

MISCELLANEOUS NOTES

1. REFERENCES FOR THE BOUNDARY INFORMATION SHOWN HEREON IS MADE TO: DEED BOOK 29241, PAGE 100; ALL RECORDS ON FILE WITH THE CLERK OF SUPERIOR COURT IN GWINNETT COUNTY, GEORGIA.
2. BASIS OF BEARINGS NOTE: HORIZONTAL DATUM IS REFERENCED TO DEED BOOK 29241, PAGE 100.
3. THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON IS BASED ON ABOVE GROUND STRUCTURES AND INFORMATION SUPPLIED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES OR STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES OR STRUCTURES MAY EXIST. THE SURVEYOR MAKES NO CERTIFICATION AS TO THE ACCURACY AND COMPLETENESS OF THE LOCATIONS SHOWN HEREON.
4. THE LAST DAY OF FIELD WORK WAS APRIL 13, 2017.
5. ALL BUILDING DISTANCES AND DATA SHOWN HEREON ARE REFERENCED FROM OUTSIDE BUILDING DIMENSIONS. ALL SQUARE FOOTAGE SHOWN IS BASED ON GROUND LEVEL FLOOR ONLY.
6. NO ATTEMPT WAS MADE TO SHOW STREAM BUFFERS.
7. FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED WITH A TRIMBLE S6 TOTAL STATION. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURES AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 104,667 FEET. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE OF ONE FOOT IN 25,000 FEET AND AN ANGULAR ERROR OF 01 SECOND PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.
8. THERE IS NO OBSERVABLE EVIDENCE OF CEMETERIES OR BURIAL GROUNDS ENCRDACHING ON THE PROPERTY.
9. IRON PINS SET ARE #4 REBAR WITH YELLOW PLASTIC CAPS STAMPED RLS 3105.
10. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK ON GOING WITHIN RECENT MONTHS.
11. THERE ARE 12 REGULAR PARKING SPACES AND 5 HANDICAP SPACES FOR A TOTAL OF 176 PARKING SPACES MARKED ON THE SITE.
12. ADDRESS SHOWN HEREON WAS FIELD OBSERVED AS 4121 ATLANTA HIGHWAY (A.K.A. U.S. 78 / S.R. 10), LOGANVILLE, GEORGIA.
13. PROPERTY HAS INDIRECT ACCESS TO THE PUBLIC RIGHT-OF-WAY OF U.S. 78 / S.R. 10, VIA AN EASEMENT RECORDED AT DEED BOOK 29241, PAGE 103.
14. NO WETLANDS WERE DELINEATED ON THIS SITE AT THE TIME OF THE FIELD SURVEY.
15. THERE IS NO OBSERVABLE EVIDENCE OF A SOLID WASTE DUMP, OR SANITARY LANDFILL ON THIS SITE.
16. THERE WERE NO OBSERVABLE CHANGES IN THE EXISTING STREET RIGHT OF WAY FOR ANY OF THE STREETS THAT THE SUBJECT PROPERTY ADJOINS.
17. ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES.
18. GPS INFORMATION WAS OBTAINED THROUGH THE TRIMBLE VRS NOW NETWORK WITH THE USE OF TRIMBLE GNSS RECEIVERS.

ITEMS CORRESPONDING TO SCHEDULE B-II

- FIDELITY NATIONAL TITLE INSURANCE COMPANY
COMMITMENT NUMBER: GA-170236
EFFECTIVE DATE: APRIL 12, 2017
12. Access Easement Agreement by and between McDaniel Enterprises, Inc., and Home Depot U.S.A., Inc., dated November 7, 2001, recorded at Deed Book 25148, Page 176, in the Office of the Clerk of the Superior Court of Gwinnett County, Georgia. DOCUMENT NOT PROVIDED FOR REVIEW.
 13. Declaration of Easements Covenants and Restrictions executed by Westmoreland Company dated November 7, 2001, recorded at Deed Book 25148, Page 193, aforesaid records. ITEM DOES REFERENCE SUBJECT PROPERTY AND IS NOT SHOWN HEREON. THERE ARE NOT ANY PLOTTABLE ITEMS DESCRIBED IN THE DOCUMENT.
 14. General Permit from M.T. McDaniel to Southern Bell Telephone and Telegraph Company, Incorporated, dated October 14, 1948, recorded at Deed Book 100, Page 172, aforesaid records. THE PROPERTY REFERENCED THEREIN ENCOMPASSES THE SUBJECT PROPERTY AND IS BLANKET IN NATURE.
 15. Easement from McDaniel Enterprises to The City of Loganville, dated September 17, 1980, recorded at Deed Book 2222, Page 162, aforesaid records. THE LOCATION OF THE EASEMENT REFERENCED THEREIN IS INDETERMINATE DUE TO A LACK OF DESCRIPTIVE INFORMATION IN THE RECORDED DOCUMENTS.
 16. Easements conveyed and access rights relinquished by that certain Department of Transportation Right of Way Deed (Limited Access) from McDaniel Enterprises, Inc., to Department of Transportation, dated October 11, 1986, recorded at Deed Book 3867, Page 316, aforesaid records. THE LOCATION OF THE EASEMENT REFERENCED THEREIN IS INDETERMINATE DUE TO A LACK OF DESCRIPTIVE INFORMATION IN THE RECORDED DOCUMENTS. ATTACHED PLANS ARE NOT LEGIBLE.
 17. Easements conveyed by that certain Right of Way Deed from Home Depot U.S.A. Inc., to Department of Transportation dated November 21, 2001, recorded Deed Book 25457, Page 174, aforesaid records. AS SHOWN ON SURVEY.
 18. Restrictive Covenants and Easement Agreement by and between Ruby Tuesday, Inc., a Georgia corporation, and Home Depot U.S.A., Inc., a Delaware corporation, dated October 15, 2002, recorded October 16, 2002, in Deed Book 29241, Page 103, aforesaid records, as amended by that certain First Amendment to Restrictive Covenants and Easement Agreement by and between Ruby Tuesday, Inc., a Georgia corporation and Home Depot U.S.A., Inc., a Delaware corporation, dated August 1, 2003, recorded October 15, 2003, in Deed Book 35397, Page 168, aforesaid records. AS SHOWN ON SURVEY.

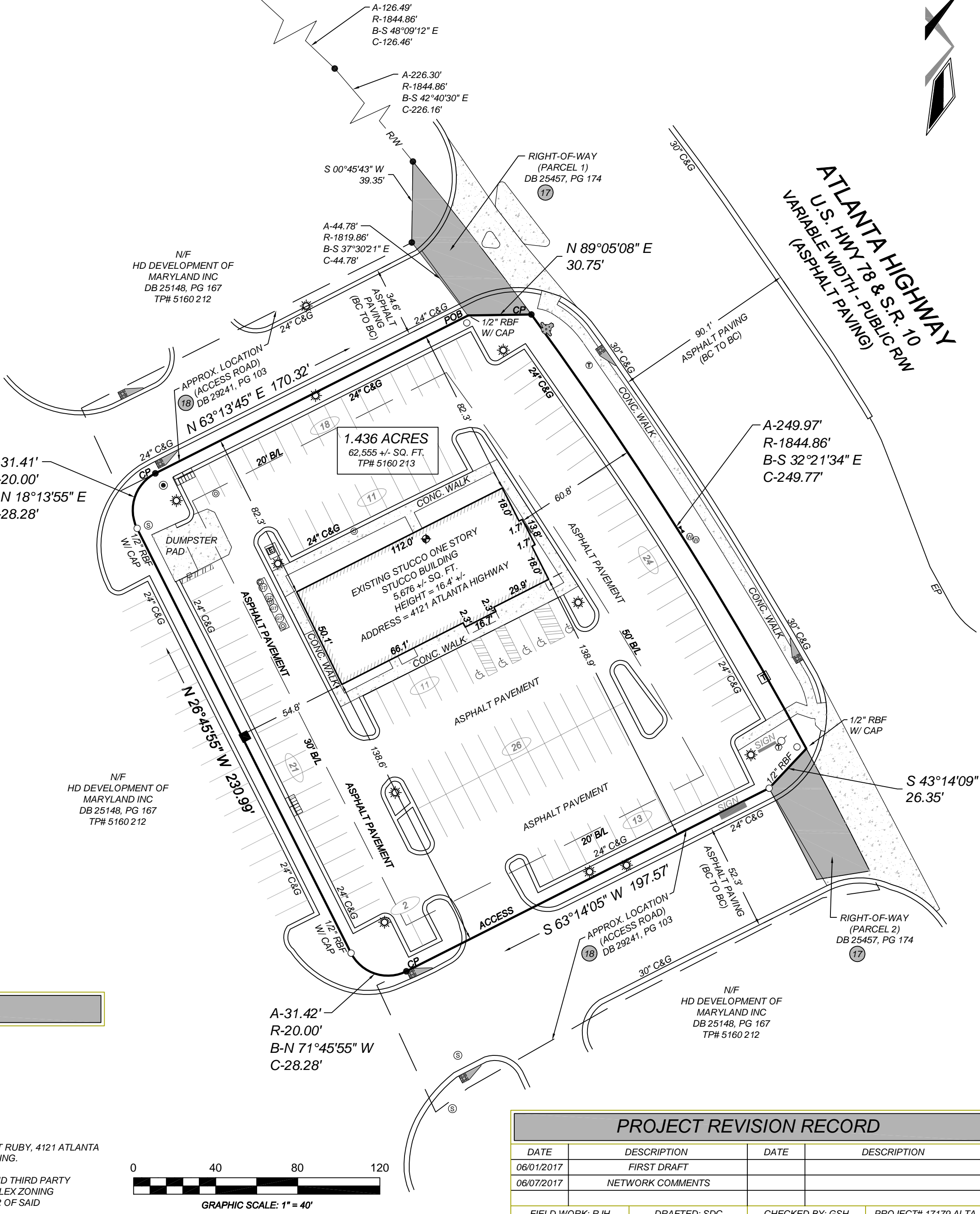
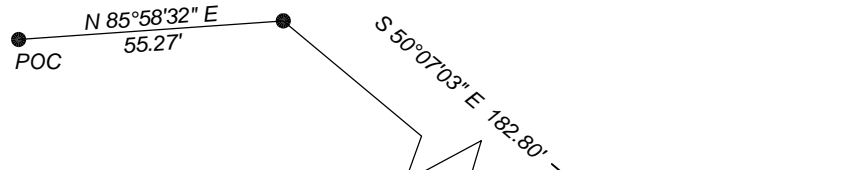
SIGNIFICANT OBSERVATIONS

THERE WERE NO ENCROACHMENTS AT THE TIME OF THE SURVEY.

VICINITY MAP - NOT TO SCALE



TERESA LANE
60' PUBLIC R/W WIDTH
(ASPHALT PAVING)



LEGAL

THE USE OF THIS DOCUMENT'S FORMAT IS STRICTLY PROHIBITED AND CONTINGENT UPON THE WRITTEN CONSENT AND PERMISSION OF BOCK & CLARK CORP.
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SURVEYOR'S CERTIFICATE

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CHANGE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY SUBDIVIDE BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATE A NEW 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.

Gary S. Harvin
GARY S. HARVIN, REGISTERED GEORGIA LAND SURVEYOR #3105 DATE 06/01/2017
246 GEIGER ROAD, JEFFERSON, GA. 30549
PHONE: (678) 640-5500

FLOOD NOTE

By graphic plotting only, this property is in Zone X of the Flood Insurance Rate Map, Community No. 130326, Map No. 132970085E, which bears an effective date of DECEMBER 8, 2016 and is not in a Special Flood Hazard Area. As shown on the FEMA website (<http://msc.fema.gov>) by firmette created on APRIL 22, 2017 we have learned this community does not currently participate in the program. No field surveying was performed to determine this zone, any flood lines plotted hereupon are subject to a map scale uncertainty based upon the Firmette used. A flood elevation certificate may be needed to verify this determination or apply for a variance from the federal emergency management agency.

LEGEND OF SYMBOLS & ABBREVIATIONS

- BC - BACK OF CURB
- BL - BUILDING LINE
- BH - BUILDING HEIGHT
- BWF - BARBED WIRE FENCE
- C - CABLE TELEVISION LINE
- C&G - CURB AND GUTTER
- CBX - CABLE TV BOX
- CCN - CONCRETE NAIL
- CI - CURB INLET
- CL - CENTERLINE
- CLF - CHAIN LINK FENCE
- CMF - CONCRETE MONUMENT FOUND
- CMP - CORRUGATED METAL PIPE
- CO - LIGHT POLE
- COIC - CONCRETE
- CP - CALCULATED POINT
- CRP - CRIMP TOP PIPE FOUND
- DB - DEED BOOK
- DE - DRAINAGE EASEMENT
- DI - DUMPSTER PAD
- DP - DUMPSTER PAD
- DWCB - DOUBLE WING CATCH BASIN
- DYL - DOUBLE YELLOW LINE
- EA - EDGE OF ASPHALT
- EP - EDGE OF PAVING
- FES - FLARED END SECTION
- FH - FIRE HYDRANT
- FIRM - FLOOD INSURANCE RATE MAP
- GI - GAS LINE
- GI - GATE INLET
- GM - GAS METER
- GMD - GEORGIA MILITIA DISTRICT
- GTH - GREASE TRAP MANHOLE
- GP - GUY POLE
- GTPP - GUY POLE & TELEPHONE POLE
- GV - GAS VALVE
- GW - GUY WIRE
- HC - HANDICAP
- HDFE - HIGH DENSITY POLYETHYLENE
- HW - HEADWALL
- HWF - HOG WIRE FENCE
- IN - INVERT
- IPF - IRON PIN FOUND
- IPK - IRON PIN SET (1/2" R/W)
- YLP - YELLOW PLASTIC CAP
- JB - JUNCTION BOX
- CLF - SEWER LATERAL
- LI - LAND LOT
- LLL - LAND LOT LINE
- LP - LIGHT POLE
- M - MEASURED
- MAG - MAGNETIC NAIL
- MC - MOTORCYCLE PARKING
- MH - MANHOLE
- MON - MONUMENT
- MW - MONITORING WELL
- NF - NOW OR FORMERLY
- NS - NAIL SET
- NTS - NOT TO SCALE
- OCS - OUTLET CONTROL STRUCTURE
- O.S.D. - OUTSIDE DIMENSION
- OTF - OPEN TOP PIPE FOUND
- PL - PLAT BOOK
- PBX - POWER BOX
- PKS - PAGE
- PI - POST INDICATOR VALVE
- PKNS - UNDERGROUND POWER
- PKNS - GUY NAIL SET
- PL - PROPERTY LINE
- PM - POWER METER
- POL - POINT OF BEGINNING
- POB - POINT OF BEGINNING
- POC - POINT OF COMMENCEMENT
- POE - POINT OF ENTRY
- PW - POWER LINE
- PP - POWER POLE
- PSO - POWER STUB OUT
- PT - POWER & TELEPHONE LINE
- PTL - POWER, TELEPHONE & LIGHT POLE
- PTP - POWER & TELEPHONE POLE
- PVC - POLYVINYL CHLORIDE PIPE
- R - RECORD
- RBF - REINFORCING BAR FOUND
- RCF - REINFORCED CONCRETE PIPE
- RM - RECORD DEED MEASURE
- RW - RIGHT OF WAY
- SD - STORM DRAIN
- SF - SQUARE FEET
- SR - SERVICE POLE
- SRF - SOLID ROD FOUND
- SSE - SANITARY SEWER EASEMENT
- SW - SINGLE WING CATCH BASIN
- SYL - SINGLE YELLOW LINE
- T - TELEPHONE LINE
- TBM - TEMPORARY BENCH MARK
- TBX - TELEPHONE PEDESTAL BOX
- TC - TOP OF CURB
- O.S.D. - TELEPHONE MANHOLE
- TP - TELEPHONE POLE
- TPOB - TRUE POINT OF BEGINNING
- TPX - TAX PARCEL NUMBER
- TSS - TRAFFIC SIGNAL BOX
- TSP - TRUE POINT OF BEGINNING
- UPK - UNDERGROUND POWER
- UT - UNDERGROUND TELEPHONE
- WM - WATER METER
- WV - WATER VALVE
- WL - WHITE LINE
- WM - WATER METER
- WV - WATER VALVE

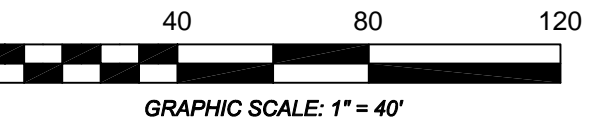
ZONING INFORMATION

SITE CURRENTLY ZONED - CH (COMMERCIAL HIGHWAY DISTRICT)

FRONT SETBACK - 50 FEET
SIDE SETBACK - 20 FEET
REAR SETBACK - 30 FEET
MAXIMUM HEIGHT - 6 STORIES
MINIMUM LOT AREA - 30,000 SQ. FT.
MAXIMUM LOT COVERAGE - NO REQUIREMENT NOTED
MINIMUM REQUIRED PARKING - 80 SPACES REQUIRED

ZONING DATA TAKEN FROM ZONING REPORT, DATED MAY 1, 2017, FOR PROJECT RUBY, 4121 ATLANTA HWY, LOGANVILLE, GA; SITE: Z01700467-116; PREPARED BY BOCK & CLARK ZONING.

NO REPRESENTATION IS MADE FOR THE ACCURACY OR COMPLETENESS OF SAID THIRD PARTY INFORMATION. THIS FIRM IS NOT AN EXPERT IN THE INTERPRETATION OF COMPLEX ZONING ORDINANCES; COMPLIANCE IS BEYOND THE SCOPE OF THIS SURVEY. ANY USER OF SAID INFORMATION IS URGED TO CONTACT THE LOCAL AGENCY DIRECTLY.



PROJECT REVISION RECORD

DATE	DESCRIPTION	DATE	DESCRIPTION
06/01/2017	FIRST DRAFT		
06/07/2017	NETWORK COMMENTS		
FIELD WORK: R/JH	DRAFTED: SDC	CHECKED BY: GSH	PROJECT# 17179 ALTA

RECORD DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 160 of the Fifth Land District in the City of Loganville, Gwinnett County, Georgia containing approximately 1.436 acres of land and being more particularly described as follows:

Commencing at a right-of-way monument found at the intersection of the southerly margin of the 60-foot wide right-of-way for Teresa Lane with the westerly margin of U.S. Hwy. 78 (variable right-of-way); thence North 85 degrees 58 minutes 32 seconds East for a distance of 55.27 feet to a point on the westerly margin of U.S. Hwy. 78 (variable right-of-way); thence South 50 degrees 07 minutes 03 seconds East for a distance of 102.80 feet to a concrete right-of-way monument found along the westerly margin of U.S. Hwy. 78 (variable right-of-way); thence along a curve to the right having a radius of 1844.86 feet and an arc length of 126.49 feet, being subtended by a chord of South 48 degrees 09 minutes 12 seconds East for a distance of 126.46 feet to a point along the westerly margin of U.S. Hwy. 78 (variable right-of-way); thence along a curve to the right having a radius of 1844.86 feet and an arc length of 226.30 feet, being subtended by a chord of South 42 degrees 40 minutes 30 seconds East for a distance of 226.16 feet to a point along the westerly margin of U.S. Hwy. 78 (variable right-of-way); thence South 00 degrees 45 minutes 43 seconds West for a distance of 39.35 feet to a point; thence along a curve to the right having a radius of 1819.86 feet and an arc length of 44.78 feet, being subtended by a chord of South 37 degrees 30 minutes 21 seconds East for a distance of 44.78 feet to an iron pin set; said point being the True Point of Beginning; thence North 89 degrees 05 minutes 08 seconds East for a distance of 30.75 feet to an iron pin set on the westerly margin of U.S. Hwy. 78 (variable right-of-way); thence along a curve to the right having a radius of 1844.86 feet and an arc length of 249.97 feet, being subtended by a chord of South 32 degrees 21 minutes 34 seconds East for a distance of 249.77 feet to an iron pin set on the westerly margin of U.S. Hwy. 78 (variable right-of-way); thence North 26 degrees 45 minutes 55 seconds West for a distance of 230.99 feet to an iron pin set; thence along a curve to the right having a radius of 20.00 feet and an arc length of 31.41 feet, being subtended by a chord of North 71 degrees 45 minutes 55 seconds West for a distance of 30.75 feet to an iron pin set; thence North 26 degrees 45 minutes 55 seconds West for a distance of 230.99 feet to an iron pin set; thence North 89 degrees 05 minutes 08 seconds East for a distance of 30.75 feet to an iron pin set; thence North 63 degrees 13 minutes 45 seconds East for a distance of 170.32 feet to an iron pin set; said tract or parcel of land containing approximately 1.4360 acres (62,555 sq. ft.) of land; being more particularly described and shown on that certain ALTA/NSPS Land Title Survey for Ruby Tuesday Inc., dated July 16, 2002, last revised July 25, 2002, bearing the seal of Keith Seiler, Georgia Registered Land Surveyor No. 2388, Seiler & Associates, Inc.

LESS AND EXCEPT ANY PROPERTY CONVEYED BY HOME DEPOT U.S.A., INC., TO DEPARTMENT OF TRANSPORTATION BY THAT CERTAIN RIGHT OF WAY DEED, DATED NOVEMBER 21, 2001, RECORDED AT DEED BOOK 25457, PAGE 174, IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF GWINNETT COUNTY, GEORGIA.

TOGETHER WITH ALL RIGHT, TITLE AND INTEREST IN, TO AND UNDER THAT CERTAIN DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS EXECUTED BY WESTMORELAND COMPANY, DATED NOVEMBER 7, 2001, RECORDED AT DEED BOOK 25148, PAGE 183, AFORESAID RECORDS.

TOGETHER WITH ALL RIGHT, TITLE AND INTEREST IN, TO AND UNDER THAT CERTAIN RESTRICTIVE COVENANT AND EASEMENT AGREEMENT BY AND BETWEEN RUBY TUESDAY, INC., AND HOME DEPOT USA, INC., DATED OCTOBER 15, 2002, RECORDED AT DEED BOOK 29241, PAGE 103, AFORESAID RECORDS.

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. GA-170236, DATED APRIL 12, 2017.

ALTA/NSPS LAND TITLE SURVEY

Ruby Tuesday Portfolio

B&C Project No. 201701000, 081
4522 - Loganville
4121 Atlanta Highway, Loganville, GA

Based upon Title Commitment No. GA-170236 of Fidelity National Title Insurance Company bearing an effective date of April 12, 2017

Surveyor's Certification

To: [Parties to be named later]; and Bock & Clark Corporation.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6a, 6b, 7a, 7b, 7c, 8, 9, 13, 14, 16, 17, 18, and 20 of Table A thereof. The field work was completed on April 13, 2017.

Gary S. Harvin Jr.
Gary S. Harvin, Jr.
Registered Land Surveyor No. 3105
In the State of Georgia
Date of Plat or Map: June 1, 2017
Date of Last Revision: June 7, 2017
Network Project No. 201701000-081

EarthPro Project Number: 17179 ALTA

SURVEY PREPARED BY:



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SHEET 1 OF 1

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