



# **RECEIVED**

MAR 14 2023 RZ-23-0001, VC-23-0002, VC-23-0003 PLANNING & ZONING

## LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN AND BEING IN LAND LOT 330 OF THE 1ST DISTRICT, 1ST SECTION, FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF METLOCK BRIDGE ROAD (HAVING A PUBLICLY DEDICATED VARIABLE WIDTH RIGHT OF WAY) AND STATE BRIDGE ROAD (HAVING A PUBLICLY DEDICATED VARIABLE WIDTH RIGHT OF WAY), THENCE LEAVING SAID CENTERLINE INTERSECTION NORTH 84 DEGREES 35 MINUTES 15 SECONDS EAST A DISTANCE OF 99.15 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY OF STATE BRIDGE ROAD; THENCE CONTINUING ALONG SAID RIGHT OF WAY SOUTH 49 DEGREES 41 MINUTES 21 SECONDS EAST A DISTANCE OF 368.10 FEET TO A 5/8 INCH CAPPED REBAR SET, SAID 5/8 INCH CAPPED REBAR BEING THE TRUE POINT OF BEGINNING.

THENCE LEAVING SAID RIGHT OF WAY NORTH 40 DEGREES 18 MINUTES 03 SECONDS EAST A DISTANCE OF 71.20 FEET TO A MAG NAIL SET; THENCE SOUTH 49 DEGREES 41 MINUTES 57 SECONDS EAST A DISTANCE OF 152.36 FEET TO A MAG NAIL SET; THENCE NORTH 40 DEGREES 18 MINUTES 03 SECONDS EAST A DISTANCE OF 58.17 FEET TO A MAG NAIL SET; THENCE SOUTH 50 DEGREES 51 MINUTES 15 SECONDS EAST A DISTANCE OF 139.30 FEET TO A 5/8 INCH CAPPED REBAR SET; THENCE SOUTH 20 DEGREES 46 MINUTÉS 04 SECONDS WEST A DISTANCE OF 66.27 FEET TO A MAG NAIL FOUND; THENCE SOUTH 40 DEGREES 19 MINUTES 12 SECONDS WEST A DISTANCE OF 40.92 FEET TO A 5/8 INCH CAPPED REBAR SET; THENCE SOUTH 41 DEGREES 04 MINUTÉS 24 SECONDS WEST A DISTANCE OF 28.86 FEET TO A CONCRETE MONUMENT FOUND ON THE NORTHEASTERLY RIGHT OF WAY OF STATE BRIDGE ROAD; THENCE CONTINUING ALONG SAID RIGHT OF WAY NORTH 49 DEGREES 41 MINUTES 21 SECONDS WEST A DISTANCE OF 313.38 FEET TO A 5/8 INCH CAPPED REBAR FOUND, SAID 5/8 INCH CAPPED REBAR IS THE TRUE POINT OF BEGINNING

SAID TRACT OF LAND CONTAINS 0.719 ACRES (31,300 SQUARE FEET).

## TITLE EXCEPTIONS

CHICAGO TITLE INSURANCE COMPANY
COMMITMENT NO.: 2804.480 - B-1
COMMITMENT DATE: SEPTEMBER 22, 2021 AT 8:00 AM
9. RIGHT OF WAY DEED TO FULTON COUNTY,
RECORDED MARCH 22, 1932, IN DEED BOOK 1323,
PAGE 417, FULTON COUNTY, GEORGIA RECORDS.

SAID DOCUMENT DESCRIBES A CONVEYANCE OF

PROPERTY FOR RIGHT OF WAY. SAID CONVEYANCE
DOES NOT AFFECT THE SUBJECT PROPERTY.

10. EASEMENT TO GEORGIA POWER COMPANY,
RECORDED JUNE 23, 1937, IN DEED BOOK 1599, PAGE
407, FULTON COUNTY, GEORGIA RECORDS.
SAID DOCUMENT DESCRIBES AN EASEMENT FOR AN
ELECTRIC LINE. ALSO INCLUDES THE RIGHT OF ENTRY
TO ACCESS SAID LINE. SAID EASEMENT IS VAGUE IN
DESCRIPTION, UNABLE TO DETERMINE RELATIONSHIP TO

SUBJECT PROPERTY; MAY AFFECT THE SUBJECT

PROPERTY.

11. EASEMENT TO GEORGIA POWER COMPANY,
RECORDED JUNE 22, 1937, IN DEED BOOK 1646, PAGE
351, FULTON COUNTY, GEORGIA RECORDS.
SAID DOCUMENT DESCRIBES AN EASEMENT FOR AN
ELECTRIC LINE. ALSO INCLUDES THE RIGHT OF ENTRY
TO ACCESS SAID LINE. SAID EASEMENT IS VAGUE IN
DESCRIPTION, UNABLE TO DETERMINE RELATIONSHIP TO
SUBJECT PROPERTY; MAY AFFECT THE SUBJECT

12. EASEMENT TO GEORGIA POWER COMPANY, RECORDED JUNE 23, 1937, IN DEED BOOK 1656, PAGE 22. FULTON

COUNTY, GEORGIA RECORDS.

SAID DOCUMENT DESCRIBES AN EASEMENT FOR AN ELECTRIC LINE. ALSO INCLUDES THE RIGHT OF ENTRY TO ACCESS SAID LINE. SAID EASEMENT IS VAGUE IN DESCRIPTION, UNABLE TO DETERMINE RELATIONSHIP TO SUBJECT PROPERTY; MAY AFFECT THE SUBJECT

13. EASEMENT TO GEORGIA POWER COMPANY, RECORDED JANUARY 5, 1945, IN DEED BOOK 1891, PAGE 536, FULTON COUNTY, GEORGIA RECORDS. SAID DOCUMENT DESCRIBES AN EASEMENT FOR AN ELECTRIC LINE. ALSO INCLUDES THE RIGHT OF ENTRY TO ACCESS SAID LINE. SAID EASEMENT IS VAGUE IN DESCRIPTION, UNABLE TO DETERMINE RELATIONSHIP TO SUBJECT PROPERTY; MAY AFFECT THE SUBJECT PROPERTY.

14. EASEMENT TO GEORGIA POWER COMPANY,
RECORDED APRIL 20, 1945, IN DEED BOOK 2010, PAGE
129, FULTON COUNTY, GEORGIA RECORDS.
SAID DOCUMENT DESCRIBES AN EASEMENT FOR AN
ELECTRIC LINE. ALSO INCLUDES THE RIGHT OF ENTRY
TO ACCESS SAID LINE. SAID EASEMENT IS VAGUE IN
DESCRIPTION, UNABLE TO DETERMINE RELATIONSHIP TO
SUBJECT PROPERTY; MAY AFFECT THE SUBJECT
PROPERTY.

15. EASEMENT TO GEORGIA POWER COMPANY, RECORDED SEPTEMBER 18, 1947, IN DEED BOOK 2283, PAGE 64, FULTON COUNTY, GEORGIA RECORDS. SAID DOCUMENT DESCRIBES AN EASEMENT FOR AN ELECTRIC LINE. ALSO INCLUDES THE RIGHT OF ENTRY TO ACCESS SAID LINE. SAID EASEMENT IS VAGUE IN DESCRIPTION, UNABLE TO DETERMINE RELATIONSHIP TO SUBJECT PROPERTY; MAY AFFECT THE SUBJECT PROPERTY.

16. EASEMENT TO GEORGIA POWER COMPANY,
RECORDED OCTOBER 14, 1949, IN DEED BOOK 2464,
PAGE 413, FULTON COUNTY, GEORGIA RECORDS.
SAID DOCUMENT DESCRIBES AN EASEMENT FOR AN
ELECTRIC LINE. ALSO INCLUDES THE RIGHT OF ENTRY
TO ACCESS SAID LINE. SAID EASEMENT IS VAGUE IN
DESCRIPTION, UNABLE TO DETERMINE RELATIONSHIP TO
SUBJECT PROPERTY; MAY AFFECT THE SUBJECT
PROPERTY.

17. EASEMENT TO GEORGIA POWER COMPANY,
RECORDED AUGUST 11, 1952, IN DEED BOOK 2771,
PAGE 477, FULTON COUNTY, GEORGIA RECORDS.
SAID DOCUMENT DESCRIBES AN EASEMENT FOR AN
ELECTRIC LINE. ALSO INCLUDES THE RIGHT OF ENTRY
TO ACCESS SAID LINE. SAID EASEMENT IS VAGUE IN
DESCRIPTION, UNABLE TO DETERMINE RELATIONSHIP TO
SUBJECT PROPERTY; MAY AFFECT THE SUBJECT
PROPERTY.

18. EASEMENT FOR RIGHT OF WAY TO GEORGIA POWER COMPANY, RECORDED DECEMBER 04, 1952, IN DEED BOOK 2800, PAGE 86, FULTON COUNTY, GEORGIA RECORDS.

# TITLE EXCEPTIONS(CONT.)

SAID DOCUMENT DESCRIBES AN EASEMENT FOR AN ELECTRIC LINE. ALSO INCLUDES THE RIGHT OF ENTRY TO ACCESS SAID LINE. SAID EASEMENT IS VAGUE IN DESCRIPTION, UNABLE TO DETERMINE RELATIONSHIP TO SUBJECT PROPERTY; MAY AFFECT THE SUBJECT PROPERTY.

19. RIGHT OF WAY DEED TO FULTON COUNTY,
RECORDED MAY 11, 1956, IN DEED BOOK 3113, PAGE
298, FULTON COUNTY, GEORGIA RECORDS.
SAID DOCUMENT DESCRIBES A CONVEYANCE OF
PROPERTY FOR THE RIGHT OF WAY OF BELL ROAD;
SAID CONVEYANCE DOES NOT AFFECT THE SUBJECT
PROPERTY

20. EASEMENT TO GEORGIA POWER COMPANY,
RECORDED SEPTEMBER 06, 1956, IN DEED BOOK 3148,
PAGE 660, FULTON COUNTY, GEORGIA RECORDS.
SAID DOCUMENT DESCRIBES AN EASEMENT FOR TWO
UTILITY POLES AND TWO ANCHORS FOR AN ELECTRIC
LINE. ALSO INCLUDES THE RIGHT OF ENTRY TO ACCESS
SAID LINE. REFERENCED PLANS NOT PROVIDED, UNABLE
TO DETERMINE RELATIONSHIP TO SUBJECT PROPERTY;
MAY AFFECT THE SUBJECT PROPERTY.

21. RIGHT OF WAY DEED TO FULTON COUNTY, RECORDED MARCH 13, 1958, IN DEED BOOK 3310, PAGE 372, FULTON COUNTY, GEORGIA RECORDS. SAID DOCUMENT DESCRIBES A CONVEYANCE OF PROPERTY FOR THE RIGHT OF WAY OF OLD ALABAMA ROAD; SAID CONVEYANCE DOES NOT AFFECT THE SUBJECT PROPERTY.

DEPARTMENT OF GEORGIA, RECORDED JULY 15, 1958, IN DEED BOOK 3353, PAGE 680, FULTON COUNTY, GEORGIA RECORDS.

SAID DOCUMENT DESCRIBES A CONVEYANCE OF PROPERTY FOR THE RIGHT OF WAY OF HIGHWAY 141; SAID CONVEYANCE DOES NOT AFFECT THE SUBJECT

22. RIGHT OF WAY DEED TO STATE HIGHWAY

23. RIGHT OF WAY DEED TO STATE HIGHWAY
DEPARTMENT OF GEORGIA, RECORDED JULY 29, 1958,
IN DEED BOOK 3353, PAGE 684, FULTON COUNTY,
GEORGIA RECORDS.
SAID DOCUMENT DESCRIBES A CONVEYANCE OF
PROPERTY FOR THE RIGHT OF WAY OF HIGHWAY 141;
SAID CONVEYANCE DOES NOT AFFECT THE SUBJECT

24. RIGHT OF WAY DEED TO STATE HIGHWAY
DEPARTMENT OF GEORGIA, RECORDED NOVEMBER 19,
1959, IN DEED BOOK 3518, PAGE 605, FULTON
COUNTY, GEORGIA RECORDS.
SAID DOCUMENT DESCRIBES A CONVEYANCE OF
PROPERTY FOR THE RIGHT OF WAY OF HIGHWAY 120;

SAID CONVEYANCE DOES NOT AFFECT THE SUBJECT

PROPERTY.

PROPERTY.

25. JUDGEMENT, RECORDED APRIL 21, 1960, IN DEED BOOK 3563, PAGE 262, FULTON COUNTY, GEORGIA RECORDS.

SAID DOCUMENT NOT PROVIDED; UNABLE TO

DETERMINE RELATIONSHIP

26. EASEMENT TO GEORGIA POWER COMPANY,
RECORDED SEPTEMBER 02, 1960, IN DEED BOOK 3609,
PAGE 492, FULTON COUNTY, GEORGIA RECORDS.
SAID DOCUMENT DESCRIBES AN EASEMENT FOR AN
ELECTRIC LINE. ALSO INCLUDES THE RIGHT OF ENTRY
TO ACCESS SAID LINE. SAID EASEMENT IS VAGUE IN
DESCRIPTION, UNABLE TO DETERMINE RELATIONSHIP TO
SUBJECT PROPERTY; MAY AFFECT THE SUBJECT
PROPERTY.

27. RIGHT OF WAY DEED TO FULTON COUNTY,
RECORDED AUGUST 20, 1964, IN DEED BOOK 4284,
PAGE 95, FULTON COUNTY, GEORGIA RECORDS.
SAID DOCUMENT DESCRIBES A CONVEYANCE OF
PROPERTY FOR RIGHT OF WAY. SAID CONVEYANCE
DOES NOT AFFECT THE SUBJECT PROPERTY.

28. RIGHT OF WAY DEED TO FULTON COUNTY,
RECORDED MAY 27, 1971, IN DEED BOOK 5396, PAGE
415, FULTON COUNTY, GEORGIA RECORDS.
SAID DOCUMENT DESCRIBES A CONVEYANCE OF
PROPERTY FOR THE RIGHT OF WAY OF STATE BRIDGE
ROAD; SAID CONVEYANCE DOES NOT AFFECT THE
SUBJECT PROPERTY.

29. EASEMENT FOR RIGHT OF WAY TO GEORGIA POWER COMPANY, RECORDED MARCH 30, 1984, IN DEED BOOK 8908, PAGE 227, FULTON COUNTY, GEORGIA RECORDS.

# TITLE EXCEPTIONS(CONT.) SAID DOCUMENT DESCRIBES AN EASEMENT FOR AN ELECTRIC LINE. SAID EASEMENT DOES NOT AFFECT SUBJECT PROPERTY.

30. FLOOD PLAIN INDEMNIFICATION TO FULTON COUNTY, RECORDED JULY 5, 1988, IN DEED BOOK 11667, PAGE 117, FULTON COUNTY, GEORGIA RECORDS. SAID DOCUMENT DESCRIBES AN AGREEMENT TO HOLD FULTON COUNTY NOT RESPONSIBLE FOR ANY DAMAGES THAT MAY INCUR FOR CONSTRUCTION IN A FLOOD PLAIN. SUBJECT PROPERTY CLASSIFIED AS ZONE X. SAID INDEMNIFICATION DOES NOT AFFECT SUBJECT

31. RIGHT OF WAY DEED TO FULTON COUNTY, RECORDED NOVEMBER 01, 1990, IN DEED BOOK 13833, PAGE 332, FULTON COUNTY, GEORGIA RECORDS. SAID DOCUMENT DESCRIBES A CONVEYANCE OF PROPERTY FOR THE RIGHT OF WAY OF STATE BRIDGE ROAD. SAID CONVEYANCE DOES NOT AFFECT THE SUBJECT PROPERTY.

32. RIGHT OF WAY DEED TO FULTON COUNTY, RECORDED NOVEMBER 01, 1990, IN DEED BOOK 13833, PAGE 335, FULTON COUNTY, GEORGIA RECORDS. SAID DOCUMENT DESCRIBES A CONVEYANCE OF PROPERTY FOR THE RIGHT OF WAY OF STATE BRIDGE ROAD. SAID CONVEYANCE DOES NOT AFFECT THE SUBJECT PROPERTY.

33. TEMPORARY CONSTRUCTION EASEMENT TO FULTON COUNTY, RECORDED NOVEMBER 01, 1990, IN DEED BOOK 13833, PAGE 339, FULTON COUNTY, GEORGIA RECORDS.

SAID DOCUMENT DESCRIBES A TEMPORARY

CONSTRUCTION EASEMENT FOR THE STATE BRIDGE ROAD CONSTRUCTION PROJECT. SAID EASEMENT IS EXPIRED AND DOES NOT AFFECT THE SUBJECT PROPERTY.

34. EASEMENT FOR RIGHT OF WAY TO GEORGIA
POWER COMPANY, RECORDED JANUARY 31, 1991, IN
DEED BOOK 14027, PAGE 151, FULTON COUNTY,
GEORGIA RECORDS.
SAID DOCUMENT DESCRIBES AN EASEMENT FOR A
TRANSMISSION ELECTRIC LINE. SAID EASEMENT DOES

AFFECT SUBJECT PROPERTY AS SHOWN.

35. RESTRICTIONS, EASEMENTS, TERMS AND CONDITIONS CONTAINED IN THAT CERTAIN MEMORANDUM OF LEASE BY AND BETWEEN MEDLOCK ASSOCIATES, L.P. (LANDLORD) AND PUBLIX SUPER MARKETS, INC. (TENANT), RECORDED IN DEED BOOK 15875, PAGE 246, FULTON COUNTY, GEORGIA RECORDS, AS AMENDED BY FIRST AMENDMENT TO MEMORANDUM OF LEASE, RECORDED SEPTEMBER 14,

RECORDS.

SAID DOCUMENT DESCRIBES AN AGREEMENT

CONCERNING USE AND DEVELOPMENT. SAID AGREEMENT

DOES AFFECT SUBJECT PROPERTY AND IS BLANKET IN

NATURE; UNABLE TO PLOT.

2019, IN DEED BOOK 60486, PAGE 159, AFORESAID

36. STORM WATER DRAINAGE EASEMENT AGREEMENT, RECORDED OCTOBER 27, 1992, IN DEED BOOK 15900, PAGE 116. FULTON COUNTY, GEORGIA RECORDS. AMENDMENT TO STORM WATER DRAINAGE EASEMENT AGREEMENT, RECORDED APRIL 23, 1993, IN DEED BOOK 16515, PAGE 148, AFORESAID RECORDS. SECOND AMENDMENT TO STORM WATER DRAINAGE EASEMENT AGREEMENT, RECORDED JUNE 15, 1995, IN DEED BOOK 19657, PAGE 220, AFORESAID RECORDS, THIRD AMENDMENT TO STORM WATER DRAINAGE EASEMENT AGREEMENT, RECORDED SEPTEMBER 13, 1995, IN DEED BOOK 20042, PAGE 119, AFORESAID RECORDS. SAID DOCUMENTS DESCRIBE STORM WATER DRAINAGE EASEMENTS WITH THE RIGHT FOR STORM WATER TO FLOW ACROSS, UPON, AND THROUGH THE STORM WATER DRAINAGE SYSTEM OF ADJOINING PROPERTIES TO DETENTION FACILITIES. SAID DOCUMENT ALSO DESCRIBES MAINTENANCE AND UPKEEP OBLIGATIONS OF SAID EASEMENTS AND FACILITIES. SAID AGREEMENT AND EASEMENTS DO AFFECT AND BENEFIT SUBJECT PROPERTY AND ARE BLANKET IN NATURE; UNABLE TO

#### TITLE EXCEPTIONS(CONT.)

37. DECLARATION OF RECIPROCAL EASEMENTS AND COVENANTS, RECORDED OCTOBER 27, 1992, IN DEED BOOK 15900, PAGE 22, FULTON COUNTY, GEORGIA RECORDS. AMENDMENT TO DECLARATION OF RECIPROCAL EASEMENTS AND COVENANTS, RECORDED APRIL 23, 1993, IN DEED BOOK 16515, PAGE 229, AFORESAID RECORDS. SECOND AMENDMENT TO DECLARATION OF RECIPROCAL EASEMENTS AND COVENANTS, RECORDED FEBRUARY 17, 1994, IN DEED BOOK 17815. PAGE 290. AFORESAID RECORDS. THIRD AMENDMENT TO DECLARATION OF RECIPROCAL EASEMENTS AND COVENANTS, RECORDED JUNE 15, 1995, IN DEED BOOK 19657, PAGE 234, AFORESAID RECORDS. FOURTH AMENDMENT TO DECLARATION OF RECIPROCAL EASEMENTS AND COVENANTS, RECORDED SEPTEMBER 13, 1995, IN DEED BOOK 20042, PAGE 80, AFORESAID RECORDS. AFFIDAVIT, RECORDED MARCH 18, 2014, IN DEED BOOK

53647, PAGE 393, AFORESAID RECORDS. FIFTH
AMENDMENT TO DECLARATION OF RECIPROCAL
EASEMENTS AND COVENANTS, RECORDED MARCH 18,
2014, IN DEED BOOK 53647, PAGE 395, AFORESAID
RECORDS. SIXTH AMENDMENT TO DECLARATION OF
RECIPROCAL EASEMENTS AND COVENANTS, RECORDED
OCTOBER 23, 2019, IN DEED BOOK 60703, PAGE 280,
AFORESAID RECORDS.

AFORESAID RECORDS.

SAID DOCUMENT DESCRIBES RESTRICTIONS ON USE AND DEVELOPMENT OF PROPERTY. ALSO INCLUDES EASEMENTS FOR INGRESS/EGRESS, PARKING, UTILITIES, SIGNAGE AND STORMWATER DRAINAGE. SAID RESTRICTIONS AND EASEMENTS BOTH AFFECT AND BENEFIT THE SUBJECT PROPERTY AND ARE BLANKET IN NATURE; UNABLE TO PLOT.

38. ACCESS/SIGNAGE EASEMENT AGREEMENT,
RECORDED OCTOBER 27, 1992, IN DEED BOOK 15900,
PAGE 77, FULTON COUNTY, GEORGIA RECORDS.
AMENDMENT TO ACCESS/SIGNAGE EASEMENT
AGREEMENT, RECORDED APRIL 23, 1993 IN DEED BOOK
16515, PAGE 188, AFORESAID RECORDS. SECOND
AMENDMENT TO ACCESS/SIGNAGE EASEMENT
AGREEMENT, RECORDED JUNE 15, 1995 IN DEED BOOK
19657, PAGE 194, AFORESAID RECORDS.
SAID DOCUMENT DESCRIBES A SIGN EASEMENT ALONG
MEDLOCK BRIDGE ROAD. SAID EASEMENT DOES BENEFIT
SUBJECT PROPERTY, BLANKET IN NATURE; UNABLE TO

39. ACCESS EASEMENT AGREEMENT, RECORDED
OCTOBER 27, 1992, IN DEED BOOK 15900, PAGE 97,
FULTON COUNTY, GEORGIA RECORDS. AMENDMENT TO
ACCESS EASEMENT AGREEMENT, RECORDED APRIL 23,
1993, IN DEED BOOK 16515, PAGE 108, AFORESAID
RECORDS. SECOND AMENDMENT TO ACCESS EASEMENT
AGREEMENT, RECORDED JUNE 15, 1995, IN DEED BOOK
19657, PAGE 207, AFORESAID RECORDS. THIRD
AMENDMENT TO ACCESS EASEMENT AGREEMENT,
RECORDED SEPTEMBER 13, 1995, IN DEED BOOK 20042,
PAGE 167, AFORESAID RECORDS.
SAID DOCUMENT DESCRIBES AN ACCESS EASEMENT FOR
SUBJECT PROPERTY TO ACCESS STATE BRIDGE ROAD.
SAID EASEMENT DOES NOT AFFECT THE SUBJECT

40. DUAL EXIT DRIVEWAY AGREEMENT BY AND BETWEEN MEDLOCK ASSOCIATES, L.P. AND THE DEPARTMENT OF TRANSPORTATION, RECORDED MARCH 03, 1993, IN DEED BOOK 16355, PAGE 296, FULTON COUNTY, GEORGIA RECORDS.
SAID DOCUMENT DESCRIBES A DUAL EXIT DRIVEWAY

AGREEMENT TO ACCESS STATE BRIDGE ROAD. SAID

AGREEMENT BENEFITS SUBJECT PROPERTY AND IS
BLANKET IN NATURE; UNABLE TO PLOT.

41. DUAL EXIT DRIVEWAY AGREEMENT BY AND
BETWEEN SBC INVESTORS, LTD. / MYCO-MEDLOCK LTD.
AND THE DEPARTMENT OF TRANSPORTATION, RECORDED
MARCH 03, 1993, IN DEED BOOK 16355, PAGE 299,
FULTON COUNTY, GEORGIA RECORDS.

SAID DOCUMENT DESCRIBES A DUAL EXIT DRIVEWAY
AGREEMENT TO ACCESS STATE BRIDGE ROAD. SAID
AGREEMENT BENEFITS SUBJECT PROPERTY AND IS
BLANKET IN NATURE; UNABLE TO PLOT.

42. EASEMENT TO GEORGIA POWER COMPANY,
RECORDED OCTOBER 06, 1994 IN DEED BOOK 18841,
PAGE 152, FULTON COUNTY, GEORGIA RECORDS.
SAID DOCUMENT DESCRIBES AN EASEMENT FOR THE
CONSTRUCTION, OPERATION, AND MAINTENANCE OF
ELECTRIC LINES AND COMMUNICATION LINES ABOVE

AND BELOW GROUND. ALSO INCLUDES THE RIGHT OF

ENTRY TO ACCESS SAID LINES AND THE RIGHT TO

CLEAR ANY OBSTRUCTIONS THAT MIGHT INTERFERE

WITH SAID LINES. SAID EASEMENT AND RIGHTS MAY

NATURE; UNABLE TO PLOT.

AFFECT THE SUBJECT PROPERTY AND ARE BLANKET IN

TITLE EXCEPTIONS(CONT.)

43. LEASE TO OFFICE DEPOT, INC., A DELAWARE CORPORATION, AS EVIDENCED BY THAT CERTAIN MEMORANDUM OF LEASE BY AND BETWEEN OFFICE DEPOT, INC. (TENANT) AND NOM DULUTH, LTD., AN ALABAMA LIMITED PARTNERSHIP (LANDLORD), RECORDED

MARCH 02, 2005, IN DEED BOOK 39509, PAGE 22, FULTON COUNTY, GEORGIA RECORDS.
SAID DOCUMENT DESCRIBES AN AGREEMENT CONCERNING USE AND DEVELOPMENT. SAID AGREEMENT DOES AFFECT SUBJECT PROPERTY AND IS BLANKET IN NATURE; UNABLE TO PLOT.

44. WATER LINE EASEMENT TO FULTON COUNTY, RECORDED SEPTEMBER 27, 2005, IN DEED BOOK 40961, PAGE 685, FULTON COUNTY, GEORGIA RECORDS. CONSENT FILED BY REGIONS BANK, SUCCESSOR TO UNION PLANTERS BANK, NATIONAL ASSOCIATION, RECORDED SEPTEMBER 27, 2005, IN DEED BOOK 40961, PAGE 688, AFORESAID RECORDS. SAID DOCUMENT DESCRIBES A WATERLINE EASEMENT. SAID EASEMENT DOES NOT AFFECT SUBJECT PROPERTY.

45. EASEMENT TO GEORGIA POWER COMPANY,
RECORDED APRIL 06, 2006, IN DEED BOOK 42311,
PAGE 656, FULTON COUNTY, GEORGIA RECORDS.
SAID DOCUMENT DESCRIBES AN EASEMENT FOR THE
CONSTRUCTION, OPERATION, AND MAINTENANCE OF
ELECTRIC LINES, COMMUNICATION LINES, AND
EQUIPMENT ABOVE AND BELOW GROUND. ALSO
INCLUDES THE RIGHT OF ENTRY TO ACCESS SAID LINES
AND THE RIGHT TO CLEAR ANY OBSTRUCTIONS THAT
MIGHT INTERFERE WITH SAID LINES. SAID EASEMENT
AND RIGHTS MAY AFFECT THE SUBJECT PROPERTY AND
ARE BLANKET IN NATURE; UNABLE TO PLOT.

46. EASEMENT AGREEMENT BY AND BETWEEN NOM DULUTH, LTD. AND ATLANTA GAS LIGHT COMPANY, RECORDED NOVEMBER 08, 2006, IN DEED BOOK 43831, PAGE 462, FULTON COUNTY, GEORGIA RECORDS. SAID DOCUMENT DESCRIBES AN EASEMENT FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF GAS LINES AND EQUIPMENT ABOVE AND BELOW GROUND. SAID EASEMENT A MAY AFFECT THE SUBJECT PROPERTY AND IS BLANKET IN NATURE; UNABLE TO PLOT.

47. PERPETUAL EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF TRAFFIC SIGNAL EQUIPMENT TO THE CITY OF JOHNS CREEK, RECORDED JUNE 07, 2011, IN DEED BOOK 50116, PAGE 349, FULTON COUNTY, GEORGIA RECORDS.

SAID DOCUMENT DESCRIBES AN EASEMENT FOR TRAFFIC

SIGNAL EQUIPMENT. SAID EASEMENT DOES NOT AFFECT SUBJECT PROPERTY.

48. EASEMENT AGREEMENT BY AND BETWEEN MEDLOCK CORNERS ASSOCIATES. LLC AND THE CITY OF

JOHNS CREEK, RECORDED MARCH 11, 2015, IN DEED BOOK 54695, PAGE 416, FULTON COUNTY, GEORGIA RECORDS.

SAID DOCUMENT DESCRIBES A DRAINAGE EASEMENT AND A DRAINAGE ACCESS EASEMENT. SAID EASEMENTS DO NOT AFFECT SUBJECT PROPERTY.

49. STORMWATER FACILITIES MAINTENANCE
AGREEMENT BY AND BETWEEN MEDLOCK CORNERS
ASSOCIATES, LLC AND THE CITY OF JOHNS CREEK,
RECORDED MARCH 11, 2015, IN DEED BOOK 54695,
PAGE 424, FULTON COUNTY, GEORGIA RECORDS.
SAID DOCUMENT DESCRIBES A STORM WATER
MAINTENANCE AGREEMENT TO ACCESS AND INSPECT
STORM WATER FACILITIES AND ALONG WITH SCHEDULED
MAINTENANCE OF SAID FACILITIES. SAID AGREEMENT
AFFECTS SUBJECT PROPERTY AND IS BLANKET IN
NATURE; UNABLE TO PLOT.

50. LEASE TO RTM OPERATING COMPANY LLC, A
DELAWARE LIMITED LIABILITY COMPANY, AS EVIDENCED
BY THAT CERTAIN MEMORANDUM OF LEASE BY AND
BETWEEN MEDLOCK CORNERS
ASSOCIATES, LLC (LANDLORD) AND RTM OPERATING
COMPANY LLC (TENANT), RECORDED
NOVEMBER 09, 2017, IN DEED BOOK 58156, PAGE 366,
FULTON COUNTY, GEORGIA RECORDS.
SAID DOCUMENT DESCRIBES AN AGREEMENT
CONCERNING USE AND DEVELOPMENT. SAID AGREEMENT
DOES AFFECT SUBJECT PROPERTY AND IS BLANKET IN
NATURE; UNABLE TO PLOT.

51. ALL MATTERS AS SHOWN ON PLAT OF SURVEY RECORDED IN PLAT BOOK 423, PAGE 73, FULTON COUNTY, GEORGIA RECORDS.
SAID PLAT CONTAINS NO MATTERS THAT AFFECT THE SUBJECT PROPERTY.

ALTA/NSPS LAND TITLE SURVEY OF:
5805 STATE BRIDGE RD
JOHNS CREEK, GEORGIA 30097
PORTION OF PARCEL #'S
11094003300217 & 11094002990166
COUNTY: FULTON
DISTRICT: 1ST
SECTION: 1ST

PROFESSIONAL LAND SURVEYOR



SHEET 2 OF 2
DATE: MARCH 14, 2023
JOB #: 223994
SCALE: 1"=30'

DRAWN BY: H. FISHER

#### 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

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

