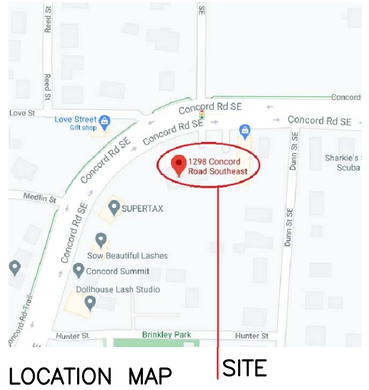


LOCATION MAP
(NOT TO SCALE)

SITE

FLOOD NOTE

I HAVE THIS DATE, EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS, WITHOUT AN ELEVATION CERTIFICATION SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE DUE ITS OPINION FOR SAID PARCEL MAP ID 13067C0113H. EFFECTIVE DATE: 03/04/2013 ZONE: X

THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA. A SECOND OPINION OR COMPREHENSIVE FLOOD EVALUATION STUDY IS SUGGESTED FOR MORE ACCURATE INFORMATION. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS AND INSURANCE COMPANY OR AN APPRAISER.

THIS PLAT WAS PREPARED TO SHOWN THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE PLACED USING SIDE DIMENSIONS FROM HOUSE. ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT–OF–WAY PUBLIC OR PRIVATE.

NOTES:

1. PROPERTY ADDRESS: 1298 CONCORD ROAD SE
   SMYRNA, GA 30080
2. TAX PARCEL I.D. NO.:
   17052300280
3. PROPERTY ZONING
   ZONING NS (NEIGHBORHOOD SHOPPING DISTRICT)
   SETBACK PER ZONING ARE:
   FRONT: 50'
   SIDE: 15'
   REAR: 30'
   MAX. BUILDING HEIGHT: 55' OR 5 STORIES

SURVEY NOTES:

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, TELEPHONE, ELECTRIC, WATER AND SEWER, GAS COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
2. THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE LOCATED USING SIDE DIMENSIONS FROM THE HOUSE. ALL MATTERS OF THE TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAY PUBLIC OR PRIVATE.
3. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD RECORDED AND NOT RECORDED, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
4. SURVEY LAND EXPRESS, INC IS NOT RESPONSIBLE FOR AND DOES NOT WARRANT THE ZONING INFORMATION AND INTERPRETATION AS PROVIDED HEREIN. THIS INFORMATION IS OBTAINED USING ON–LINE SOURCES, TELEPHONE CONVERSATION WITH ZONING OFFICE AT THE COUNTY OR CITY, ETC. AND CANNOT GUARANTEE ITS ACCURACY. IT IS RECOMMENDED THAT THE CLIENT OR USER OF THIS DATA VERIFY THIS INFORMATION WITH THE ISSUING AUTHORITY.
5. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS, ENTITY.

NOTE A
UNABLE TO FIELD VERIFY AT THE TIME OF SURVEY EXACT PIPE LOCATION WITHOUT EXCAVATION

LEGAL DESCRIPTION

#1298 CONCORD RD SE

All that tract or parcel of land lying and being in Land Lot 523 of the 17th District, Second Section of Cobb County, City of Smyrna, Georgia, and being more particularly described as follows:

Commencing at the corner formed by the northern Right of Way of Hunter Street with the southeastern Right of Way of Concord Road; run thence along the southeastern Right of Way of Concord Road and following the curvature thereof 378.30 feet to a point, Thence run South 51 Degrees 50 Minutes 55 Seconds West 23.60 feet to a 0.5"RBS, said point being The True Point of Beginning,

Thence run on an arc of a curve to the right having a radius of 460.30 feet an arc distance of 225.31 feet subtended by a chord on a bearing of North 57 Degrees 33 Minutes 59 Seconds East a distance of 223.06 feet to a Right of Way Monument;
Thence run South 87 Degrees 19 Minutes 07 Seconds East 55.25 feet to a Right of Way Monument;
Thence run North 83 Degrees 12 Minutes 32 Seconds East 36.98 feet to a 0.5"RBS;
Thence leaving the Right of Way of Concord Road on a bearing of South 03 Degrees 34 Minutes 08 Seconds West 148.88 feet to a 0.5"RBF;
Thence run North 89 Degrees 36 Minutes 10 Seconds West 19.79 feet to a 0.5"RBS;
Thence run South 45 Degrees 00 Minutes 00 Seconds West 25.00 feet to a 0.5"RBS;
Thence run South 00 Degrees 00 Minutes 00 Seconds West 144.70 feet to a 0.5"RBS;
Thence run South 90 Degrees 00 Minutes 00 Seconds West 72.24 feet to a a 1"OTP;
Thence run North 00 Degrees 29 Minutes 08 Seconds East 62.36 feet to a 0.5"RBS;
Thence run North 51 Degrees 50 Minutes 55 Seconds West 205.67 feet to a 0.5"RBS, said point being the True Point of Beginning.
Land Area = 1.121 AC

The End

TITLE EXCEPTIONS

Commitment file No.: 20-0022L
SCHEDULE B, SECTION II
EXCEPTIONS

Item 1-7 Not Plottable

8. Condemnation Order, from Otis A. Thompson, et al, to City of Smyrna, dated November 17, 1971, filed on November 18, 1971, and recorded in Deed Book 1269, Page 551,Cobb County, Georgia, records. (Not Plottable)
9. Right of Way Deed from Jennie Lou Fowler, to State Highway Department, filed on May 22, 1972, and recorded in Deed Book 1315, Page 358 Cobb County, Georgia, records. (Maps are not legible to plot)
10. Right of Way Deed from Highland Commercial Bank to City of Smyrna, dated June 18, 2012, filed on June 13, 2013, and recorded in Deed Book 15070, Page 300,Cobb County, Georgia, records. (NOTE: may be part of property conveyed out of RTV) (Plotted)
11. Easement from Highland Commercial Bank to Georgja Power Company, dated May 16, 2013, filed on August 8, 2013, and recorded in Deed Book 15087, Page 487,Cobb County, Georgia, records. (Not Plottable)

SURVEY CERTIFICATION

This survey is made for the benefit of:
ADP–CONCORD ROAD, LLC, A GEORGIA LIMITED LIABILITY COMPANY
FIDELITY NATIONAL TITLE INSURANCE COMPANY

I, Eugene Stepanov, Registered Land Surveyor in the State of Georgia, do hereby certify to the aforesaid parties, their successors and assigns, as of the date set forth above, that I have made a careful survey of a tract of land (the "Premises") described as follows: see legal description shown on survey.

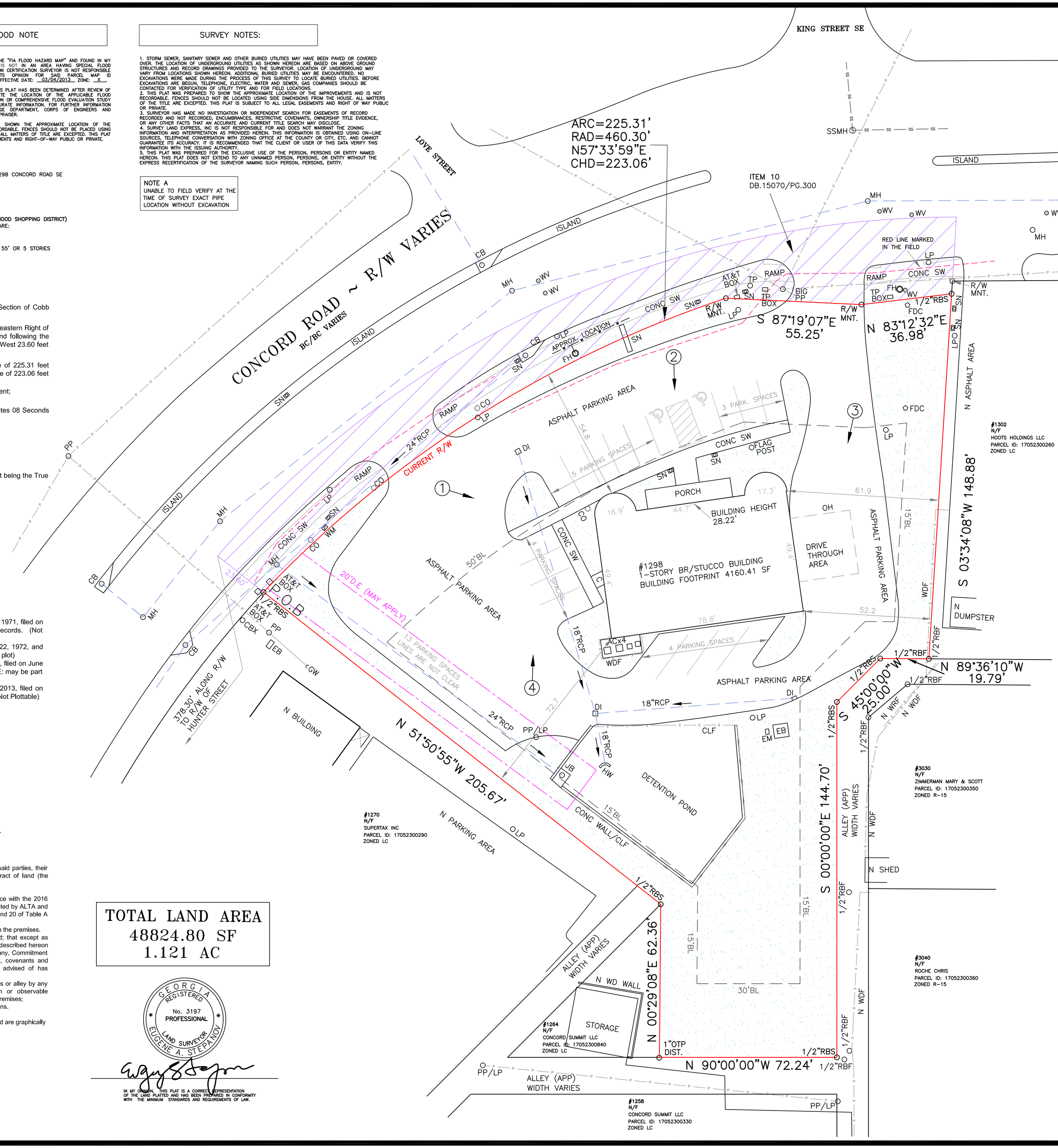
1. This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(a), 6(b), 7a, 7b(b)(1), 7(c), 8, 9, 10(a) 11, 13, 14, 16, 17, 18, 19 and 20 of Table A thereof. The fieldwork was completed on 10/27/2020. Date of Plat or Map signed: 10/29/2020.
2. The survey correctly shows the location of all buildings, structures and other improvements situated on the premises.
3. All utilities serving the premises enter through adjoining public streets and/or easements of record; that except as shown, there are no know or visible easements or right of ways across said premises; that the property described hereon is the same as the property described in ALTA Commitment for Fidelity National Title Insurance Company, Commitment No: 20-0022L with effective date of commitment October 22, 2020, and that all known easements, covenants and restrictions referenced in said title commitment, and easements which the undersigned has been advised of has knowledge, have been plotted hereon or otherwise noted as to their effect on the subject property;
4. There are no known or observable encroachments, see the drawing, onto adjoining premises, streets or alley by any buildings, structures or other improvements located on the premises, and there are no known or observable encroachments onto said premises by buildings, structures or other improvements situated on adjoining premises;
5. There is no observable evidence of recent earth moving work, building construction, or building additions.
6. The property has direct physical access to Concord Road SE .
7. The number of striped parking spaces located on the subject property is 29 regular, and 2 handicapped are graphically shown hereon.

Eugene Stepanov
GA Reg. Land Surveyor No. 3197

TOTAL LAND AREA
48824.80 SF
1.121 AC

GEORGIA REGISTERED No. 3197 PROFESSIONAL LAND SURVEYOR EUGENE A. STEPANOV

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.



* LEGEND *

APD	AS PER DEED
AE	ACCESS EASEMENT
APF	AS PER FIELD
AI	ANGLE IRON FOUND
AIF	ANGLE IRON FOUND
APP	AS PER PLAT
APR	AS PER RECORD
B	BOLLARD
BC	BACK OF CURB
BLK	BLOCK
BL	BUILDING LINE SETBACK
BR	BRICK
CB	CATCH BASIN
CBX	CABLE BOX
CL	CENTER LINE
CLF	CHAIN LINK FENCE
CM	CADASTRAL MAP
CMP	CORRUGATED METAL PIPE
C.O.A.	CITY OF ATLANTA
CO	SAN. SEWER CLEANOUT
CP	CALCULATED POINT
CPT	CARPORT
CTP	CRIMP TOP PIPE FOUND
D	DEED
DE	DRAINAGE EASEMENT
DI	DRAINAGE INLET
EB	ELECTRIC POWER BOX
EM	ELECTRIC METER
EP	EDGE OF PAVEMENT
F	FIELD
FC	FENCE CORNER
FH	FIRE HYDRANT
FR	FRAME
GL	GAS LINE
GM	GAS METER
GV	GAS VALVE
GW	GUY WIRE
HDW	HEAD WALL
HW	HARDWOOD TREE
IPF	IRON PIN FOUND
IPS	IRON PIN SET
IR	IRON ROD FOUND
IRF	IRON FENCE
IM	IRRIGATION METER
IV	IRRIGATION VALVE
JB	JUNCTION BOX
LP	LIGHT POLE
LLL	LAND LOT LINE
MAG	MAGNETIC READING
MGN	MAGNOLIA TREE
MH	MAN HOLE
MTF	METAL FENCE
N	N'BORS
OH	OVERHANG
OTP	OPEN TOP PIPE FOUND
OU	OWNERSHIP UNCLEAR
P	PORCH
PC	PROPERTY CORNER
PL	PROPERTY LINE
PN	PINE TREE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PP	POWER POLE
PW	POWER LINE
(P)	PLAT
R	RECORD
RBF	REINFORCING BAR FOUND
RBS	REINFORCING BAR SET
RCP	REINFORCED CONC. PIPE
R/W	RIGHT–OF–WAY
SN	SIGN
SSL	SANITARY SEWER LINE
SSE	SANITARY SEWER EASEMENT
SP	SCREENED PORCH
TB	TOP OF BANK
TP	TRAFFIC POLE
UE	UTILITY EASEMENT
WD	WOOD
WDF	WOOD FENCE
WDK	WOOD DECK
WL	WATER LINE
WM	WATER METER
WRF	WIRE FENCE
WV	WATER VALVE
WW	WET WEATHER
YI	YARD INLET
–X–X–	FENCE
	INDICATES STAIRS

* SYMBOLS *

- ELECTRIC PANEL/METER
- WATER METER
- AIR CONDITIONER
- GAS METER
- WATER VALVE
- SANITARY SEWER MANHOLE
- STORM MANHOLE
- TRAFFIC/INFO SIGN
- GAS MARKER
- LAMP POST
- FIRE HYDRANT
- DRAINAGE INLET

* LINE INDICATORS *

- INDICATES SANITARY SEWER LINE
- INDICATES POWER LINE
- INDICATES WATER LINE
- INDICATES GAS LINE
- INDICATES FENCE LINE
- INDICATES DRAINAGE LINE
- INDICATES EASEMENT

SITE PICTURES

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③

④

SURVEY LAND EXPRESS, INC
PROFESSIONAL LAND SURVEYING SERVICES
24 LENOX POINTE
ATLANTA, GA 30324
OFFICE 404–252–5747
FAX 404–601–0941
EMAIL INFO@SURVEYLANDEXPRESS.COM

ALTA/NSPS LAND TITLE SURVEY FOR:
ADP–CONCORD ROAD, LLC, A GEORGIA LIMITED LIABILITY COMPANY
FIDELITY NATIONAL TITLE INSURANCE COMPANY

LAND LOT 523 — 17TH DISTRICT — 2ND SECTION — COBB COUNTY, GEORGIA

REVISIONS	BY
11/09/2020	ES

0 — 20
SCALE 1" = 20'

DRAWN BY	AP
CHECKED BY	ES
FIELD WORK	10/27/2020
DATE SIGNED	10/29/2020
SCALE:	1"= 20'
JOB No.	20202315–2
COORD No.	20202315

SHEET NUMBER
1 OF 1
24x36 PAPER SIZE