

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lots 73 of the 1st District of the 2nd section of Cobb County, Georgia, and being more particularly described as follows:

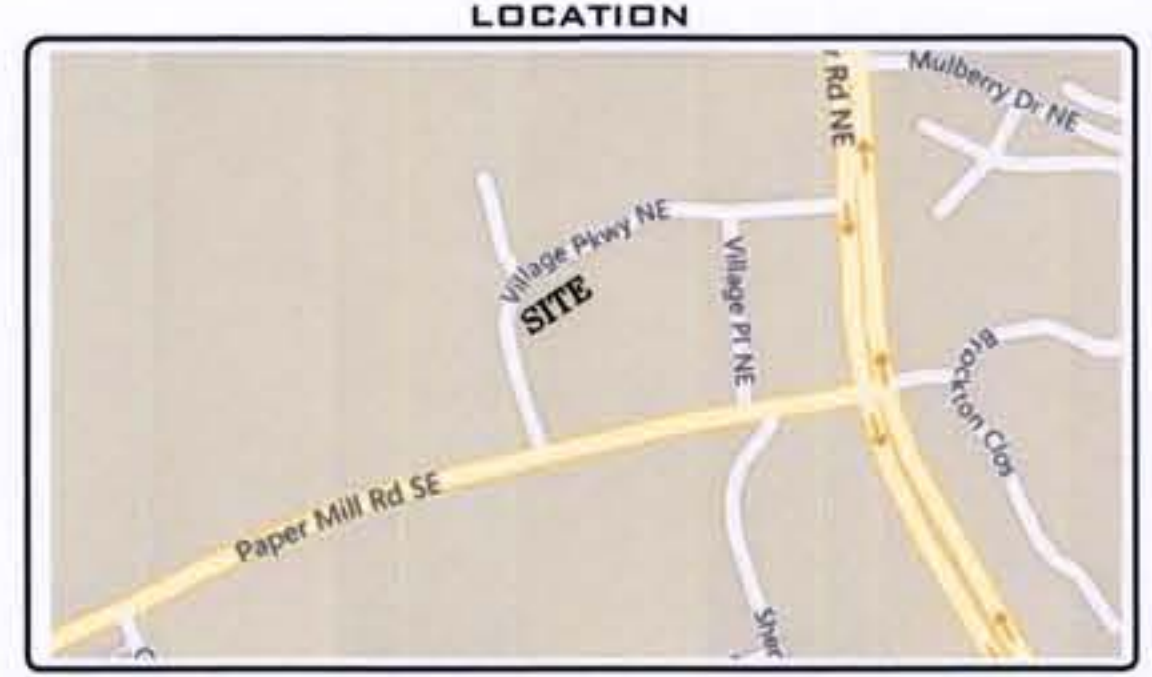
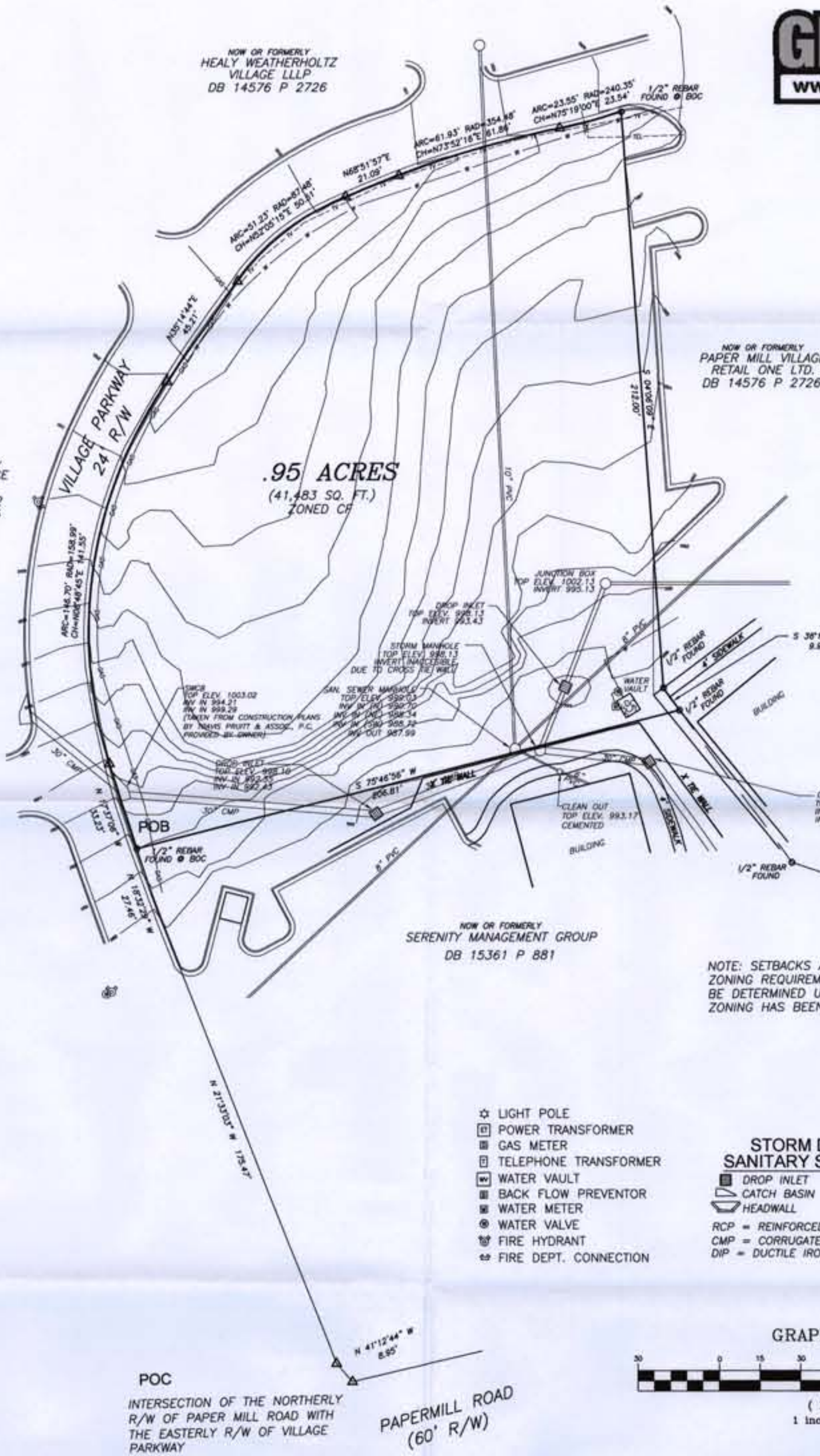
TO FIND THE TRUE POINT OF BEGINNING, Commence at the point formed by the intersection of the northerly right-of-way of Paper Mill Road with the easterly right-of-way of Village Parkway; Thence proceed along said easterly right-of-way of Village Parkway N 41° 12' 44" W a distance of 8.95' to a point on said easterly right-of-way of Village Parkway; Thence proceed along said easterly right-of-way of Village Parkway N 21° 33' 03" W a distance of 175.47' to a point on said easterly right-of-way of Village Parkway; Thence proceed along said easterly right-of-way of Village Parkway N 18° 32' 29" W a distance of 27.46' to a 1/2" rebar found on said easterly right-of-way of Village Parkway and the TRUE POINT OF BEGINNING; Thence from said true point of beginning thus established; Proceed along said easterly right-of-way of Village Parkway N 17° 37' 06" W a distance of 33.23' to a point on said easterly right-of-way of Village Parkway; Thence proceed along said easterly right-of-way of Village Parkway along an arc to the right a distance of 146.70' having a radius of 158.99', said arc being subtended by a chord bearing N 08° 48' 45" E, a distance of 141.55' to a point on said easterly right-of-way of Village Parkway; Thence proceed along said easterly right-of-way of Village Parkway N 35° 14' 44" E a distance of 45.21' to a point on said easterly right-of-way of Village Parkway; Thence proceed along said easterly right-of-way of Village Parkway along an arc to the right a distance of 51.23' having a radius of 87.48', said arc being subtended by a chord bearing N 52° 05' 15" E, a distance of 50.51' to a point on the northerly right-of-way of Village Parkway; Thence proceed along said northerly right-of-way of Village Parkway N 68° 51' 57" E, a distance of 21.09' to a point on said northerly right-of-way of Village Parkway; Thence proceed along said northerly right-of-way of Village Parkway along an arc to the right a distance of 61.93' having a radius of 354.48', said arc being subtended by a chord bearing N 73° 52' 16" E, a distance of 61.86' to a point on said northerly right-of-way of Village Parkway; Thence proceed along said northerly right-of-way of Village Parkway along an arc to the left a distance of 23.55' having a radius of 240.35', said arc being subtended by a chord bearing N 75° 19' 00" E, a distance of 23.54' to a 1/2" rebar found on said northerly right-of-way of Village Parkway; Thence leaving said northerly right-of-way of Village Parkway proceed S 04° 06' 09" E, a distance of 212.00' to a 1/2" rebar found; Thence proceed S 36° 17' 16" E, a distance of 9.94' to a 1/2" rebar found; Thence proceed S 75° 46' 56" W, a distance of 206.81' to a 1/2" rebar found and the TRUE POINT OF BEGINNING.

Said parcel containing 0.95 acres as shown on that certain survey for Primrose Schools Franchising Company, BBVA Compass Bank and U.S. Small Business Administration, and Chicago Title Insurance Company, by Due West Surveying, dated January 4, 2017 under the seal and certification of Christopher P. Wehrle Georgia Registered Land Surveyor No. 2494.

EASEMENTS AND RESTRICTIONS TAKEN FROM CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 2-34359(R)

- (a) Declaration of Protective Covenants by Atlanta County Club Estates, Inc., a Georgia corporation, dated September 25, 1965, filed for record September 25, 1965 at 11:00 a.m., recorded in Deed Book 866, Page 261, Records of Cobb County, Georgia, (SETBACK LINES, 15' SIDE & REAR, 40' FRONT NOT SHOWN AND SUBJECT TO BE REPLACED BY COBB COUNTY ZONING REQUIREMENTS)
- (b) Agreement attached to that certain Warranty Deed from Goris L. Sams to Plantation Development Company, dated December 11, 1973, filed for record December 12, 1973 at 3:00 p.m., recorded in Deed Book 1463, Page 178, aforesaid Records, as affected by that certain Affidavit by William W. Marrett, Jr., dated April 21, 1983, filed for record April 25, 1983 at 10:23 a.m., recorded in Deed Book 2738, Page 99, aforesaid Records, as further affected by that certain Affidavit by William W. Marrett, Jr., dated August 29, 1983, filed for record August 30, 1983 at 5:29 p.m., recorded in Deed Book 2864, Page 306, aforesaid Records, as further affected by that certain Order and Judgment - Drudell Investment Corporation vs. Goris L. Sams, Peter R. Furniss, Gall S. Furniss, et al, being Civil Action File No. 81-116, filed for record May 7, 1981 at 2:03 p.m., recorded in Minute Book 16-0, Page 347, aforesaid Records. (CANNOT BE SHOWN)
- (c) Reservations as contained in that certain Warranty Deed from Drudell Investment Corp., a Georgia corporation, as to an undivided 74.8% interest, and Richard Irwin, as to an undivided 25.2% interest to Cobb Bank & Trust Company, a Georgia banking institution, dated June 5, 1981, filed for record June 9, 1981 at 10:05 a.m., recorded in Deed Book 2365, Page 479, aforesaid Records. (CANNOT BE SHOWN)
- (d) Easement from Drudell Investment Corp. to Edward L. Erickson, dated August 4, 1981, filed for record August 7, 1981 at 4:16 p.m., recorded in Deed Book 2394, Page 541, aforesaid Records; as modified by that certain Modification of Easement Agreement by and between Drudell Investment Corp., Richard Irwin and Edward L. Erickson, dated April 21, 1983, filed for record April 28, 1983 at 8:00 a.m., recorded in Deed Book 2742, Page 49, aforesaid Records. (ALONG JOHNSON FERRY ROAD BEYOND THE LIMITS OF THIS DRAWING)
- (e) Easement from Drudell Investment Corp. to Village Office Partners, a Georgia general partnership, composed of Marrett Properties, Inc., Robert M. Marrett Co. and Four Seasons Development Corp., dated August 16, 1982, filed for record September 16, 1982 at 4:05 p.m., recorded in Deed Book 2389, Page 327, aforesaid Records. (VILLAGE PARKWAY AS SHOWN)
- (f) Pond Maintenance Agreement by and between Drudell Investment Corp., a Georgia corporation; Richard Irwin; Village Office Partners, a Georgia general partnership comprised of four General Partners, being Marrett Properties, Inc., a Georgia corporation; Robert M. Marrett Co., a Georgia corporation; Four Seasons Development Corp., a Georgia corporation; Neiva Property Management, Inc., a Georgia corporation; and Paper Mill Village Condominium Association, Inc., filed for record March 21, 1983 at 2:30 p.m., recorded in Deed Book 2711, Page 234, aforesaid Records; as amended by that certain Amendment to Pond Maintenance Agreement by and between Drudell Investment Corp., a Georgia corporation, Richard Irwin and Paper Mill One, Ltd., a Georgia limited partnership, dated April 21, 1983, filed for record April 25, 1983 at 10:23 a.m., recorded in Deed Book 2738, Page 715, aforesaid Records; as affected by that certain Agreement Regarding Pond Maintenance by and between Paper Mill Partners, Ltd., a Georgia limited partnership and The Heartlines of Papeum/Johson Ferry, L.P., a Georgia limited partnership, dated as of July 15, 1991, filed for record July 23, 1991 at 7:35 a.m., recorded in Deed Book 6198, Page 23, aforesaid Records. (EXISTING DETENTION POND ON ADJOINING PROPERTIES SOUTH AND EAST OF SUBJECT PROPERTY BEYOND THE LIMITS OF THIS DRAWING)
- (g) Easement and Maintenance Agreement and Restrictive Covenants by and between Drudell Investment Corporation, a Georgia corporation, Richard Irwin, Robert A. Klein, Therese Klein, Eugene Choate, Virginia Choate, et al, dated effective as of April 25, 1984, filed for record April 25, 1984 at 3:20 p.m., recorded in Deed Book 3099, Page 14, aforesaid Records; as affected by that certain First Addendum and Consent to be Bound by Easement and Maintenance Agreement and Restrictive Covenants by and between Roger C. Plichta and Bruce W. Boggs, Jr., as General Partners of the Roger C. Plichta and Bruce W. Boggs, Jr. Partnership, a Georgia general partnership and by First Georgia Bank of Cobb County, dated February 5, 1984, recorded in Deed Book 3099, Page 30, aforesaid Records; as further affected by that certain Second Addendum and Consent to be Bound by Easement and Maintenance Agreement and Restrictive Covenants by Robert M. Marrett, dated March 30, 1984, recorded in Deed Book 3099, Page 32, aforesaid Records; as further affected by that certain Third Addendum and Consent to be Bound by Easement and Maintenance Agreement and Restrictive Covenants by Paper Mill Partners, Ltd., a Georgia limited partnership, dated April 25, 1984, recorded in Deed Book 3099, Page 33, aforesaid Records; as further affected by that certain Consent to be Bound by Paper Mill Partners, Ltd., a Georgia limited partnership, dated July 18, 1984, filed for record July 18, 1984 at 1:45 p.m., recorded in Deed Book 3194, Page 208, aforesaid Records; as further affected by that certain Agreement Regarding Maintenance by and between Paper Mill Partners, Ltd., a Georgia limited partnership and The Heartlines of Papeum/Johson Ferry, L.P., a Georgia limited partnership, dated as of July 15, 1991, filed for record July 23, 1991 at 7:35 a.m., recorded in Deed Book 6198, Page 17, aforesaid Records; but omitting any restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons. (EXISTING DRIVE EAST OF ADJOINING PROPERTY BEYOND THE LIMITS OF THIS DRAWING)
- (h) Declaration of Easement from Paper Mill Partners, Ltd., a Georgia limited partnership for the benefit of PMV Retail One, Ltd., a Georgia limited partnership, dated October 9, 1984, filed for record October 11, 1984 at 8:20 a.m., recorded in Deed Book 3282, Page 95, aforesaid Records. (ROADWAY AND VISIBLE EVIDENCE OF UTILITIES AS SHOWN)
- (i) Easement and Maintenance Agreement by and between PMH, L.P., a Georgia limited partnership and LTL, L.P., a Georgia limited partnership, dated effective as of February 21, 1996, filed for record February 27, 1996 at 11:36 a.m., recorded in Deed Book 9436, Page 528, aforesaid Records. (ROADWAY AND VISIBLE EVIDENCE OF UTILITIES AS SHOWN)
- (j) All those matters as disclosed by that certain plat recorded in Plat Book 18, Page 16, aforesaid Records. (SUBJECT PROPERTY IS A PORTION OF TRACT 1)
- (k) All those matters as disclosed by that certain plat recorded in Plat Book 272, Page 312, aforesaid Records. (ROADWAY AND EAST PROPERTY LINE AS SHOWN)
- (l) All those matters as disclosed by that certain plat recorded in Plat Book 272, Page 788, aforesaid Records. (ROADWAY AND EAST PROPERTY LINE AS SHOWN)

NOW OR FORMERLY VILLAGE OFFICE PARTNERS
CPB 4 P 132
CPB 4 P 155



GENERAL NOTES

1. THIS SURVEY IS BASED UPON MONUMENTS FOUND ON SITE AND REFERENCE INFORMATION OBTAINED FROM THE RECORDS OF COBB COUNTY AND OTHER SOURCES. COMMITMENT FOR TITLE INSURANCE NO. 2-34359(R) EFFECTIVE DATE 12/15/16 BY CHICAGO TITLE INSURANCE COMPANY IS THE SOLE SOURCE OF EASEMENTS AND RESTRICTIONS EXCEPT AS NOTED.
2. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 33,890 FEET AND AN ANGULAR ERROR OF 0.3" PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE.
3. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 654,309 FEET.
4. THIS PROPERTY IS NOT SHOWN TO BE IN A FLOOD PLAIN PER F.I.R.M. PANEL #13067C0133J FOR COBB CO., GA. DATED MARCH 4, 2013.
5. ZONING SHOWN PER COBB COUNTY PLANNING AND ZONING DEPARTMENT.
6. UNLESS STATED OTHERWISE, GOVERNMENTAL JURISDICTIONAL AREAS OR NEGATIVE EASEMENTS, IF ANY, WHICH MIGHT IMPACT ON THE PREMISES WERE NOT LOCATED. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR ANY LOSS RESULTING FROM THE EXERCISE OF ANY GOVERNMENTAL JURISDICTION AFFECTING THE USE OF THE PREMISES.
7. THE PREMISES SHOWN HEREON ARE SUBJECT TO ANY EXISTING EASEMENTS, RIGHTS-OF-WAY, RESTRICTIVE COVENANTS, ZONING REGULATIONS, AND/OR SET BACK LINES WHETHER OR NOT THEY MAY BE SHOWN ON THE PLAT HEREON OR WHETHER OR NOT RECORDED IN THE PUBLIC RECORDS. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR ANY LOSS THAT MAY BE ASSOCIATED WITH THE EXISTENCE OF ANY EASEMENTS OR RESTRICTION ON THE USE OF THE PROPERTY.
8. THIS SURVEY WAS PERFORMED USING SPECTRA PRECISION FOCUS 10 TOTAL STATION EQUIPMENT WITH TDS DATA COLLECTION SOFTWARE AND SPECTRA PRECISION SP80 GPS EQUIPMENT WITH TDS DATA COLLECTION SOFTWARE AND EGPS VRS NETWORK.
9. THERE ARE NO KNOWN NGS MONUMENTS WITHIN 500' OF THIS SITE.
10. THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN, ARE INTENDED TO BE A GENERAL REPRESENTATION OF THE VISIBLE FIXTURES AND REFERENCED SOURCE INFORMATION. ADDITIONAL UTILITIES EXIST AND ACTUAL LOCATION AND NUMBER OF THOSE SHOWN ARE NOT KNOWN. ALL UTILITIES MUST BE LOCATED BY A UTILITIES PROTECTION SERVICE PRIOR TO ANY EXCAVATION.

CERTIFICATION

TO: PRIMROSE SCHOOLS FRANCHISING COMPANY, BBVA COMPASS BANK AND U.S. SMALL BUSINESS ADMINISTRATION, AND CHICAGO 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 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2011 AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7(A), 7(B)(1), 7(B)(2), 7(C), 8, 9, 10, 11(A), 13, 14, 16, 17, 18, 19, 20 AND 21 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS, THE FIELD WORK WAS COMPLETED ON FEBRUARY 4, 2014 AND UNDERSIGNED FURTHER CERTIFIES THAT IN MY OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF GEORGIA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

Christopher P. Wehrle
REGISTERED PUBLIC LAND SURVEYOR
GALS 2494
DATE 01/04/17



NOTE: SETBACKS AND OTHER ZONING REQUIREMENTS CANNOT BE DETERMINED UNTIL PERMANENT ZONING HAS BEEN ASSIGNED

- STORM DRAIN AND SANITARY SEWER LEGEND**
- ☐ DROP INLET
 - ☐ CATCH BASIN
 - ☐ HEADWALL
 - ☐ PUMP STATION
 - MANHOLE
 - CLEAN-OUT
 - RCP = REINFORCED CONCRETE PIPE
 - CMP = CORRUGATED METAL PIPE
 - DIP = DUCTILE IRON PIPE



REVISIONS			
NO.	DATE	DESCRIPTION	BY

ALTA/ACSM LAND TITLE AND TOPOGRAPHIC SURVEY

SHEET TITLE

PRIMROSE SCHOOLS FRANCHISING COMPANY, BBVA COMPASS BANK AND U.S. SMALL BUSINESS ADMINISTRATION, AND CHICAGO TITLE INSURANCE COMPANY

LAND LOT 73, 1ST DISTRICT, 2ND SECTION COBB COUNTY, GEORGIA

PROJECT NAME

DUE WEST SURVEYING INC

4041 DUE WEST RD.
MARIETTA, GA. 30064
(770) 423-0611

DRAWN BY:	CPW
CHECKED BY:	DWW
JOB NO.:	C073001C
DATE OF PLAT:	10/4/17
FIELD WORK:	12/13/16

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