

JONES BRIDGE ROAD
Public R/W - Irregular Width
(Ref: DEED 50023-429)

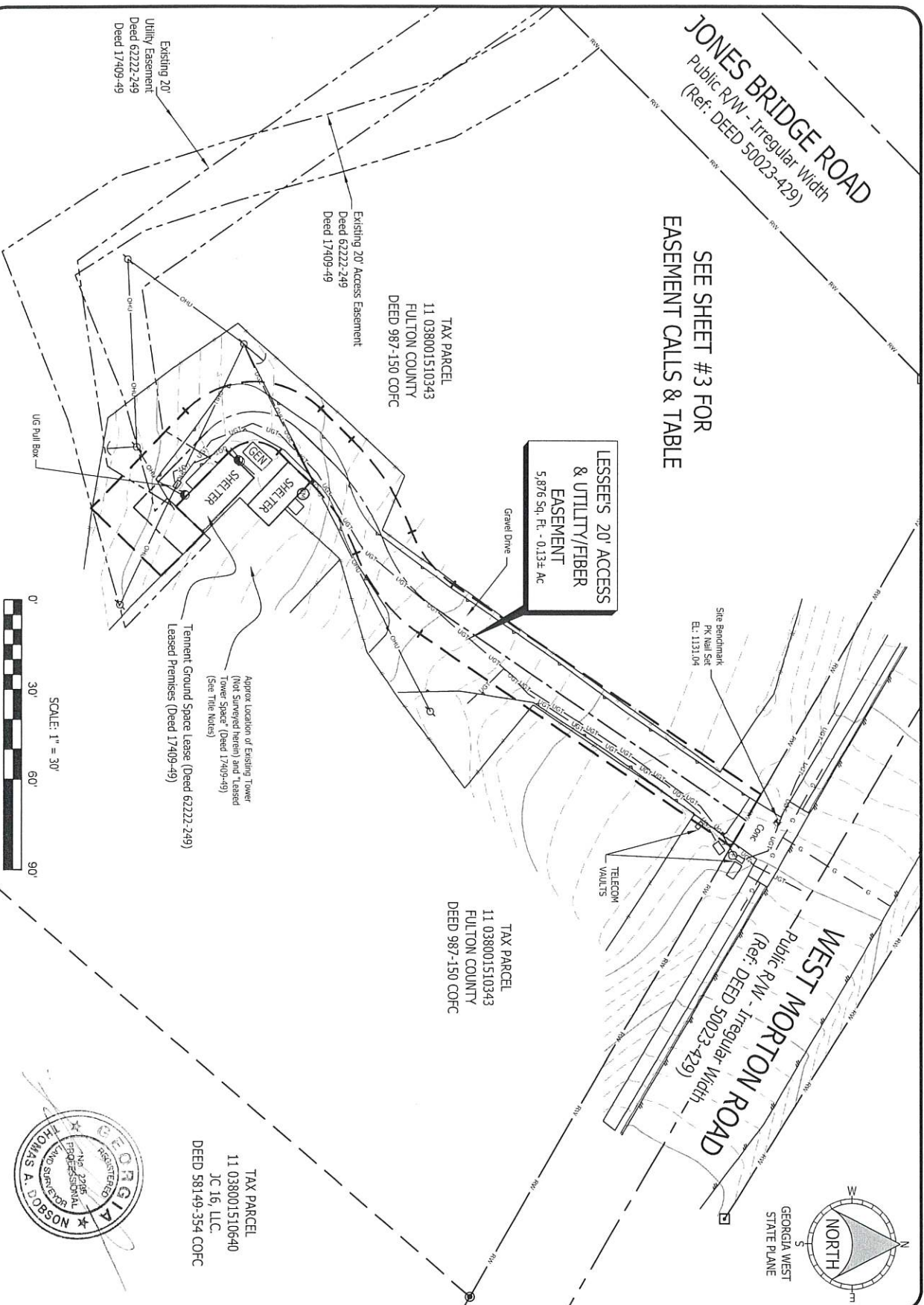
SEE SHEET #3 FOR
EASEMENT CALLS & TABLE

LESSEES' 20' ACCESS
& UTILITY/FIBER
EASEMENT
5,876 Sq. Ft. - 0.13± Ac

TAX PARCEL
11 038001510343
FULTON COUNTY
DEED 987-150 COFC

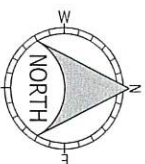
Existing 20' Access Easement
Deed 62222-249
Deed 17409-49

Existing 20'
Utility Easement
Deed 62222-249
Deed 17409-49



WEST MORTON ROAD
Public R/W - Irregular Width
(Ref: DEED 50023-429)

GEORGIA WEST
STATE PLANE



TAX PARCEL
11 038001510343
FULTON COUNTY
DEED 987-150 COFC

TAX PARCEL
11 038001510640
JC 16, LLC
DEED 58149-354 COFC



(Not a Boundary Survey of Parent Lands. Not intended for fee simple Land Transfer)
SPECIFIC PURPOSE SURVEY
WEST DULUTH

Location Code: 685739
10735 Jones Bridge Road, Alpharetta, GA 30022
Land Lot 152, 1st District, 1st Section
Fulton County, Georgia

SITE SURVEY

DWCF: 21144
ISSUE #: 0
ISSUE DATE: 08-18-2021
SEE SHEET # 1

SHEET
2
OF
4

PREPARED FOR
verizon
VERIZON WIRELESS

THE
LAND CONSULTANTS
LLC
5449 Highway #41
Jasper, TN 37347
(423) 304-6722
Georgia C.O.A. No. LSP001190



LESSEES' 20' ACCESS & UTILITY/FIBER EASEMENT

All that Tract or Parcel of Land lying and being in Land Lot 152, 1st District, 1st Section, Fulton County, Georgia, and being part of the property of Fulton County, Georgia, and being more particularly described as follows:

COMMENCE: at a one-half-inch Capped Iron Rod (found) at the Northeast Corner of aforesaid property, same located in the Southern Right-of-Way Line of West Morton Road;

Thence N 59°46'04" W, along said Right-of-Way Line, a distance of 173.45 feet to the POINT OF BEGINNING;

Thence S 34°13'28" W, leaving said Right-of-Way Line a distance of 125.95 feet;

Thence with a curve to the right with an arc length of 34.88 feet, with a radius of 57.34 feet, with a chord bearing of S 51°38'58" W, with a chord length of 34.34 feet;

Thence with a curve to the left with an arc length of 28.57 feet, with a radius of 65.77 feet, with a chord bearing of S 56°37'41" W, with a chord length of 28.35 feet;

Thence S 44°10'54" W, a distance of 14.56 feet;

Thence with a curve to the left with an arc length of 18.71 feet, with a radius of 11.91 feet, with a chord bearing of S 00°48'12" E, with a chord length of 16.84 feet;

Thence S 45°47'18" E, a distance of 25.01 feet;

Thence N 44°04'30" E, a distance of 12.94 feet;

Thence S 45°02'57" E, a distance of 20.00 feet;

Thence N 44°04'30" W, a distance of 32.68 feet;

Thence N 45°47'18" W, a distance of 43.06 feet;

Thence with a curve to the right with an arc length of 50.11 feet, with a radius of 31.91 feet, with a chord bearing of N 00°48'12" W, with a chord length of 45.12 feet;

Thence N 44°10'54" E, a distance of 14.56 feet;

Thence with a curve to the right with an arc length of 37.26 feet, with a radius of 85.77 feet, with a chord bearing of N 56°37'41" E, with a chord length of 36.97 feet;

Thence with a curve to the left with an arc length of 22.72 feet, with a radius of 37.34 feet, with a chord bearing of N 51°38'58" E, with a chord length of 22.37 feet;

Thence N 34°13'28" E, a distance of 124.56 feet to a point on aforesaid Right-of-Way Line;

Thence S 59°46'04" E, along said Right-of-Way Line, a distance of 20.05 feet to the POINT OF BEGINNING.

Said Easement contains 0.13 Acres (5,876 Square Feet), more or less.



TITLE EXAMINATION

(Surveyor's treatment of Title Examination Items is limited to the scope described in ALTA/NSPS 2016 requirements, Section 6, C, ii, and is limited to determination of the location (within subject Tax Parcel(s)) described by Title Items. Items are mapped hereon only when adequately described by record and are within Survey Area. "Blanket" denotes items applicable to the entire Parcel (not subject to separate mapping). Surveyor may note where ambiguous or inexact descriptions might warrant a review by Title Attorney to establish "intent" or other matters, which are not addressed by Survey.

Reference: Report of Title, prepared by U.S. Title Solutions, File No. 67436-GA2103-5028, issued 04-22-2021, Schedule B:

Item 1 - 4, 7: General categories (no specific instruments listed).

Item 5 - 6: UCC Documents (not subject to Survey mapping or analysis).

Item 8: Right-of-Way Deed to State of Georgia, Deed 50023-429.

Conveyance of lands for widening of Jones Bridge Road & West Morton Road. Land conveyed to State is longer part of current Parent Tax Parcel. (Item is not located on current Parent Tax Parcel or Lessee's Easement. R/W is shown hereon according to found monumentation.)

Item 9: Lease Agreement, Parcel, Deed 17409-49.

Item 10: Memorandum of Cell Tower Lease, Cellco Partnership, Deed 6222-249.

Each define a Lease Area, 20' Access Easement and 20' Utility Easement. Each located on Parent Tax Parcel as shown hereon. Described 20' Access and 20' Utility Easements cross Lessee's 20' Access & Utility Easement as shown hereon. Deed 17409-49 also includes a "Leased Tower Area", the description of which appears to include just the footprint of the existing Tower. Located on Parent Tax Parcel. Tower is not surveyed hereon. See Survey for approximate location.

LEGAL DESCRIPTION OF PARENT PARCEL (AS SUPPLIED)

All that tract or parcel of land lying in Land Lot 152 of the 1st District, 1st Section, Fulton County, Georgia, and being more particularly described as follows:

Beginning at a point located at the intersection of the southwest right-of-way line of Morton Road with the southeast right-of-way line of Jones Bridge Road; running thence along the southwest side of Morton Road S57°45'E, a distance of 356.62 feet to a point; running thence along a course S40°22'W, a distance of 438.68 feet to a point; running thence N47°38'W, a distance of 379.98 feet to the southeasterly right-of-way line of Jones Bridge Road; running thence N46°57'E, along the southeasterly line of Jones Bridge Road, a distance of 380.88 feet to the intersection of the right-of-way line of Jones Bridge Road with the southeasterly right-of-way of Morton Road at the point of beginning. Said property containing 3.43 acres more or less, and being fully shown and described on plat and plan designated as "Proposed Water Storage Facility on Property of Mildred H. Long and Lewis E. Long, Jones Bridge Road and Morton Road", on file in the Public Works Department of Fulton County, Georgia, a copy of said plat being attached to this condemnation petition as Exhibit "A".



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