

TITLE EXCEPTIONS

THE FOLLOWING EXCEPTIONS ARE LISTED IN SCHEDULE B, SECTION 2, OF A COMMITMENT FOR TITLE INSURANCE, AS PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER 3206211, EFFECTIVE DATE JUNE 28, 2015.

As to 2273 Paces Ferry Road (Tax Parcel 120720003.00).

8. Terms and conditions contained in that certain Post-Closing Occupancy Agreement between William C. Pano and Amanda Y. Pano and Fuqua Acquisitions II, LLC, dated 06/07/1999, are hereby incorporated by reference.

AFFECTS SITE - NOT ABLE TO PLOT.

10. Matters as shown on Subdivision Plot of Vining Heights-Section 2, dated October 4, 1955, recorded in Plat Book 13, page 158, aforesaid records.

AFFECTS SITE - 50' BUILDING LINE ALONG PACES FERRY RD AND 25' BUILDING LINE ALONG OTHER ROADS.

11. Easements contained in that certain Right-of-Way Deed from John C. Cathran and Jermine C. Cathran to Cobb County, Georgia, dated May 21, 1990, recorded in Deed Book 5763, page 29, aforesaid records.

AFFECTS SITE - AS PLOTTED.

12. Easements contained in that certain Temporary Construction Easement between John C. and Jermine C. Cathran, and Cobb County, Georgia, dated June 28, 1991, recorded in Deed Book 6168, page 173, aforesaid records.

AFFECTS SITE - AS PLOTTED.

13. Easement from John C. Cathran and Jermine C. Cathran to Georgia Power Company, dated July 2, 1991, recorded in Deed Book 6206, page 134, aforesaid records.

AFFECTS SITE - BLANKET EASEMENT.

As to 2293 SE Paces Ferry Road (Tax Parcel 120726900010).

14. Matters as shown on Subdivision Plot of Vining Heights-Section 2, dated October 4, 1955, recorded in Plat Book 13, page 158, aforesaid records.

AFFECTS SITE - 50' BUILDING LINE ALONG PACES FERRY RD AND 25' BUILDING LINE ALONG OTHER ROADS.

15. Easements contained in that certain Right-of-Way Deed from William M. Williams to Cobb County, Georgia, dated March 22, 1990, recorded in Deed Book 5724, page 173, aforesaid records.

AFFECTS SITE - AS PLOTTED.

16. Easement from William M. Williams to Georgia Power Company, dated June 28, 1991, recorded in Deed Book 6206, page 138, aforesaid records.

AFFECTS SITE - BLANKET EASEMENT.

As to 2303 Paces Ferry Road (Tax Parcel 120726900020).

17. Matters as shown on Subdivision Plot of Vining Heights-Section 2, dated October 4, 1955, recorded in Plat Book 13, page 158, aforesaid records.

AFFECTS SITE - 50' BUILDING LINE ALONG PACES FERRY RD AND 25' BUILDING LINE ALONG OTHER ROADS.

18. Easements contained in that certain Right-of-Way Deed from Ebert and Betty M. Horvath to Cobb County, Georgia, dated November 26, 1990, recorded in Deed Book 1594, page 280, aforesaid records.

AFFECTS SITE - AS PLOTTED.

19. Easement from Lura J. Horvath to Georgia Power Company, dated July 2, 1991, recorded in Deed Book 6206, page 135, aforesaid records.

AFFECTS SITE - BLANKET EASEMENT.

As to 2315 Paces Ferry Road (Tax Parcel 120726900030).

20. Matters as shown on Subdivision Plot of Vining Heights-Section 2, dated October 4, 1955, recorded in Plat Book 13, page 158, aforesaid records.

AFFECTS SITE - 50' BUILDING LINE ALONG PACES FERRY RD AND 25' BUILDING LINE ALONG OTHER ROADS.

21. Easements contained in that certain Right-of-Way Deed from W. L. Graham and Mildred Pauline Graham to Cobb County, Georgia, dated November 12, 1990, recorded in Deed Book 5931, page 303, aforesaid records.

AFFECTS SITE - AS PLOTTED.

22. Permit for Anchors, Guy Poles and Wires from W. L. Graham and Mildred Pauline Graham, dated June 26, 1991, recorded in Deed Book 6206, page 143, aforesaid records.

AFFECTS SITE - BLANKET EASEMENT.

As to 2331 Paces Ferry Road (Tax Parcel 120726900040).

23. Terms and conditions contained in that certain Post-Closing Occupancy Agreement between Margaret Watts Carden a/k/a Henrietta Carden and Fuqua Acquisitions II, LLC, dated 06/07/1999, are hereby incorporated by reference.

24. Matters as shown on Subdivision Plot of Vining Heights-Section 2, dated October 4, 1955, recorded in Plat Book 13, page 158, aforesaid records.

AFFECTS SITE - 50' BUILDING LINE ALONG PACES FERRY RD AND 25' BUILDING LINE ALONG OTHER ROADS.

25. Easements contained in Condemnation styled Cobb County, Georgia vs. Billy Graham, et al, being Civil Action File No. 9112514-99, dated February 2, 1995, filed in the records of the Superior Court for Cobb County, Georgia.

As to 2375 Paces Ferry Road (Tax Parcel 1207200030 and 1207200040).

26. Matters as shown on Plat dated February 20, 1950, recorded in Plat Book 8, page 108, aforesaid records.

AFFECTS SITE - 50' BUILDING LINE.

27. Easements contained in Right-of-Way Deed from Cumberland United Methodist Church to Cobb County, Georgia, dated February 27, 1990, recorded in Deed Book 5836, page 30, aforesaid records.

AFFECTS SITE - AS PLOTTED.

28. Easements contained in Condemnation styled Cobb County, Georgia vs. Board of Trustees of St. Matthew United Methodist Church or successors in title, being Civil Action File No. 951067-99, dated February 2, 1995, filed in the records of the Superior Court for Cobb County, Georgia.

AFFECTS SITE - AS PLOTTED.

29. Easements contained in Right-of-Way Deed from Cumberland United Methodist Church to Cobb County, Georgia, dated November 13, 2003, recorded in Deed Book 15892, page 295, aforesaid records.

DOES NOT AFFECT SITE.

PROPERTY DESCRIPTION

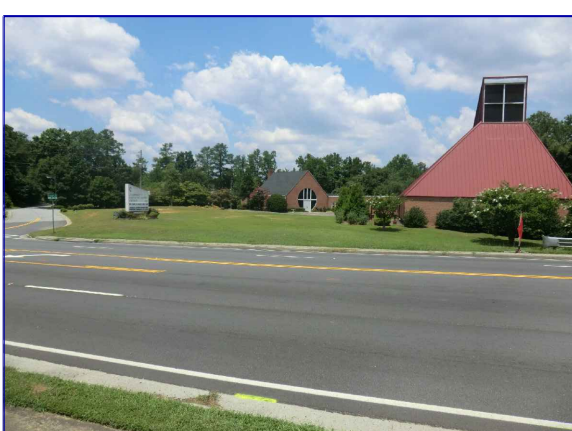
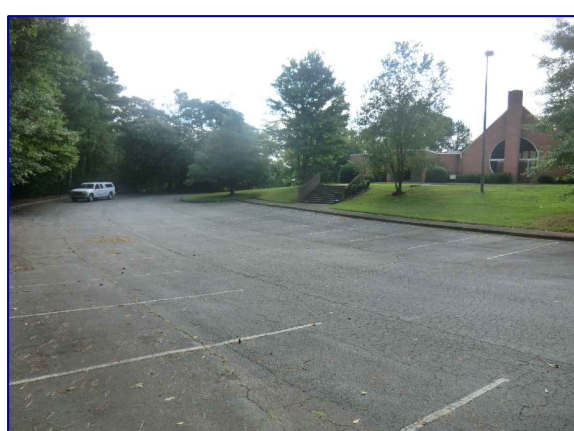
Overall Legal (Includes Simpson Road R/W)

All that tract or parcel of land lying and being in Land Lots 769 and 770 of the 17th District, Cobb County, Georgia, and being more particularly described as follows:

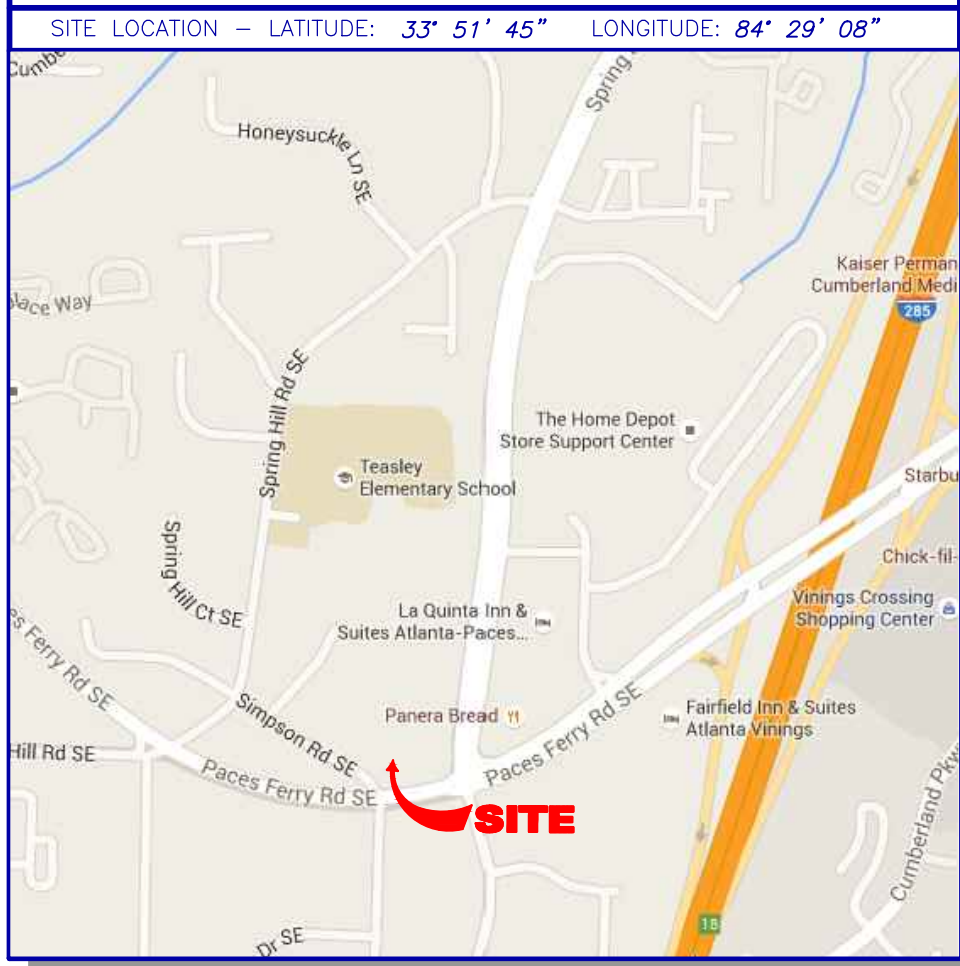
Beginning at a 5/8-inch rebar set at the Eastern end of the mitered intersection of the Northerly right-of-way line of Paces Ferry Road (variable right-of-way) and the Northeasterly right-of-way line of Simpson Road (variable right-of-way), said point being the TRUE POINT OF BEGINNING; Thence the Northerly right-of-way line of Paces Ferry Road and following along a curve to the right having an arc length of 113.58 feet, with a radius of 1703.00 feet, being subtended by a chord bearing of South 88 degrees 18 minutes 57 seconds West, for a distance of 113.56 feet; Thence along a curve to the right having an arc length of 147.87 feet, with a radius of 1629.40 feet, being subtended by a chord bearing of North 68 degrees 48 minutes 22 seconds West, for a distance of 147.82 feet to a point; Thence along a curve to the right having an arc length of 113.58 feet, with a radius of 1703.00 feet, being subtended by a chord bearing of North 81 degrees 48 minutes 38 seconds West, for a distance of 101.87 feet to a 1/2-inch rebar found; Thence along a curve to the right having an arc length of 32.29 feet, with a radius of 1218.57 feet, being subtended by a chord bearing of North 78 degrees 19 minutes 24 seconds West, for a distance of 32.25 feet to a point; Thence along a curve to the right having an arc length of 67.52 feet, with a radius of 1547.94 feet, being subtended by a chord bearing of North 78 degrees 38 minutes 56 seconds West, for a distance of 67.51 feet to a point; Thence along a curve to the right having an arc length of 80.57 feet, with a radius of 1547.94 feet, being subtended by a chord bearing of North 73 degrees 54 minutes 30 seconds West, for a distance of 80.56 feet to a 1/2-inch rebar found; Thence along a curve to the right having an arc length of 129.58 feet, with a radius of 1547.94 feet, being subtended by a chord bearing of North 70 degrees 01 minutes 08 seconds West, for a distance of 123.55 feet to a point; Thence along a curve to the right having an arc length of 36.22 feet, with a radius of 1547.94 feet, being subtended by a chord bearing of North 69 degrees 57 minutes 01 seconds West, for a distance of 36.22 feet to the intersection with the Southeasterly right-of-way line of Spring Hill Road (40-foot right-of-way and varies); Thence along said right-of-way, North 14 degrees 02 minutes 53 seconds East, a distance of 45.00 feet to a point; Thence North 35 degrees 16 minutes 05 seconds East, a distance of 124.35 feet to a point; Thence along a curve to the left having an arc length of 81.84 feet, with a radius of 307.44 feet, being subtended by a chord bearing of North 48 degrees 21 minutes 47 seconds East, for a distance of 81.80 feet to a 5/8-inch rebar set located at the intersection with the Southeasterly right-of-way line of Simpson Road; Thence along said right-of-way, South 55 degrees 25 minutes 50 seconds East, a distance of 85.90 feet to a point; Thence South 55 degrees 25 minutes 50 seconds East, a distance of 50.00 feet to a point; Thence South 55 degrees 25 minutes 50 seconds East, a distance of 85.90 feet to a point; Thence South 55 degrees 25 minutes 50 seconds East, a distance of 45.73 feet to a point; Thence North 34 degrees 34 minutes 10 seconds East, a distance of 40.01 feet to a point located on the Northeasterly right-of-way line of Simpson Road; Thence North 42 degrees 53 minutes 49 seconds East, a distance of 5.05 feet to a 1/2-inch rebar found; Thence departing said right-of-way, North 42 degrees 53 minutes 03 seconds East, a distance of 187.17 feet to a 1/2-inch rebar found; Thence South 87 degrees 42 minutes 36 seconds East, a distance of 209.38 feet to a 5/8-inch rebar set located on the Westerly right-of-way line of Spring Hill Parkway (variable right-of-way); Thence along said right-of-way, South 08 degrees 41 minutes 42 seconds West, a distance of 109.00 feet to a concrete monument found; Thence North 81 degrees 18 minutes 35 seconds West, a distance of 5.23 feet to a concrete monument found; Thence South 08 degrees 41 minutes 54 seconds West, a distance of 331.72 feet to a concrete monument found; Thence along a curve to the left having an arc length of 107.54 feet, with a radius of 555.00 feet, being subtended by a chord bearing of South 03 degrees 07 minutes 56 seconds West, for a distance of 107.37 feet to a concrete monument found; Thence South 02 degrees 24 minutes 29 seconds East, a distance of 27.59 feet to a 5/8-inch rebar set; Thence South 33 degrees 47 minutes 13 seconds West, a distance of 84.67 feet to a concrete monument found located on the Northerly right-of-way line of Paces Ferry Road (variable right-of-way); Thence along said right-of-way and following along a curve to the right having an arc length of 104.74 feet, with a radius of 1777.16 feet, being subtended by a chord bearing of South 79 degrees 02 minutes 18 seconds West, for a distance of 104.73 feet to a point; Thence North 27 degrees 48 minutes 01 seconds East, a distance of 41.00 feet to a point; Thence North 63 degrees 11 minutes 59 seconds East, a distance of 20.00 feet to a point; Thence South 27 degrees 48 minutes 01 seconds West, a distance of 55.90 feet to a point; Thence along a curve to the right having an arc length of 67.56 feet, with a radius of 1777.16 feet, being subtended by a chord bearing of South 82 degrees 36 minutes 12 seconds West, for a distance of 67.56 feet to a 5/8-inch rebar set, said point being the TRUE POINT OF BEGINNING.

Said tract of land contains 8.427 Acres.

SITE PHOTOGRAPHS



VICINITY MAP



GENERAL NOTES

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

THIS PROPERTY LIES IN ZONE "X", AND IS NOT LOCATED IN A 100 YEAR SPECIAL FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 130070226G, AND THE DATE OF SAID MAP IS 12/16/2008. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

THE HORIZONTAL DATUM FOR THIS SURVEY IS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD83) FROM GPS OBSERVATIONS PERFORMED BY GEOSURVEY, LTD.

THE VERTICAL DATUM FOR THIS SURVEY IS BASED ON THE NORTH AMERICAN DATUM OF 1988 (NAVD88) FROM GPS OBSERVATIONS PERFORMED BY GEOSURVEY, LTD.

TRACT 1 IS ZONED "R-20" (RESIDENTIAL DISTRICT). THE MINIMUM YARD SETBACKS ARE: FRONT - 40 FEET; SIDE - 10 FEET; AND REAR - 35 FEET. TRACTS 2-6 ARE ZONED "R-30" (RESIDENTIAL DISTRICT). THE MINIMUM YARD SETBACKS ARE: FRONT - 50 FEET; SIDE - 12 FEET; AND REAR - 40 FEET.

PLEASE NOTE: ZONING AND SETBACKS SHOULD BE CONFIRMED AND VERIFIED BY PLANNING AND ZONING prior TO DESIGN OR CONSTRUCTION ACTIVITIES.

SURVEY REFERENCES

- 1- SURVEY OF PROPERTY OF C.L. FUS, PREPARED BY J.P. PHILLIPS, LAND SURVEYOR, DATED 02/20/1950, PLAT RECORDED IN PLAT BOOK 8, PAGE 108.
- 2- SUBDIVISION PLAT OF WININGS HEIGHTS, SECTION 2, PREPARED BY C.R. ROBERTS, ENGINEER, DATED 10/04/1955, PLAT RECORDED IN PLAT BOOK 13, PAGE 158.
- 3- FINAL PLAT OF OLDE WININGS ESTATES, PREPARED BY CASKINS SURVEYING COMPANY, DATED 06/07/1999, PLAT RECORDED IN PLAT BOOK 202, PAGE 88.

CLOSURE STATEMENT

THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000 FEET AND WAS ADJUSTED USING THE ADJUSTED METHOD. A TOTAL STATION AND TRIMBLE 15C-3 DATA COLLECTOR WERE USED TO COLLECT THIS FIELD DATA.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 23,825 FEET, 800' INT.

LEGEND

STANDARD ABBREVIATIONS	STANDARD SYMBOLS
AC AIR CONDITIONER	⊙ OVERHEAD TRAFFIC SIGNAL LIGHT
BH BORE HOLE	⚡ POWER POLE
BSL BUILDING SETBACK LINE	— GUY WIRE
CI CURB INLET	⚡ POWER LINE
CMP CORRUGATED METAL PIPE	⚡ LIGHT POLE
CM CONCRETE MONUMENT FND	⚡ ELECTRIC TRANSFORMER
CO SANITARY CLEANOUT	⚡ WATER VAULT
CPD COMMUNICATION PEDESTAL	⚡ GAS VALVE
CTP CRIMPED TOP PIPE	⚡ GAS METER
DI DROP INLET	⚡ WATER VALVE
DIP DUCTILE IRON PIPE	⚡ WATER METER
DWCB DOUBLE WING CATCH BASIN	⚡ FIRE HYDRANT
FNC FENCE	⚡ UNDERGROUND ELECTRIC LINE
FM FOUND	⚡ UNDERGROUND GAS LINE
GM GAS METER	⚡ UNDERGROUND WATER LINE
INV INVERT	⚡ PHOTO POSITION INDICATOR
JH JUNCTION BOX	⚡ REGULAR PARKING SPACE COUNT
MB MANHOLE	⚡ HANDICAP PARKING SPACE
OMP OVERHEAD POWER	⚡ TREE POSITION INDICATOR
OTP OPEN TOP PIPE	
PM POWER METER	
PCB POINT OF BEGINNING	
POC POINT OF COMMENCEMENT	
RCP REINFORCED CONCRETE PIPE	
RBR IRON REINFORCING BAR	
RBS REINFORCING SET	
SS SANITARY SEWER	
SWCB SINGLE WING CATCH BASIN	
TRANS ELECTRIC TRANSFORMER	

SURVEYOR CERTIFICATION

To: Fuqua Acquisitions II, LLC
First American 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 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, 5, 6(a), 7(a), 7(b)-1, 8, 9, 10, 11(a), and 13 of said Standard. The field work was completed on July 24, 2015.

Date: July 24, 2015

PRELIMINARY

Bradley D. Cash
Georgia Registered
Land Surveyor # 2940

UTILITY NOTE

THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON LOCATION OF MARKINGS PROVIDED BY:

SUBSURFACE UTILITY INVESTIGATIONS, LLC
808 SWEET BRIAR TRAIL
BOWERS, GEORGIA 30094
(770) 557-4142

SUBSURFACE UTILITY INVESTIGATIONS, LLC UTILIZED SEVERAL TECHNIQUES INCLUDING, BUT NOT LIMITED TO, ELECTROMAGNETIC, MAGNETIC LOCATION FOR FERROUS METALS, ACOUSTIC AND PASSIVE FREQUENCIES TO DESIGNATE AND MARK BURIED UTILITIES ON THE SURFACE WITH PAINT AND FLAGS COVERING THE ENTIRE AREA OF THE PROJECT.

THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. UNDERGROUND UTILITIES NOT OBSERVED OR LOCATED UTILIZING THIS TECHNIQUE MAY EXIST ON THIS SITE BUT NOT BE SHOWN, AND MAY BE FOUND UPON EXCAVATION. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

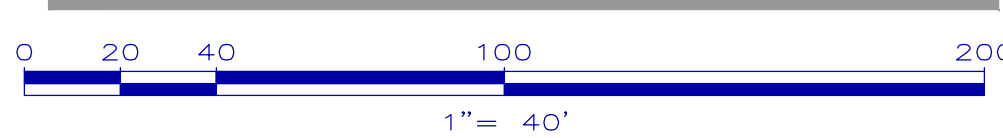
INFORMATION REGARDING MATERIAL AND SIZE OF UTILITIES IS BASED ON RECORDS ACQUIRED FROM THE UTILITY OWNERS.

IF YOU DIG

Know what's below.
Call before you dig.
Dial 811
Or Call 800-282-7411



GRAPHIC SCALE



TRACT AREA SUMMARY

TRACT I.D.	ACRES	SQUARE FEET	ZONING
TRACT 1	0.535 Acres	23,287 sf	R-20
TRACT 2	0.413 Acres	18,005 sf	R-30
TRACT 3	0.334 Acres	14,553 sf	R-30
TRACT 4	0.337 Acres	14,692 sf	R-30
TRACT 5	0.364 Acres	15,837 sf	R-30
TRACT 6	6.008 Acres	261,719 sf	R-30
TOTAL			

GeoSurvey, Ltd.

Land Surveying • 3D Laser Scanning

1660 Barnes Mill Road
Marietta, Georgia 30062

Phone: (770) 795-9900
Fax: (770) 795-8880

www.geosurvey.com
EMAIL: info@geosurvey.com
Certificate of Authorization #LSF-000621

ALTA/ACSM LAND TITLE SURVEY FOR

Fuqua Acquisitions II, LLC
First American Title Insurance Company

GS JOB NO.	20155006	DRAWING SCALE:	1" = 40'	SURVEY DATE:	07/24/2015
FIELD WORK:	JM	CITY:	UNINCORPORATED	REVISIONS	
PROJ MGR:	BDC	COUNTY:	COBB	STATE:	GA
REVIEWED:	JRC	LAND LOT:	769 AND 770	No. Date	Description
DWG FILE:	20155006-01.dwg	DISTRICT:	17TH		