



DESCRIPTION

ALL THAT PARCEL OR TRACT OF LAND LYING AND BEING IN LAND LOT 466 OF THE 1ST DISTRICT 2ND SECTION OF FULTON COUNTY, GEORGIA, SAID TRACT BEING KNOWN AS LOT 5 OF COLONIAL OFFICE PARK, RECORDED IN PLAT BOOK 117 PAGE 34, FULTON COUNTY, RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SAID TRACT BEING IMPROVED PROPERTY CONTAINING 0.398± ACRES OR 17,323± SQUARE FEET.

THIS PROPERTY SUBJECT TO THE FOLLOWING

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. 010322-13 EFFECTIVE DATE: JANUARY 3, 2022

- 12. Protective Covenants and other matters disclosed by plat recorded in Plat Book 117, Page 34, Fulton County, Georgia.
13. Easement from J. H. Marisell to Georgia Power Company, dated March 31, 1948, and recorded in Deed Book 2327, Page 330, aforesaid records.
14. Easement from L. M. Thomas to Georgia Power Company, dated October 8, 1947, and recorded in Deed Book 2307, Page 464, aforesaid records.
15. Easement from Sigma Enterprises, Inc. to Georgia Power Company, dated September 26, 1980, and recorded in Deed Book 7697, Page 59, aforesaid records.
16. Perpetual non-exclusive easement for ingress and egress and perpetual sign license contained in document between Cameron-Brown Company and Hamilton Investment Trust, dated July 23, 1976, recorded in Deed Book 6546, Page 172, aforesaid records.
17. Easement to Roswell Bank dated July 30, 1979, recorded in Deed Book 7316, Page 359, aforesaid records.

REFERENCE MATERIAL

- 1. QUITCLAIM DEED IN FAVOR OF SELECT PROPERTIES, LLC DEED BOOK 47709 PAGE 485 FULTON COUNTY, GEORGIA RECORDS

SURVEY NOTES

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES. UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. PLEASE CALL ALL LOCAL UTILITY PROVIDERS AND OR 811 FOR FURTHER INFORMATION.



2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE. FOR NEW PERMITS THE LOCAL ISSUING AUTHORITY MAY REQUIRE ADDITIONAL EASEMENTS NOT SHOWN.

3. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.

4. THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS GATHERED BY AN OPEN TRAVERSE AND HAS A CALCULATED POSITIONAL TOLERANCE OF 0.03 FEET. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 97,668 FEET. A GEOMAX ZOOM 90 SERIES ROBOTIC TOTAL STATION WITH CARLSON SURVEY 2 DATA COLLECTOR WERE USED IN THE COLLECTION OF FIELD DATA.

5. BEARINGS SHOWN WERE COMPUTED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.

6. THIS PROPERTY IS SUBJECT TO CURRENT ZONING REGULATIONS AND RESTRICTIONS.

7. THE EXISTENCE, SIZE, AND LOCATION OF IMPERVIOUS BUFFERS ARE SUBJECT TO FINAL DETERMINATION BY THE LOCAL ISSUING AUTHORITY, CITY, OR COUNTY.

8. PARKING AREA IS OFF STREET AND 22 STANDARD PARKING SPACES ARE DESIGNATED. THERE ARE 1 HANDICAP SPACES 23 TOTAL SPACES DESIGNATED.

9. NO OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. (AS TO ITEM 16 TABLE A)

10. THIS PROPERTY IS SUBJECT TO ANY AND ALL R/W'S BY THE CITY OF ROSWELL, FULTON COUNTY, AND/OR THE STATE OF GEORGIA.

11. McCLUNG SURVEYING SERVICES INC., IS COVERED BY A GENERAL LIABILITY INSURANCE AND WORKMAN'S COMPENSATION POLICY

LEGEND

- Symbol descriptions for building line, property line, right-of-way, centerline, back of curb, gutter, edge of paving, top of wall, bottom of wall, fence, reinforced concrete pipe, corrugated metal pipe, power pole, light pole, guy wire, power line, power meter, power box, fiber optic, air condition, cable box, telephone box, gas meter, gas valve, gas line marker, water meter, water valve, fire hydrant, monitoring well, headwall, junction box, drop inlet, sanitary sewer line, sanitary sewer manhole, clean out, point of beginning, point of commencement.

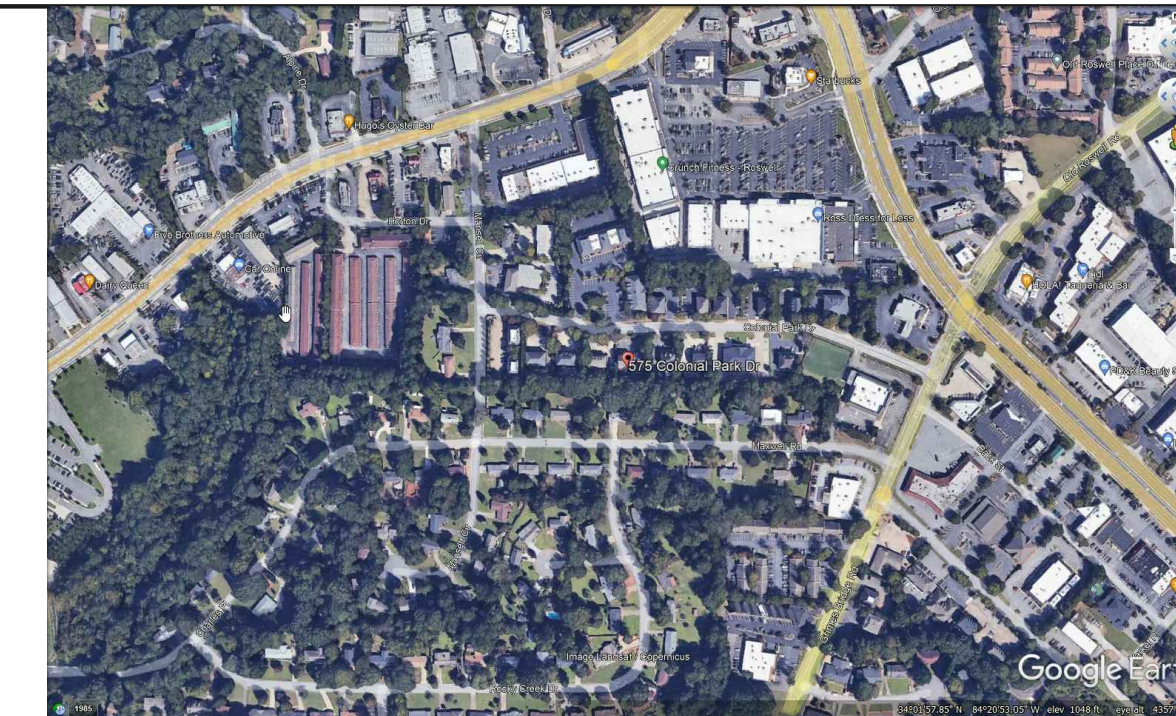
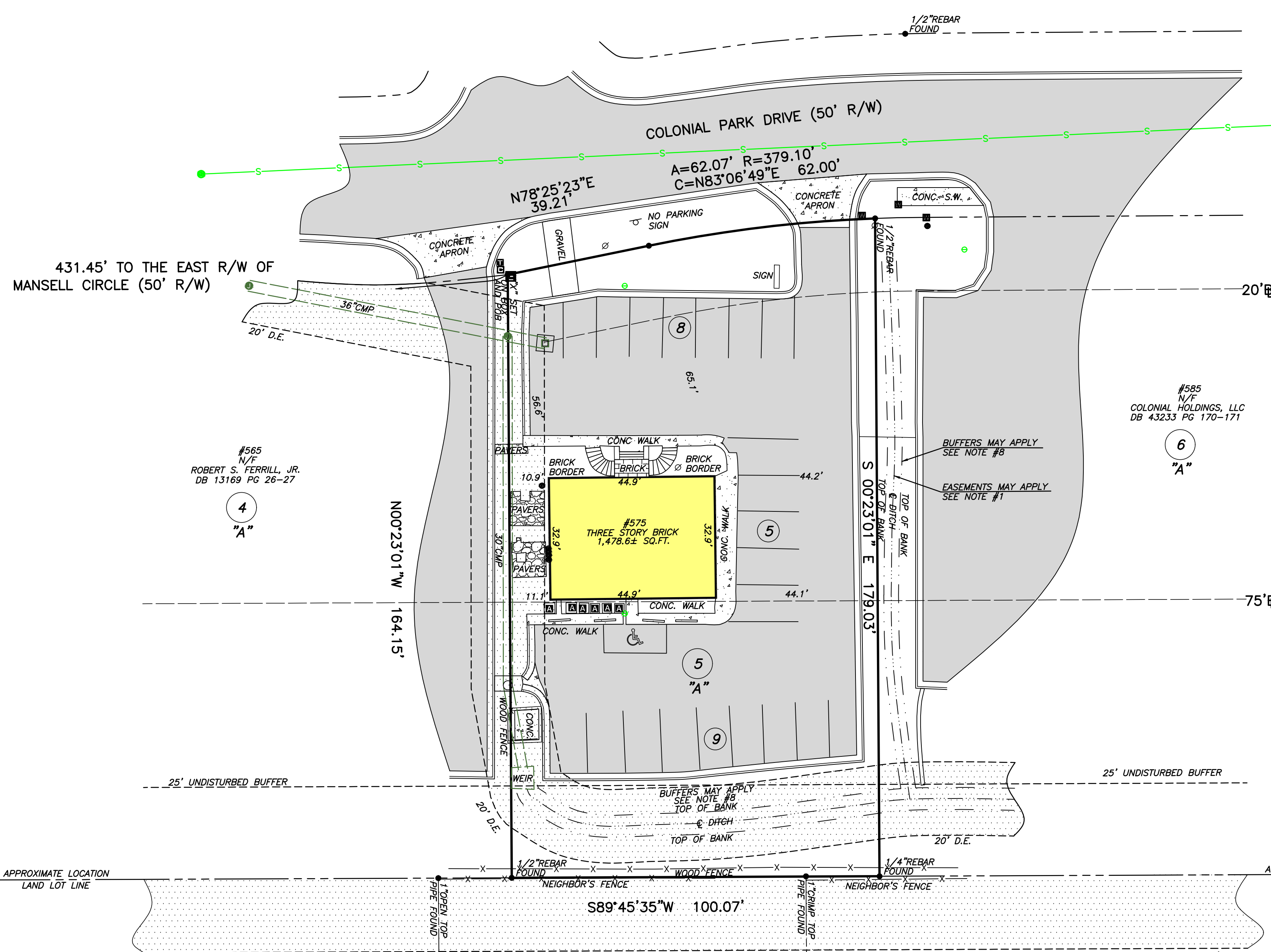
Table with 3 columns: NO., REVISIONS, DATE. Contains a grid for recording changes to the survey.



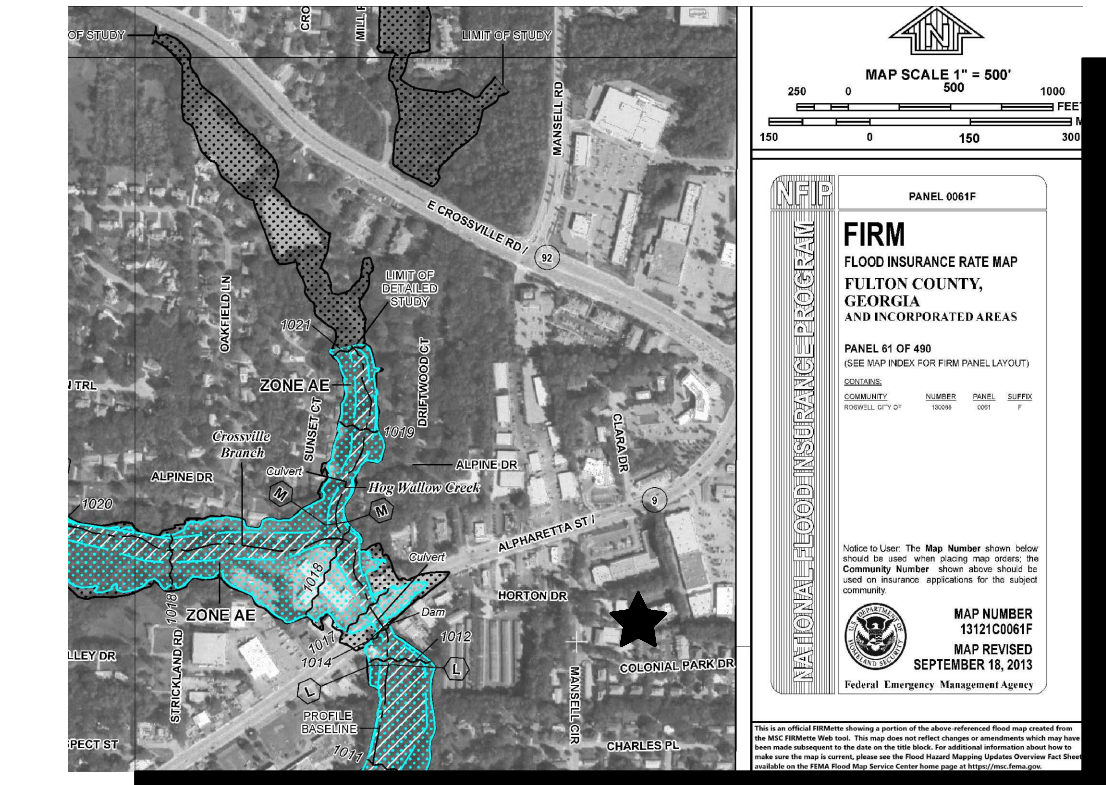
ALTA/NSPS LAND TITLE SURVEY FOR BZA HOLDINGS, LLC, LOYAL TRUST BANK, its successors and/or assigns and OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY. Includes a graphic scale in feet (0 to 40).

LOT 5 BLOCK "A" COLONIAL OFFICE PARK PB 117 PG 34 575 COLONIAL PARK DRIVE ROSWELL, GEORGIA TOTAL AREA= 0.398± ACRES OR 17,323± SQ. FT.

LAND LOT 466 1ST. DISTRICT 2ND SECTION CITY OF ROSWELL, GEORGIA FULTON COUNTY, GEORGIA PLAT PREPARED: 1-13-2022 FIELD: 1-11-2022 SCALE: 1"=20' JOB#257666



VICINITY MAP NOT TO SCALE



FLOOD NOTE THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY F.I.R.M. OFFICIAL FLOOD HAZARD MAPS. COMMUNITY PANEL No. 131210061F EFFECTIVE DATE: SEPTEMBER 18, 2013 FULTON COUNTY, GEORGIA

SURVEYORS CERTIFICATION

TO: BZA HOLDINGS, LLC LOYAL TRUST BANK, its successors and/or assigns and OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, JOINTLY ESTABLISHED AND ADOPTED BY ALTA/NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7A, 7(B-1), 8, 9, 10, 11, 13, 14 & 16 OF Table A THEREOF.

THE FIELD WORK WAS COMPLETED ON 1-11-2022

Signature of Michael R. Noles, Georgia RLS #2646, Member SAMSOG. Includes Georgia Registered Land Surveyor seal.

SURVEYOR'S CERTIFICATE

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.

Signature of Michael R. Noles, Georgia RLS No. 2646, 1-13-22