Eight trees of specimen size have been located on this property. Four have of the trees have indicators that suggest a compromise in their structural integrality; therefore, they have not been considered as specimen trees. (1, 3, 5, & 6)

TREE INDEX

ro	Red oak
yp	Yellow poplar
wo	White oak
ns	not a specimen

TRACT DESCRIPTION
FOR
3500 SPRUELL CIR
ALPHARETTA, GA 30022

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 7, OF THE 1ST DISTRICT, 1ST SECTION, CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMON AT AN IRON PIN FOUND AT INTERSECTION OF LAND LOT LINES 915, 6 AND 7 A DISTANCE OF 226.1 FEET EAST AS MEASURED ALONG THE NORTH LAND LOT 7 TO THE PIN FOUND THAT BEING THE TRUE POINT OF BEGINNING;
THENCE SOUTH 89 DEGREES 09 MINUTES 56 SECONDS EAST A DISTANCE OF 249.50 FEET TO A POINT; THENCE SOUTH 00 DEGREES 16 MINUTES 04 SECONDS EAST A DISTANCE OF 747.00 FEET TO A POINT; THENCE SOUTH 84 DEGREES 04 MINUTES 04 SECONDS WEST A DISTANCE OF 250.00 FEET TO A POINT; THENCE N00°12'04"E NORTH 00 DEGREES 12 MINUTES 04 SECONDS EAST A DISTANCE OF 776.40 FEET TO THE TRUE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 189,669 SQUARE FEET (4.3542 ACRES).

GENERAL NOTES

1. REFERENCE FOR THIS SURVEY SHOULD BE MADE TO THE SUBDIVISION PLAT FOR "CABOTS COVE", PREPARED BY WATTS & BROWNING ENGINEERING, INC., DATED 5/12/98, RECORDED IN PLAT BOOK 202, PAGE 111 AND SUBDIVISION PLAT FOR "NORTHPOINTE THE REGENCY", PREPARED BY WATTS & BROWNING ENGINEERING, INC., DATED 4/8/99, RECORDED IN PLAT BOOK 211, PAGE 263–270

2. REFERENCE FOR THIS SURVEY SHOULD BE MADE TO THE SUBDIVISION PLAT FOR "GLEN ABBEY", PREPARED BY TRAVIS PRUTT& ASSOCIATES, P.C. DATED JULY 29, 1998, RECORDED IN PLAT BOOK 211, PAGE 311.

3. THE BEARING STRUCTURE FOR THIS SURVEY IS BASED UPON MONUMENTATION FOUND IN THE FIELD AT THE TIME OF THIS SURVEY.

4. I HAVE EXAMINED THE FLOOD RATE INSURANCE MAP (F.I.R.M.) FOR FULTON COUNTY, GEORGIA PANEL NO. 13121C0067F, EFFECTIVE DATE SEPT. 18, 2013, AND FOUND THAT NO PORTION OF THIS PROPERTY LIES WITHIN A DESIGNATED FLOOD PRONE AREA.

5. THE PUBLIC RECORDS AS SHOWN HEREON REFLECTS TO THOSE RECORDS NECESSARY TO ESTABLISH THE BOUNDARIES SHOWN HEREON AND REFERENCE TO THE SAME DOES NOT AND IS NOT INTENDED TO CONSTITUTE A TITLE SEARCH OR TITLE OPINION.

6. THIS SITE IS SERVICED BY SOME UNDERGROUND UTILITIES, THE FIRM OF "ACR ENGINEERING, INC." DOES NOT CERTIFY TO THE ACCURACY OF THE UNDERGROUND UTILITIES SHOWN OR NOT SHOWN HEREON. CONTACT THE UTILITY PROTECTION CENTER AT 1–800–282–7411 PRIOR TO ANY DIGGING.

7. THE FIELD WORK FOR THIS SURVEY WAS CONDUCTED BY AN "ACR ENGINEERING INC." SURVEY CREW ON NOVEMBER 25, 2014.

8. THIS SURVEY HAS BEEN PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES OR BENEFITS MAY EXISTS THAT ARE NOT SHOWN HEREON THAT A CURRENT TITLE REPORT MAY DISCLOSE.

9. THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES OR PERSONS NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY ENTITIES OR PERSONS OTHER THAN THOSE SHOWN HEREON.

TOPOGRAPHIC SURVEY NOTES

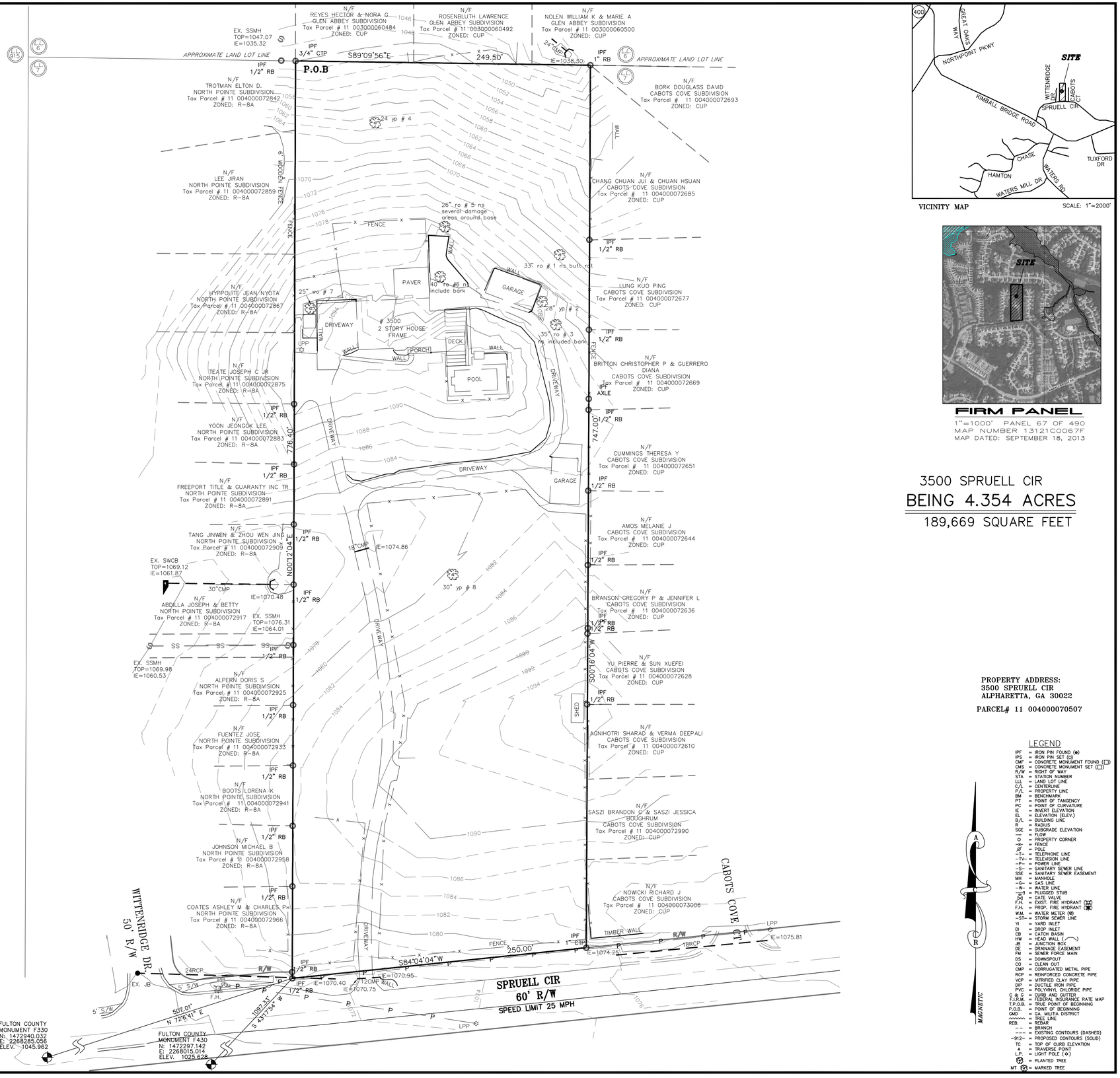
1. THE TOPOGRAPHIC DATUM FOR THIS SURVEY IS BASED ON FIELD RUN G.P.S. EQUIPMENT SURVEY UTILIZING THE "eGPS" SOLUTIONS NETWORK IN GEORGIA. THE VERTICAL DATUM IS N.G.V.D. 1988.

FIELD NOTE:
FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED WITH A FIVE SECOND THEODILITE AND AN ELECTRONIC DISTANCE METER. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURES AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 32,103 FEET.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 21,284 FEET AND AN ANGULAR ERROR OF 8.2 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE METHOD.

GRAPHIC SCALE

40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.



VICINITY MAP SCALE: 1"=2000'

FIRM PANEL
1"=1000' PANEL 67 OF 490
MAP NUMBER 13121C0067F
MAP DATED: SEPTEMBER 18, 2013

3500 SPRUELL CIR
BEING 4.354 ACRES
189,669 SQUARE FEET

PROPERTY ADDRESS:
3500 SPRUELL CIR
ALPHARETTA, GA 30022

PARCEL# 11 004000070507

LEGEND

IPF	= IRON PIN FOUND (●)
IPS	= IRON PIN SET (○)
CMF	= CONCRETE MONUMENT FOUND (□)
CMS	= CONCRETE MONUMENT SET (□)
R/W	= RIGHT OF WAY
STA	= STATION NUMBER
LL	= LAND LOT LINE
C/L	= CENTERLINE
P/L	= PROPERTY LINE
BM	= BENCHMARK
PT	= POINT OF TANGENCY
PC	= POINT OF CURVATURE
IE	= INVERT ELEVATION
EL	= ELEVATION (ELEV.)
B/L	= BUILDING LINE
R	= RADIUS
SGE	= SUBGRADE ELEVATION
—	= FLOW
○	= PROPERTY CORNER
-x-	= FENCE
⊗	= POLE
-T-	= TELEPHONE LINE
-TV-	= TELEVISION LINE
-P-	= POWER LINE
-S-	= SANITARY SEWER LINE
SSE	= SANITARY SEWER EASEMENT
MH	= MANHOLE
-G-	= GAS LINE
-W-	= WATER LINE
	= PLUGGED STUB
	= GATE VALVE
F.H.	= EXIST. FIRE HYDRANT
F.H.	= PROP. FIRE HYDRANT
W.M.	= WATER METER (W)
-ST-	= STORM SEWER LINE
YI	= YARD INLET
DI	= DROP INLET
CB	= CATCH BASIN
HW	= HEAD WALL
JB	= JUNCTION BOX
DE	= DRAINAGE EASEMENT
FM	= SEWER FORCE MAIN
DS	= DOWNSPOUT
CO	= CLEAN OUT
CMP	= CORRUGATED METAL PIPE
RCP	= REINFORCED CONCRETE PIPE
VCP	= VITRIFIED CLAY PIPE
DIP	= DUCTILE IRON PIPE
PVC	= POLYVINYL CHLORIDE PIPE
C & G	= CURB AND GUTTER
F.I.R.M.	= FEDERAL INSURANCE RATE MAP
T.P.O.B.	= TRUE POINT OF BEGINNING
P.O.B.	= POINT OF BEGINNING
GMD	= GA. MILITIA DISTRICT
	= TREE LINE
REB.	= REBAR
	= BRANCH
	= EXISTING CONTOURS (DASHED)
-912-	= PROPOSED CONTOURS (SOLID)
TC	= TOP OF CURB ELEVATION
+	= TRAVERSE POINT
L.P.	= LIGHT POLE (☼)
	= PLANTED TREE
MT	= MARKED TREE

ACR Engineering, inc.
ATLANTA COMMERCIAL & RESIDENTIAL ENGINEERING
600 PINNACLE ROAD
SUITE 685
NORCROSS, GA 30071
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BOUNDARY, TREE & TOPOGRAPHIC SURVEY
FOR
3500 SPRUELL CIR
CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA

GEORGIA REGISTERED LAND SURVEYOR 3083 MORRISON J. STIMMS

No.	Revision/Issue	By	Date

LAND LOT(S): 7
DISTRICT: 1ST
SECTION: 1ST
COUNTY: FULTON
STATE: GEORGIA
DESIGNED: IP
DRAWN: IP

DRAWING: 14039E
SNAPSHOT:
DATE: NOVEMBER 26, 2014
SCALE: H: 1"=40' V: N/A
Sheet 1 Of 1