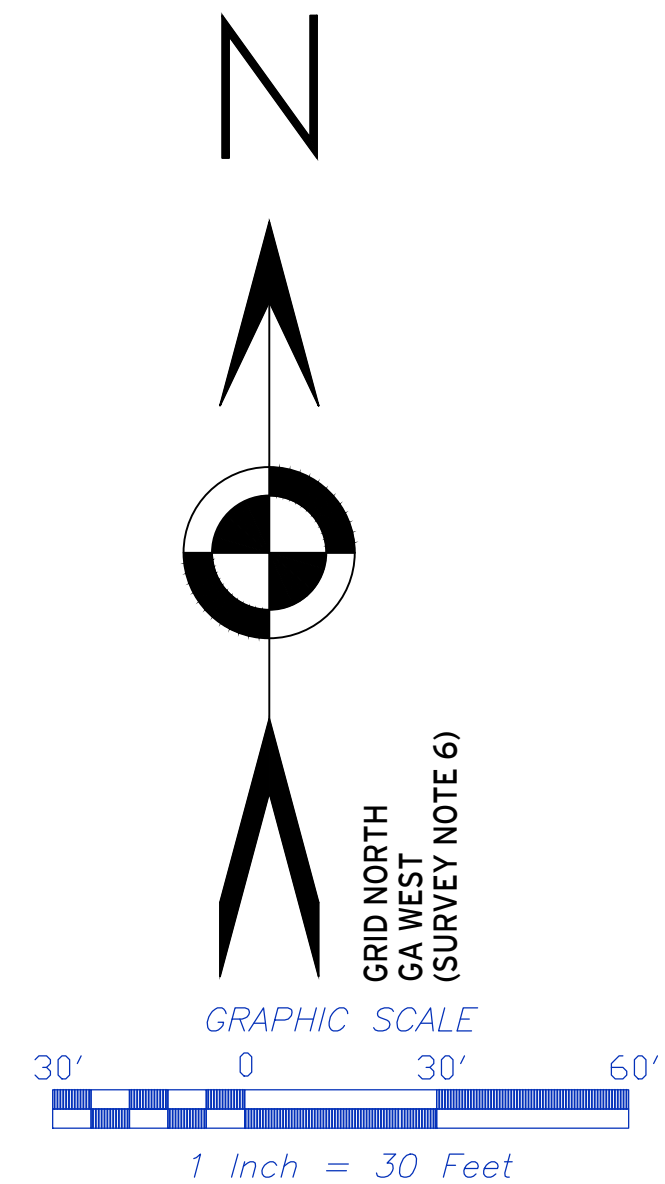






MEDLOCK BRIDGE ROAD  
(VARIABLE WIDTH RIGHT OF WAY  
(CENTERLINE ROAD))



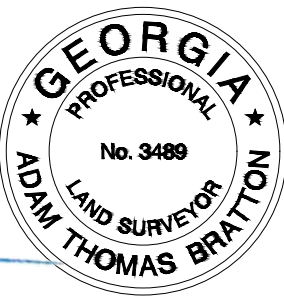
#### SURVEYOR'S CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

TO WILLOW CAPITAL PARTNERS, LLC AND CHICAGO TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-5, 6, 7(A)(C), 8-9, 11(A), & 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 14, 2023.

ADAM THOMAS BRANTON  
DATE OF PLAT OR MAP: MARCH 14, 2023



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S40°19'12"W	40.92'
L2	S41°04'24"W	28.86'

#### ZONING

PER ITEMS 6(A) AND 6(B) OF THE 2021 ALTA/NSPS LAND TITLE SURVEY MINIMUM STANDARD DETAIL REQUIREMENTS, SETBACKS AND OTHER ZONING RESTRICTIONS/REQUIREMENTS CANNOT BE LISTED UNLESS A ZONING REPORT OR LETTER STATING SAID RESTRICTIONS/REQUIREMENTS IS PROVIDED.

RECEIVED

MAR 14 2023

RZ-23-0001, VC-23-0002, VC-23-0003

PLANNING & ZONING



VICINITY MAP

#### SURVEY NOTES

- 1) PROPERTY SHOWN HEREON WAS SURVEYED FEBRUARY 14, 2023.
- 2) THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1" IN 32,864" WITH AN ANGULAR ERROR OF 3.24 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.
- 3) A SOKKIA IX TOTAL STATION, CARLSON BRX7 GPS RECEIVER, AND CARLSON SURVEYOR+ DATA COLLECTOR WERE USED FOR FIELD SURVEY MEASUREMENTS.
- 4) THIS PLAT HAS A MAP CLOSURE OF 1" IN 136,202'.
- 5) SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X ON FLOOD INSURANCE RATE MAP NO. 13121C0089G & 13121C0093G, WITH A DATE OF IDENTIFICATION OF SEPTEMBER 18, 2023, FOR COMMUNITY NUMBER 130678, IN THE CITY OF JOHNS CREEK, STATE OF GEORGIA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
- 6) CONTROL AND BEARING BASIS FOR THIS SURVEY WERE ESTABLISHED USING A CARLSON BRX7 GPS RECEIVER UTILIZING OPUS-S FOR POST PROCESSING. THE RELATIVE POSITIONAL ACCURACY, AS CALCULATED ACCORDING TO THE FEDERAL GEOGRAPHIC DATA COMMITTEE PART 3: NATIONAL STANDARD FOR SPATIAL DATA ACCURACY, IS .03 FEET HORIZONTAL AND .05 FEET VERTICAL AT THE 95% CONFIDENCE LEVEL.
- 7) UTILITIES SHOWN PER MARKINGS PLACED BY UTILITY-MARKING, L.L.C. UTILITIES OTHER THAN THOSE SHOWN HEREON MAY EXIST. PROFESSIONAL LAND SURVEYORS MAKES NO GUARANTEE AS TO THE EXISTENCE OR NON-EXISTENCE OF SAID UTILITIES.
- 8) NO OBSERVED EVIDENCE OF CEMETERIES, GRAVESITES, AND/OR BURIAL GROUNDS AT TIME OF SURVEY.
- 9) PROPERTY SHOWN HEREON LIES WITHIN THE RECORD DESCRIPTION AS STATED IN GENERAL WARRANTY DEED RECORDED IN DEED BOOK 44969, PAGE 553, FULTON COUNTY RECORDS.
- 10) THIS DESCRIBES THE SAME PROPERTY AS DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO.2804.480-A, DATED SEPTEMBER 22, 2021, AT 8:00AM.
- 11) NO ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON WERE OBSERVABLE AT TIME OF SURVEY.
- 12) AT THE TIME OF THE SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- 13) AT THE TIME OF THE SURVEY THERE WERE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES OR OBSERVABLE EVIDENCE OF STREET OR SIDEWALK REPAIRS.
- 14) AT THE TIME OF THE SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- 15) SUBJECT PROPERTY HAS DIRECT ACCESS TO STATE BRIDGE ROAD, BEING A PUBLICLY DEDICATED RIGHT OF WAY.
- 16) SUBJECT PROPERTY IS CONTIGUOUS TO ALL ADJACENT PROPERTIES AND RIGHTS OF WAY. NO GAPS, GORES, OR OVERLAPS ARE KNOWN TO EXIST.

#### LEGEND

---	PROPERTY LINE
---	OVERHANG/AWNING
(BEARING/DISTANCE)	RECORD CALLS
---	BUILDING SETBACK LINE
---	BUILDING SETBACK LINE
---	INDEX CONTOUR
---	MINOR CONTOUR
x	SPOT ELEVATION
W	WATER LINE
OHE	OVERHEAD UTILITY LINE
G	GAS LINE
SS	SANITARY SEWER LINE
UGE	UNDERGROUND ELECTRIC LINE
UT	UNDERGROUND TELEPHONE LINE
X	FENCE LINE
X	STORM DRAIN PIPE
WV	WATER VALVE
W	WATER METER
FDH	FIRE HYDRANT
GM	GAS METER
GV	GAS VALVE
PM	POWER METER
SM	SANITARY SEWER MANHOLE
DI	DROP INLET
SWCB	SINGLE-WING CATCH BASIN
DWCB	DOUBLE-WING CATCH BASIN
JB	JUNCTION BOX
RB	REBAR
CRB	CAPPED REBAR
CRM	CONCRETE R/W MONUMENT
MAG	MAG NAIL
FND	FOUND
LP	LIGHT POLE
SP	SIGNAL POLE
HW	HARDWOOD TREE
P	PINE TREE

#### UTILITY CONTACTS

WATER  
FULTON COUNTY  
404-612-4248

GWINNETT COUNTY  
678-325-9631

GAS  
ATLANTA GAS LIGHT  
CUMMING  
470-456-8266

POWER  
GEORGIA POWER  
404-506-6539

SAWNEE EMC  
770-587-2363

COMMUNICATION  
AT&T / O  
305-409-1542

COMCAST  
678-708-7112

CITY OF JOHNS CREEK  
678-512-3292

CENTURY LINK  
877-366-8344

VERIZON BUSINESS (MCI)  
800-624-9675

ZAYO FIBER SOLUTIONS  
800-961-6500

PROFESSIONAL  
LAND SURVEYORS, LLC  
1020 CHATTAHOOGA AVENUE  
DALTON, GA 30720  
770-334-8866  
WWW.PLS.US  
INFO@PLS.US  
GEORGIA C.O.A.: LSF001380

PREPARED FOR:  
WILLOW CAPITAL PARTNERS, LLC &  
CHICAGO TITLE INSURANCE COMPANY

ALTA/NSPS LAND TITLE SURVEY OF:  
5805 STATE BRIDGE RD  
JOHNS CREEK, GEORGIA 30097  
PORTION OF PARCEL #S  
11094003300217 & 11094002990166

COUNTY: FULTON  
DISTRICT: IST  
SECTION: IST  
LAND LOT: 299

PROFESSIONAL  
LAND SURVEYORS



SHEET 1 OF 2  
DATE: MARCH 14, 2023  
JOB #: 223994  
SCALE: 1"=30'  
DRAWN BY: H. FISHER



