CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY
Case #: _____
PH #: _____
☐ Property Taxes & Code Violations Verified
☐ Fee Paid Initial: _____

COMMUNITY DEVELOPMENT DEPARTMENT • 2 PARK PLAZA • ALPHARETTA, GA 30009

1. This page should be the first page in each of your completed application packets.
2. It is preferred that all responses be typed. Illegible applications will not be accepted.
3. Prior to signing and submitting your application, please check all information supplied on the following pages to ensure that all responses are complete and accurate. Incomplete applications will not be accepted.
4. Payment of all applicable fees must be made at the time of application. Payment may be made via cash, credit card (American Express, Master Card or Visa), or check made payable to "City of Alpharetta." Please note that a 3% convenience fee will be added to all credit card transactions.
5. Applications will be accepted on the designated submittal dates between the hours of 8:30 AM and 3:30 PM.
6. If you have any questions regarding this form, please contact the Community Development Department by calling 678-297-6070.

Contact Information:

Contact Name: David Belle Isle Telephone: 770-664-6699

Address: 178 S. Main Street Suite: 250

City Alpharetta State: GA Zip: 30009 Fax: 770-664-9989

Mobile Tel: 404-310-1336 Email: dbi@hbilawfirm.com

Subject Property Information:

Address: Old Milton Parkway Current Zoning: O&I

District: 1st Section: 2nd Land Lot: 856 Parcel ID: 12-2970-0856-024-2, 12-2970-0856-029-1, 12-2970-0856-030-9

Proposed Zoning: MP Current Use: Vacant Lot

This Application For *(Check All That Apply)*:

☐ Conditional Use
☐ Rezoning
☐ Variance
☐ Exception
☒ Master Plan Amendment
☐ Master Plan Review
☒ Public Hearing
☐ Other *(Specify)*: _____
☐ Comprehensive Plan Amendment

Applicant Request And Intent

What is the proposed use(s) of the property?

Medical Office and Retail.

Applicant's Request (Please itemize the proposal):

Amend Preston Ridge Master Plan to include adjacent subject property.

Applicant's Intent *(Please describe what the proposal would facilitate).*

Owner desires to build one 1-story medical office building and one 2-story building with retail on the first floor and medical office on the second floor.

CITIZEN PARTICIPATION FORM - PART A

This form must be completed and submitted with the applicant's completed Public Hearing Application. Applications submitted to the City of Alpharetta without a completed Citizen Participation Form - Part A will not be accepted.

Public Hearing or Project Name: **Bridge Road Holdings LLC**

Contact Name: **David Belle Isle** Telephone: **770-664-6699**

The following people will be notified of this application and provided information describing the subject proposal. Please note that ALL adjoining property owners MUST be notified. Use additional pages as needed.

3333 OLD MILTON ALPHARETTA LLC	**SAM'S COMMERCIAL PROPERTIES LLC**
BRE ESA P PORTFOLIO LLC	**TRIAD NEWCASTLE LLC**
BURSON CLAIRE LEE	**WAFFLE HOUSE INC**
MIDGARD SELF STORAGE ALPHARETTA GA LLC	
NORTHSIDE VENTURES INC	
PIPER FUND HOLDING LLC	
QT 782 GA LLC ET AL	

Method by which these individuals will be contacted. Please mark all that apply. *If you select "Other," please provide a description of the method of contact that will be used.*

- [X] Letter
- [ ] Personal Visits
- [ ] Telephone
- [ ] Group Meeting
- [ ] Email
- [ ] Other *(Please Specify)*

Please describe the method(s) by which these individuals will have the opportunity to respond or contact the applicant with questions or concerns about the proposal.

Kimley»Horn

MEMORANDUM

To: David Belle Isle
Hipes & Belle Isle, LLC

From: Ana Eisenman, P.E.
Allison Laber, E.I.T.
Kimley-Horn and Associates, Inc.

Date: January 27, 2022

RE: ***Old Milton Parkway at Morris Road – Trip Generation Memorandum***

Kimley-Horn is pleased to provide this trip generation memorandum for the *Old Milton Parkway at Morris Road* site in Alpharetta, Georgia.

PROJECT OVERVIEW

The *Old Milton Parkway at Morris Road* site is a proposed development consisting of two buildings located primarily in the southwestern quadrant of the intersection of Old Milton Parkway (SR 120) and Morris Road. Building A is proposed to be located on the northwest side of Morris Road, and Building B is proposed to be located on the southeast side of Morris Road.

Site access is proposed via three (3) full movement driveways along Morris Road. One driveway, located approximately 550 feet southeast of Old Milton Parkway/State Bridge Road (SR 120), is proposed to serve Building A. Additionally, Building A is anticipated to connect to parking associated with the existing restaurant located on the southwest corner of the intersection of Morris Road at Old Milton Parkway/State Bridge Road (SR 120). The existing restaurant has a driveway located along Morris Road approximately 70 feet south of Old Milton Parkway/State Bridge Road (SR 120). Two driveways, located approximately 400 feet and 475 feet southeast of Old Milton Parkway/State Bridge Road (SR 120), are proposed to serve Building B.

TRIP GENERATION

Project traffic, for the purposes of this evaluation, is defined as the vehicle trips expected to be generated by the Subject Property. Anticipated trip generation for the *Old Milton Parkway at Morris Road* development was calculated using rates and equations contained in the Institute of Transportation Engineers' (ITE) *Trip Generation Manual*, 10th Edition, 2017. This analysis determines the projected trip generation volumes associated with the proposed retail (Shopping Center, ITE Code 820) and medical office uses (Medical-Dental Office Building, ITE Code 720).

Two options for the land use densities are being considered for the site:

Option 1: Building A (19,000 SF total) will consist of half retail land use (9,500 SF) and half medical office land use (9,500 SF). Building B (1,950 SF total) will consist entirely of medical office land use.

Kimley»Horn

C & 3rd Edition AM/PM IC)

	Daily Trips			AM Peak Hour			PM Peak Hour		
	Total	In	Out	Total	In	Out	Total	In	Out
HIDE THIS ROW									
	352	176	176	32	25	7	41	11	30
	358	179	179	9	6	3	36	17	19
	710	355	355	41	31	10	77	28	49
	682	341	341	35	28	7	75	27	48

Due to the land uses proposed for th
Option 1. Mixed-Use reductions occu
with one another. For example, peopl
instead of driving off-site or to the site
adjacent roadways.

The density and the anticipated project trip generation for Option 1 are summarized in **Table 1**.

Table 1: Option 1 Trip Generation
Old Milton Parkway at Morris Road Building

Land Use	ITE Code	Density	Daily Traffic			AM Peak			PM Peak Hour		
			Total	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit
Medical-Dental Office Building	720	11,450 SF	352	176	176	32	25	7	41	11	30
Shopping Center	820	9,500 SF	358	179	179	9	6	3	36	17	19
Total Gross Trips			**710**	**355**	**355**	**41**	**31**	**10**	**77**	**28**	**49**
Mixed-Use Reduction			*-28*	*-14*	*-14*	*-6*	*-3*	*-3*	*-2*	*-1*	*-1*
Net New Trips			**682**	**341**	**341**	**35**	**28**	**7**	**75**	**27**	**48**

Option 2: Building A (19,000 SF total) and Building B (1,950 SF total) will consist entirely of medical office land use. Due to the single land use proposed for the site, mixed-use reductions were not applied to the trip generation for Option 2. The density and the anticipated project trip generation for Option 2 are summarized in **Table 2**.

Table 2: Option 2 Trip Generation
Old Milton Parkway at Morris Road Building

Land Use	ITE Code	Density	Daily Traffic			AM Peak			PM Peak Hour		
			Total	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit
Medical-Dental Office Building	720	20,950 SF	730	365	365	56	44	12	73	20	53
Total Gross Trips			**730**	**365**	**365**	**56**	**44**	**12**	**73**	**20**	**53**
Net New Trips			**730**	**365**	**365**	**56**	**44**	**12**	**73**	**20**	**53**

SUMMARY

Based on the findings above, Option 1 is projected to generate 682 daily trips (341 entering, 341 exiting), 35 AM peak hour project trips (28 entering, 7 exiting), and 75 PM peak hour project trips (27 entering, 48 exiting). Option 2 is projected to generate 730 daily trips (365 entering, 365 exiting), 56 AM peak hour project trips (44 entering, 12 exiting), and 73 PM peak hour project trips (20 entering, 53 exiting).

Based on a comparison of the land use alternatives, Option 1 (mixed medical office and retail) is projected to generate fewer Daily and AM peak hour trips than Option 2 (all medical office). However, the PM peak hour is projected to generate slightly more traffic, two more trips under Option 1 over Option 2. Overall, the number of trips anticipated from either alternative is relatively similar. The greatest number of peak hour trips is anticipated in the PM peak hour, though the projected 75 or fewer trips during the peak is not expected to have a significant impact on peak hour traffic in the vicinity of the site.

If you have any questions concerning this letter or need additional information, please do not hesitate to contact me.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Ana Eisenman, P.E.
Project Engineer

Attachments:

- Figure 1: Site Aerial
- Trip Generation Analysis
- Site Plan

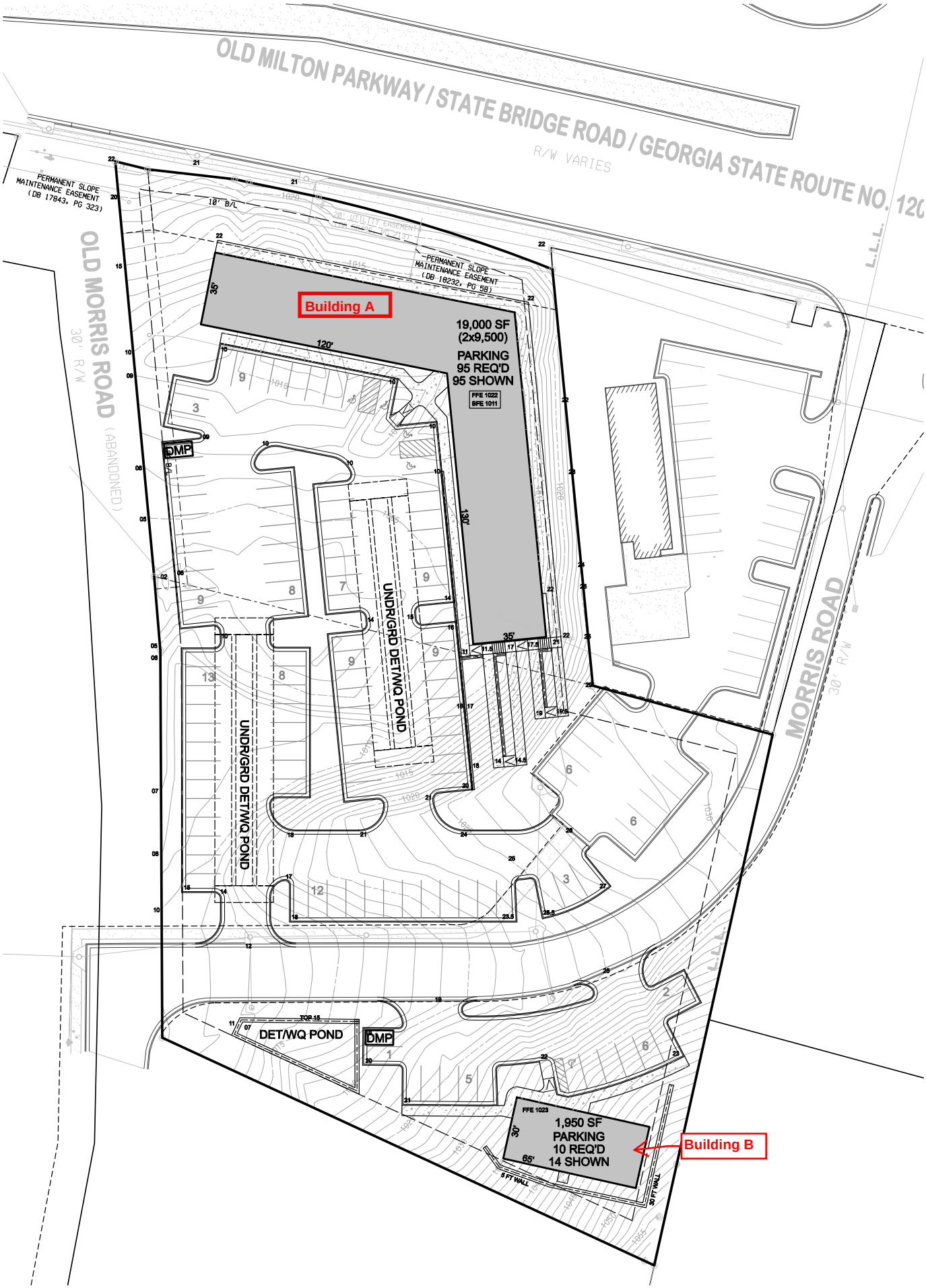
Kimley»Horn	*Old Milton Pkwy at Morris Rd* *Traffic memorandum*	**Site Aerial**	**Figure 1**

Option 1

Trip Generation Analysis (10th Ed. With *2nd Edition Handbook* Daily IC & *3rd Edition* AM/PM IC) Old Milton Parkway at Milton Road Alpharetta, GA												
Land Use		Density		Daily Trips			AM Peak Hour			PM Peak Hour		
				Total	In	Out	Total	In	Out	Total	In	Out
Proposed Project Trips												
LUC	Land Use	Density	Units	**HIDE THIS ROW**								
720	Medical-Dental Office Building	11,450	Sq. Ft. GFA	352	176	176	32	25	7	41	11	30
820	Shopping Center	9,500	Sq. Ft. GFA	358	179	179	9	6	3	36	17	19
Total Proposed Trips				**710**	**355**	**355**	**41**	**31**	**10**	**77**	**28**	**49**
Mixed-Use Reductions - TOTAL				*-28*	*-14*	*-14*	*-6*	*-3*	*-3*	*-2*	*-1*	*-1*
Driveway Volumes				**682**	**341**	**341**	**35**	**28**	**7**	**75**	**27**	**48**

Option 2

Trip Generation Analysis (10th Ed. With *2nd Edition Handbook* Daily IC & *3rd Edition* AM/PM IC) Old Milton Parkway at Milton Road Alpharetta, GA												
Land Use		Density		Daily Trips			AM Peak Hour			PM Peak Hour		
				Total	In	Out	Total	In	Out	Total	In	Out
Proposed Project Trips												
LUC	Land Use	Density	Units	**HIDE THIS ROW**								
720	Medical-Dental Office Building	20,950	Sq. Ft. GFA	730	365	365	56	44	12	73	20	53
Alternative Mode Reductions - TOTAL				*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*
Driveway Volumes				**730**	**365**	**365**	**56**	**44**	**12**	**73**	**20**	**53**


OLD MILTON PARKWAY / STATE BRIDGE ROAD / GEORGIA STATE ROUTE NO. 120
R/W VARIES
OLD MORRIS ROAD (ABANDONED)
30' R/W
MORRIS ROAD
30' R/W
PERMANENT SLOPE MAINTENANCE EASEMENT (DB 17843, PG 323)
PERMANENT SLOPE MAINTENANCE EASEMENT (DB 18232, PG 58)
10' B/L
20' UTILITY EASEMENT
Building A
19,000 SF
(2x9,500)
PARKING
95 REQ'D
95 SHOWN
FFE 1022
BFE 1011
120'
130'
35'
DMP
UNDR/GRD DET/WQ POND
UNDR/GRD DET/WQ POND
DET/WQ POND
TOP 15
DMP
FFE 1023
1,950 SF
PARKING
10 REQ'D
14 SHOWN
30'
65'
6 FT WALL
30 FT WALL
Building B

CERTIFY TO:
PIPER FUND HOLDING LLC
SHERMAN & PHALEN, LLC
FIRST AMERICAN TITLE INSURANCE COMPANY
BRIDGE ROAD HOLDINGS, LLC

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), 7(a), 7(b)(1). 8, 9, 13, 14, 16, 17, 19, AND 20 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON: 07/30/2021

DATE OF PLAT OR MAP: 08/02/2021

BLOCK RESERVED FOR
CLERK OF SUPERIOR COURT

JONATHAN B. PRINCE , R.L.S. #3244

08/02/2021
DATE

GEORGIA REGISTERED NO. 3244 LAND SURVEYOR JONATHAN B. PRINCE

SCHEDULE B-II EXCEPTIONS

1–7 – STANDARD EXCEPTIONS. NOT ADDRESSED.

8 – EASEMENT RIGHTS TO DEPARTMENT OF TRANSPORTATION RECORDED IN DEED BOOK 17843, PAGE 323, FULTON COUNTY, GEORGIA RECORDS. AFFECTS PROPERTY AND IS SHOWN ON THE SURVEY.

9 – RIGHT OF WAY DEED TO DEPARTMENT OF TRANSPORTATION RECORDED IN DEED BOOK 18232, PAGE 58, FULTON COUNTY, GEORGIA RECORDS. AFFECTS PROPERTY AND IS SHOWN ON THE SURVEY.

10 – ACCESS EASEMENT AGREEMENT RECORDED IN DEED BOOK 56721, PAGE 514, FULTON COUNTY, GEORGIA RECORDS, AS AMENDED IN DEED BOOK 58496, PAGE 202, FULTON COUNTY, GEORGIA RECORDS. AFFECTS PROPERTY AND IS SHOWN ON SURVEY.

11 – ACCESS PARKING AND STORM WATER EASEMENT AGREEMENT RECORDED IN DEED BOOK 56925, PAGE 627, FULTON COUNTY, GEORGIA RECORDS, AS AMENDED IN DEED BOOK 58496, PAGE 202, FULTON COUNTY, GEORGIA RECORDS. APPEARS TO AFFECT PROPERTY (EXHIBIT "A" IS ILLEGIBLE) AND IS SHOWN ON THE SURVEY AS BEING WITHIN THE EASEMENT DESCRIBED IN EXCEPTION 13 OF THIS COMMITMENT.

12 – ACCESS EASEMENT AGREEMENT AS TO RIGHT OF WAY RECORDED IN DEED BOOK 58496, PAGE 169, FULTON COUNTY, GEORGIA RECORDS. DOES NOT AFFECT THE PROPERTY AND IS SHOWN ON THE SURVEY.

13 – ACCESS EASEMENT AGREEMENT RECORDED IN DEED BOOK 58496, PAGE 179, FULTON COUNTY, GEORGIA RECORDS. AFFECTS PROPERTY AND IS SHOWN ON SURVEY.

14 – UTILITY EASEMENT RECORDED IN DEED BOOK 58496, PAGE 213, FULTON COUNTY, GEORGIA RECORDS. AFFECTS PROPERTY AND IS SHOWN ON SURVEY.

15 – NOT ADDRESSED. PARCEL IDENTIFICATION INFORMATION ONLY. NOT A SURVEY MATTER.

NOTE: REFERENCES TO RECORDED DOCUMENTS HEREIN REFER TO SUCH DOCUMENTS RECORDED IN THE CLERK'S OFFICE FOR THE SUPERIOR COURT OF FULTON COUNTY, GEORGIA.

NOTES:

- BEARINGS HEREIN ARE BASED ON NAD83/GEORGIA WEST STATE PLANE COORDINATES.
- NO ZONING REPORT WAS PROVIDED BY THE CLIENT. THIS FIRM RECOMMENDS THAT THE CLIENT OBTAIN A CERTIFIED ZONING VERIFICATION LETTER FROM THE CITY, COUNTY OR AGENCY RESPONSIBLE FOR ZONING CLASSIFICATION FOR THE PARCEL.
- LEGAL DESCRIPTION AS PER FIRST AMERICAN TITLE INSURANCE COMPANY ALTA COMMITMENT NO. 21–1493–GA WITH AN EFFECTIVE DATE OF 06/08/2021. NO CLAIMS AS TO OWNERSHIP ARE MADE OR IMPLIED.
- SITE CONTAINS 12 MARKED REGULAR PARKING SPACES.
- ALL ADJOINING OWNER INFORMATION IS TAKEN FROM THE FULTON COUNTY TAX ASSESSOR'S WEBSITE.
- LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY: OBSERVED EVIDENCE COLLECTED PURSUANT TO SECTION 5.E.IV. PER ALTA/NSPS.
- TO THE BEST OF OUR KNOWLEDGE THERE ARE NO PROPOSED CHANGES IN STREET RIGHT–OF–WAY LINES AND THERE IS NO VISIBLE EVIDENCE OF RECENT ROAD CONSTRUCTION WORK.
- TREES SHOWN ARE SURVEYED FOR THEIR HORIZONTAL LOCATION AND/OR SIZE. IDENTIFICATION AND/OR NAME VERIFICATION OF ALL TREES SHOULD BE CONFIRMED BY A PROFESSIONAL IN THAT FIELD.

LEGEND

A = ARC LENGTH
B/L = BUILDING SETBACK LINE
C/L = CENTERLINE
C&G = CURB & GUTTER
CALC = CALCULATED POINT
CB = CATCH BASIN
CBX = CABLE BOX
CHB = CHORD BEARING
CHL = CHORD LENGTH
CMP = CORRUGATED METAL PIPE
CTP = CRIMPED TOP PIPE
D = DELTA ANGLE
DB = DEED BOOK
DI = DRAIN INLET
DMH = DRAINAGE MANHOLE
FH = FIRE HYDRANT
HW = HEADWALL
IE = INVERT ELEVATION
IPF = IRON PIN FOUND
IPP = IRON PIN PLACED
L.L.L. = APPARENT LAND LOT LINE
LL = LAND LOT
LP = LIGHT POLE
MON = MONUMENT
MTP = MASHED TOP PIPE
N/F = NOW OR FORMERLY
OHW = OVERHEAD WIRE
OTP = OPEN TOP PIPE
P/L = PROPERTY LINE
PB = PLAT BOOK
PG = PAGE
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PP = POWER POLE
R = RADIUS
R/W = RIGHT OF WAY
RB = REBAR
RE = RIM ELEVATION
SMH = SANITARY SEWER MANHOLE
SQFT = SQUARE FEET
TSB = TRAFFIC SIGNAL BOX
WV = WATER VALVE

SYMBOL LEGEND

= CONCRETE
= ASPHALT PAVEMENT
= BUILDING OUTLINE
S = UNDERGROUND SEWER LINE
D = UNDERGROUND DRAINAGE LINE

LEGAL DESCRIPTION *(AS PER TITLE COMMITMENT)*

TRACT 1

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 856 OF THE 1ST DISTRICT, SECOND SECTION, FULTON COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, BEGIN AT A POINT LOCATED AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY OF STATE BRIDGE ROAD AND THE EASTERLY RIGHT-OF-WAY OF MORRIS ROAD (30-FOOT-RIGHT-OF-WAY); THENCE SOUTH 18 DEGREES 22 MINUTES 52 SECONDS EAST 199.47 FEET TO A POINT, AT THE POINT OF BEGINNING; THENCE NORTH 88 DEGREES 54 MINUTES 47 SECONDS WEST 16.15 FEET TO A CLOSED TOP PIPE FOUND AT THE EASTERLY RIGHT-OF-WAY OF MORRIS ROAD; THENCE SOUTH 17 DEGREES 45 MINUTES 20 SECONDS EAST ALONG THE EASTERLY RIGHT-OF-WAY OF MORRIS ROAD 35.38 FEET TO A POINT; THENCE SOUTH 13 DEGREES 14 MINUTES 21 SECONDS EAST ALONG THE EASTERLY RIGHT-OF-WAY OF MORRIS ROAD 185.27 FEET TO AN IRON PIN FOUND; THENCE SOUTH 78 DEGREES 08 MINUTES 46 SECONDS EAST 259.05 FEET TO A POINT; THENCE NORTH 00 DEGREES 23 MINUTES 44 SECONDS WEST 259.84 FEET TO A CLOSED TOP PIPE FOUND; THENCE NORTH 87 DEGREES 23 MINUTES 34 SECONDS WEST 88.90 FEET TO A POINT; THENCE NORTH 88 DEGREES 54 MINUTES 47 SECONDS WEST 200.00 FEET TO A POINT, AT THE POINT OF BEGINNING.

TRACT 2

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 856 OF THE 1ST DISTRICT, SECOND SECTION, FULTON COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 855 AND 856 OF THE 1ST DISTRICT, SECOND SECTION, FULTON COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, BEGIN AT A POINT LOCATED AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY OF STATE BRIDGE ROAD AND THE EASTERLY RIGHT-OF-WAY OF MORRIS ROAD (30-FOOT-RIGHT-OF-WAY) HAVING STATE PLANE COORDINATE VALUES NAD 27, OF NORTH EQUALS 1479961.71 AND EAST EQUALS 468995.81 WHICH POINT IS THE POINT OF COMMENCEMENT; THENCE SOUTH 89 DEGREES 04 MINUTES 39 SECONDS EAST A DISTANCE OF 15.88 FEET TO A POINT WHICH IS LOCATED AT STATE PLANE COORDINATE VALUES NAD 27, OF NORTH 1479961.45 AND EAST EQUALS 469011.69 WHICH IS THE POINT OF BEGINNING, THENCE NORTH 83 DEGREES 29 MINUTES 51 SECONDS EAST ALONG THE SOUTHERLY RIGHT-OF-WAY OF STATE BRIDGE ROAD 44.03 FEET TO A POINT; THENCE SOUTH 87 DEGREES 12 MINUTES 00 SECONDS EAST ALONG THE SOUTHERLY RIGHT-OF-WAY OF STATE BRIDGE ROAD 4.87 FEET TO A POINT; THENCE NORTHEASTERLY ALONG THE THE SOUTHERLY RIGHT-OF-WAY OF STATE BRIDGE ROAD ALONG AN ARC MEASURING 33.60 FEET (SUBTENDED BY A CHORD NORTH 88 DEGREES 17 MINUTES 26 SECONDS EAST 33.60); THENCE CONTINUING SOUTHEASTERY ALONG THE SOUTHERLY RIGHT-OF-WAY OF STATE BRIDGE ROAD ALONG AN ARC MEASURING 117.50 FEET (SUBTENDED BY A CHORD SOUTH 85 DEGREES 29 MINUTES 23 SECONDS EAST 117.38 FEET) TO A POINT; THENCE SOUTH 18 DEGREES 33 MINUTES 22 SECONDS EAST 200.00 FEET TO A POINT; THENCE NORTH 18 DEGREES 22 MINUTES 52 SECONDS WEST 199.47 FEET TO A POINT LOCATED AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY OF STATE BRIDGE ROAD AND THE EASTERLY RIGHTOF-WAY OF MORRIS ROAD, AT THE POINT OF BEGINNING.

TRACT 3

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 856 OF THE 1ST DISTRICT, SECOND SECTION, FULTON COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE BRIDGE ROAD (STATE ROUTE 120) HAVING A 100-FOOT RIGHT-OF-WAY AND THE EASTERLY RIGHT-OF-WAY OF MORRIS ROAD, HAVING A 60-FOOT RIGHT-OF-WAY; THENCE SOUTH 18 DEGREES 00 MINUTES EAST, ALONG THE 60-FOOT RIGHT-OF-WAY OF MORRIS ROAD FOR A DISTANCE OF 200 FEET TO AN IRON PIN; THENCE SOUTH 72 DEGREES 00 MINUTES WEST A DISTANCE OF 15.0 FEET TO AN IRON PIN; THENCE NORTH 18 DEGREES 00 MINUTES WEST A DISTANCE OF 205.2 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE BRIDGE ROAD; THENCE SOUTH 89 DEGREES 00 MINUTES EAST A DISTANCE OF 15.9 FEET TO AN IRON PIN ON SAID RIGHT-OF-WAY AND THE POINT OF BEGINNING.
LESS AND EXCEPT THAT PORTION OF SUBJECT PROPERTY CONVEYED TO THE DEPARTMENT OF TRANSPORTATION, RECORDED IN DEED BOOK 6889, PAGE 88, FULTON COUNTY RECORDS; AND THAT PORTION OF THE SUBJECT PROPERTY TAKEN BY DECLARATION OF TAKING IN FAVOR OF DEPARTMENT OF TRANSPORTATION RECORDED IN DEED BOOK 1784, PAGE 323, FULTON COUNTY RECORDS.

TRACTS 1, 2 AND 3 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT TRACT OR PARCEL OF LAND CONTAINING 2.4529 ACRES (106,848 SQUARE FEET) LYING AND BEING IN LAND LOTS 855 AND 856 OF THE 1ST DISTRICT, SECOND SECTION, FULTON COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

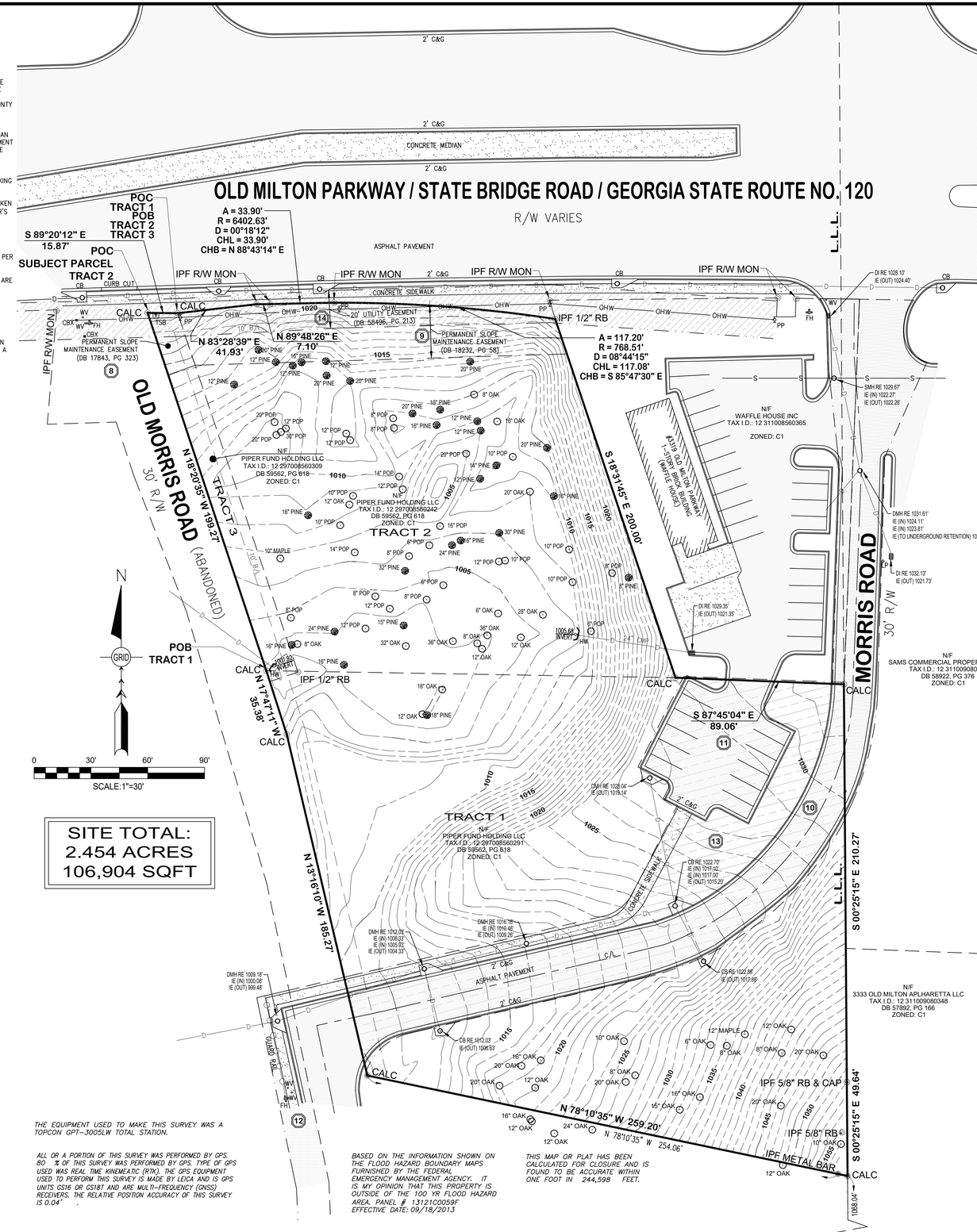
BEGINNING AT AN IRON PIN SET AT THE INTERSECTION OF THE SOUTHERN RIGHT-OF-WAY OF STATE BRIDGE ROAD, ALSO KNOWN AS OLD MILTON PARKWAY AND GA STATE ROUTE NO. 120 (HAVING A VARIABLE WIDTH RIGHT-OF-WAY) AND THE EASTERN RIGHT-OF-WAY OF MORRIS ROAD (HAING A 30' RIGHT-OF-WAY); THENCE PROCEED ALONG SAID SOUTHERN RIGHT-OF-WAY OF STATE BRIDGE ROAD, SOUTH 89 DEGREES 17 MINUTES 57 SECONDS EAST A DISTANCE OF 15.87 FEET TO A POINT; THENCE NORTH 83 DEGREES 30 MINUTES 20 SECONDS EAST A DISTANCE OF 44.03 FEET TO A POINT; THENCE SOUTH 87 DEGREES 11 MINUTES 34 SECONDS EAST A DISTANCE OF 4.87 FEET TO A CONCRETE MONUMENT FOUND; THENCE ALONG A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 33.60 FEET HAVING A RADIUS OF 6402.63 FEET AND BEING SUBTENDED BY A CHORD BEARING OF NORTH 88 DEGREES 17 MINUTES 51 SECONDS EAST A DISTANCE OF 33.60 FEET TO A POINT; THENCE ALONG A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 117.50 FEET HAVING A RADIUS OF 768.51 FEET AND BEING SUBTENDED BY A CHORD BEARING OF SOUTH 85 DEGREES 28 MINUTES 56 SECONDS EAST A DISTANCE OF 117.38 FEET TO AN IRON PIN FOUND (1/2 INCH REBAR); THENCE DEPARTING SAID RIGHT-OF-WAY OF STATE BRIDGE ROAD, SOUTH 18 DEGREES 32 MINUTES 56 SECONDS EAST A DISTANCE OF 200.00 FEET TO AN IRON PIN SET; THENCE SOUTH 87 DEGREES 53 MINUTES 03 SECONDS EAST A DISTANCE OF 89.06 FEET TO AN IRON PIN FOUND (1/2 INCH REBAR), LOCATED ON THE EASTERN LAND LOT LINE OF LAND LOT 856; THENCE ALONG SAID LAND LOT LINE SOUTH 00 DEGREES 23 MINUTES 00 SECONDS EAST A DISTANCE OF 259.91 FEET TO AN IRON PIN SET; THENCE DEPARTING SAID LAND LOT LINE NORTH 78 DEGREES 08 MINUTES 20 SECONDS WEST A DISTANCE OF 259.20 FEET TO AN IRON PIN FOUND (1 INCH CRIMP TOP PIPE) LOCATED ON THE EASTERN RIGHT-OF-WAY OF MORRIS ROAD; THENCE ALONG THE EASTERN RIGHT-OF-WAY OF MORRIS ROAD NORTH 13 DEGREES 13 MINUTES 55 SECONDS WEST A DISTANCE OF 185.27 FEET TO A POINT; THENCE NORTH 17 DEGREES 44 MINUTES 56 SECONDS WEST A DISTANCE OF 35.38 FEET TO AN IRON PIN FOUND (1 INCH CRIMP TOP PIPE); THENCE NORTH 18 DEGREES 18 MINUTES 24 SECONDS WEST A DISTANCE OF 199.27 FEET TO AN IRON PIN SET AT THE INTERSECTION OF THE SOUTHERN RIGHT-OF-WAY OF STATE BRIDGE ROAD, SAID IRON PIN BEING THE POINT OF BEGINNING.

EASEMENT PARCELS:

NON-EXCLUSIVE ACCESS EASEMENT AS SET FORTH IN ACCESS EASEMENT AGREEMENT RECORDED IN DEED BOOK 56721, PAGE 514, AS AMENDED IN FIRST AMENDMENT TO ACCESS EASEMENT AGREEMENT RECORDED IN DEED BOOK 58496, PAGE 191, FULTON COUNTY, GEORGIA RECORDS.

AND

NON-EXCLUSIVE ACCESS EASEMENT AS SET FORTH IN ACCESS, PARKING AND STORM WATER EASEMENT AGREEMENT RECORDED IN DEED BOOK 56925, PAGE 627, AS AMENDED IN FIRST AMENDMENT TO ACCESS, PARKING AND STORM WATER EASEMENT AGREEMENT RECORDED IN DEED BOOK 58496, PAGE 169, FULTON COUTY, GEORGIA RECORDS.



SITE TOTAL:
2.454 ACRES
106,904 SQFT

LEGAL DESCRIPTION *(AS SURVEYED)*

SUBJECT PARCEL

ALL THAT TRACT OR PARCEL OF LAND CONTAINING 2.454 ACRES (106,904 SQUARE FEET) LYING AND BEING IN LAND LOT 856 OF THE 1ST DISTRICT, SECOND SECTION, FULTON COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

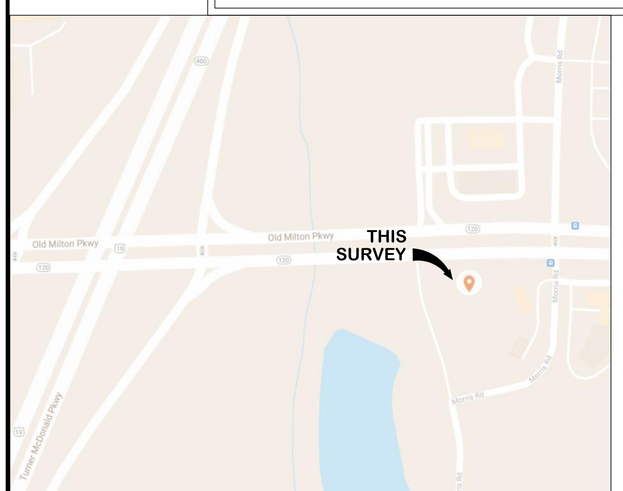
BEGINNING AT A CALCULATED POINT TO BE SET AT THE INTERSECTION OF THE SOUTHERN RIGHT-OF-WAY OF STATE BRIDGE ROAD, ALSO KNOWN AS OLD MILTON PARKWAY AND GEORGIA STATE ROUTE NO. 120 (HAVING A VARIABLE WIDTH RIGHT-OF-WAY) AND THE EASTERN RIGHT-OF-WAY OF AN ABANDONED ROAD FORMERLY KNOWN AS MORRIS ROAD AND CURRENTLY KNOWN AS OLD MORRIS ROAD (HAVING A 30' RIGHT-OF-WAY); THENCE PROCEED ALONG SAID SOUTHERN RIGHT-OF-WAY OF STATE BRIDGE ROAD, S89°20'12"E A DISTANCE OF 15.87 FEET TO A POINT; THENCE N83°28'39"E A DISTANCE OF 41.93 FEET TO A FOUND CONCRETE MONUMENT; THENCE N89°48'26"E A DISTANCE OF 7.10 FEET TO A FOUND CONCRETE MONUMENT; THENCE ALONG A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 33.90 FEET HAVING A RADIUS OF 6402.63 FEET AND BEING SUBTENDED BY A CHORD BEARING OF N88°43'14"E A CHORD DISTANCE OF 33.90 FEET TO A FOUND CONCRETE MONUMENT; THENCE ALONG A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 117.20 FEET HAVING A RADIUS OF 768.51 FEET AND BEING SUBTENDED BY A CHORD BEARING OF S85°47'30"E A CHORD DISTANCE OF 117.08 FEET TO A FOUND 1/2" REBAR; THENCE DEPARTING SAID RIGHT-OF-WAY OF STATE BRIDGE ROAD, S18°31'45"E A DISTANCE OF 200.00 FEET TO A CALCULATED POINT TO BE SET; THENCE S87°45'04"E A DISTANCE OF 89.06 FEET TO A CALCULATED POINT TO BE SET, LOCATED IN THE ASPHALT PAVING OF MORRIS ROAD AND ON THE EASTERN LAND LOT LINE OF LAND LOT 856; THENCE ALONG SAID LAND LOT LINE S00°25'15"E A DISTANCE OF 210.27 FEET TO A FOUND 5/8" REBAR & CAP; THENCE CONTINUING ALONG SAID LAND LOT LINE S00°25'15E A DISTANCE OF 49.64 FEET TO A CALCULATED POINT TO BE SET; THENCE DEPARTING SAID LAND LOT LINE N78°10'35"W A DISTANCE OF 259.20 FEET TO A CALCULATED POINT TO BE SET ON THE EASTERN RIGHT-OF-WAY OF OLD MORRIS ROAD; THENCE ALONG THE EASTERN RIGHT-OF-WAY OF OLD MORRIS ROAD N13°16'10"W A DISTANCE OF 185.27 FEET TO A CALCULATED POINTTO BE SET; THENCE N17°47'11"W A DISTANCE OF 35.38 FEET TO A CALCULATED POINT TO BE SET; THENCE N18°20'35"W A DISTANCE OF 199.27 FEET TO A POINT LOCATED ON THE SOUTHERN RIGHT-OF-WAY OF STATE BRIDGE ROAD AND THE POINT OF BEGINNING.

EASEMENT PARCELS:

NON-EXCLUSIVE ACCESS EASEMENT AS SET FORTH IN ACCESS EASEMENT AGREEMENT RECORDED IN DEED BOOK 56721, PAGE 514, AS AMENDED IN FIRST AMENDMENT TO ACCESS EASEMENT AGREEMENT RECORDED IN DEED BOOK 58496, PAGE 191, FULTON COUNTY, GEORGIA RECORDS.

AND

NON-EXCLUSIVE ACCESS EASEMENT AS SET FORTH IN ACCESS, PARKING AND STORM WATER EASEMENT AGREEMENT RECORDED IN DEED BOOK 56925, PAGE 627, AS AMENDED IN FIRST AMENDMENT TO ACCESS, PARKING AND STORM WATER EASEMENT AGREEMENT RECORDED IN DEED BOOK 58496, PAGE 169, FULTON COUTY, GEORGIA RECORDS.



LOCATION MAP
NOT TO SCALE

THE EQUIPMENT USED TO MAKE THIS SURVEY WAS A TOPCON GPT–3005LW TOTAL STATION.

ALL OR A PORTION OF THIS SURVEY WAS PERFORMED BY GPS. 80 % OF THIS SURVEY WAS PERFORMED BY GPS. TYPE OF GPS USED WAS REAL TIME KINEMEATIC (RTK). THE GPS EQUIPMENT USED TO PERFORM THIS SURVEY IS MADE BY LEICA AND IS GPS UNITS GS16 OR GS18T AND ARE MULTI–FREQUENCY (GNSS) RECEIVERS. THE RELATIVE POSITION ACCURACY OF THIS SURVEY IS 0.04' .

BASED ON THE INFORMATION SHOWN ON THE FLOOD HAZARD BOUNDARY MAPS FURNISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. IT IS MY OPINION THAT THIS PROPERTY IS OUTSIDE OF THE 100 YR FLOOD HAZARD AREA. PANEL # 13121C0059F EFFECTIVE DATE: 09/18/2013

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 244,598 FEET.

THE CURRENT PROPERTY OWNER IS PIPER FUND HOLDING LLC *PER DEED BOOK* 59562 *; PAGE* 618 *OF* FULTON *COUNTY, GEORGIA RECORDS.*

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USES OF THAT NAME APPEARING IN THE TITLE BLOCK AND IS CERTIFIED TO NO OTHER PARTY.

GEORGIA811
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Contact 811 before you dig.

SITE ADDRESS: OLD MILTON PARKWAY, ALPHARETTA, GEORGIA 30005

This Drawing is the Property of IronStone Surveying and is an Instrument of Service not to be Reproduced in Whole or in Part without the Express WRITTEN Permission of Same.

No.	JOB No.	DESCRIPTION OF REVISION	DATE
1	210257	TREE SPECIES	10/22/24

IRONSTONE SURVEYING
96 Ernest Biles Drive, Jackson, Georgia 30233
Phone 770-957-4014 / Email office@ironstonesurveying.com

ALTA/NSPS LAND TITLE SURVEY
BRIDGE ROAD HOLDINGS, LLC
IN LAND LOT 856, DISTRICT 1, SECTION 2, FULTON COUNTY, GEORGIA

Original Plat Date	08/02/2021
Scale	1" = 30'
Drawn By	SJL
Checked By	RCL
Original Field Date	07/30/2021
Crew	RL/WE/AL
Field Book	FIELD SKETCH
Job No.	210257
Dwg. No.	210257-SJL
Sheet	1 of 1

CERTIFY TO:
PIPER FUND HOLDING LLC
SHERMAN & PHALEN, LLC
FIRST AMERICAN TITLE INSURANCE COMPANY
BRIDGE ROAD HOLDINGS, LLC

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), 7(a), 7(b)(1). 8, 9, 13, 14, 16, 17, 19, AND 20 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON: 07/30/2021

DATE OF PLAT OR MAP: 08/02/2021

BLOCK RESERVED FOR
CLERK OF SUPERIOR COURT

JONATHAN B. PRINCE , R.L.S. #3244

08/02/2021
DATE

GEORGIA REGISTERED NO. 3244 LAND SURVEYOR JONATHAN B. PRINCE

LEGEND

A = ARC LENGTH
B/L = BUILDING SETBACK LINE
C/L = CENTERLINE
C&G = CURB & GUTTER
CALC = CALCULATED POINT
CB = CATCH BASIN
CBX = CABLE BOX
CHB = CHORD BEARING
CHL = CHORD LENGTH
CMP = CORRUGATED METAL PIPE
CTP = CRIMPED TOP PIPE
D = DELTA ANGLE
DB = DEED BOOK
DI = DRAIN INLET
DMH = DRAINAGE MANHOLE
FH = FIRE HYDRANT
HW = HEADWALL
IE = INVERT ELEVATION
IPF = IRON PIN FOUND
IPP = IRON PIN PLACED
L.L.L. = APPARENT LAND LOT LINE
LL = LAND LOT
LP = LIGHT POLE
MON = MONUMENT
MTP = MASHED TOP PIPE
N/F = NOW OR FORMERLY
OHW = OVERHEAD WIRE
OTP = OPEN TOP PIPE
P/L = PROPERTY LINE
PB = PLAT BOOK
PG = PAGE
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PP = POWER POLE
R = RADIUS
R/W = RIGHT OF WAY
RB = REBAR
RE = RIM ELEVATION
SMH = SANITARY SEWER MANHOLE
SQFT = SQUARE FEET
TSB = TRAFFIC SIGNAL BOX
WV = WATER VALVE

SYMBOL LEGEND

= CONCRETE
= ASPHALT PAVEMENT
= BUILDING OUTLINE
S = UNDERGROUND SEWER LINE
D = UNDERGROUND DRAINAGE LINE

SCHEDULE B-II EXCEPTIONS

1–7 – STANDARD EXCEPTIONS. NOT ADDRESSED.

8 – EASEMENT RIGHTS TO DEPARTMENT OF TRANSPORTATION RECORDED IN DEED BOOK 17843, PAGE 323, FULTON COUNTY, GEORGIA RECORDS. AFFECTS PROPERTY AND IS SHOWN ON THE SURVEY.

9 – RIGHT OF WAY DEED TO DEPARTMENT OF TRANSPORTATION RECORDED IN DEED BOOK 18232, PAGE 58, FULTON COUNTY, GEORGIA RECORDS. AFFECTS PROPERTY AND IS SHOWN ON THE SURVEY.

10 – ACCESS EASEMENT AGREEMENT RECORDED IN DEED BOOK 56721, PAGE 514, FULTON COUNTY, GEORGIA RECORDS, AS AMENDED IN DEED BOOK 58496, PAGE 202, FULTON COUNTY, GEORGIA RECORDS. AFFECTS PROPERTY AND IS SHOWN ON SURVEY.

11 – ACCESS PARKING AND STORM WATER EASEMENT AGREEMENT RECORDED IN DEED BOOK 56925, PAGE 627, FULTON COUNTY, GEORGIA RECORDS, AS AMENDED IN DEED BOOK 58496, PAGE 202, FULTON COUNTY, GEORGIA RECORDS. APPEARS TO AFFECT PROPERTY (EXHIBIT "A" IS ILLEGIBLE) AND IS SHOWN ON THE SURVEY AS BEING WITHIN THE EASEMENT DESCRIBED IN EXCEPTION 13 OF THIS COMMITMENT.

12 – ACCESS EASEMENT AGREEMENT AS TO RIGHT OF WAY RECORDED IN DEED BOOK 58496, PAGE 169, FULTON COUNTY, GEORGIA RECORDS. DOES NOT AFFECT THE PROPERTY AND IS SHOWN ON THE SURVEY.

13 – ACCESS EASEMENT AGREEMENT RECORDED IN DEED BOOK 58496, PAGE 179, FULTON COUNTY, GEORGIA RECORDS. AFFECTS PROPERTY AND IS SHOWN ON SURVEY.

14 – UTILITY EASEMENT RECORDED IN DEED BOOK 58496, PAGE 213, FULTON COUNTY, GEORGIA RECORDS. AFFECTS PROPERTY AND IS SHOWN ON SURVEY.

15 – NOT ADDRESSED. PARCEL IDENTIFICATION INFORMATION ONLY. NOT A SURVEY MATTER.

NOTE: REFERENCES TO RECORDED DOCUMENTS HEREIN REFER TO SUCH DOCUMENTS RECORDED IN THE CLERK'S OFFICE FOR THE SUPERIOR COURT OF FULTON COUNTY, GEORGIA.

NOTES:

- BEARINGS HEREIN ARE BASED ON NAD83/GEORGIA WEST STATE PLANE COORDINATES.
- NO ZONING REPORT WAS PROVIDED BY THE CLIENT. THIS FIRM RECOMMENDS THAT THE CLIENT OBTAIN A CERTIFIED ZONING VERIFICATION LETTER FROM THE CITY, COUNTY OR AGENCY RESPONSIBLE FOR ZONING CLASSIFICATION FOR THE PARCEL.
- LEGAL DESCRIPTION AS PER FIRST AMERICAN TITLE INSURANCE COMPANY ALTA COMMITMENT NO. 21–1493–GA WITH AN EFFECTIVE DATE OF 06/08/2021. NO CLAIMS AS TO OWNERSHIP ARE MADE OR IMPLIED.
- SITE CONTAINS 12 MARKED REGULAR PARKING SPACES.
- ALL ADJOINING OWNER INFORMATION IS TAKEN FROM THE FULTON COUNTY TAX ASSESSOR'S WEBSITE.
- LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY: OBSERVED EVIDENCE COLLECTED PURSUANT TO SECTION 5.E.IV. PER ALTA/NSPS.
- TO THE BEST OF OUR KNOWLEDGE THERE ARE NO PROPOSED CHANGES IN STREET RIGHT–OF–WAY LINES AND THERE IS NO VISIBLE EVIDENCE OF RECENT ROAD CONSTRUCTION WORK.
- TREES SHOWN ARE SURVEYED FOR THEIR HORIZONTAL LOCATION AND/OR SIZE. IDENTIFICATION AND/OR NAME VERIFICATION OF ALL TREES SHOULD BE CONFIRMED BY A PROFESSIONAL IN THAT FIELD.

LEGAL DESCRIPTION *(AS PER TITLE COMMITMENT)*

TRACT 1

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 856 OF THE 1ST DISTRICT, SECOND SECTION, FULTON COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, BEGIN AT A POINT LOCATED AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY OF STATE BRIDGE ROAD AND THE EASTERLY RIGHT-OF-WAY OF MORRIS ROAD (30-FOOT-RIGHT-OF-WAY); THENCE SOUTH 18 DEGREES 22 MINUTES 52 SECONDS EAST 199.47 FEET TO A POINT, AT THE POINT OF BEGINNING; THENCE NORTH 88 DEGREES 54 MINUTES 47 SECONDS WEST 16.15 FEET TO A CLOSED TOP PIPE FOUND AT THE EASTERLY RIGHT-OF-WAY OF MORRIS ROAD; THENCE SOUTH 17 DEGREES 45 MINUTES 20 SECONDS EAST ALONG THE EASTERLY RIGHT-OF-WAY OF MORRIS ROAD 35.38 FEET TO A POINT; THENCE SOUTH 13 DEGREES 14 MINUTES 21 SECONDS EAST ALONG THE EASTERLY RIGHT-OF-WAY OF MORRIS ROAD 185.27 FEET TO AN IRON PIN FOUND; THENCE SOUTH 78 DEGREES 08 MINUTES 46 SECONDS EAST 259.05 FEET TO A POINT; THENCE NORTH 00 DEGREES 23 MINUTES 44 SECONDS WEST 259.84 FEET TO A CLOSED TOP PIPE FOUND; THENCE NORTH 87 DEGREES 23 MINUTES 34 SECONDS WEST 88.90 FEET TO A POINT; THENCE NORTH 88 DEGREES 54 MINUTES 47 SECONDS WEST 200.00 FEET TO A POINT, AT THE POINT OF BEGINNING.

TRACT 2

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 856 OF THE 1ST DISTRICT, SECOND SECTION, FULTON COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 855 AND 856 OF THE 1ST DISTRICT, SECOND SECTION, FULTON COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, BEGIN AT A POINT LOCATED AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY OF STATE BRIDGE ROAD AND THE EASTERLY RIGHT-OF-WAY OF MORRIS ROAD (30-FOOT-RIGHT-OF-WAY) HAVING STATE PLANE COORDINATE VALUES NAD 27, OF NORTH EQUALS 1479961.71 AND EAST EQUALS 468995.81 WHICH POINT IS THE POINT OF COMMENCEMENT; THENCE SOUTH 89 DEGREES 04 MINUTES 39 SECONDS EAST A DISTANCE OF 15.88 FEET TO A POINT WHICH IS LOCATED AT STATE PLANE COORDINATE VALUES NAD 27, OF NORTH 1479961.45 AND EAST EQUALS 469011.69 WHICH IS THE POINT OF BEGINNING, THENCE NORTH 83 DEGREES 29 MINUTES 51 SECONDS EAST ALONG THE SOUTHERLY RIGHT-OF-WAY OF STATE BRIDGE ROAD 44.03 FEET TO A POINT; THENCE SOUTH 87 DEGREES 12 MINUTES 00 SECONDS EAST ALONG THE SOUTHERLY RIGHT-OF-WAY OF STATE BRIDGE ROAD 4.87 FEET TO A POINT; THENCE NORTHEASTERLY ALONG THE THE SOUTHERLY RIGHT-OF-WAY OF STATE BRIDGE ROAD ALONG AN ARC MEASURING 33.60 FEET (SUBTENDED BY A CHORD NORTH 88 DEGREES 17 MINUTES 26 SECONDS EAST 33.60); THENCE CONTINUING SOUTHEASTERY ALONG THE SOUTHERLY RIGHT-OF-WAY OF STATE BRIDGE ROAD ALONG AN ARC MEASURING 117.50 FEET (SUBTENDED BY A CHORD SOUTH 85 DEGREES 29 MINUTES 23 SECONDS EAST 117.38 FEET) TO A POINT; THENCE SOUTH 18 DEGREES 33 MINUTES 22 SECONDS EAST 200.00 FEET TO A POINT; THENCE NORTH 18 DEGREES 22 MINUTES 52 SECONDS WEST 199.47 FEET TO A POINT LOCATED AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY OF STATE BRIDGE ROAD AND THE EASTERLY RIGHTOF-WAY OF MORRIS ROAD, AT THE POINT OF BEGINNING.

TRACT 3

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 856 OF THE 1ST DISTRICT, SECOND SECTION, FULTON COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE BRIDGE ROAD (STATE ROUTE 120) HAVING A 100-FOOT RIGHT-OF-WAY AND THE EASTERLY RIGHT-OF-WAY OF MORRIS ROAD, HAVING A 60-FOOT RIGHT-OF-WAY; THENCE SOUTH 18 DEGREES 00 MINUTES EAST, ALONG THE 60-FOOT RIGHT-OF-WAY OF MORRIS ROAD FOR A DISTANCE OF 200 FEET TO AN IRON PIN; THENCE SOUTH 72 DEGREES 00 MINUTES WEST A DISTANCE OF 15.0 FEET TO AN IRON PIN; THENCE NORTH 18 DEGREES 00 MINUTES WEST A DISTANCE OF 205.2 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE BRIDGE ROAD; THENCE SOUTH 89 DEGREES 00 MINUTES EAST A DISTANCE OF 15.9 FEET TO AN IRON PIN ON SAID RIGHT-OF-WAY AND THE POINT OF BEGINNING.
LESS AND EXCEPT THAT PORTION OF SUBJECT PROPERTY CONVEYED TO THE DEPARTMENT OF TRANSPORTATION, RECORDED IN DEED BOOK 6889, PAGE 88, FULTON COUNTY RECORDS; AND THAT PORTION OF THE SUBJECT PROPERTY TAKEN BY DECLARATION OF TAKING IN FAVOR OF DEPARTMENT OF TRANSPORTATION RECORDED IN DEED BOOK 1784, PAGE 323, FULTON COUNTY RECORDS.

TRACTS 1, 2 AND 3 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT TRACT OR PARCEL OF LAND CONTAINING 2.4529 ACRES (106,848 SQUARE FEET) LYING AND BEING IN LAND LOTS 855 AND 856 OF THE 1ST DISTRICT, SECOND SECTION, FULTON COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

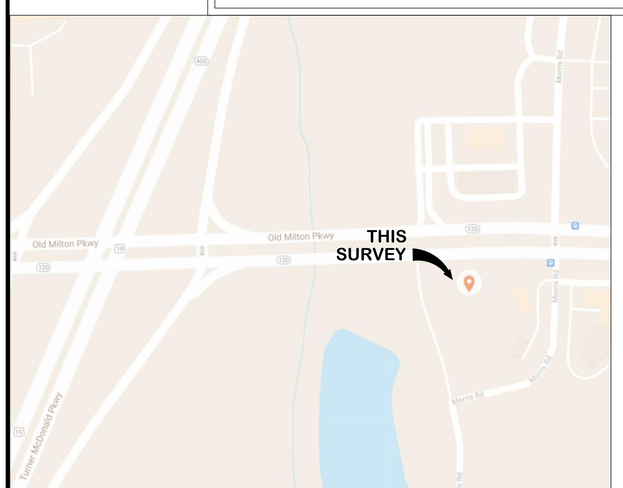
BEGINNING AT AN IRON PIN SET AT THE INTERSECTION OF THE SOUTHERN RIGHT-OF-WAY OF STATE BRIDGE ROAD, ALSO KNOWN AS OLD MILTON PARKWAY AND GA STATE ROUTE NO. 120 (HAVING A VARIABLE WIDTH RIGHT-OF-WAY) AND THE EASTERN RIGHT-OF-WAY OF MORRIS ROAD (HAING A 30' RIGHT-OF-WAY); THENCE PROCEED ALONG SAID SOUTHERN RIGHT-OF-WAY OF STATE BRIDGE ROAD, SOUTH 89 DEGREES 17 MINUTES 57 SECONDS EAST A DISTANCE OF 15.87 FEET TO A POINT; THENCE NORTH 83 DEGREES 30 MINUTES 20 SECONDS EAST A DISTANCE OF 44.03 FEET TO A POINT; THENCE SOUTH 87 DEGREES 11 MINUTES 34 SECONDS EAST A DISTANCE OF 4.87 FEET TO A CONCRETE MONUMENT FOUND; THENCE ALONG A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 33.60 FEET HAVING A RADIUS OF 6402.63 FEET AND BEING SUBTENDED BY A CHORD BEARING OF NORTH 88 DEGREES 17 MINUTES 51 SECONDS EAST A DISTANCE OF 33.60 FEET TO A POINT; THENCE ALONG A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 117.50 FEET HAVING A RADIUS OF 768.51 FEET AND BEING SUBTENDED BY A CHORD BEARING OF SOUTH 85 DEGREES 28 MINUTES 56 SECONDS EAST A DISTANCE OF 117.38 FEET TO AN IRON PIN FOUND (1/2 INCH REBAR); THENCE DEPARTING SAID RIGHT-OF-WAY OF STATE BRIDGE ROAD, SOUTH 18 DEGREES 32 MINUTES 56 SECONDS EAST A DISTANCE OF 200.00 FEET TO AN IRON PIN SET; THENCE SOUTH 87 DEGREES 53 MINUTES 03 SECONDS EAST A DISTANCE OF 89.06 FEET TO AN IRON PIN FOUND (1/2 INCH REBAR), LOCATED ON THE EASTERN LAND LOT LINE OF LAND LOT 856; THENCE ALONG SAID LAND LOT LINE SOUTH 00 DEGREES 23 MINUTES 00 SECONDS EAST A DISTANCE OF 259.91 FEET TO AN IRON PIN SET; THENCE DEPARTING SAID LAND LOT LINE NORTH 78 DEGREES 08 MINUTES 20 SECONDS WEST A DISTANCE OF 259.20 FEET TO AN IRON PIN FOUND (1 INCH CRIMP TOP PIPE) LOCATED ON THE EASTERN RIGHT-OF-WAY OF MORRIS ROAD; THENCE ALONG THE EASTERN RIGHT-OF-WAY OF MORRIS ROAD NORTH 13 DEGREES 13 MINUTES 55 SECONDS WEST A DISTANCE OF 185.27 FEET TO A POINT; THENCE NORTH 17 DEGREES 44 MINUTES 56 SECONDS WEST A DISTANCE OF 35.38 FEET TO AN IRON PIN FOUND (1 INCH CRIMP TOP PIPE); THENCE NORTH 18 DEGREES 18 MINUTES 24 SECONDS WEST A DISTANCE OF 199.27 FEET TO AN IRON PIN SET AT THE INTERSECTION OF THE SOUTHERN RIGHT-OF-WAY OF STATE BRIDGE ROAD, SAID IRON PIN BEING THE POINT OF BEGINNING.

EASEMENT PARCELS:

NON-EXCLUSIVE ACCESS EASEMENT AS SET FORTH IN ACCESS EASEMENT AGREEMENT RECORDED IN DEED BOOK 56721, PAGE 514, AS AMENDED IN FIRST AMENDMENT TO ACCESS EASEMENT AGREEMENT RECORDED IN DEED BOOK 58496, PAGE 191, FULTON COUNTY, GEORGIA RECORDS.

AND

NON-EXCLUSIVE ACCESS EASEMENT AS SET FORTH IN ACCESS, PARKING AND STORM WATER EASEMENT AGREEMENT RECORDED IN DEED BOOK 56925, PAGE 627, AS AMENDED IN FIRST AMENDMENT TO ACCESS, PARKING AND STORM WATER EASEMENT AGREEMENT RECORDED IN DEED BOOK 58496, PAGE 169, FULTON COUTY, GEORGIA RECORDS.



LOCATION MAP
NOT TO SCALE

LEGAL DESCRIPTION *(AS SURVEYED)*

SUBJECT PARCEL

ALL THAT TRACT OR PARCEL OF LAND CONTAINING 2.454 ACRES (106,904 SQUARE FEET) LYING AND BEING IN LAND LOT 856 OF THE 1ST DISTRICT, SECOND SECTION, FULTON COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CALCULATED POINT TO BE SET AT THE INTERSECTION OF THE SOUTHERN RIGHT-OF-WAY OF STATE BRIDGE ROAD, ALSO KNOWN AS OLD MILTON PARKWAY AND GEORGIA STATE ROUTE NO. 120 (HAVING A VARIABLE WIDTH RIGHT-OF-WAY) AND THE EASTERN RIGHT-OF-WAY OF AN ABANDONED ROAD FORMERLY KNOWN AS MORRIS ROAD AND CURRENTLY KNOWN AS OLD MORRIS ROAD (HAVING A 30' RIGHT-OF-WAY); THENCE PROCEED ALONG SAID SOUTHERN RIGHT-OF-WAY OF STATE BRIDGE ROAD, S89°20'12"E A DISTANCE OF 15.87 FEET TO A POINT; THENCE N83°28'39"E A DISTANCE OF 41.93 FEET TO A FOUND CONCRETE MONUMENT; THENCE N89°48'26"E A DISTANCE OF 7.10 FEET TO A FOUND CONCRETE MONUMENT; THENCE ALONG A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 33.90 FEET HAVING A RADIUS OF 6402.63 FEET AND BEING SUBTENDED BY A CHORD BEARING OF N88°43'14"E A CHORD DISTANCE OF 33.90 FEET TO A FOUND CONCRETE MONUMENT; THENCE ALONG A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 117.20 FEET HAVING A RADIUS OF 768.51 FEET AND BEING SUBTENDED BY A CHORD BEARING OF S85°47'30"E A CHORD DISTANCE OF 117.08 FEET TO A FOUND 1/2" REBAR; THENCE DEPARTING SAID RIGHT-OF-WAY OF STATE BRIDGE ROAD, S18°31'45"E A DISTANCE OF 200.00 FEET TO A CALCULATED POINT TO BE SET; THENCE S87°45'04"E A DISTANCE OF 89.06 FEET TO A CALCULATED POINT TO BE SET, LOCATED IN THE ASPHALT PAVING OF MORRIS ROAD AND ON THE EASTERN LAND LOT LINE OF LAND LOT 856; THENCE ALONG SAID LAND LOT LINE S00°25'15"E A DISTANCE OF 210.27 FEET TO A FOUND 5/8" REBAR & CAP; THENCE CONTINUING ALONG SAID LAND LOT LINE S00°25'15E A DISTANCE OF 49.64 FEET TO A CALCULATED POINT TO BE SET; THENCE DEPARTING SAID LAND LOT LINE N78°10'35"W A DISTANCE OF 259.20 FEET TO A CALCULATED POINT TO BE SET ON THE EASTERN RIGHT-OF-WAY OF OLD MORRIS ROAD; THENCE ALONG THE EASTERN RIGHT-OF-WAY OF OLD MORRIS ROAD N13°16'10"W A DISTANCE OF 185.27 FEET TO A CALCULATED POINTTO BE SET; THENCE N17°47'11"W A DISTANCE OF 35.38 FEET TO A CALCULATED POINT TO BE SET; THENCE N18°20'35"W A DISTANCE OF 199.27 FEET TO A POINT LOCATED ON THE SOUTHERN RIGHT-OF-WAY OF STATE BRIDGE ROAD AND THE POINT OF BEGINNING.

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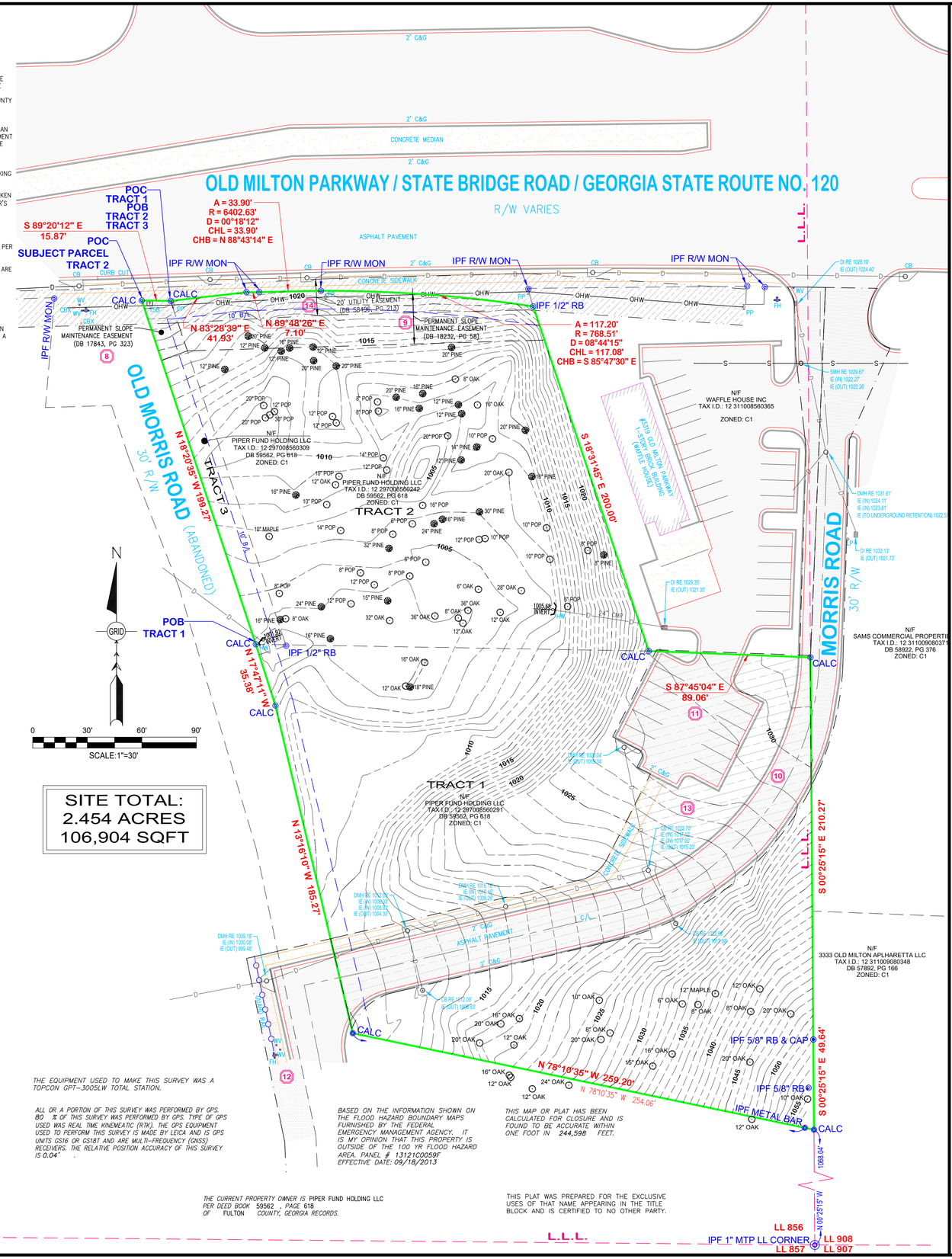
Contact 811 before you dig.

SITE ADDRESS: OLD MILTON PARKWAY, ALPHARETTA, GEORGIA 30005



SITE TOTAL:
2.454 ACRES
106,904 SQFT

THE EQUIPMENT USED TO MAKE THIS SURVEY WAS A TOPCON GPT–3005LW TOTAL STATION.

ALL OR A PORTION OF THIS SURVEY WAS PERFORMED BY GPS. 80 % OF THIS SURVEY WAS PERFORMED BY GPS. TYPE OF GPS USED WAS REAL TIME KINEMEATIC (RTK). THE GPS EQUIPMENT USED TO PERFORM THIS SURVEY IS MADE BY LEICA AND IS GPS UNITS GS16 OR GS18T AND ARE MULTI–FREQUENCY (GNSS) RECEIVERS. THE RELATIVE POSITION ACCURACY OF THIS SURVEY IS 0.04' .

BASED ON THE INFORMATION SHOWN ON THE FLOOD HAZARD BOUNDARY MAPS FURNISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. IT IS MY OPINION THAT THIS PROPERTY IS OUTSIDE OF THE 100 YR FLOOD HAZARD AREA. PANEL # 13121C0059F EFFECTIVE DATE: 09/18/2013

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 244,598 FEET.

THE CURRENT PROPERTY OWNER IS PIPER FUND HOLDING LLC
PER DEED BOOK 59562 *; PAGE* 618
OF FULTON *COUNTY, GEORGIA RECORDS.*

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USES OF THAT NAME APPEARING IN THE TITLE BLOCK AND IS CERTIFIED TO NO OTHER PARTY.

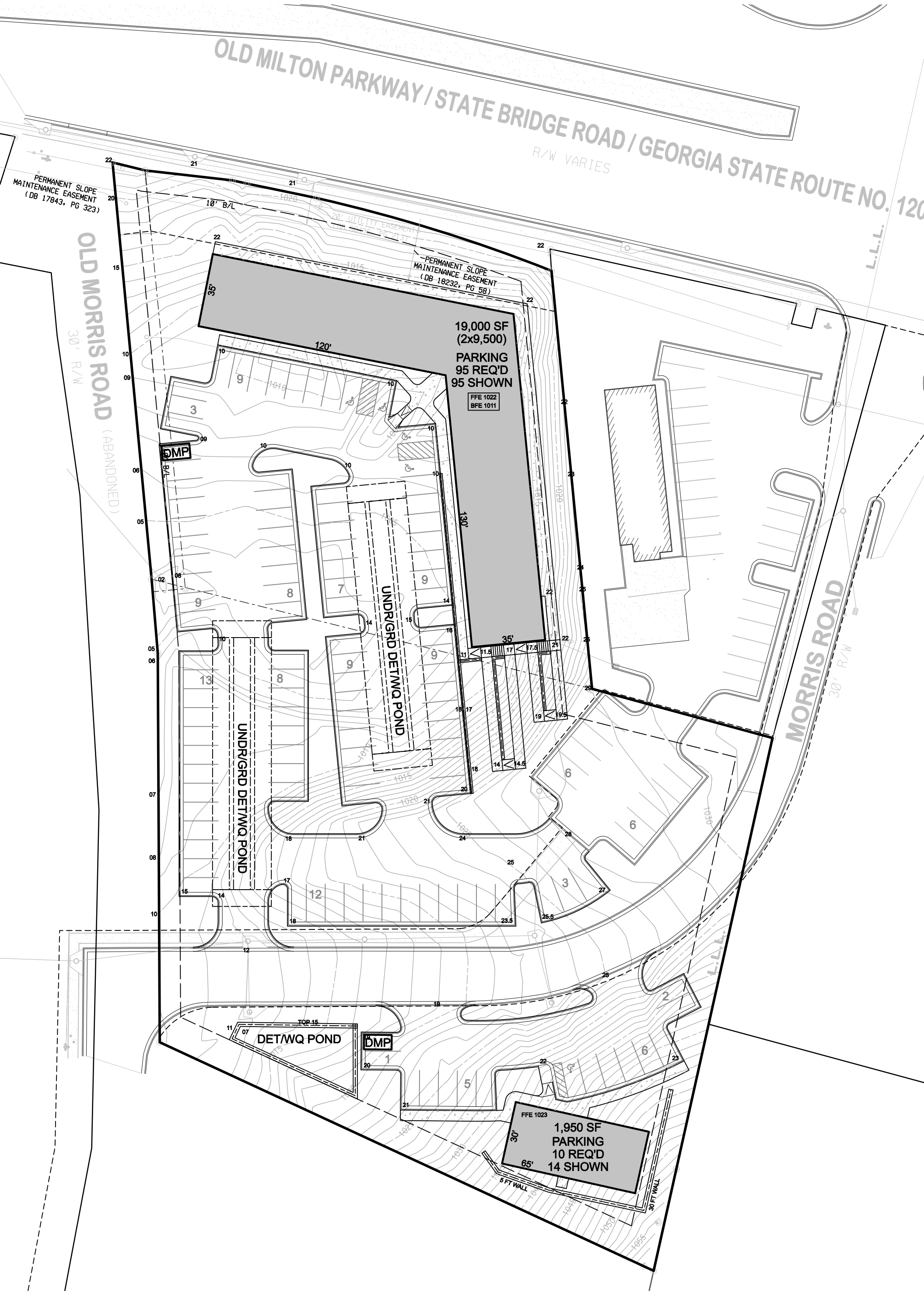
This Drawing is the Property of IronStone Surveying and is an Instrument of Service not to be Reproduced in Whole or in Part without the Express WRITTEN Permission of Same.

No.	JOB No.	DESCRIPTION OF REVISION	DATE
1	210257	TREE SPECIES	10/22/21

IRONSTONE
SURVEYING
96 Ernest Biles Drive, Jackson, Georgia 30233
Phone 770-957-4014 / Email office@ironstonesurveying.com

ALTA/NSPS LAND TITLE SURVEY
BRIDGE ROAD HOLDINGS, LLC
IN LAND LOT 856, DISTRICT 1, SECTION 2, FULTON COUNTY, GEORGIA

Original Plat Date	08/02/2021
Scale	1" = 30'
Drawn By	SJL
Checked By	RCL
Original Field Date	07/30/2021
Crew	RL/WE/AL
Field Book	FIELD SKETCH
Job No.	210257
Dwg. No.	210257-SJL
Sheet	1 of 1


OLD MILTON PARKWAY / STATE BRIDGE ROAD / GEORGIA STATE ROUTE NO. 120
R/W VARIES
OLD MORRIS ROAD
(ABANDONED)
30' R/W
MORRIS ROAD
30' R/W
PERMANENT SLOPE MAINTENANCE EASEMENT (DB 17843, PG 323)
10' B/L
20' UTILITY EASEMENT
PERMANENT SLOPE MAINTENANCE EASEMENT (DB 18232, PG 58)
35'
120'
130'
35'
19,000 SF
(2x9,500)
PARKING
95 REQ'D
95 SHOWN
FFE 1022
BFE 1011
DMP
UNDR/GRD DET/WQ POND
UNDR/GRD DET/WQ POND
DET/WQ POND
TOP 15
DMP
FFE 1023
1,950 SF
PARKING
10 REQ'D
14 SHOWN
30'
65'
5 FT WALL
30 FT WALL

Tract 1

All that tract or parcel of land lying and being in Land Lot 856 of the 1st District, 2nd Section, Fulton County, Georgia, more particularly described as follows:

To find the Point of Beginning, begin at a point located at the intersection of the southerly right-of-way of State Bridge Road with the easterly right-of-way of Morris Road (30-foot right-of-way); thence South 18 degrees 22 minutes 52 seconds East 199.47 feet to a point, at the Point of Beginning; thence North 88 degrees 54 minutes 47 seconds West 16.15 feet to a closed top pipe found at the easterly right-of-way of Morris Road; thence South 17 degrees 45 minutes 20 seconds East along the easterly right-of-way of Morris Road 35.58 feet to a point; thence South 13 degrees 14 minutes 21 seconds East along the easterly right-of-way of Morris Road 185.27 feet to an iron pin found; thence South 78 degrees 08 minutes 46 seconds East 259.05 feet to a point; thence North 00 degrees 23 minutes 44 seconds East 259.84 feet to a closed top pipe found; thence North 87 degrees 51 minutes 34 seconds West 88.90 feet to a point; thence North 88 degrees 54 minutes 47 seconds West 200.00 feet to a point, at The Point of Beginning.

Tract 2

All that tract or parcel of land lying and being in Land Lot 856 of the 1st District, 2nd Section, Fulton County, Georgia, more particularly described as follows:

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 855 and 856 of the 1st District, 2nd Section, Fulton County, Georgia, more particularly described as follows:

TO FIND THE POINT OF BEGINNING, begin at a point located at the intersection of the southerly right-of-way of State Bridge Road and the easterly right-of-way of Morris Road (30-foot right-of-way) having State plane coordinate values NAD 27, of North equals 1479961.71 and East equals 468995.81 which point is the Point of Commencement; thence south 89 degrees 04 minutes 39 seconds east a distance of 15.88 feet to a point which is located at State plane coordinate values NAD 27, of north 1479961.45 and East equals 469011.69 which point is the POINT OF BEGINNING; thence North 83 degrees 29 minutes 51 seconds East along the southerly right-of-way of State Bridge Road 44.03 feet to a point; thence South 87 degrees 12 minutes 00 seconds East along the southerly right-of-way of State Bridge Road 4.87 feet to a point; thence northeasterly along the southerly right-of-way of State Bridge Road along an arc measuring 33.60 feet (subtended by a chord North 88 degrees 17 minutes 26 seconds East 33.60); thence continuing southeasterly along the southerly right-of-way of State Bridge Road along an arc measuring 117.50 feet (subtended by a chord South 85 degrees 29 minutes 23 seconds East 117.38 feet) to a point; thence South 18 degrees 33 minutes 22 seconds East 200.00 feet to a point; thence North 18 degrees 22 minutes 52 seconds West 199.47 feet to a point located at the intersection of the southerly right-of-way of State Bridge Road and the easterly right-of-way of Morris Road, at the Point of Beginning.

Tract 3

All that tract or parcel of land lying and being in Land Lot 856 of the 1st District, 2nd Section, Fulton County, Georgia, being more particularly described as follows:

Beginning at the intersection of the southerly right-of-way line of State Bridge Road (State Route 120) having a 100-foot right-of-way and the easterly right-of-way of Morris Road, having a 60-foot right-of-way; thence South 18 degrees 00 minutes East, along the 60-foot right-of-way line of Morris Road for a distance of 200.00 feet to an iron pin; thence South 72 degrees 00 minutes West a distance of 15.0 feet to an iron pin; thence North 18 degrees 00 minutes West a distance of 205.2 feet to a point on the southerly right-of-way line of State Bridge Road; thence South 89 degrees 00 minutes East a distance of 15.9 feet to an iron pin on said right-of-way and the point of beginning.

Less and Except that portion of subject property conveyed to the Department of Transportation, recorded in Deed Book 6889, Page 88, Fulton County Records; and that portion of subject property taken by Declaration of taking in favor of Department of Transportation recorded in Deed Book 17843, Page 323, Fulton County Records.

Tracts 1, 2 and 3 being more particularly described as follows:

All that lot, tract or parcel of land containing 2.4529 Acres (106,848 square feet) lying and being in Land Lots 855 & 856 of the 1st District, 2nd Section of Fulton County Georgia and being more particularly described as follows:

BEGINNING at an iron pin set at the intersection of the southern right-of-way of State Bridge Road, also known as Old Milton Parkway and GA State Route No. 120 (having a variable width right-of-way) and the eastern right-of-way of Morris Road (having a 30 foot right-of-way); thence proceed along said southern right-of-way of State Bridge Road, SOUTH 89 DEGREES 17 MINUTES 57 SECONDS EAST a distance of 15.87 feet to a point; thence NORTH 83 DEGREES 30 MINUTES 20 SECONDS EAST a distance of 44.03 feet to a point; thence SOUTH 87 DEGREES 11 MINUTES 34 SECONDS EAST a distance of 4.87 feet to a concrete monument found; thence along a curve turning to the right with an arc length of 33.60 feet having a radius of 6402.63 feet and being subtended by a chord bearing of NORTH 88 DEGREES 17 MINUTES 51 SECONDS EAST a distance of 33.60 feet to a point; thence along a curve turning to the right with an arc length of 117.50 feet having a radius of 768.51 feet and being subtended by a chord bearing of SOUTH 85 DEGREES 28 MINUTES 56 SECONDS EAST a distance of 117.38 feet to an iron pin found (1/2 inch rebar); thence departing said right-of-way of State Bridge Road, SOUTH 18 DEGREES 32 MINUTES 56 SECONDS EAST a distance of 200.00 feet to an iron pin set; thence SOUTH 87 DEGREES 53 MINUTES 03 SECONDS EAST a distance of 89.06 feet to an iron pin found (1/2 inch rebar), located on the eastern land lot line of land lot 856; thence along said land lot line SOUTH 00 DEGREES 23 MINUTES 00 SECONDS EAST a distance of 259.91 feet to an iron pin set; thence departing said land lot line NORTH 78 DEGREES 08 MINUTES 20 SECONDS WEST a distance of 259.20 feet to an iron pin found (1 inch crimp top pipe) located on the eastern right-of-way of Morris Road; thence along the eastern right-of-way of Morris Road NORTH 13 DEGREES 13 MINUTES 55 SECONDS WEST a distance of 185.27 feet to a point; thence NORTH 17 DEGREES 44 MINUTES 56 SECONDS WEST a distance of 35.38 feet to an iron pin found (1 inch crimp top pipe); thence NORTH 18 DEGREES 18 MINUTES 24 SECONDS WEST a distance of 199.27 feet to an iron pin set at the intersection of the southern right-of-way of State Bridge Road, said iron pin being the POINT OF BEGINNING.

Together with:

Easement parcels:

Non-Exclusive Access Easement as set forth in Access Easement Agreement recorded in Deed Book 56721, page 514, as amended in First Amendment to Access Easement Agreement recorded in Deed Book 58496, page 191, Fulton County, Georgia Records.

And

Non-Exclusive Access Easement as set forth in Access, Parking and Storm Water Easement Agreement recorded in Deed Book 58925, page 627, as amended in First Amendment to Access, Parking and Storm Water Easement Agreement recorded in Deed Book 58496, page 202, Fulton County, Georgia Records.