LEGEND

BOC = BACK OF CURB
BSL = BUILDING SETBACK LINE
P/L = PROPERTY LINE
R/W = RIGHT OF WAY
LL = LAND LOT
LLL = LAND LOT LINE
N/F = NOW OR FORMERLY
M/M = SQ. NAIL / PLASTIC NO.
POB = POINT OF BEGINNING
RTO = SET TO SCALE
PT = IRON PIN FOUND
PS = IRON PIN SET
CM = CONCRETE MONUMENT
BB = BEDNA
CTP = CRIMP TOP PIPE
OTP = OPEN TOP PIPE
CL BOX = COLUMN BOX
AF = ANGLE IRON FOUND
CMP = CORRUGATED METAL PIPE
RCP = REINFORCED CONC. PIPE
WM = WATER METER
PP = POWER POLE
= POWER POLE
LP = LIGHT POLE
PM, BOX = PHONE BOX
U/G = UNDERGROUND
C.O. = SEWER CLEAN-OUT
MB = MAILBOX
SS = SANITARY SEWER
MH = SEWER MANHOLE
FFE = FINISHED FLOOR ELEV.
TP = TEST PIPE(S)
--x-- = FENCE LINE
--o-- = POSTS
--SS-- = SANITARY SEWER LINE
--FM-- = SANITARY FORCE MAIN
--T-- = TELEPHONE LINE
--W-- = WATER LINE
--F-- = FENCE LINE

DATE OF SURVEY: JANUARY 24, 2012

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 17,990 FEET AN ANGULAR ERROR OF 00 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN _____ FEET.

BEARINGS SHOWN ARE BASED ON ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION AND ARE SUBJECT TO FIELD CONDITIONS.

THE EQUIPMENT USED FOR ANGULAR AND DISTANCE MEASUREMENTS WAS A WILD TC905N.

THIS PROPERTY IS NOT LOCATED WITHIN THE 100-YEAR FLOOD HAZARD AREA AS PER FLOOD INSURANCE RATE MAP NO. 13121C0308E, DATED 08/22/96.

NOTES & REFERENCES

1) PLAT FOR HODGES FAMILY INVESTMENTS, LLC, INTEGRITY BANK, N.A. AND FIRST AMERICAN TITLE INSURANCE COMPANY, PREPARED BY MANSUR ENGINEERING, INC, DATED MAY 9, 2002 AND LAST REVISED ON JANUARY 13, 2003.
3) FINAL PLAT FOR OAK LANDING SUBDIVISION PREPARED BY HAMBRICK SURVEYING, INC., DATED JANUARY 20, 1994. PLAT BOOK 181 PAGE 24.
3) DEED BOOK 41156 PAGE 1-3.
4) DEED BOOK 33572 PAGE 654.
5) DEED BOOK 22647 PAGE 107-108.
6) TRACT 1 CONTAINS 57 PARKING SPACES
TRACT 2 CONTAINS 178 PARKING SPACES
7) ADJOINER APPEARS TO BE USING PART OF THE 25' UNDISTURBED BUFFER AS THEIR BACKYARD. THEIR PRIVACY FENCE WAS INSTALLED ALONG THEIR PROPERTY LINE, AND EXTENDING TO THE PRIVACY FENCE LOCATED ON THIS PROPERTY.

TITLE EXCEPTIONS
SCHEDULE B - SECTION 2
COMMITMENT NUMBER: 20120352
ALLSTAR GYM (4680 MORTON ROAD) & JOHNS CREEK TRACT (10700 STATE BRIDGE ROAD)

11) EASEMENTS CONTAINED IN RIGHT OF WAY DEED FROM HODGE FAMILY INVESTMENTS, LLC TO FULTON COUNTY, DATED NOVEMBER 7, 2002, FILED JANUARY 17, 2003 AND RECORDED IN DEED BOOK 34015, PAGE 58, AFORESAID RECORDS.
-AS SHOWN

12) EASEMENTS CONTAINED IN RIGHT OF WAY DEED FROM HODGE FAMILY INVESTMENTS, LLC TO FULTON COUNTY, DATED NOVEMBER 7, 2002, FILED JANUARY 17, 2003 AND RECORDED IN DEED BOOK 34015 PAGE 60, AFORESAID RECORDS.
-AS SHOWN

13) RIGHT OF WAY DEED FROM HODGE FAMILY INVESTMENTS, LLC TO FULTON COUNTY, DATED NOVEMBER 25, 2002, FILED JANUARY 17, 2003 AND RECORDED IN DEED BOOK 34015, PAGE 62, AFORESAID RECORDS.
-AS SHOWN

14) RIGHT OF WAY EASEMENT FROM HODGE FAMILY INVESTMENTS, INC. TO SAWNEE ELECTRIC MEMBERSHIP CORPORATION, DATED JUNE 28, 2002, FILED OCTOBER 28, 2003 AND RECORDED IN DEED BOOK 36363, PAGE 692, AFORESAID RECORDS.
-BLANKET IN NATURE

15) RIGHT OF WAY EASEMENT FROM HODGE FAMILY INVESTMENTS, INC. TO SAWNEE ELECTRIC MEMBERSHIP CORPORATION, DATED AUGUST 11, 2003, FILED OCTOBER 28, 2003 AND RECORDED IN DEED BOOK 36363, PAGE 694, AFORESAID RECORDS.
-BLANKET IN NATURE

16) ALL MATTERS SHOWN ON THAT CERTAIN BOUNDARY SURVEY FOR HODGE FAMILY INVESTMENTS, LLC, INTEGRITY BANK, N.A. AND FIRST AMERICAN TITLE INSURANCE COMPANY, BY MANSUR ENGINEERING, INC., DANIEL A. MILER GRLS NO. 2557, DATED MAY 9, 2002, LAST REVISED JANUARY 13, 2003.
-AS SHOWN

LEGAL DESCRIPTION

For Tract 1 - 4680 Morton Road - Hodges Family Investments, Inc.

All that tract or parcel of land lying and being in Land Lot 169 of the 1st District of Fulton County Georgia and being more fully described as follows:

Beginning at an IPS#4RB, located at the intersection of the Northerly R/W of Morton Road (90' R/W) and the line dividing Land Lots 152 & 169, this being the True Point of Beginning:

THENCE along said Land Lot Line, North 01 degrees 14 minutes 29 seconds East for a distance of 365.40 feet to an IPS#4RB; THENCE leaving said Land Lot Line, South 88 degrees 45 minutes 31 seconds East for a distance of 267.96 feet to a point; THENCE South 01 degrees 14 minutes 33 seconds West for a distance of 291.16 feet to a point; THENCE South 22 degrees 15 minutes 19 seconds East for a distance of 70.25 feet to a point; THENCE South 01 degrees 08 minutes 04 seconds East for a distance of 13.08 feet to a point on the northerly R/W of Morton Road (90' R/W); THENCE along said R/W, North 89 degrees 46 minutes 19 seconds West for a distance of 78.52 feet to a point; THENCE South 01 degrees 15 minutes 30 seconds West for a distance of 2.62 feet to a point; THENCE along a curve to the right having a radius of 2305.00 feet and an arc length of 218.20 feet, being subtended by a chord of North 86 degrees 50 minutes 56 seconds West for a distance of 218.12 feet to an IPS#4RB, thus being the True Point of Beginning.

Together with and subject to covenants, easements, and restrictions of record.

Said property contains 2.309 acres more or less.

LEGAL DESCRIPTION

For Tract 2 - 10700 State Bridge Road - Hodges Family Investments, Inc.

All that tract or parcel of land lying and being in Land Lot 169 of the 1st District of Fulton County Georgia and being more fully described as follows:

Beginning at an IPS#4RB, located at the intersection of the Northerly R/W of Morton Road (90' R/W) and the line dividing Land Lots 152 & 169, THENCE along said Land Lot Line, North 01 degrees 14 minutes 29 seconds East for a distance of 365.40 feet to an IPS#4RB; THENCE leaving said Land Lot Line, South 88 degrees 45 minutes 31 seconds East for a distance of 267.96 feet to a point; THENCE South 88 degrees 45 minutes 26 seconds East for a distance of 190.00 feet to a point, this being the True Point of Beginning:

THENCE South 88 degrees 45 minutes 33 seconds East for a distance of 597.70 feet to an IPS#4RB on the Southwesterly R/W of State Bridge Road (150' R/W); THENCE South 19 degrees 40 minutes 10 seconds East for a distance of 386.02 feet to a point at the intersection of said R/W and the Northerly R/W of Morton Road (90' R/W); THENCE North 89 degrees 27 minutes 33 seconds West for a distance of 387.79 feet to a point; THENCE North 89 degrees 00 minutes 41 seconds West for a distance of 238.42 feet to a point; THENCE North 89 degrees 47 minutes 29 seconds West for a distance of 109.32 feet to a point; THENCE North 01 degrees 14 minutes 32 seconds East for a distance of 368.35 feet to a point, thus being the True Point of Beginning.

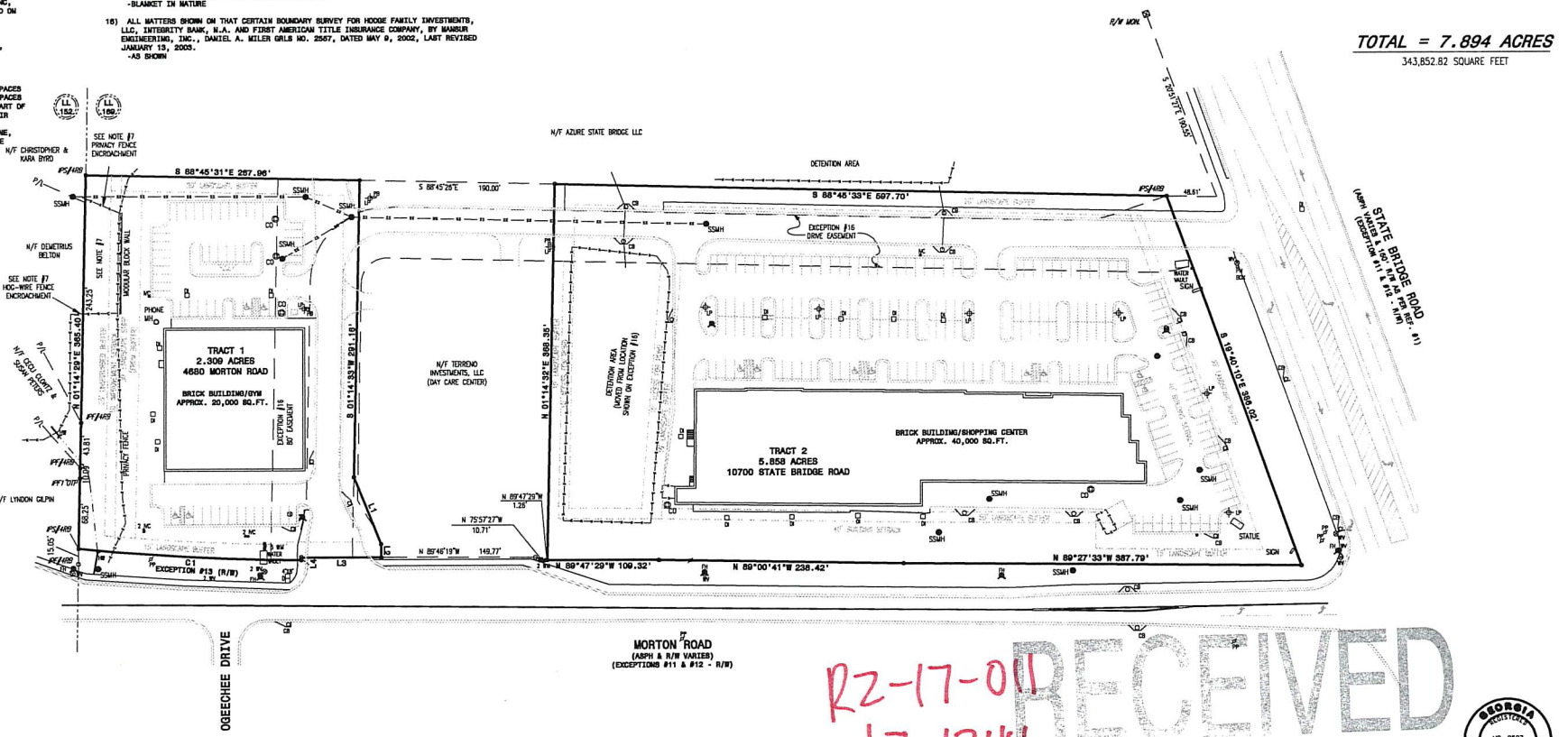
Together with and subject to covenants, easements, and restrictions of record.

Said property contains 5.585 acres more or less.

THIS SURVEY AND IT'S FINDINGS DOES NOT CONSTITUTE A TITLE SEARCH OR TITLE OPINION BY RICHARD WEBB & ASSOCIATES AS LAND SURVEYORS. ALL DATA USED FOR THE LOCATION OF PROPERTY LINES, EASEMENTS, ADJOINING OWNERS, ETC. WAS GAINED FROM PUBLIC RECORDS, THE CLIENT, OR OTHER SOURCES AS REFERENCED. NO ABSTRACT OF TITLE OR TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE PROVIDED TO THE SURVEYOR, UNLESS OTHERWISE NOTED. OTHER DOCUMENTS OR SITUATIONS MAY EXIST THAT WOULD AFFECT THIS PROPERTY, AS WITH ANY LAND TRANSACTION, A TITLE SEARCH AND CERTIFICATE IS RECOMMENDED IN CONJUNCTION WITH THIS SURVEY, OR YOU MUST CONSULT A COMPETENT TITLE ATTORNEY.

Course	Bearing	Distance
L1	S 22°15'19" E	70.25'
L2	S 01°08'04" E	13.08'
L3	N 89°46'19" W	78.52'
L4	S 01°15'30" W	2.62'

Curve	Radius	Length	Chord	Chord Bear.
C1	2305.00'	218.20'	218.12'	N 86°50'58" W



OWNER/DEVELOPER INFO:
HODGES FAMILY INVESTMENTS, INC.
4680 MORTON ROAD &
10700 STATE BRIDGE ROAD
JOHNS CREEK, GA 30022

SURVEY FOR:
HODGES FAMILY INVESTMENTS, LLC
LAND LOT 169
1st DISTRICT
FORSYTH COUNTY, GEORGIA
JANUARY 25, 2012

GRAPHIC SCALE - FEET
50 0 50 100 150

RZ-17-011
17-1244

RECEIVED
JUL 05 2017
City of Johns Creek
Planning & Zoning

GEORGIA REGISTERED NO. 2557 PROFESSIONAL LAND SURVEYOR RICHARD T. WEBB

TECHNICAL LAND SERVICES INC. d/b/a
RICHARD WEBB & ASSOCIATES
Land Surveying Consultants
P.O. BOX 561 CUMMING, GA. 30028 (770)-889-6103
100 KELLY MILL ROAD CUMMING GA. 30040
Email: rjwebb1013@bellsouth.net

JOB NO. 12022