SPECIAL EXCEPTIONS ADDRESSED PER STUART TITLE GUARANTY COMPANY
COMMITMENT FOR TITLE INSURANCE
COMMITMENT NO.:17546.5
EFFECTIVE DATE OCTOBER 19, 2015.

(#) ITEMS NUMBERED PER COMMITMENT

13. Exception is taken to building setback lines, easements, restrictions, and all other matters shown on, reflected by, or recited in recorded plat(s) for the T, E, SPRUELL PROPERTY, recorded in Plat Book 12, Pages 14-15, Fulton County, Georgia records, described herein and/or in supporting documents provided herewith.

14. Permit to Cut or Trim Trees & Easement, from C. C. Sentelli to the Georgia Power Company, dated March 7, 1961, recorded in Deed Book 3698, Page 200, Fulton County, Georgia records. (BLANKET EASEMENT WHICH MAY AFFECT THE PROPERTY BUT CANNOT BE DEPICTED AT A SPECIFIC LOCATION)

15. Sewer Easement & Agreement, from SMB Management Company, Inc. to Allen D. Sentelli, Charlie C. Sentelli, Corrie Sentell Pearson and Hugh J. Sentelli, dated April 18, 1973, recorded in Deed Book 5804, Page 03, Fulton County, Georgia records. (BLANKET EASEMENT WHICH MAY AFFECT THE PROPERTY BUT CANNOT BE DEPICTED AT A SPECIFIC LOCATION)

16. Easements contained in that certain Right of Way Dedication Warranty Deed, from Mrs. Anna Sentelli to Fulton County, Georgia, dated July 28, 1960, recorded in Deed Book 3597, Page 450, Fulton County, Georgia records. (LOCATED WITHIN THE CURRENT LOCATION OF RIGHT-OF-WAY OF ROSWELL ROAD, AS SHOWN ON PLAT)

17. Right-of-Way Deed from Novak Development Corporation to Fulton County, Georgia, dated April 20, 1987, recorded in Deed Book 10846, Page 428, Fulton County, Georgia records. (AFFECTS, PLOTTED & SHOWN)

18. Conveyance of Access Rights, from Novak Development Corporation to the Georgia Department of Transportation, dated April 1, 1987, recorded in Deed Book 10717, Page 249, Fulton County, Georgia records. (AFFECTS, PLOTTED & SHOWN)

LEGAL DESCRIPTION
TRACT ONE

All the tract or parcel of land lying and being in Land Lot 93 of the 17th District, City of Sandy Springs, Fulton County, Georgia and being more particularly described as follows:

Commence at the Intersection of the Northwesterly Right-of-Way of Belle Isle Road (R/W Varies) and the Easterly Right-of-Way of Roswell Road (Georgia Highway 9, U.S. Highway 19, R/W Varies); THENCE leaving said Intersection and traveling along the Easterly Right-of-Way of Roswell Road the following two (2) courses and distances In a Northerly direction for a distance of 162.02 feet to a Point; THENCE South 89 degrees 28 minutes 13 seconds East for a distance of 22.55 feet to a ½" Rebar Found, said Point being **THE POINT OF BEGINNING.**

THENCE from said Point as thus established and Continuing along the Right-of-Way of Roswell Road, North 04 degrees 14 minutes 18 seconds East for a distance of 99.90 feet to a Point; THENCE Leaving said Right-of-Way, South 89 degrees 28 minutes 59 seconds East for a distance of 185.44 feet to a Point; THENCE South 04 degrees 28 minutes 06 seconds West for a distance of 99.97 feet to a Point; THENCE North 89 degrees 28 minutes 13 seconds West for a distance of 185.04 feet to a ½" Rebar Found, said point being **THE POINT OF BEGINNING**.

Said property contains 0.424 Acres.

LEGAL DESCRIPTION
TRACT TWO

All the tract or parcel of land lying and being in Land Lot 93 of the 17th District, City of Sandy Springs, Fulton County, Georgia and being more particularly described as follows:

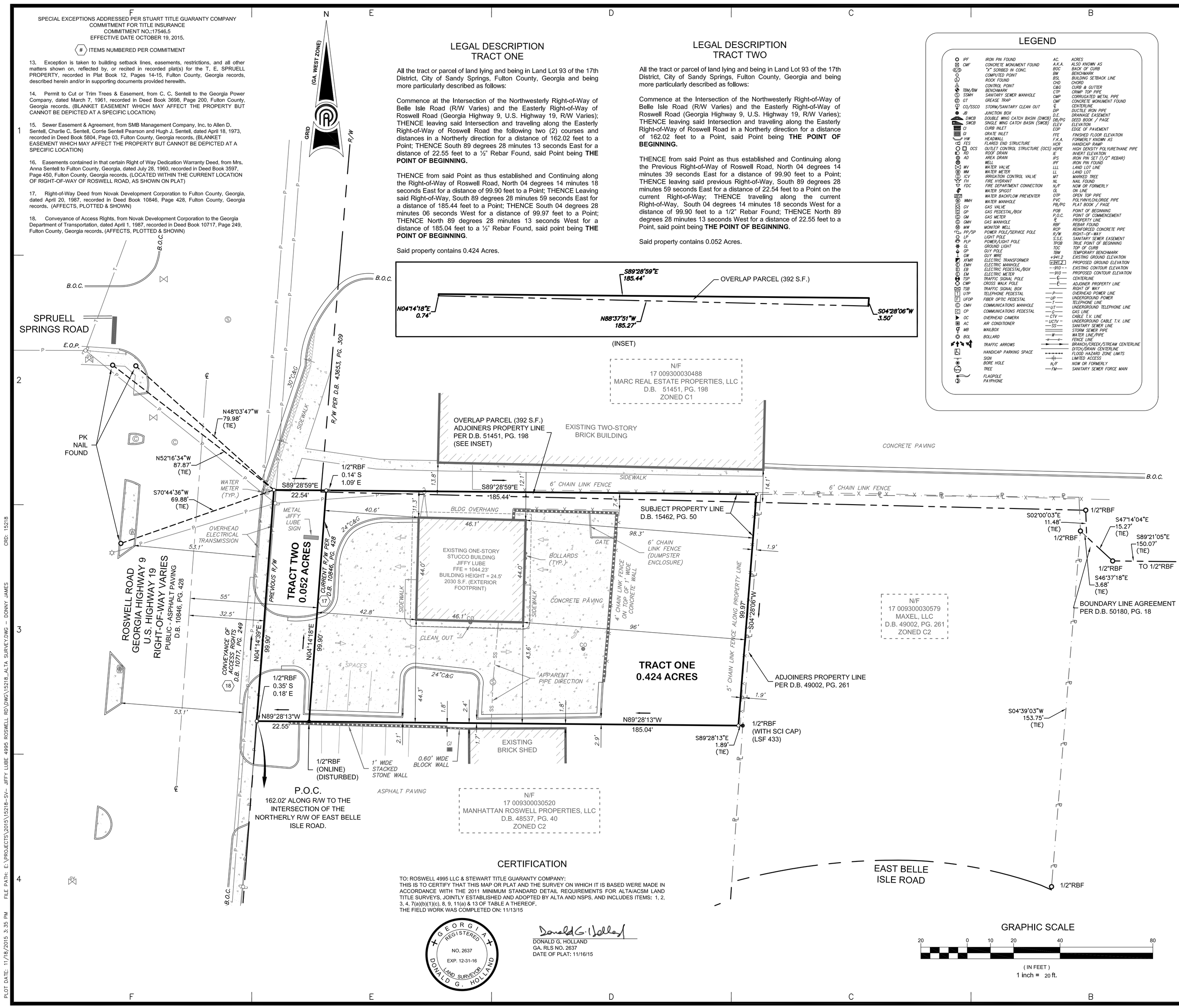
Commence at the Intersection of the Northwesterly Right-of-Way of Belle Isle Road (R/W Varies) and the Easterly Right-of-Way of Roswell Road (Georgia Highway 9, U.S. Highway 19, R/W Varies); THENCE leaving said Intersection and traveling along the Easterly Right-of-Way of Roswell Road in a Northerly direction for a distance of 162.02 feet to a Point, said Point being **THE POINT OF BEGINNING.**

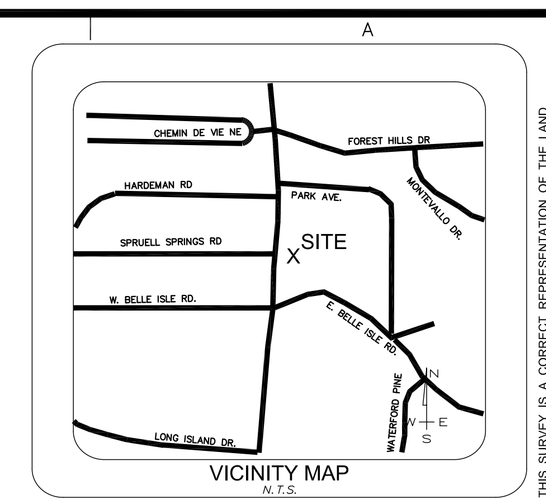
THENCE from said Point as thus established and Continuing along the Previous Right-of-Way of Roswell Road, North 04 degrees 14 minutes 39 seconds East for a distance of 99.90 feet to a Point; THENCE leaving said previous Right-of-Way, South 89 degrees 28 minutes 59 seconds East for a distance of 22.54 feet to a Point on the current Right-of-Way; THENCE traveling along the current Right-of-Way, South 04 degrees 14 minutes 18 seconds West for a distance of 99.90 feet to a 1/2" Rebar Found; THENCE North 89 degrees 28 minutes 13 seconds West for a distance of 22.55 feet to a Point, said point being **THE POINT OF BEGINNING**.

Said property contains 0.052 Acres.

LEGEND

IPF	IRON PIN FOUND	AC	ACRES
CMF	CONCRETE MONUMENT FOUND	A.K.A.	ALSO KNOWN AS
	"X" SCRIBED IN CONC.	BOC	BACK OF CURB
	COMPUTED POINT	BM	BENCHMARK
	ROCK FOUND	BSL	BUILDING SETBACK LINE
	CONTROL POINT	CHD	CHORD
TBM/BM	BENCHMARK	C&G	CURB & GUTTER
SSMH	SANITARY SEWER MANHOLE	CTP	CRIMP TOP PIPE
GT	GREASE TRAP	CMP	CORRUGATED METAL PIPE
CO/SSCO	STORM/SANITARY CLEAN OUT	¢	CONCRETE MONUMENT FOUND
JB	JUNCTION BOX	℄	CENTERLINE
DWCB	DOUBLE WING CATCH BASIN (DWCB)	DIP	DUCTILE IRON PIPE
SWCB	SINGLE WING CATCH BASIN (SWCB)	D.E.	DRAINAGE EASEMENT
CI	CURB INLET	DB/PG	DEED BOOK / PAGE
GI	GRATE INLET	ELEV	ELEVATION
HW	HEADWALL	EOP	EDGE OF PAVEMENT
FES	FLARED END STRUCTURE	FFE	FINISHED FLOOR ELEVATION
OCS	OUTLET CONTROL STRUCTURE (OCS)	F.K.A.	FORMERLY KNOWN AS
RD	ROOF DRAIN	HCR	HANDICAP RAMP
AD	AREA DRAIN	HDPE	HIGH DENSITY POLYURETHANE PIPE
	WELL	IE	INVERT ELEVATION
WV	WATER VALVE	IPS	IRON PIN SET (1/2" REBAR)
WM	WATER METER	IPF	IRON PIN FOUND
ICV	IRRIGATION CONTROL VALVE	LLL	LAND LOT LINE
FH	FIRE HYDRANT	LL	LAND LOT
FDC	FIRE DEPARTMENT CONNECTION	MT	MARKED TREE
	WATER SPIGOT	NL	NAIL FOUND
	WATER BACKFLOW PREVENTER	N/F	NOW OR FORMERLY
WMH	WATER MANHOLE	OL	ON LINE
GV	GAS VALVE	O.T.P.	OPEN TOP PIPE
GP	GAS PEDESTAL/BOX	PVC	POLYVINYLCHLORIDE PIPE
GM	GAS METER	PB/PG	PLAT BOOK / PAGE
GMH	GAS MANHOLE	POB	POINT OF BEGINNING
MW	MONITOR WELL	P.O.C.	POINT OF COMMENCEMENT
PP/SP	POWER POLE/SERVICE POLE	P	PROPERTY LINE
LP	LIGHT POLE	RBF	REBAR FOUND
PLP	POWER/LIGHT POLE	RCP	REINFORCED CONCRETE PIPE
GL	GROUND LIGHT	R/W	RIGHT-OF-WAY
GP	GUY POLE	S.S.E.	SANITARY SEWER EASEMENT
GW	GUY WIRE	TPOB	TRUE POINT OF BEGINNING
XFMR	ELECTRIC TRANSFORMER	TOC	TOP OF CURB
EMH	ELECTRIC MANHOLE	TBM	TEMPORARY BENCHMARK
EB	ELECTRIC PEDESTAL/BOX	+941.2	EXISTING GROUND ELEVATION
EM	ELECTRIC METER	941.2	PROPOSED GROUND ELEVATION
TSP	TRAFFIC SIGNAL POLE	--910--	EXISTING CONTOUR ELEVATION
CWP	CROSS WALK POLE	--910--	PROPOSED CONTOUR ELEVATION
TSB	TRAFFIC SIGNAL BOX	—℄—	CENTERLINE
UTP	TELEPHONE PEDESTAL	—℄—	ADJOINER PROPERTY LINE
UFOP	FIBER OPTIC PEDESTAL	—R/W—	RIGHT OF WAY
CMH	COMMUNICATIONS MANHOLE	—P—	OVERHEAD POWER LINE
CP	COMMUNICATIONS PEDESTAL	—UP—	UNDERGROUND POWER
OC	OVERHEAD CAMERA	—T—	TELEPHONE LINE
AC	AIR CONDITIONER	—UT—	UNDERGROUND TELEPHONE LINE
MB	MAILBOX	—C—	GAS LINE
BOL	BOLLARD	—CTV—	CABLE T.V. LINE
	TRAFFIC ARROWS	—UCTV—	UNDERGROUND CABLE T.V. LINE
		—SS—	SANITARY SEWER LINE
	HANDICAP PARKING SPACE		STORM SEWER PIPE
		—W—	WATER LINE/PIPE
	SIGN		FENCE LINE
	BORE HOLE	N/F	NOW OR FORMERLY
	TREE	—FM—	SANITARY SEWER FORCE MAIN
	FLAGPOLE		
	PAYPHONE		





VICINITY MAP
N. T. S.

IN MY OPINION, THIS SURVEY IS A CORRECT REPRESENTATION OF THE LAND PLATTED & WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE CURRENT 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. SECTIONS 15-6-67; 43-15-4; 43-15-5; 43-15-19 & 43-15-22.

PROPERTY INFORMATION:
4995 ROSWELL ROAD
SANDY SPRINGS, GEORGIA 30342

TAX PARCEL: 17 009300030553
ZONING: C1
ZONING INFORMATION TAKEN FROM CITY OF SANDY SPRINGS ZONING MAPS.

PLAT & DEED REFERENCES:
LIMITED WARRANTY DEED RECORDED IN DEED BOOK 15462, PAGE 50, FULTON COUNTY RECORDS.
SURVEY FOR GGA CORPORATION & FIRST AMERICAN TITLE INSURANCE COMPANY, PREPARED BY PRECISION PLANNING, INC., DATED 6/5/87, LAST REVISED 6/25/92.

OTHERS AS NOTED ON SURVEY.

THE TITLE RESEARCH PERFORMED IN THE PREPARATION OF THIS SURVEY IS LIMITED TO THE INFORMATION NECESSARY TO RETRACE THE BOUNDARY LINES OF THE SUBJECT PROPERTY AND THE ADJOINERS. THIS SURVEY DOES NOT CONSTITUTE A TITLE EXAMINATION. MATTERS OF RECORD WHICH AFFECT THE SUBJECT PROPERTY MAY NOT BE SHOWN HEREON.

SURVEY NOTES:
1.) ALL AREA INCLUDES EASEMENTS WITHIN.

2.) 1/2" REBAR SET AT ALL PROPERTY CORNERS AS DENOTED IPS, UNLESS OTHERWISE NOTED.

3.) A TOTAL OF 4 STRIPED PARKING SPACES EXIST WITHIN THE SUBJECT PROPERTY BOUNDARY.

EQUIPMENT USED:
A TRIMBLE S6 ROBOTIC TOTAL STATION & A CHAMPION TKO GNSS ROVER, CONNECTED TO THE eGPS GNSS REAL TIME NETWORK WAS USED TO OBTAIN THE LINEAR & ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

FIELD CLOSURE STATEMENT:
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 168,561 & AN ANGULAR ERROR OF 1 SECOND PER ANGLE POINT & WAS ADJUSTED USING LEAST SQUARES.

THE FIELD SURVEY WAS COMPLETED ON 11/13/15.

PLAT CLOSURE STATEMENT:
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE & IS ACCURATE WITHIN ONE FOOT IN 114,070 FEET.

HORIZONTAL & VERTICAL DATUM:
HORIZONTAL: NORTH AMERICAN DATUM OF 1983(2011) GEORGIA STATE PLANE, WEST ZONE.
VERTICAL: NORTH AMERICAN VERTICAL DATUM OF 1988. ORTHOMETRIC HEIGHTS WERE COMPUTED USING GEOID 12A
UNIT OF MEASUREMENTS IS U.S. SURVEY FOOT.
DISTANCES SHOWN ARE HORIZONTAL AT GROUND LEVEL.
THE DATUMS FOR THIS SURVEY WAS ESTABLISHED UTILIZING GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) BASED ON POSITIONAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK (VRS) PROVIDED BY eGPS SOLUTIONS.

FLOOD NOTE:
BY GRAPHICAL PLOTTING ONLY. NO PORTION OF THE SURVEYED AREA LIES WITHIN A 100-YEAR FLOOD HAZARD AREA PER FIRM PANEL 13121C0144F, DATED SEPTEMBER 18, 2013.

THIS OPINION IS NOT A CERTIFICATION OF FLOOD HAZARD STATUS, BUT IS A INTERPRETATION OF THE REFERENCED MAP AND PUBLIC DATA. IF THE EXACT LOCATION OF ELEVATION(S) OF FLOOD HAZARD BOUNDARIES ARE NECESSARY, A MORE DETAILED STUDY MAY BE NEEDED. THIS FIRM ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE ACCURACY OF THE ABOVE REFERENCED MAP OR PUBLIC DATA.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON(S) OR ENTITY NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RE-CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PURSUANT TO RULE 180-6.09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS. THE TERM "CERTIFY" OR "CERTIFICATION RELATING TO LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED ON FACTS AND KNOWLEDGE KNOWN TO THE LAND SURVEYOR AND IS NOT A GUARANTEE OR WARRANTY EITHER EXPRESSED OR IMPLIED.

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 AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.

THIS PLAT DOES NOT CONSTITUE A PLAT OF SUBDIVISION AND DOES NOT REQUIRE APPROVAL BY THE LOCAL GOVERNING AUTHORITY FOR RECORDING ACCORDING TO O.C.G.A. 15-6-67(d).

CERTIFICATION

TO: ROSWELL 4995 LLC & STEWART TITLE GUARANTY COMPANY:
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS: 1, 2, 3, 4, 7(a)(b)(1)(c), 8, 9, 11(a) & 13 OF TABLE A THEREOF.
THE FIELD WORK WAS COMPLETED ON: 11/13/15

GEORGIA REGISTERED NO. 2637 EXP. 12-31-16 LAND SURVEYOR DONALD G. HOLLAND

Donald G. Holland
DONALD G. HOLLAND
GA. RLS NO. 2637
DATE OF PLAT: 11/16/15

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

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GEORGIA REGISTERED NO. 2637 EXP. 12-31-16 LAND SURVEYOR DONALD G. HOLLAND

STAMP

PRECISION Planning Inc.
planners • engineers • architects • surveyors
400 Pike Boulevard, Lawrenceville, Ga 30046
770.338.8000 • www.ppi.us

ROSWELL 4995 LLC,
& STEWART TITLE GUARANTY COMPANY

Land Lot 93, 17th District, City of Sandy Springs
Fulton County, Georgia

ALTA/ACSM LAND TITLE SURVEY

SHEET TITLE	CHECKED	DEJ
	DRAWN	DEJ
	FIELD	KSY

DATE	NO.	DESCRIPTION

RELEASE

11/16/15
DATE

S15215
PPI PROJECT NO.

1 of 1

CRD: 15218

FILE PATH: E:\PROJECTS\2015\15218~SV~ JIFFY LUBE 4995 ROSWELL RD\DWG\15218_ALTA SURVEY.DWG ~ DONNY JAMES

PLOT DATE: 11/18/2015 3:35 PM