF-WAY LINE OF SHANNON PARKWAY, RUN THENCE ALONG SAID RIGHT-WAY LINE, THE FOLLOWING COURSES AND DISTANCES; ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 112.15 FEET TO A POINT, SAID CURVE HAVING A RADIUS OF 134.08 FEET, SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 09 DEGREES 47 MINUTES 19 SECONDS EAST A DISTANCE OF 108.90 FEET; RUN THENCE NORTH 33 DEGREES 45 MINUTES 02 SECONDS EAST A DISTANCE OF 134.70 FEET TO A POINT; RUN THENCE ALONG CURVE TO THE LEFT AN ARC DISTANCE OF 24.90 FEET TO A POINT, SAID CURVE HAVING A RADIUS OF 358.16 FEET, SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 31 DEGREES 45 MINUTES 30 SECONDS EAST 24.89 FEET; RUN THENCE NORTH 29 DEGREES 48 MINUTES 32 SECONDS EAST A DISTANCE OF 54.21 FEET TO AN "X" IN CONCRETE AND THIS BEING THE POINT OF BEGINNING. DESCRIBED TRACT OR PARCEL CONTAINS 190,199 SQUARE FEET OR 4.37 ACRES ALL ACCORDING TO THAT CERTAIN PLAT OF SURVEY DATED FEBRUARY 04, 2016, PREPARED BY SOLAR LAND SURVEYING COMPANY, BEARING THE SEAL AND CERTIFICATION OF JOHN W. STANZILIS, JR., GEORGIA REGISTERED LAND SURVEYOR NO. 2109.

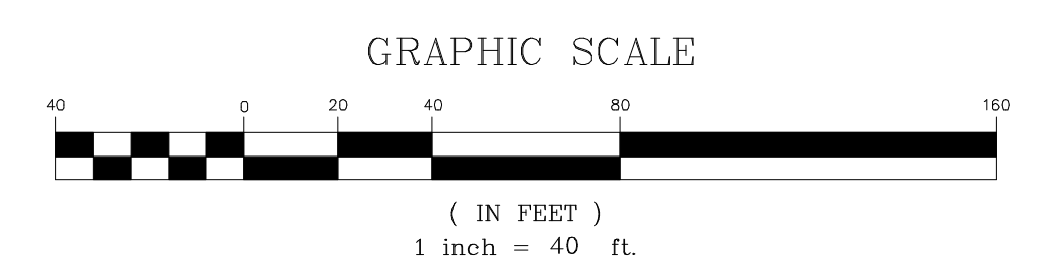
**LEGAL DESCRIPTION (EXHIBIT "A" - TITLE COMMITMENT)**

ALL THAT TRACT OR PARCEL OF LAND SITUATED, LYING AND BEING IN LAND LOTS 78 AND 85, DISTRICT 9F, FULTON COUNTY GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN "X" IN CONCRETE LOCATED AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF FLAT SHOALS ROAD (80 FOOT RIGHT-OF-WAY) WITH THE NORTHERN MOST POINT OF THE EASTERN MITERED RIGHT-OF-WAY OF SHANNON PARKWAY (A VARIABLE WIDTH RIGHT-OF-WAY) AND RUN THENCE ALONG THE SOUTHERN RIGHT-OF-WAY LINE OF FLAT SHOALS ROAD THE FOLLOWING COURSES AND DISTANCES; ALONG THE ARC OF A 3,414.00 FOOT RADIUS CURVE TO THE LEFT AN ARC DISTANCE OF 292.06 FEET (SAID ARC BEING SUBTENDED BY A CHORD LYING TO THE NORTH HAVING A BEARING OF NORTH 76°09'01" EAST AND BEING 291.97 FEET IN LENGTH) TO A POINT; THENCE RUNNING NORTH 73°38'58" EAST 235.97 FEET TO AN IRON PIN FOUND; THENCE LEAVING SAID RIGHT-OF-WAY RUNNING SOUTH 01°49'25" WEST A DISTANCE OF 214.50 FEET TO AN IRON PIN FOUND; RUNNING THENCE SOUTH 89°01'16" EAST 64.98 FEET TO A REBAR FOUND; THENCE RUNNING SOUTH 02°32'11" E 30.39 FEET TO A REBAR FOUND; THENCE SOUTH 84°09'41" WEST 711.12 FEET TO AN "X" IN CONCRETE LOCATED ON THE EAST RIGHT-OF-WAY LINE OF SHANNON PARKWAY; THENCE ALONG SAID EAST RIGHT-OF-WAY THE FOLLOWING COURSES AND DISTANCES; ALONG THE ARC OF A 134.08 FOOT RADIUS CURVE TO THE RIGHT AN ARC DISTANCE OF 112.15 FEET (SAID ARC BEING SUBTENDED BY A CHORD LYING TO THE EAST HAVING A BEARING OF NORTH 09°47'19" EAST AND BEING 108.90 FEET IN LENGTH) TO A POINT; THENCE RUNNING NORTH 33 DEGREES 45 MINUTES 02 SECONDS EAST ALONG THE SOUTHEASTERLY RIGHT-OF-WAY OF SHANNON PARKWAY A DISTANCE OF 134.70 FEET TO A POINT; RUNNING THENCE ALONG THE ARC OF A 358.16 FOOT RADIUS CURVE TO THE RIGHT AN ARC DISTANCE OF 24.90 FEET (SAID ARC BEING SUBTENDED BY A CHORD LYING TO THE EAST HAVING A BEARING OF NORTH 31 DEGREES 45 MINUTES 30 SECONDS EAST AND BEING 24.89 FEET IN LENGTH) TO A POINT; RUNNING THENCE NORTH 29 DEGREES 48 MINUTES 32 SECONDS EAST ALONG THE SOUTHEASTERLY RIGHT-OF-WAY OF SHANNON PARKWAY A DISTANCE OF 54.21 FEET TO THE POINT OF BEGINNING; SAID TRACT CONTAINING 4.37 ACRES (190,199 SQ. FEET); ALL ACCORDING TO THAT CERTAIN PLAT OF SURVEY, DATED 2/04/2016, PREPARED BY SOLAR LAND SURVEYING COMPANY, JOHN W. STANZILIS, JR. ORLSP 2109 FOR HABIF PROPERTIES.

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

THIS SURVEY WAS 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 PLAT ACT O.C.G.A. 18-6-67, AUTHORITY O.C.G.A. SECS. 18-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.



<b>SOLAR LAND SURVEYING COMPANY</b>		P.O. BOX 723993 ATLANTA, GEORGIA 31139-0993 TELEPHONE (770) 794-9055 FAX (770) 794-9052	
The field data upon which this plat is based has a closure of 1 foot in 15,000+ feet, an angular error of .03 seconds per angle point and was adjusted using the Least Squares Method. This plat has been calculated for closure and found to be accurate to 1 foot in 100,000+ feet. An electronic total station and a 100' chain were used to gather the information used in the preparation of this plat. No State Plane Coordinate Monument found within 500' of this property.		This plat was prepared for the exclusive use of the person, persons, or entity named herein. This plat does not extend to any unshown person, persons, or entity without the express recertification of the surveyor naming such person, persons, or entity.	
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED			

ABOVE THE GROUND PLAT PREPARED FOR:		HABIF PROPERTIES	
DATE		02/04/2016	
SCALE		1" = 40'	
LAND LOT	85	DISTRICT	9F
SECTION		COUNTY	FULTON
STATE	GEORGIA		
REVISION		BY	
DATE			
SURVEYED:		DRAFTED:	
PLOTTED:		DISC #:	
APPROVED:			

PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
DEED BOOK \_\_\_\_\_ PAGE \_\_\_\_\_