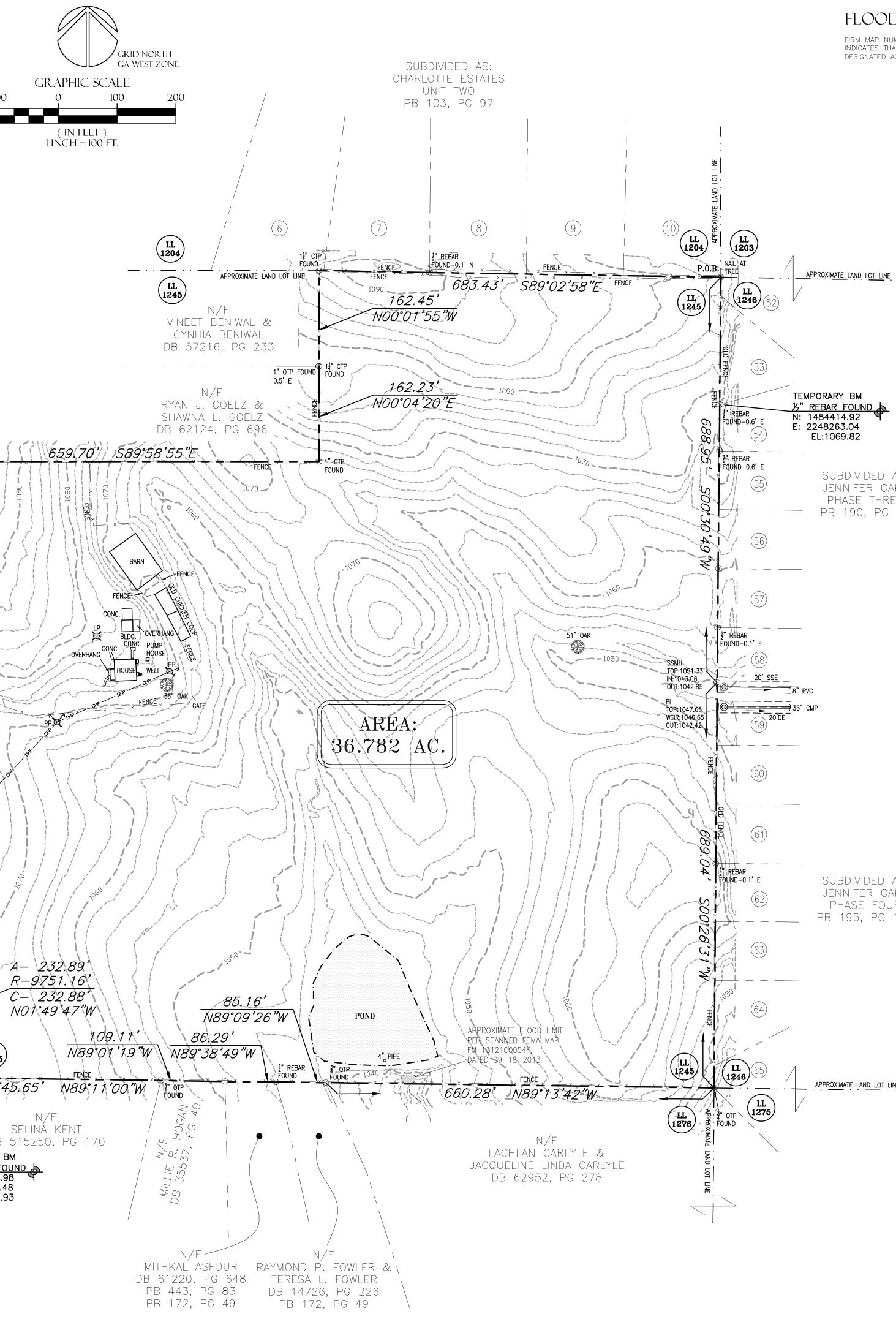
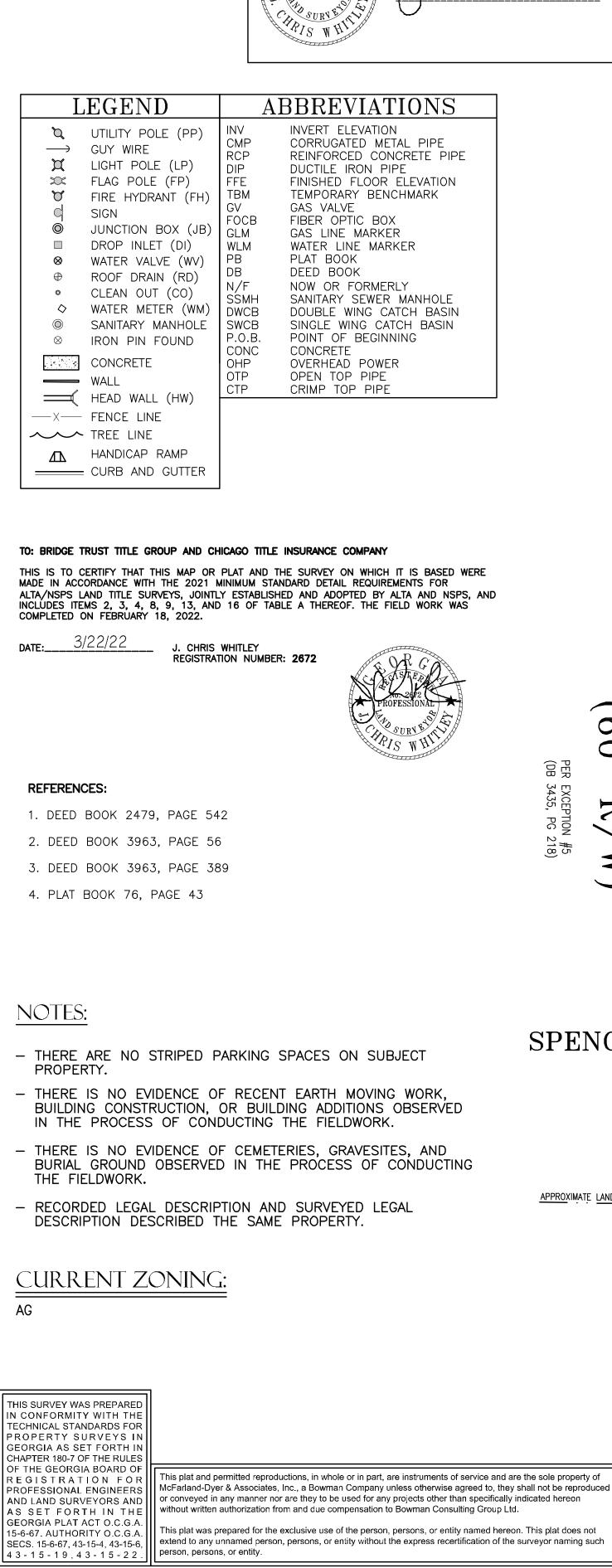
## SURVEYOR'S CERTIFICATION BOX

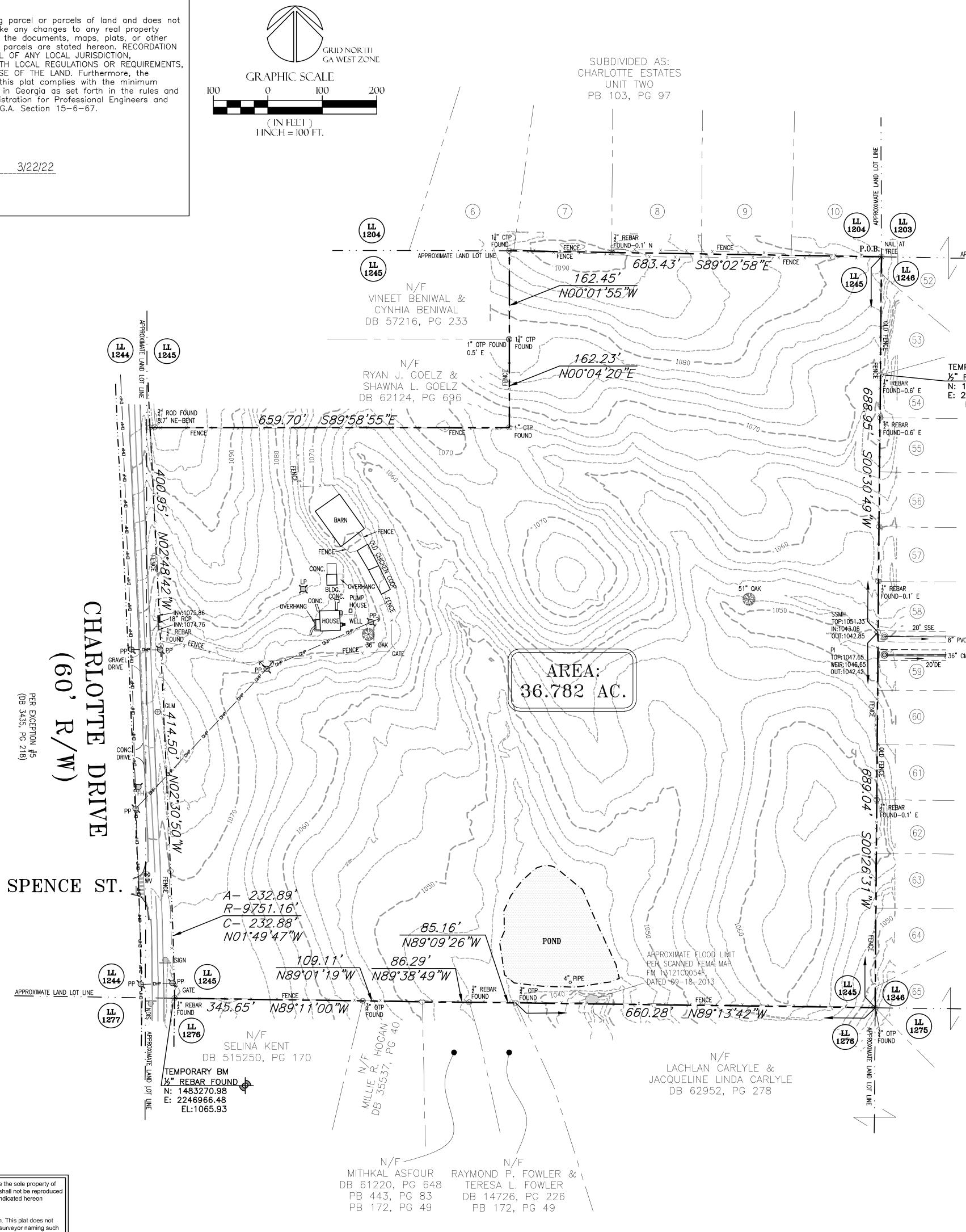
This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

No. 2672 🖈 ( prófessiónal ) 🖈

SUPERIOR COURT RECORD INFORMATION







## FLOOD HAZARD NOTE:

FIRM MAP NUMBER 13121C0054F, EFFECTIVE 09-18-2013, INDICATES THAT A PORTION OF THIS TRACT LIES IN AN AREA DESIGNATED AS HAVING FLOOD HAZARD (ZONE "A").



N.T.S.

TITLE EXCEPTIONS FROM CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. 186023207, EFFECTIVE DATE: DECEMBER 8, 2021

- 4. RIGHT-OF-WAY EASEMENT FROM CHARLES D. STEWART JR. TO GEORGIA POWER COMPANY, DATED MARCH 18, 1957, FILED FOR RECORD APRIL 3, 1957, RECORDED IN DEED BOOK 3208, PAGE 655, RECORDS OF FULTON COUNTY, GEORGIA. (AFFECTS THE PROPERTY - CANNOT BE PLOTTED DUE TO VAGUE DESCRIPTION; BLANKET IN NATURE)
- 5. EASEMENTS IN THAT CERTAIN RIGHT OF WAY DEED FROM MRS. G. B. BROADWELL, ET AL. TO FULTON COUNTY, DATED FEBRUARY 14, 1959, FILED FOR RECORD MARCH 18, 1959, RECORDED IN DEED BOOK 3435, PAGE 218, RECORDS OF FULTON COUNTY, GEORGIA. (SHOWN AS 60 FEET RIGHT OF WAY OF CHARLOTTE DRIVE)
- 6. EASEMENT FROM CHARLES STEWART TO GEORGIA POWER COMPANY, DATED APRIL 28, 1959, FILED FOR RECORD JUNE 10, 1959, RECORDED IN DEED BOOK 3465, PAGE 528, RECORDS OF FULTON COUNTY, GEORGIA. (AFFECTS THE PROPERTY - CANNOT BE PLOTTED DUE TO VAGUE DESCRIPTION; BLANKET IN NATURE)
- 7. EASEMENTS TAKEN BY CONDEMNATION ACTION ENTITLED FULTON COUNTY V. 0.014 ACRES OF LAND AND CERTAIN EASEMENTS; CARROLL E.BYERS; AND WILLIAM LEE ROBERTS, FILED JUNE 19, 1986, RECORDED IN DEED BOOK 10163, PAGE 160, RECORDS OF FULTON COUNTY, GEORGIA. (AFFECTS THE PROPERTY - NOT PLOTTABLE)

## Legal Description

**ALL THAT TRACT OR PARCEL OF** land lying and being in Land Lot 1245, 2<sup>nd</sup> District, 2<sup>nd</sup> Section, Fulton County, Georgia, being more particularly described as follows:

BEGINNING at the Land Lot corner common to Land Lots 1203, 1204, 1245 and 1246, that is the POINT **OF BEGINNING:** thence along the Land Lot Line common to Land Lots 1245 and 1246 South 00°30'49" West a distance of 688.95 feet to a point; thence continuing along said Land Lot Line South 00°26'31" West a distance of 689.04 feet to a point located at the Land Lot corner common to Land Lots 1245, 1246, 1275 and 1276; thence along the Land Lot Line common to Land Lots 1245 and 1276 the following courses and distances: North 89°13'42" West a distance of 660.28 feet to a point; thence North 89°09'26" West a distance of 85.16 feet to a point; thence North 89°38'49" West a distance of 86.29 feet to a point; thence North 89°01'19" West a distance of 109.11 feet to a point; thence North 89°11'00" West a distance of 345.65 feet to a point located on the eastern right of way of Charlotte Drive (60 feet right of way); thence leaving said Land Lot Line and along said right of way the following courses and distances: 232.89 feet along a curve to the left, said curve having a chord of North 01°49'47" West 232.88 feet and a radius of 9751.16 feet to a point; thence North 02°30'50" West a distance of 414.50 feet to a point; thence North 02°48'42" West a distance of 400.95 feet to a point; thence leaving said right of way South 89°58'55" East a distance of 659.70 feet to a point; thence North 00°04'20" East a distance of 162.23 feet to a point; thence North 00°01'55" West a distance of 162.45 feet to a point located on the Land Lot Line common to Land Lots 1204 and 1245; thence along said Land Lot Line South 89°02'58" East a distance of 683.43 feet to a point, being the **POINT OF** BEGINNING. Said tract contains 36.782 Acres.

The property described above is the same property that is insured in the title policy issued by Chicago Title Insurance Company, Commitment Number 186023207, Effective date: December 8, 2021.

SUBDIVIDED AS: JENNIFER OAKS PHASE FOUR PB 195, PG 117

APPROXIMATE LAND LOT LINE

ALTA/NSPS LAND TITLE & TOPOGRAPHIC SURVEY FOR:

BRIDGE TRUST TITLE GROUP AND CHICAGO TITLE INSURANCE COMPANY

> LOCATED IN: LAND LOTS 1245 2ND DISTRICT, 2ND SECTION FULTON COUNTY, GEORGIA

> > DATE: MARCH 22, 2022



Bowman Consutting Group, Ltd.	<b>Bowman</b> 4174 Silve	Bowman Consulting Group, Ltd. 4774 Silver Peak Parkway suwanee, Ga 30024			
DWG:P:\2021\1204\SURVEY\SURVEY (CADD)\21-1204-ALTA TOPO-03-22-22			BY: MP	CHK: JCW	QC:
BCG PROJECT NO: 200256-01-001 TA	SK: 00001	: 00001 SURVEY DATE: FEBRUARY 18, 20		SHEET 1 OF 1	

TEMPORARY BM <u>%" REBAR FOUND</u> N: 1484414.92 E: 2248263.04 EL:1069.82

> SUBDIVIDED AS: JENNIFER OAKS PHASE THREE PB 190, PG 55