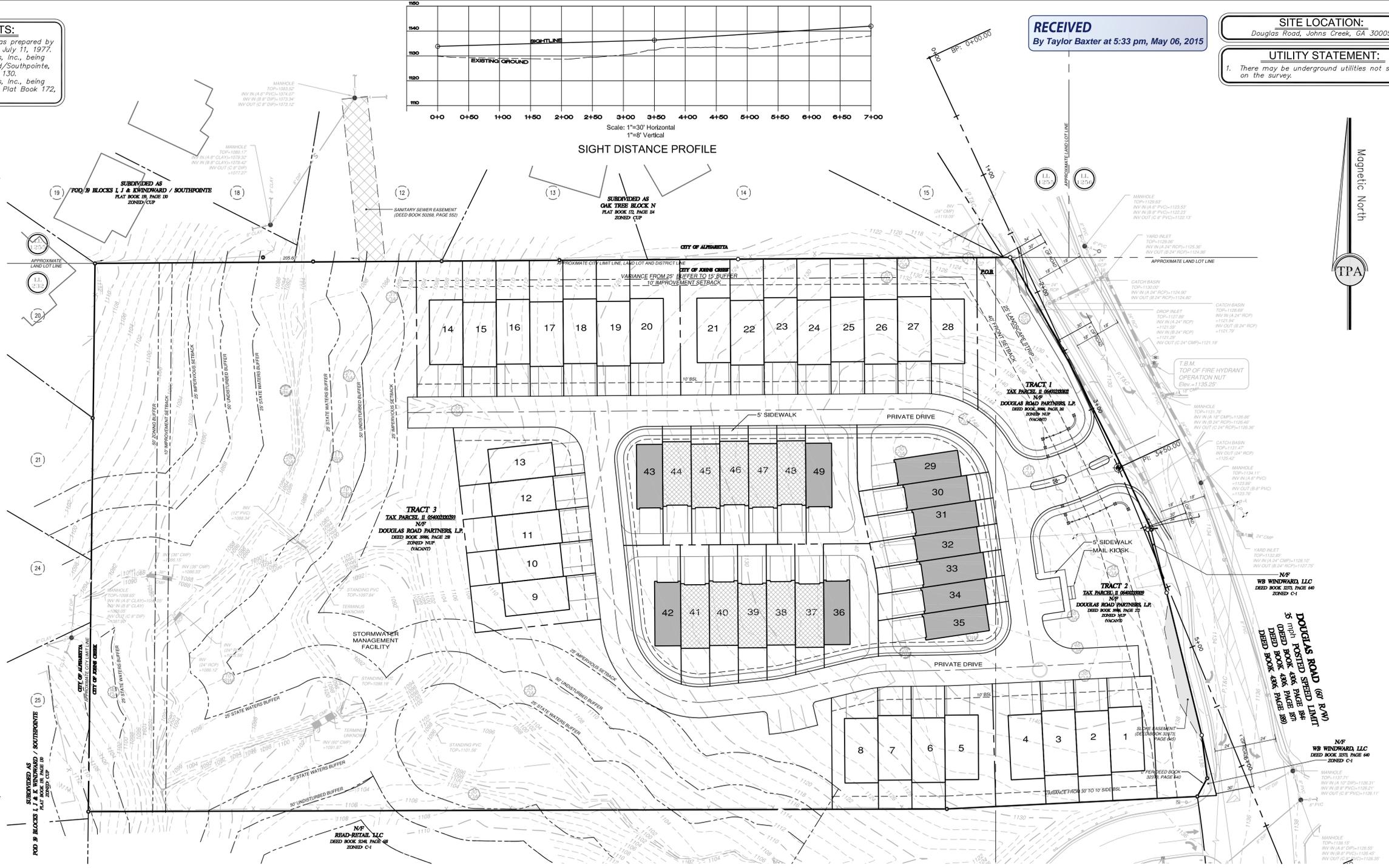


- REFERENCE PLATS:**
1. Survey plat for James Roy Douglas prepared by Bates-Long & Associates, dated July 11, 1977.
 2. Final plat for Windward Properties, Inc., being Pod 39 Blocks I, J & K Windward/Southpointe, recorded in Plat Book 159, Page 130.
 3. Final plat for Windward Properties, Inc., being Oak Tree subdivision, recorded in Plat Book 172, Page 114.

- LEGEND**
- LL 232 LAND LOT IDENTIFICATION
 - IRON PIN FOUND (AS NOTED)
 - PROPERTY CORNER
 - SIGN
 - GUY WIRE
 - POWER POLE
 - SANITARY SEWER MANHOLE
 - CLEAN OUT
 - CATCH BASINS
 - DROP INLET
 - JUNCTION BOX
 - HEADWALL
 - YARD INLET SQUARE
 - TELEPHONE BOX
 - FIRE HYDRANT
 - WATER VALVE
 - CONIFEROUS TREE
 - DECIDUOUS TREE
 - CHERRY TREE
 - DW DOGWOOD TREE
 - OA OAK TREE
 - PN PINE TREE
 - SG SWEET GUM TREE
 - SW SOURWOOD TREE
 - P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCEMENT
 - NF NOW OR FORMERLY
 - RW RIGHT OF WAY
 - RDH RECORD DISTANCE HELD
 - T.B.M. TEMPORARY BENCHMARK
 - IPS 1/2" REBAR SET W/ CAP
 - NS NAIL SET W/ WASHER
 - C&G CURB AND GUTTER
 - CONC. CONCRETE
 - ε CENTER LINE
 - INV INVERT
 - DIP DUCTILE IRON PIPE
 - PVC POLYVINYL CHLORIDE PIPE
 - RCP REINFORCED CONCRETE PIPE
 - CMP CORRUGATE METAL PIPE
 - 1124 CONTOUR ELEVATION
 - X FENCE LINE
 - S SANITARY SEWER LINE
 - STORM SEWER LINE
 - P OVERHEAD POWER LINE
 - T OVERHEAD TELEPHONE LINE
 - C OVERHEAD CABLE TELEVISION LINE
 - TREE LINE



AREA SUMMARY:

Tract 1 = 1.08 acres or 46,851 square feet
 Tract 2 = 0.99 acres or 43,267 square feet
 Tract 3 = 5.83 acres or 254,078 square feet
 Total = 7.90 acres or 344,196 square feet

TITLE EXCEPTIONS:

This survey relied upon information contained within a title commitment number A4672 prepared by Dogwood Title & Abstract Company, with an effective date of October 24, 2014, with respect to the property surveyed described in Exhibit A, and the exceptions listed in "Schedule B-II":

7. Sewer Easement Agreement recorded in Deed Book 50268, Page 552.
Comment: Does not affect the subject property. Possible location of Sanitary Sewer Easement is shown on the survey.
8. Easement to Sawnee EMC recorded in Deed Book 3527, Page 798.
Comment: Blanket easement with no specific platable location does not have a description of the property. Unable to determine effect on the subject property.
9. Right of Way to Fulton County recorded in Deed Book 4306, Page 184, Deed Book 4306, Page 187 and Deed Book 4306, Page 189.
Comment: Records describe original 60 foot right of way of Douglas Road shown on the survey.
10. Slope Easement and Temporary Construction Easement recorded in Deed Book 32373, Page 645.
Comment: Slope Easement affects the subject property as shown on the survey. Temporary Construction Easement is expired and not shown on the survey.

- SITE NOTES**
1. Site area - 7.90 acres
 2. Total Number of Lots/Units - 49
26' Front Entry - 28
20' Rear Entry - 11
22' Rear Entry - 10
 3. Density - 6.2 Lot/Units per acre.
 4. Existing Zoning - MUP
 5. Proposed Zoning - TR
 6. Proposed land use - Townhome/Residential
 7. Proposed Perimeter Setbacks:
Front: 40'
South Side: Variance to 10'
North Side: Variance to 20'
Rear: 35'
 - Proposed Interior Setbacks
Front: Variance to 10'
 8. Public sanitary sewer to be provided by Fulton County. The site will utilize the sewer located at rear of the property.
 9. Public water service to be provided by Fulton County. The site will utilize the water main along Douglas Road.
 10. This site contains no known archeological or historical sites.
 11. Impervious area including buildings and roads does not exceed 50% of the site.

DESCRIPTION OF TRACT 1:

All that tract or parcel of land lying and being in Land Lots 232 and 233 of the 1st District, 1st Section, City of Johns Creek, Fulton County, Georgia and being more particularly described as follows:

Beginning at a 1/2 inch rebar set at the intersection of the line common to Land Lots 233 and 1255 and the southwestern right of way line of Douglas Road (60 foot right of way at this point); thence proceeding along said right of way line of Douglas Road along a curve to the right with a radius of 2186.67 feet and an arc length of 237.69 feet (said curve having a chord bearing of South 27 degrees 27 minutes 49 seconds East and a chord distance of 237.57 feet) to a 1/2 inch rebar set at the northeastern corner of WB Windward, LLC, property as recorded in Deed Book 32373, Page 640; thence leaving said right of way line of Douglas Road and proceeding with the northern line of WB Windward, LLC, property as recorded in Deed Book 32373, Page 640, and further with the northern property line of Douglas Road Partners, L.P., as recorded in Deed Book 39986, Page 272; South 86 degrees 34 minutes 45 seconds West a distance of 210.00 feet to a 1/2 inch rebar set on the eastern property line of Douglas Road Partners, L.P., as recorded in Deed Book 39986, Page 258; North 26 degrees 40 minutes 55 seconds West a distance of 248.39 feet to a 1/2 inch rebar set on the southern boundary line of Oak Tree Block N subdivision as recorded in Plat Book 172, Page 114, said line being also the land lot line common to Land Lots 232 and 1255; thence proceeding with the southern boundary line of Pod 39 Block I, J & K Windward/Southpointe subdivision as recorded in Plat Book 159, Page 130, along said land lot line North 89 degrees 37 minutes 22 seconds East a distance of 211.60 feet to a 1/2 inch rebar set, said point being the True Point of Beginning.

DESCRIPTION OF TRACT 2:

All that tract or parcel of land lying and being in Land Lots 232 and 233 of the 1st District, 1st Section, City of Johns Creek, Fulton County, Georgia and being more particularly described as follows:

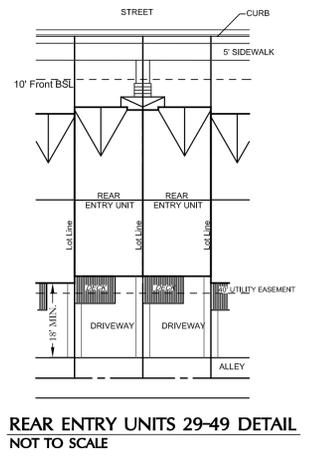
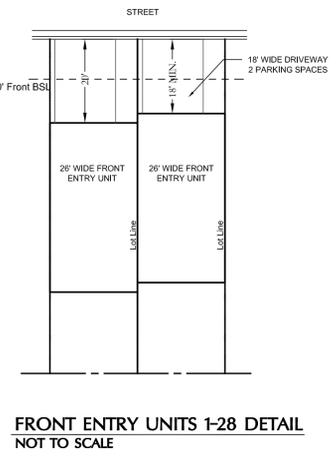
Commencing at a 1/2 inch rebar set at the intersection of the line common to Land Lots 233 and 1255 and the southwestern right of way line of Douglas Road (60 foot right of way at this point); thence proceeding along said right of way line of Douglas Road along a curve to the right with a radius of 2186.67 feet and an arc length of 237.69 feet (said curve having a chord bearing of South 27 degrees 27 minutes 49 seconds East and a chord distance of 237.57 feet) to a 1/2 inch rebar set at the northeastern corner of WB Windward, LLC, property as recorded in Deed Book 32373, Page 640; thence leaving said right of way line of Douglas Road and proceeding with the northern property line of WB Windward, LLC, property as recorded in Deed Book 32373, Page 640, and further with the northern property line of Douglas Road Partners, L.P., as recorded in Deed Book 39986, Page 272; South 14 degrees 00 minutes 17 seconds East a distance of 210.00 feet to a 1 inch crimp top pipe found on the northern property line of Read-Retail LLC as recorded in Deed Book 51248, Page 618; thence proceeding with the eastern boundary line of Pod 39 Block I, J & K Windward/Southpointe subdivision as recorded in Plat Book 159, Page 130, and further with the southern boundary line of Oak Tree Block N subdivision as recorded in Plat Book 172, Page 114, the following courses and distances: South 07 degrees 19 minutes 04 seconds East a distance of 33.63 feet to a 1/2 inch rebar found and South 28 degrees 39 minutes 07 seconds West a distance of 50.92 feet to a 1/2 inch rebar set on the southwestern right of way line of Douglas Road (60 foot right of way at this point); thence proceeding along said right of way line of Douglas Road South 13 degrees 53 minutes 44 seconds East a distance of 113.57 feet to a 1/2 inch rebar set at the northern corner of another WB Windward, LLC, property as recorded in Deed Book 39986, Page 640; thence proceeding with the southern boundary line of WB Windward, LLC, as recorded in Deed Book 32373, Page 640, the following courses and distances: South 07 degrees 19 minutes 04 seconds East a distance of 33.63 feet to a 1/2 inch rebar found and South 28 degrees 39 minutes 07 seconds West a distance of 50.92 feet to a 1/2 inch rebar found at the northeastern property corner of Read-Retail LLC as recorded in Deed Book 51248, Page 618; thence proceeding with the northern property line of Read-Retail LLC as recorded in Deed Book 51248, Page 618, South 87 degrees 09 minutes 21 seconds West a distance of 194.99 feet to a 1 inch crimp top pipe found at the southeasterly property corner of Douglas Road Partners, L.P., as recorded in Deed Book 39986, Page 261; thence proceeding with the eastern property line of Douglas Road Partners, L.P., as recorded in Deed Book 39986, Page 258, North 14 degrees 00 minutes 17 seconds West a distance of 210.00 feet to a 1/2 inch rebar set at the southwestern corner of another Douglas Road Partners, L.P., property as recorded in Deed Book 39986, Page 261; thence proceeding with the southern boundary line of Douglas Road Partners, L.P., property as recorded in Deed Book 39986, Page 261, North 86 degrees 34 minutes 45 seconds East a distance of 207.33 feet to a point, said point being the True Point of Beginning.

DESCRIPTION OF TRACT 3:

All that tract or parcel of land lying and being in Land Lot 232 of the 1st District, 1st Section, City of Johns Creek, Fulton County, Georgia and being more particularly described as follows:

Commencing at a 1/2 inch rebar set at the intersection of the line common to Land Lots 233 and 1255 and the southwestern right of way line of Douglas Road (60 foot right of way at this point), said point being also the northeastern property corner of Douglas Road Partners, L.P., as recorded in Deed Book 39986, Page 261; thence proceeding with the northern property line of Douglas Road Partners, L.P., as recorded in Deed Book 39986, Page 272; South 26 degrees 40 minutes 55 seconds East a distance of 248.39 feet to a 1/2 inch rebar set at the northeastern corner of another property of Douglas Road Partners, L.P., as recorded in Deed Book 39986, Page 272; South 14 degrees 00 minutes 17 seconds West a distance of 210.00 feet to a 1/2 inch rebar set on the southern boundary line of Oak Tree Block N subdivision as recorded in Plat Book 172, Page 114, said point being the True Point of Beginning.

From the True Point of Beginning, as thus established, leaving said boundary line of Oak Tree Block N subdivision as recorded in Plat Book 172, Page 114, and proceeding with the western property line of Douglas Road Partners, L.P., as recorded in Deed Book 39986, Page 261, South 26 degrees 40 minutes 55 seconds East a distance of 248.39 feet to a 1/2 inch rebar set at the northeastern corner of another property of Douglas Road Partners, L.P., as recorded in Deed Book 39986, Page 272; thence proceeding with the western property line of Douglas Road Partners, L.P., as recorded in Deed Book 39986, Page 272; South 14 degrees 00 minutes 17 seconds East a distance of 210.00 feet to a 1 inch crimp top pipe found on the northern property line of Read-Retail LLC as recorded in Deed Book 51248, Page 618; thence proceeding with the eastern boundary line of Pod 39 Block I, J & K Windward/Southpointe subdivision as recorded in Plat Book 159, Page 130, and further with the southern boundary line of Oak Tree Block N subdivision as recorded in Plat Book 172, Page 114, the following courses and distances: North 00 degrees 41 minutes 46 seconds East a distance of 424.52 feet to a 1 inch rod found and North 89 degrees 37 minutes 22 seconds East a distance of 500.00 feet to a 1/2 inch rebar set, said point being the True Point of Beginning.



OWNER/DEVELOPER

thePROVIDENCEgroup

Warren Jolly

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Norcross, Georgia 30093
Phone: (770)416-7511
Fax: (770)416-6759
www.travispruitt.com

Travis Pruitt & Associates, Inc.

CONCEPT PLAN

Douglas Road Tract

Land Lots 232 & 233, 1st District, 1st Section
City of John's Creek
Fulton County, Georgia

DATE: 02-27-2015
SCALE: 1" = 40'
CN: 140438006
REV: 05-06-2015
FN:

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