

RETRACEMENT SURVEY

600 BOHANNON ROAD
FAIRBURN, GA

DEED BOOK 47717 PAGES 161-164
DEED BOOK 47717 PAGES 165-167
DEED BOOK 62003 PAGES 601-620

NORTH BASED ON
DEED BOOK 47717
PAGES 165-167

LEGEND

N/F - NOW OR FORMERLY
R/W - RIGHT-OF-WAY
B/L - BUILDING LINE
SSMH - SANITARY SEWER MANHOLE
UP - UTILITY POLE
FH - FIRE HYDRANT
WV - WATER VALVE
SWCB - SINGLE WING CATCHBASIN
CONC. - CONCRETE
LP - LIGHTPOLE
DI - DROP INLET
A/C - AIR CONDITIONING
PVC - POLYVINYL CHLORIDE
C/O - CLEANOUT
OHUL - OVERHEAD UTILITY LINE
APD - APPROXIMATE PIPE DIRECTION

BUILDING LINE NOTE

ALL BUILDING LINES SHOWN SHOULD BE VERIFIED BY THE LOCAL GOVERNING AUTHORITY. NOTE THAT THE BUILDING LINES SHOWN ON BOHANNON ROAD AND HOWELL AVENUE EXTENSION ARE BASED ON THE NEW RIGHT-OF-WAY.

THIS IS A RETRACEMENT SURVEY OF AN EXISTING TRACT OF LAND.

CURRENT OWNER:
1162 HWY 54 EAST, LLC
DEED BOOK 47717 PAGES 161-164
DEED BOOK 47717 PAGES 165-167
DEED BOOK 62003 PAGES 601-620

THIS SURVEY WAS AUTHORIZED BY ANDY BINEGAR

ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES

PER THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS RULE 180-6-69 THE TERM CERTIFICATION RELATING TO LAND SURVEYING SERVICES, AS DEFINED IN O.C.G.A. 43-15-2(6) AND (11) 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.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED HEREON. NO CERTIFICATION OR LIABILITY IS EXTENDED TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT A RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS OR ENTITY.

THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE REPORT. THEREFORE, THE UNDERSIGNED SURVEYOR AND W.D. GRAY AND ASSOCIATES, INC. MAKE NO GUARANTEES, REPRESENTATIONS, OR WARRANTY REGARDING INFORMATION SHOWN HEREON PERTAINING TO RIGHTS-OF-WAY, EASEMENTS, RESTRICTIONS, RESERVATIONS, AGREEMENTS, SETBACK LINES, BUFFERS, AND OTHER SIMILAR MATTERS. OTHER CONDITIONS OR DOCUMENTS MAY EXIST THAT WOULD AFFECT THIS PROPERTY. NO LIABILITY IS ASSUMED FOR LOSS RELATING TO ANY MATTER THAT MIGHT BE DISCOVERED BY AN ABSTRACT OR TITLE SEARCH OF THE PROPERTY.

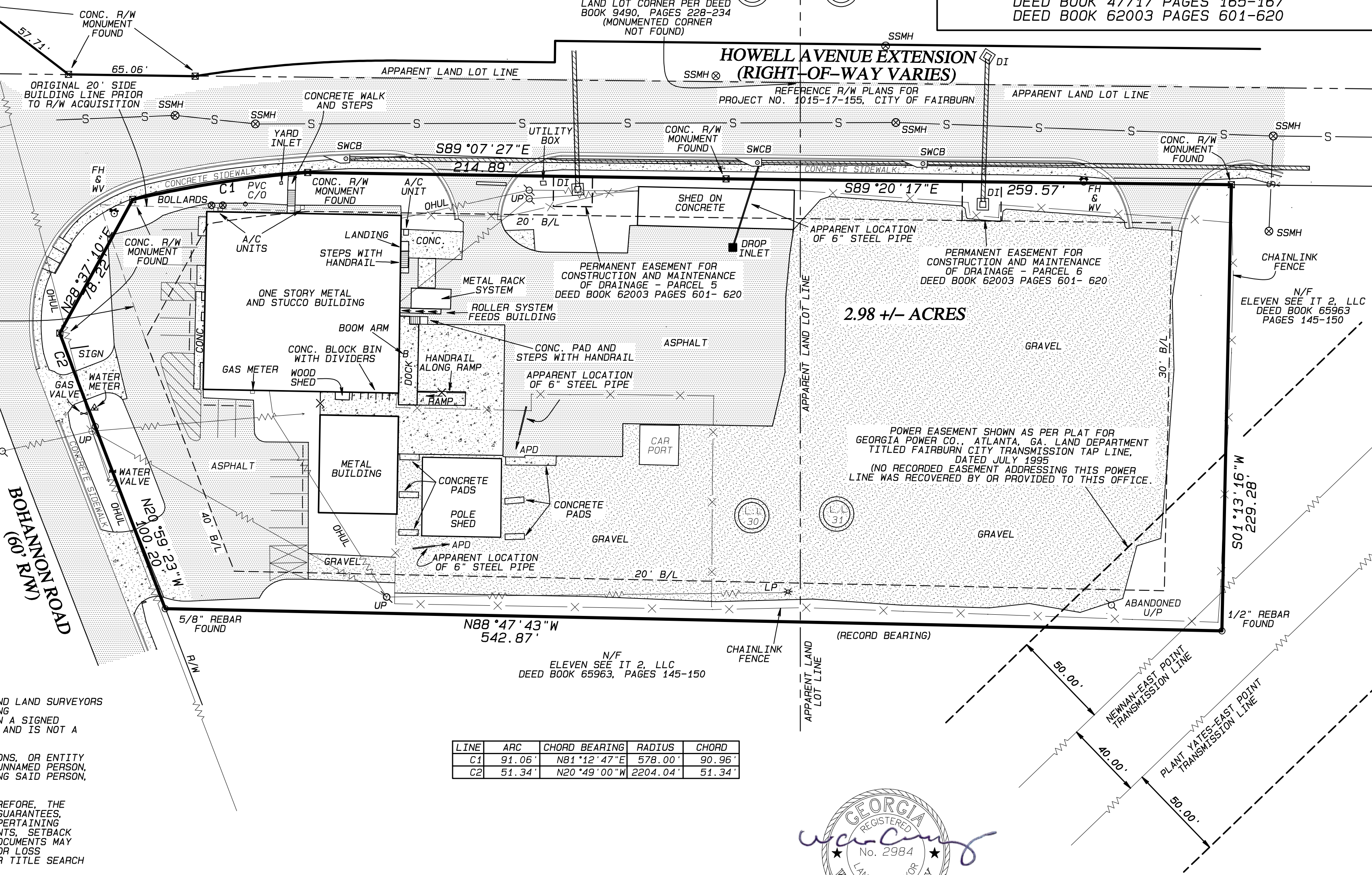
THE LATEST DATE OF FIELD WORK SHOWN IS APPLICABLE TO PROVISIONS OF STATUTES OF LIMITATION.

THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, COVENANTS, ZONING ORDINANCES, ENVIRONMENTAL RESTRICTIONS, AND RIGHTS-OF-WAY SHOWN OR NOT SHOWN, RECORDED OR NOT RECORDED.

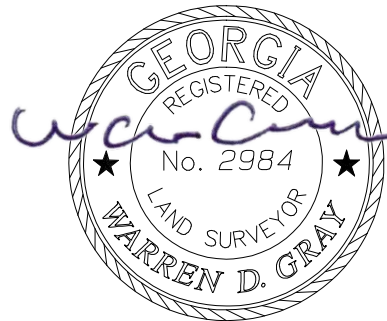
W.D. GRAY AND ASSOCIATES, INC. HAS MADE NO INVESTIGATION AS TO THE EXISTENCE OR NON-EXISTENCE OF UNDERGROUND UTILITIES AND/OR STRUCTURES. BEFORE ANY LAND DISTURBANCE ACTIVITY BEGINS, UNDERGROUND UTILITIES SHOULD BE IDENTIFIED AND LOCATED. W.D. GRAY AND ASSOCIATES, INC. ASSUMES NO LIABILITY FOR LOSS OR DAMAGES CAUSED BY THE DISCOVERY OF OR DISTURBANCE OF UNDERGROUND UTILITIES AND/OR STRUCTURES.

UNLESS OTHERWISE STATED, ONLY EVIDENCE OF EASEMENTS OR STRUCTURES THERETO WHICH ARE READILY APPARENT FROM A CASUAL ABOVE GROUND VIEW OF THE PREMISES ARE SHOWN. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED OR BY W.D. GRAY AND ASSOCIATES, INC. FOR LOSS OR DAMAGES RELATING TO THE EXISTENCE OF ANY EASEMENT NOT DISCOVERED FROM THE CASUAL ABOVE GROUND VIEW OF THE PREMISES.

ALL BUILDING RESTRICTIONS INCLUDING BUT NOT LIMITED TO BUILDING SETBACKS, WATERSHED BUFFERS, WATERSHED SETBACKS, UNDISTURBED BUFFERS, ETC. SHOULD BE INTERPRETED AND VERIFIED BY THE PROPER GOVERNING AUTHORITY BEFORE ANY LAND PLANNING AND/OR LAND DISTURBANCE ACTIVITY BEGINS.



LINE	ARC	CHORD BEARING	RADIUS	CHORD
C1	91.06'	N81°12'47"E	578.00'	90.96'
C2	51.34'	N20°49'00"W	2204.04'	51.34'

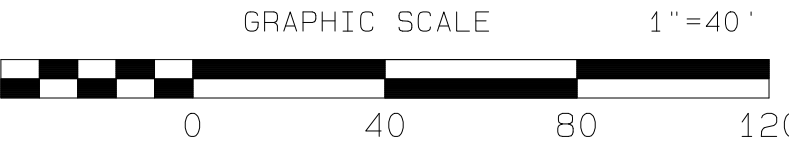


(iii) This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. 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.

Warren D. Gray 11/3/2025

IN MY OPINION, THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP.
NO: 13121C0462 F AND 13121C0461 F
DATED: SEPTEMBER 18, 2013

CLOSURE DATA
FIELD CLOSURE = 1' : 176,418
ANGLE POINT ERROR = < 3"
EQUIPMENT USED: TOPCON 3003W
ADJUSTMENT METHOD: NONE
PLAT CLOSURE = 1' : 433,367



W.D. Gray and Associates, Inc.

LSF000701

land surveyors - planners

160 Greencastle Road Suite B
Tyrone, GA 30290

(770) 486-7552 Fax (770) 486-0496

Prepared For:

1162 HWY 54 EAST, LLC

LAND LOT: 30 & 31

DISTRICT: 9F

FULTON COUNTY, GA

SCALE: 1" = 40'

DATE OF SURVEY: 03/03/09

DATE OF DRAWING: 03/04/09

REV. 03/04/09, 03/17/2016, 10/31/2025

JOB NO: 0902021