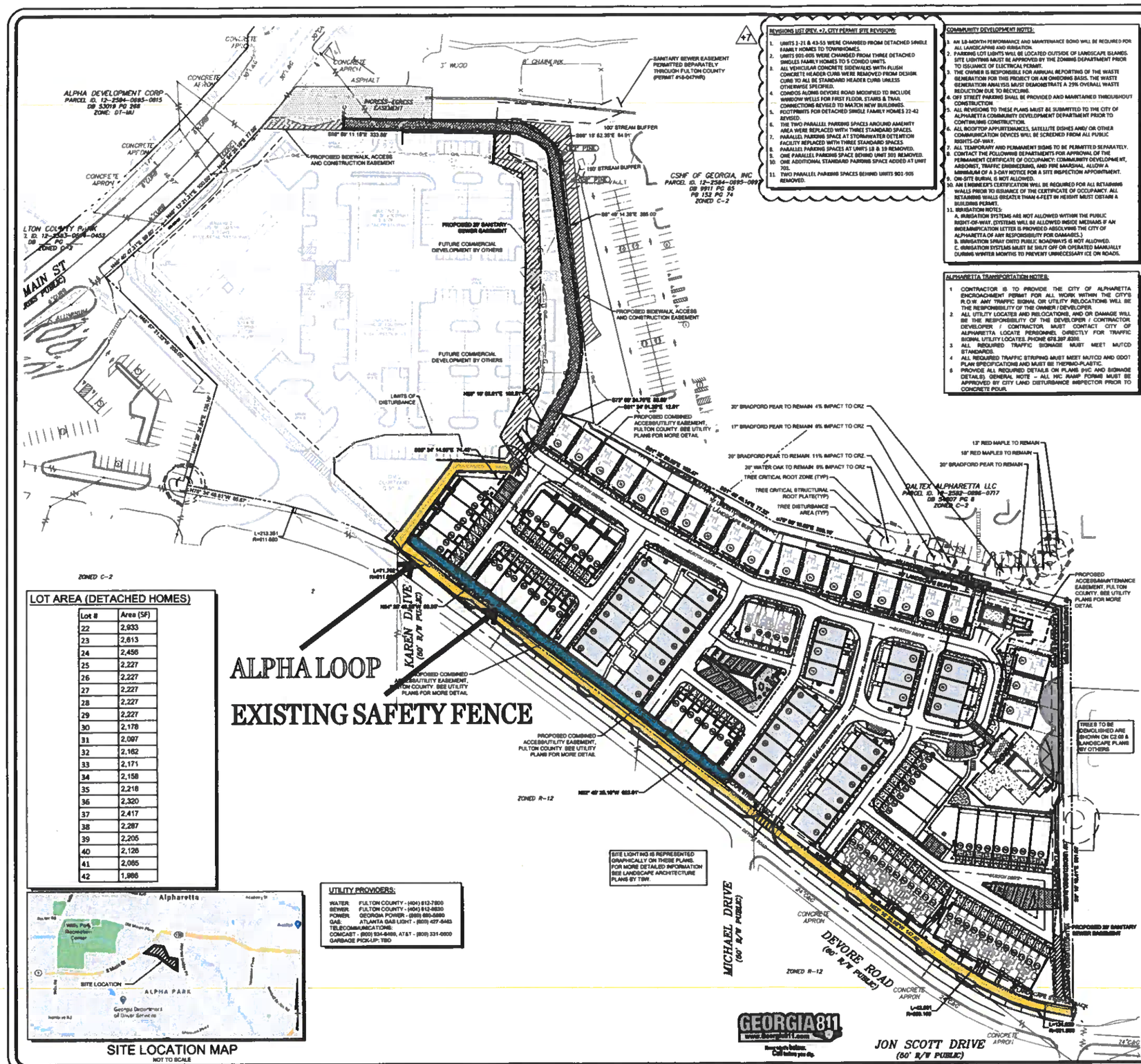


LOT AREA (DETACHED HOMES)

Lot #	Area (SF)
22	2,933
23	2,613
24	2,456
25	2,227
26	2,227
27	2,227
28	2,227
29	2,227
30	2,178
31	2,097
32	2,162
33	2,171
34	2,158
35	2,218
36	2,320
37	2,417
38	2,287
39	2,205
40	2,126
41	2,065
42	1,986

SITE LOCATION MAP
NOT TO SCALE

UTILITY PROVIDERS:

WATER: FULTON COUNTY - (404) 612-7800
SEWER: FULTON COUNTY - (404) 612-8830
POWER: GEORGIA POWER - (800) 660-5890
GAS: ATLANTA GAS LIGHT - (800) 427-5463
TELECOMMUNICATIONS:
COMCAST - (800) 934-6489, AT&T - (800) 331-0500
GARBAGE PICK-UP: TBD

REVISIONS LIST (REV. #7, CITY PERMIT SITE REVISION):

1. UNITS 1-21 & 43-53 WERE CHANGED FROM DETACHED SINGLE FAMILY HOMES TO TOWNHOMES.
2. UNITS 901-905 WERE CHANGED FROM THREE DETACHED SINGLES FAMILY HOMES TO 5 CONDO UNITS.
3. ALL VEHICULAR CONCRETE SIDEWALKS WITH FLUSH CONCRETE HEADER CURB WERE REMOVED FROM DESIGN. CURB TO ALL BE STANDARD HEADER CURB UNLESS OTHERWISE SPECIFIED.
4. CONDOS ALONG DEVORE ROAD MODIFIED TO INCLUDE WINDOW WELLS FOR FIRST FLOOR, STAIRS & TRAIL CONNECTIONS REVISED TO MATCH NEW BUILDINGS.
5. FOOTPRINTS FOR DETACHED SINGLE FAMILY HOMES 22-42 REVISED.
6. THE TWO PARALLEL PARKING SPACES AROUND AMENITY AREA WERE REPLACED WITH THREE STANDARD SPACES.
7. PARALLEL PARKING SPACE AT STORMWATER DETENTION FACILITY REPLACED WITH THREE STANDARD SPACES
8. PARALLEL PARKING SPACES AT UNITS 18 & 19 REMOVED.
9. ONE PARALLEL PARKING SPACE BEHIND UNIT 301 REMOVED.
10. ONE ADDITIONAL STANDARD PARKING SPACE ADDED AT UNIT 701.
11. TWO PARALLEL PARKING SPACES BEHIND UNITS 901-905 REMOVED.

COMMUNITY DEVELOPMENT NOTES:

1. AN 18-MONTH PERFORMANCE AND MAINTENANCE BOND WILL BE REQUIRED FOR ALL LANDSCAPING AND IRRIGATION.
2. PARKING LOT LIGHTS WILL BE LOCATED OUTSIDE OF LANDSCAPE ISLANDS. SITE LIGHTING MUST BE APPROVED BY THE ZONING DEPARTMENT PRIOR TO ISSUANCE OF ELECTRICAL PERMIT.
3. THE OWNER IS RESPONSIBLE FOR ANNUAL REPORTING OF THE WASTE GENERATION FOR THIS PROJECT ON AN ONGOING BASIS. THE WASTE GENERATION ANALYSIS MUST DEMONSTRATE A 25% OVERALL WASTE REDUCTION DUE TO RECYCLING.
4. OFF STREET PARKING SHALL BE PROVIDED AND MAINTAINED THROUGHOUT CONSTRUCTION.
5. ALL REVISIONS TO THESE PLANS MUST BE SUBMITTED TO THE CITY OF ALPHARETTA COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO CONTINUING CONSTRUCTION.
6. ALL ROOFTOP APPURTENANCES, SATELLITE DISHES AND/ OR OTHER COMMUNICATION DEVICES WILL BE SCREENED FROM ALL PUBLIC RIGHTS-OF-WAY.
7. ALL TEMPORARY AND PERMANENT SIGNS TO BE PERMITTED SEPARATELY.
8. CONTACT THE FOLLOWING DEPARTMENTS FOR APPROVAL OF THE PERMANENT CERTIFICATE OF OCCUPANCY: COMMUNITY DEVELOPMENT, ARBORIST, TRAFFIC ENGINEERING, AND FIRE MARSHAL. ALLOW A MINIMUM OF A 3-DAY NOTICE FOR A SITE INSPECTION APPOINTMENT.
9. ON-SITE BURIAL IS NOT ALLOWED.
10. AN ENGINEER'S CERTIFICATION WILL BE REQUIRED FOR ALL RETAINING WALLS PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. ALL RETAINING WALLS GREATER THAN 4-FEET IN HEIGHT MUST OBTAIN A BUILDING PERMIT.
11. IRRIGATION NOTES:
    A. IRRIGATION SYSTEMS ARE NOT ALLOWED WITHIN THE PUBLIC RIGHT-OF-WAY. (SYSTEMS WILL BE ALLOWED INSIDE MEDIANS IF AN INDEMNIFICATION LETTER IS PROVIDED ABSOLVING THE CITY OF ALPHARETTA OF ANY RESPONSIBILITY FOR DAMAGES.)
    B. IRRIGATION SPRAY DIRTO PUBLIC ROADWAYS IS NOT ALLOWED.
    C. IRRIGATION SYSTEMS MUST BE SHUT OFF OR OPERATED MANUALLY DURING WINTER MONTHS TO PREVENT UNNECESSARY ICE ON ROADS.

ALPHARETTA TRANSPORTATION NOTES:

1. CONTRACTOR IS TO PROVIDE THE CITY OF ALPHARETTA ENCROACHMENT PERMIT FOR ALL WORK WITHIN THE CITY'S R.O.W. ANY TRAFFIC SIGNAL OR UTILITY RELOCATIONS WILL BE THE RESPONSIBILITY OF THE OWNER / DEVELOPER.
2. ALL UTILITY LOCATES AND RELOCATIONS, AND OR DAMAGE WILL BE THE RESPONSIBILITY OF THE DEVELOPER / CONTRACTOR. DEVELOPER / CONTRACTOR MUST CONTACT CITY OF ALPHARETTA LOCATE PERSONNEL DIRECTLY FOR TRAFFIC SIGNAL UTILITY LOCATES. PHONE 678.297.6200.
3. ALL REQUIRED TRAFFIC SIGNAGE MUST MEET MUTCD STANDARDS.
4. ALL REQUIRED TRAFFIC STRIPING MUST MEET MUTCD AND GDOT PLAN SPECIFICATIONS AND MUST BE THERMO-PLASTIC.
5. PROVIDE ALL REQUIRED DETAILS ON PLANS (HC AND SIGNAGE DETAILS). GENERAL NOTE – ALL HC RAMP FORMS MUST BE APPROVED BY CITY LAND DISTURBANCE INSPECTOR PRIOR TO CONCRETE POUR.

SITE DATA:

ADDRESS	DEVORE RD,ALPHARETTA, GA 30009
RESIDENTIAL SITE AREA	7.416 ACRES
COMMERCIAL SITE AREA	5.484 ACRES
TOTAL PROPERTY AREA	12.91 ACRES
DEVORE RD. DEDICATED R/W AREA	0.094 ACRES
ON SITE DISTURBANCE AREA	7.387 ACRES
OFFSITE DISTURBANCE AREA	1.321 ACRES
TOTAL DISTURBANCE AREA	8.644 ACRES
ZONING	
ZONING	OI-MU
ZONING CASE #	PM-17-38
ZONING JURISDICTION	ALPHARETTA
DEVELOPMENT STANDARDS	
CONDOMINIUM UNITS	63 UNITS
SINGLE FAMILY DETACHED (22' WIDE)	37 UNITS
SINGLE-FAMILY UNITS (27' WIDE)	21 UNITS
TOTAL UNITS	138 UNITS
TOTAL UNIT DENSITY	10.69 UNITS/AC
MAXIMUM BUILDING HEIGHT	48 FEET
PARKING	
PARKING SPACES REQUIRED	218 PARKING SPACES
SINGLE FAMILY HOME (2 18 SPACES / UNIT) (27' WIDE UNITS)	58 PARKING SPACES
SINGLE FAMILY DETACHED (2 18 SPACES / UNIT) (22' WIDE UNITS)	66 PARKING SPACES
CONDOMINIUM (1 18 SPACES / UNIT)	63 PARKING SPACES
PARKING SPACES PROVIDED	218 PARKING SPACES
SINGLE FAMILY HOME (22' WIDE)	74 PARKING SPACES
SINGLE FAMILY UNIT (27' WIDE)	42 PARKING SPACES
CONDOMINIUM	126 PARKING SPACES
ADDITIONAL PARKING	60 (+ 32 INTERNAL SPACES + 28 ON-STREET SPACES)
HANDICAPPED SPACES REQUIRED	1 HANDICAPPED SPACE
HANDICAPPED SPACES PROVIDED	1 HANDICAPPED SPACE

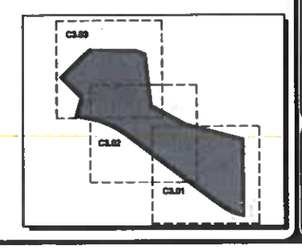
Civic & Amenity Spaces		
Required Civic Space, Combined Commercial & Residential	1.380 Acres	
Provided Civic Space, Residential Site	0.019 Acres	1.40%
Provided Civic Space, Commercial Site	1.361 Acres	98.60%
Total Provided Civic Space	1.380 Acres	100%
Required Amenity Space, Combined Commercial & Residential	1.380 Acres	
Provided Amenity Space, Residential	1.012 Acres	73.33%
Provided Amenity Space, Commercial	0.368 Acres	26.67%
Total Provided Amenity Space	1.380 Acres	100%

SITE NOTES:

1. ALL STRIPING AND ARROWS TO MEET GEORGIA DOT STANDARDS.
2. AT ALL POINTS ALONG THE PUBLIC RIGHT OF WAY WHERE THE EXISTING CURB HEIGHT IS LESS THAN 6 INCHES HIGH, THE EXISTING CURB SHALL BE REMOVED AND REPLACED OR RESET TO MINIMUM ALPHARETTA REQUIREMENTS AND THE SIDEWALK REPLACED
3. PRIOR TO THE DEDICATION AND ACCEPTANCE OF SANITARY SEWER, STORM SEWER OR STREET INFRASTRUCTURE TO THE ALPHARETTA, "AS-BUILT" DRAWINGS AND 3-YEAR MAINTENANCE BONDS ARE REQUIRED. THE STREET CONSTRUCTION SHALL DEMONSTRATE ADEQUATE COMPACTION WITH PROFESSIONAL TESTING AND REPORTS PREPARED BY A GEORGIA REGISTERED PROFESSIONAL CIVIL ENGINEER. THE SANITARY SEWER INSTALLATION SHALL INCLUDE AN INTERNAL TELEVISION INSPECTION, A SUCCESSFUL MANDRELL PULL AND SUCCESSFUL LEAK-DOWN PRESSURE TEST.
4. INSTALLATION OF SIDEWALK ALONG PUBLIC RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH REQUIREMENTS OF ALPHARETTA CODE. SIDEWALKS AND CONCRETE CURB AND GUTTER SHALL CONFORM TO THE ALPHARETTA STANDARD DETAILS. LOCATION OF SIDEWALKS AND SETBACKS ZONES AS SHOWN AS DETERMINED BY PLANNING DEPARTMENT.
5. ALL WORK AND MATERIALS SHALL COMPLY WITH THE ALPHARETTA, GEORGIA REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
6. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED REMOVED, OR RELOCATED AS NECESSARY.
7. CONTRACTOR SHALL OBTAIN ALL PERMITS BEFORE CONSTRUCTION BEGINS.
8. BUILDING DIMENSIONS SHOWN ON THIS PLAN ARE SCHEMATIC IN NATURE. SEE ARCHITECTURAL PLANS FOR ACTUAL DIMENSIONS.
9. SITE CONTRACTOR SHALL FURNISH "AS-BUILT" DRAWINGS INDICATING ALL CHANGES AND DEVIATIONS.
10. SITE WORK CONTRACTOR IS RESPONSIBLE FOR WORK TO WITHIN 5' OF THE BUILDINGS
11. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATION INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS AND POLES, ETC., GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
12. ALL TEMPORARY AND PERMANENT SIGNS SHALL BE PERMITTED SEPARATELY.
13. OPEN BURNING OR BURY PITS ARE NOT ALLOWED
14. THERE ARE NO KNOWN WETLANDS ON SITE PER THE NATIONAL WETLANDS INVENTORY MAP
15. ALL REQUIRED TRAFFIC SIGNAGE MUST MEET MUTCD STANDARDS
16. NO WELLS OR SEPTIC SYSTEMS ARE PROPOSED OR EXIST ON SITE.
17. A GEORGIA CERTIFICATE OF COMPETENCY HOLDER FOR AUTOMATIC FIRE AND SPRINKLER SYSTEMS WILL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF UNDERGROUND SUPPLY PIPING

SITE LIGHTING IS REPRESENTED GRAPHICALLY ON THESE PLANS. FOR MORE DETAILED INFORMATION SEE LANDSCAPE ARCHITECTURE PLANS BY TBW.

TREES TO BE DEMOLISHED ARE SHOWN ON C2.00 & LANDSCAPE PLANS BY OTHERS



MAXWELL

A MASTER PLANNED RESIDENTIAL DEVELOPMENT
FOR
THE PROVIDENCE GROUP
11340 LAKEFIELD DR.
SUITE 250
JOHNS CREEK, GA 30097
PHONE: 770-527-4544

CITY OF ALPHARETTA
FULTON COUNTY
GEORGIA

LAND LOT 886 & 895
1ST DISTRICT

"WE PROVIDE SOLUTIONS"
PLANNERS AND ENGINEERS COLLABORATIVE
SITE PLANNING ■ LANDSCAPE ARCHITECTURE ■ CIVIL ENGINEERING ■ LAND SURVEYING
■ 330 RESEARCH COURT ■ PEACHTREE CORNERS, GEORGIA 30092 ■ (770) 451-2741 ■ FAX (770) 451-3915 ■

REVISIONS:

NO.	DATE	BY	DESCRIPTION
-1	04-10-2018	PEC	FULTON WS SUBMITTAL
-2	05-16-2018	PEC	LDP SUBMITTAL
-3	07-18-2018	PEC	CITY/COUNTY COMMENTS
-4	08-15-2018	PEC	FULTON WS SUBMITTAL
-5	08-22-2018	PEC	FULTON WS SUBMITTAL
-6	08-28-2018	PEC	LDP RESUBMITTAL
-7	09-06-2018	PEC	FULTON WS SUBMITTAL
+1	10-29-2018	PEC	FULTON WS LDP REVISION
+2	12-03-2018	PEC	CLIENT REVISIONS
+3	12-10-2018	PEC	FULTON CO COMMENTS
+4	03-07-2019	PEC	WATER REVISIONS
+5	04-24-2019	PEC	FULTON WS REVISION
+6	05-16-2019	PEC	TOWNHOME REVISION
+7	06-28-2019	PEC	CITY PERMIT SITE REVISION

CITY OF ALPHARETTA LDP #: D18-0019
FULTON COUNTY (SS,W) #: 18-031WRR

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MASTER SITE PLAN

0 30 60 120 180

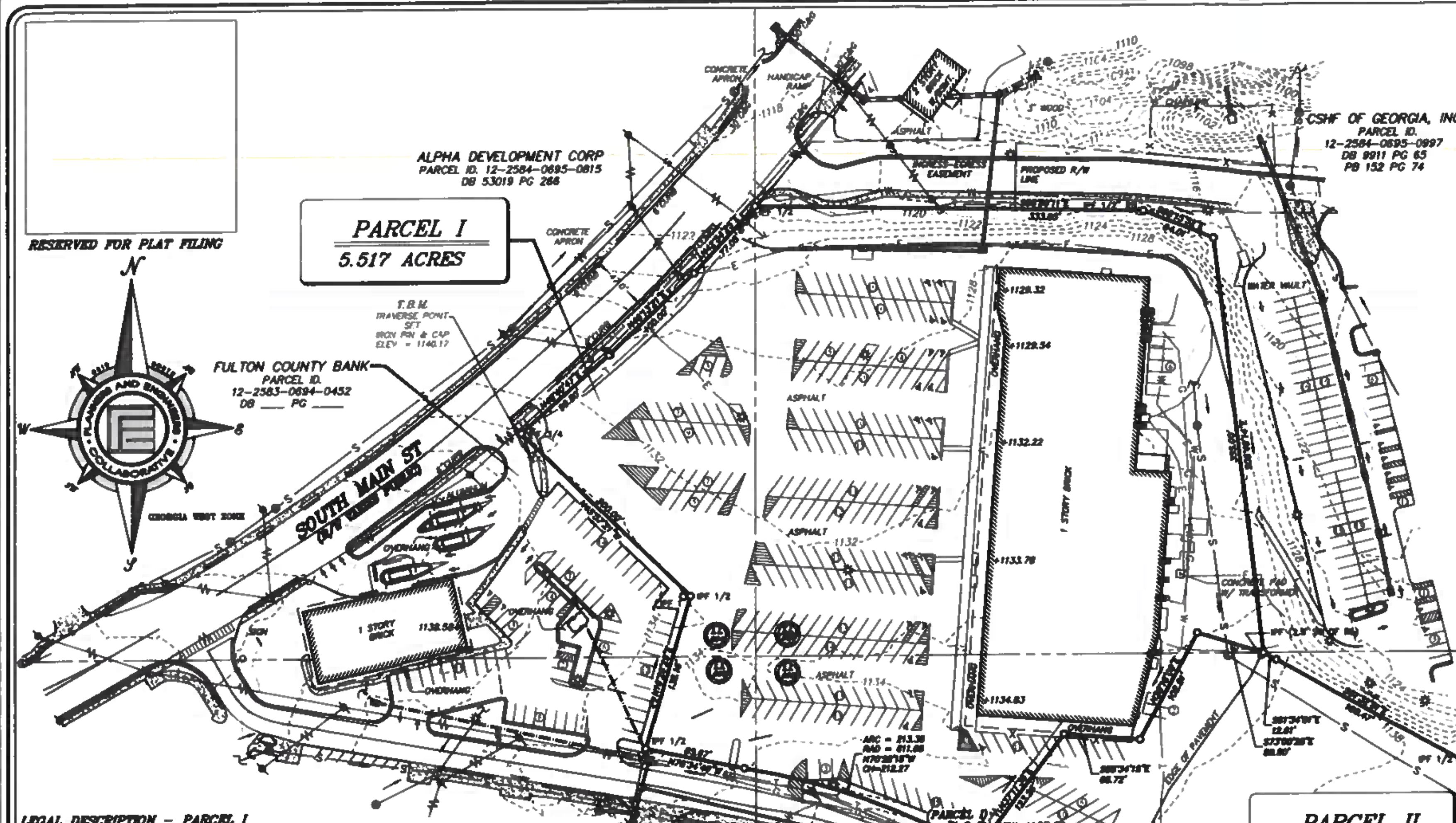
SCALE: 1" = 60'
DATE: 6/28/2019
PROJECT: 16143.03

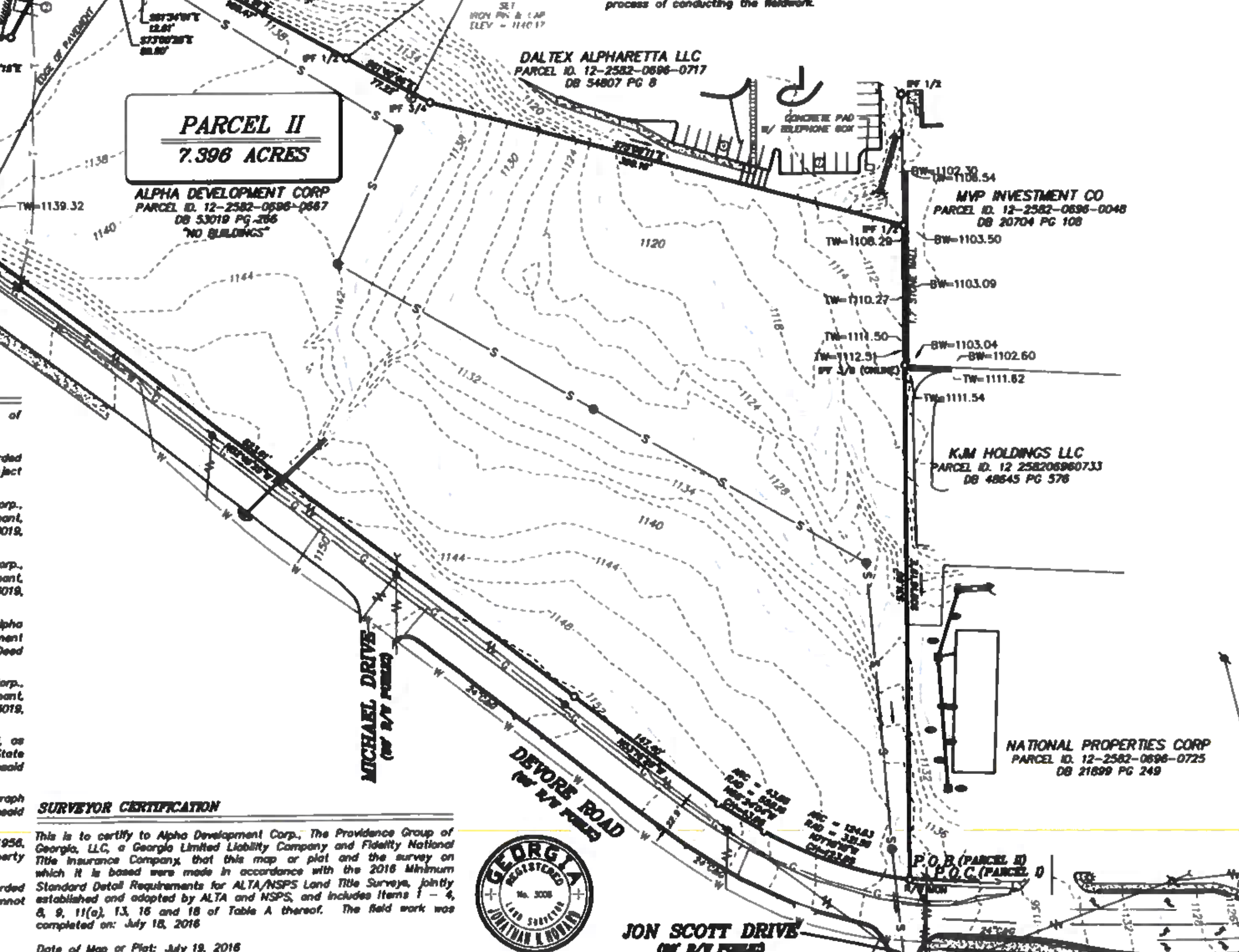
THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE.

GEORGIA REGISTERED No. 34383 PROFESSIONAL ENGINEER KENNETH J. WOOD

GSWCC LEVEL II DESIGN PROFESSIONAL CERTIFICATION # 0000059389 EXP. 10/26/2021

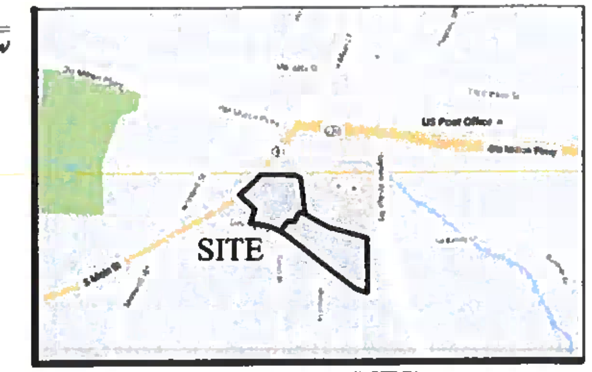
C3.00
SHEET





LEGEND

- IPF — IRON PIN FOUND (#4 Re-Rod unless noted otherwise)
- IPS — IRON PIN SET (#4 Re-Rod unless noted otherwise)
- OT PIPE — IRON PIN FOUND (open top pipe)
- CT PIPE — IRON PIN SET (crimp top pipe)
- POINT
- CMF — CONCRETE MONUMENT FOUND
- MH — SANITARY SEWER MANHOLE
- GREASE TRAP
- CLEANOUT
- TELEPHONE MANHOLE
- ACCESS MANHOLE
- —S— SANITARY SEWER LINE
- STORM DRAINAGE LINE
- —CS— COMB. STORM & SAN. SEWER LINE
- SINGLE WING CATCH BASIN LEFT
- SINGLE WING CATCH BASIN RIGHT
- DOUBLE WING CATCH BASIN
- JUNCTION BOX
- YARD INLET
- GRATE INLET
- CURB INLET
- DROP INLET
- HEADWALL
- WI — WEIR INLET
- PP — POWER POLE
- TP — TRAFFIC POLE
- SP — SERVICE POLE
- POWER POLE W/ GUY WIRE
- OVERHEAD POWER / TELEPHONE LINE
- WATER METER
- WATER VALVE
- GAS VALVE
- FH — FIRE HYDRANT
- —W— WATER LINE
- LIGHT POLE



SITE MAP (NTS)

REV	DATE	DESCRIPTION	BY

NOTES

1. The underground utilities shown have been located from field survey information and existing drawings. This surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information supplied and to the surveyor's best knowledge are approximately as shown. The surveyor has not physically located the underground utilities.

2. I have examined the Federal Emergency Management Agency Flood Insurance Rate Map for Fulton County, Georgia and Incorporated Areas, Community Panel Number 13121C0058F, Panel 58 of 490, effective date September 18, 2013 and found a property shown hereon to fall within a designated Flood Zone "X" (areas of 100 Year flood).

3. The orthometric heights (elevations and contours) shown hereon were determined by GPS observations and were adjusted by Planners and Engineers Collaborative in July 2016. North American Datum of 1983 (NAD83), North American Vertical Datum of 1988 (NAVD88), Georgia West Zone State Plane Coordinates.

4. The term "Certification" relating to professional engineering and land surveying services shall mean a signed statement based upon facts and knowledge known to the registrant and is not a guarantee or warranty, either expressed or implied.

5. No zoning information provided for building setbacks.

6. The underground utilities shown hereon were determined by locating paint markings created by Planners and Engineers Collaborative.

7. There are 252 regular parking spaces and 23 handicapped spaces for a total of 275 parking spaces.

8. There is no evidence of earth moving work, building construction, or buildings additions observed in the process of conducting the fieldwork.

LEGAL DESCRIPTION – PARCEL I

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 693, 694, 695 & 696 of the 1st District, 2nd Section, Fulton County, City of Alpharetta, Georgia and being more particularly described as follows:
To find the TRUE POINT OF BEGINNING, commence from a concrete monument with metal disc, located at the intersection of the northerly right-of-way (R/W) line of Devore Road (60' R/W Public) and the northerly R/W of Jon Scott Drive (50' R/W Public); thence 124.63 feet along said northerly R/W line of Devore Road (60' R/W Public) an arc of a curve to the right, said curve having a radius of 321.56 feet and a chord bearing and distance of North 71 degrees 18 minutes 18 seconds West 123.85 feet; thence 43.66 feet along an arc of a curve to the right, said curve having a radius of 558.16 feet and a chord bearing and distance of North 58 degrees 24 minutes 04 seconds West 43.65 feet to a point; thence North 53 degrees 16 minutes 29 seconds West a distance of 147.40 feet to a point; thence North 52 degrees 48 minutes 25 seconds West a distance of 623.61 feet to a point, said point being the POINT OF BEGINNING, thence along said northerly R/W line of Devore Road (60' R/W Public) North 54 degrees 25 minutes 46 seconds West a distance of 58.85 feet to a point;; thence Northwesterly, a distance of 64.45 feet along a curve to the left having a radius of 611.65 feet, and a chord bearing and distance of N.57°27'33"W.,64.42 feet to a point and the TRUE POINT OF BEGINNING; thence continue Westerly along said curve to the left a distance of 213.35 feet, having a radius of 611.65 feet, and a chord bearing and distance of N.70°28'15"W.,212.27 feet to a point; thence N.78°34'49"W., a distance of 85.67 feet to a #4 rebar found; thence N.18°26'25"E., a distance of 135.16 feet to a #4 rebar found; thence N.45°57'21"W., a distance of 200.00 feet to a #6 rebar found; thence N.48°40'47"E., a distance of 99.80 feet to a point; thence N.48°13'21"E., a distance of 100.00 feet to a point; thence N.42°54'25"E., a distance of 77.05 feet to a #4 rebar found; thence S.88°59'11"E., a distance of 333.85 feet to a #4 rebar found; thence S.68°15'52"E., a distance of 84.01 feet to a point; thence S.08°49'14"E., a distance of 355.00 feet to a point; thence N.73°00'25"W., a distance of 59.50 feet to a point; thence S.28°16'09"W., a distance of 102.51 feet to a point; thence N.85°34'15"W., a distance of 85.72 feet to a point; thence S.37°11'35"W., a distance of 123.26 feet to a point and the TRUE POINT OF BEGINNING.

Said tract containing 5.517 acres.

LEGAL DESCRIPTION – PARCEL II

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 696 and 695 of the 1st District, 2nd Section, Fulton County, City of Alpharetta, Georgia and being more particularly described as follows:
Beginning at a concrete monument with metal disc, located at the intersection of the northerly right-of-way (R/W) line of Devore Road (60' R/W Public) and the northerly R/W of Jon Scott Drive (50' R/W Public), said point being the POINT OF BEGINNING, thence 124.63 feet along said northerly R/W line of Devore Road (60' R/W Public) an arc of a curve to the right, said curve having a radius of 321.56 feet and a chord bearing and distance of North 71 degrees 18 minutes 18 seconds West 123.85 feet; thence 43.66 feet along an arc of a curve to the right, said curve having a radius of 558.16 feet and a chord bearing and distance of North 58 degrees 24 minutes 04 seconds West 43.65 feet to a point; thence North 53 degrees 16 minutes 29 seconds West a distance of 147.40 feet to a point; thence North 52 degrees 48 minutes 25 seconds West a distance of 623.61 feet to a point; thence North 54 degrees 25 minutes 46 seconds West a distance of 58.85 feet to a point;; thence Northwesterly, a distance of 64.45 feet along a curve to the left having a radius of 611.65 feet, and a chord bearing and distance of N.57°27'33"W.,64.42 feet to a point; thence leaving said northerly R/W line of Devore Road (60' R/W Public) N.37°11'35"E., a distance of 123.26 feet to a point; thence S.85°34'15"E., a distance of 85.72 feet to a point; thence N.28°16'09"E., a distance of 102.51 feet to a point; thence S.73°00'25"E., a distance of 59.50 feet to a point; thence S.61°34'01"E., a distance of 12.61 feet to a point; thence S.61°32'51"E., a distance of 180.47 feet to a #4 rebar found; thence S.61°40'46"E., a distance of 77.22 feet to a #6 rebar found; thence S.75°09'11"E., a distance of 399.16 feet to a #4 rebar found; thence S.00°16'19"E., a distance of 531.69 feet to a concrete monument with metal disc and the TRUE POINT OF BEGINNING.

Said tract containing 7.396 acres.

EXCEPTIONS

Fidelity National Title Insurance Company's commitment number GA-170742 with an effective date of October 6, 2017. was used in the preparation of this survey and the listed exceptions are as follows:

12. Easement from Alpha Development to Georgia Power Company dated October 23, 2017, recorded November 8, 2013 in Deed Book 53334, Page 33, Fulton County, Georgia Records. Affects the subject property and cannot be plotted.

14. Lease between Artis Webb, Sr. d/b/a Meto Rhino Distributors, Tenant, and Alpha Development Corp., Landlord, as evidenced by Non-Disturbance, Attornment and Subordination Agreement among Tenant, Landlord and State Bank and Trust, dated July 30, 2013, recorded August 15, 2013 in Deed Book 53019, page 304, aforesaid Records. Affects the subject property and cannot be plotted.

15. Lease between Artis Webb, Sr. d/b/a Meto Rhino Distributors, Tenant, and Alpha Development Corp., Landlord, as evidenced by Non-Disturbance, Attornment and Subordination Agreement among Tenant, Landlord and State Bank and Trust, dated July 30, 2013, recorded August 15, 2013 in Deed Book 53019, page 309, aforesaid Records. Affects the subject property and cannot be plotted.

16. Lease between Euro Gourmet Foods, Inc. d/b/a International Gourmet Foods, Tenant, and Alpha Development Corp., Landlord, as evidenced by Non- Disturbance, Attornment and Subordination Agreement among Tenant, Landlord and State Bank and Trust, dated July 30, 2013, recorded August 15, 2013 in Deed Book 53019, page 314, aforesaid Records. Affects the subject property and cannot be plotted.

17. Lease between The Green Bean Exchange Alpharetta LLC, Tenant, and Alpha Development Corp., Landlord, as evidenced by Non-Disturbance, Attornment and Subordination Agreement among Tenant, Landlord and State Bank and Trust, dated July 30, 2013, recorded August 15, 2013 in Deed Book 53019, page 319, aforesaid Records. Affects the subject property and cannot be plotted.

18. Lease between Martha Stone and Nancy Thomas, Tenant, and Alpha Development Corp., Landlord, as evidenced by Non-Disturbance, Attornment and Subordination Agreement among Tenant, Landlord and State Bank and Trust, dated July 30, 2013, recorded August 15, 2013 in Deed Book 53019, page 324, aforesaid Records. Affects the subject property and cannot be plotted.

19. General Permit from Alpha Development Corporation, Inc. to Southern Bell Telephone and Telegraph Company, dated December 3, 1956, recorded December 31, 1956 in Deed Book 3183, Page 53, aforesaid Records. Affects the subject property and cannot be plotted.

20. Easement from Alpha Development Corp. to Georgia Power Company, dated December 14, 1956, recorded January 21, 1957 in Deed Book 3188, Page 342, aforesaid Records. Affects the subject property and cannot be plotted.

21. Easement from Alpha Development Corp. to Georgia Power Company, dated July 17, 1973, recorded July 27, 1973 in Deed Book 5873, Page 358, aforesaid Records. Affects the subject property and cannot be plotted.

SURVEYOR CERTIFICATION

This is to certify to Alpha Development Corp., The Providence Group of Georgia, LLC, a Georgia Limited Liability Company and Fidelity National Title Insurance Company, 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 – 4, 8, 9, 11(a), 13, 16 and 18 of Table A thereof. The field work was completed on: July 18, 2016

Date of Map or Plat: July 19, 2016

GEORGIA REGISTERED No. 3008 LAND SURVEYOR JONATHAN N. HOWARD

ALTA/NSPS LAND TITLE SURVEY

DRAWN BY: FA
CHECKED BY: JNH
FILE NO.: 16143.00
DATE: JUNE 29, 2016
SCALE: 1"=60'

0 30 60 120

FOR
ALPHA DEVELOPMENT CORP, THE PROVIDENCE GROUP OF GEORGIA LLC, A GEORGIA LIMITED LIABILITY COMPANY AND FIDELITY NATIONAL TITLE INSURANCE COMPANY

FULTON COUNTY GEORGIA
CITY OF ALPHARETTA
LAND LOT(S) 693, 694, 695 & 696
DISTRICT 12th

PLANNERS AND ENGINEERS COLLABORATIVE
"WE PROVIDE SOLUTIONS"
■ SITE PLANNING ■ LANDSCAPE ARCHITECTURE
■ CIVIL ENGINEERING ■ LAND SURVEYING
350 RESEARCH COURT PEACHTREE CORNERS, GEORGIA 30092
(770)451-2741 ■ WWW.PECATL.COM