

LEGEND	LEGEND
• IRON PIN FOUND IPF - PLACED IPP	• IRON PIPE FOUND
P.O.B. POINT OF BEGINNING	• NOTHING FOUND NOTHING SET
○ POWER POLE	—OHP— OVERHEAD ELECTRICAL LINE
□ POWER TRANSFORMER	—UGP— UNDERGROUND POWER LINE
○ TELE POLE	—OHT— OVERHEAD PHONE LINE
★ FLOOD LIGHT ON POLE	□ TELEPHONE BOX
○ SANITARY SEWER MANHOLE	□ TELE. ON PEDESTAL
○ STORM DRAINAGE MANHOLE	○ SEWER CLEAN OUT
○ UTILITY MANHOLE	□ DRAINAGE JUNCTION BOX
○ DOUBLE WING CATCH BASIN	CB CATCH BASIN
○ SINGLE WING CATCH BASIN	RCP REINFORCED CONCRETE PIPE
HEADWALL	CMP CORRUGATED METAL PIPE
DROP INLET	□ CURB INLET
WATER VALVE	□ CAST IRON
PROPOSED HYDRANT	□ EXISTING FIRE HYDRANT
WATER METER	BC BACK OF CURB
E.O.P. EDGE OF PAVEMENT	B.S.L. BUILDING SET BACK LINE
R/W RIGHT OF WAY	□ MONUMENT
D.E. DRAINAGE EASEMENT	SSE SANITARY SEWER EASEMENT
C.N. CURVE CHART NUMBERS	L.C. LINE CHART NUMBERS
S/D SUBDIVISION	□ LAND LOT NUMBER
—P— PROPERTY FENCE LINE	—T— TREE PROTECTION LINE
—X— SILT FENCE LINE	—W— DOMESTIC WATER LINE
—S— SANITARY SEWER LINE	—SD— STORM DRAIN LINE
—G— GAS LINE	□ GRAVEL
—GV— GAS VALVE	□ WOOD DECKING
—S.D. SUBDIVISION LOT NUMBER	—C— CONCRETE (CONC.)

The field data upon which this plat is based has a closure precision of one foot in 35,527 feet and an angular error of 6.7 seconds per angle point, and was adjusted by compass rule.

This plat has been calculated for closure and found to be accurate within one foot in 237,522 feet

A Topcon GTS-303 total station and a 100 foot steel tape were used to obtain the linear and angular measurements used in the preparation of this plat.

now or formerly
JOEL J. FRYER & STANLEY RINZLER
D.B. 6915, PG. 139

ZONING ORDINANCES

1. THIS PROPERTY IS ZONED C-3.
(COMMERCIAL / RESIDENTIAL DISTRICT)
2. MAXIMUM BUILDING HEIGHT - 225 FEET.
3. NO RESIDENTIAL AREAS ADJOINING PROPERTY.
4. NO MINIMUM LOT WIDTH, AREA OR DEPTH REQUIREMENTS.
5. 10' FRONT BUILDING LINE.
6. "0" LOT SIDE AND REAR BUILDING LINES.
7. ALL BUILDINGS LESS THAN 35 FEET IN HEIGHT.
8. OUTDOOR RESTAURANT AREA IS PERMITTED USE.
9. RETAIL ESTABLISHMENTS, CATERING, RESTAURANTS AND BAKERY ARE PERMITTED AREAS.

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 99 of the 17th District of Fulton County, Georgia and being more particularly described as follows:

Beginning at an iron pin set on the easterly right of way line of Roswell Road (a/k/a/Ga. State Highway 9 and U.S. Route 41, having a 70 foot right of way), said iron pin being located 1158.3 feet northerly from the intersection of the easterly right of way line of Roswell Road with the northwesterly right of way line of Peachtree Road; running thence along the easterly right of way line of Roswell Road, and following the curvature thereof, along a curve having a radius of 16,216.41 feet, an arc distance of 159.60 feet, said arc being subtended by a chord having a bearing of North 13 degrees 06 minutes 49 seconds West a distance of 159.60 feet to an iron pin found; thence leaving said easterly right of way line and running North 88 degrees 16 minutes 13 seconds East, a distance of 380.32 feet to an iron pin found; running thence South 03 degrees 07 minutes 35 seconds West a distance of 39.55 feet to an iron pin found; running thence North 86 degrees 06 minutes 08 seconds West, a distance of 30.01 feet to an iron pin found; running thence South 02 degrees 47 minutes 20 seconds West, a distance of 148.06 feet to an iron pin found; running thence North 86 degrees 32 minutes 27 seconds West a distance of 305.19 feet to an iron pin found on the easterly line of Roswell Road and the point of beginning; containing 1.3037 acres (56,789 square feet) as shown on plat of survey by A.S. Giometti & Associates, Inc., dated February 11, 2003.

CERTIFICATION

The undersigned (the "Surveyor") hereby certifies unto 3227 Roswell Associates, LP, Regions Bank and Chicago Title Insurance Company that (a) this plat of survey ("Survey") is true and correct and prepared for an actual on the ground of the real property (the "Property") shown hereon; (b) such Survey was conducted by the Surveyor, or under the supervision, in accordance with the Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA/ACSM in 1999; (c) all monuments shown hereon actually exist, and the location size type of material thereof are correctly shown; (d) except as shown hereon, there are no encroachments onto the Property or protrusions therefrom, there are no visible evidences of any easements or rights of way on the Property and there are no visible discrepancies, conflicts, shortages in area or boundary line conflicts; (e) the size, location and type of improvements are as shown hereon; (f) all easements referred to in Chicago Title Insurance Commitment No. 2-14378, issued by Chicago Title Insurance Company, for the benefit of Regions Bank, with an effective date of November 29, 2002, which either encumber or benefit the property have been correctly plotted hereon; (g) the lines of all abutting dedicated public streets and easement areas providing access to the Property, together with the width and name thereof, and the location of all driveways and curb cuts along such abutting streets and easement areas, are as shown hereon; (h) the location of all applicable setback and building lines are as shown; and (i) the boundaries, dimensions and other details shown hereon are true and correct.

Certify this 11th day of February, 2003.

A.S. Giometti
A.S. Giometti
Registered Land Surveyor No. 1125
67 Peachtree Park Drive Suite 103
Atlanta, Ga. 30309

ALTA/ACSM LAND TITLE SURVEY

for
3227 Roswell Associates, LP, Regions Bank
and Chicago Title Insurance Company

Land Lot 99 17th District
City of Atlanta, Fulton County, Georgia
February 11, 2003

Drawn by: GJJ
Checked by: A.S.G.
Comp. By: GJJ
Job no.: 2003-030
Tube #

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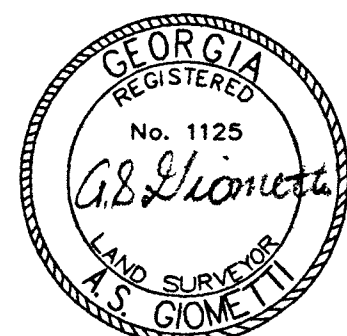
FLOOD DATA

ACCORDING TO F.I.R.M. COMM. PANEL
13121 C 0244 F, OF FULTON COUNTY, GA.
THIS PROPERTY IS NOT LOCATED IN FLOOD
HAZARD ZONE A, PANEL DATED 06/22/98

EXISTING UTILITY NOTE

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 AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

A.S. Giometti & Associates, Inc.
Civil Engineers ~ Land Surveyors
67 PEACHTREE PARK DRIVE, N.E.
ATLANTA, GEORGIA 30309
(404) 355-8669



In my opinion, this plat is a correct representation of the land plotted and has been prepared in conformity with the minimum standards and requirements of law.
A.S. Giometti
A. S. GIOMETTI, R.L.S. #1125

