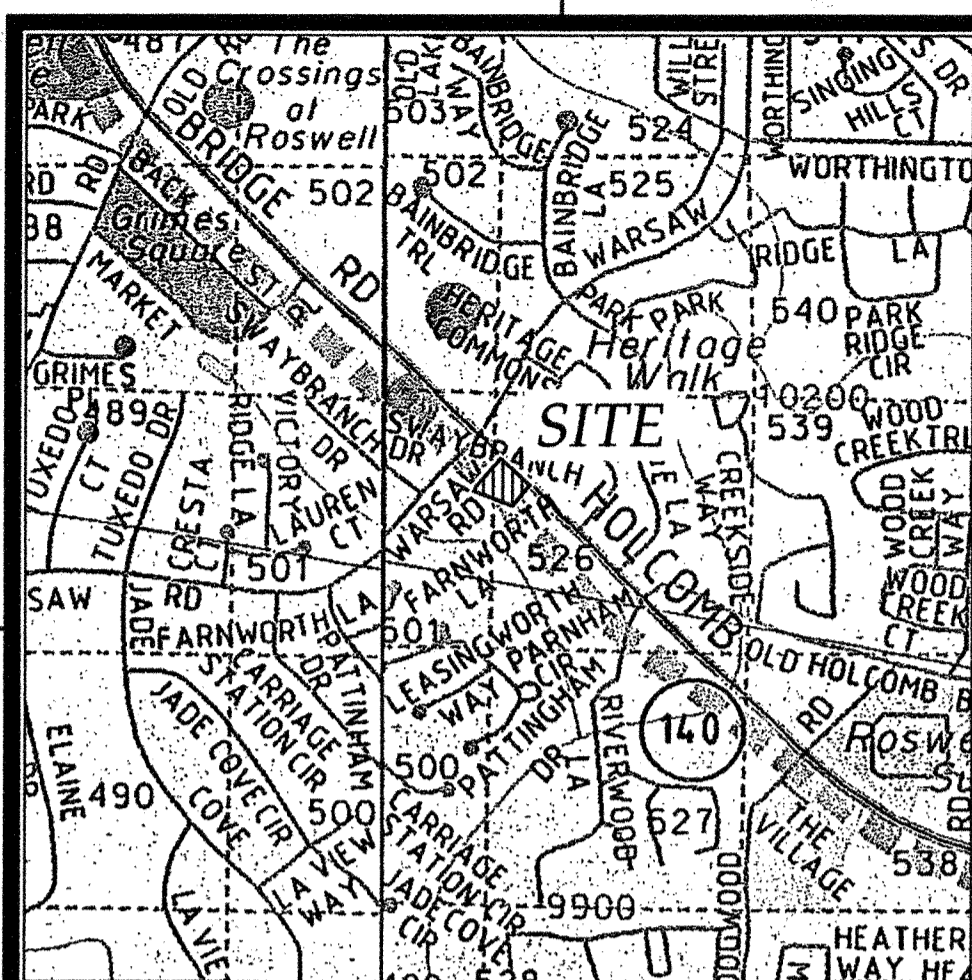
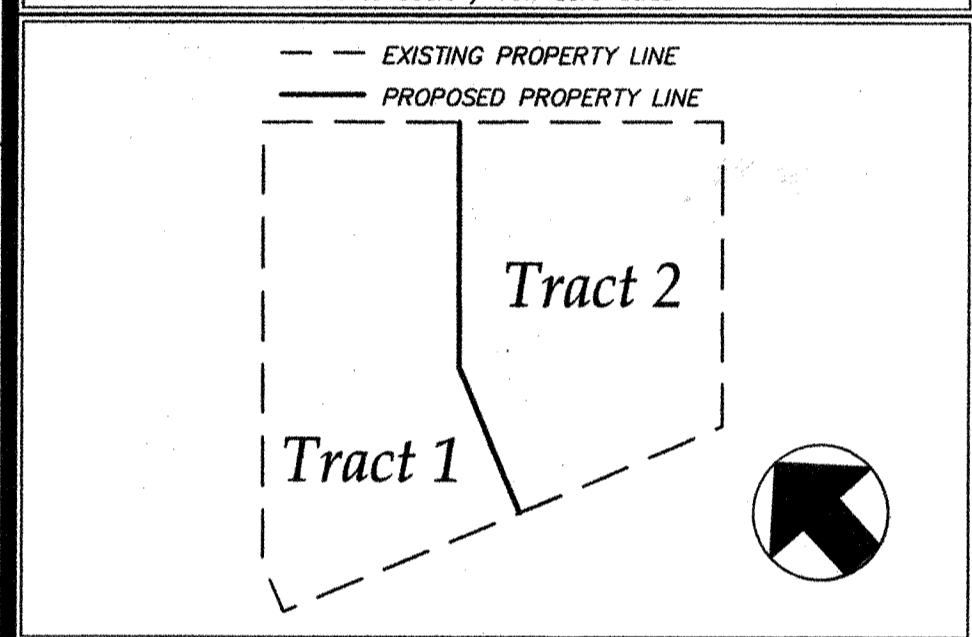


Plat Book 365 Page 44  
 Entered H125113 C. Woodbury  
 Deputy Clerk

NO.	DATE	DESCRIPTION	BY



Location Map  
 not to scale / ref. aero atlas



COMBINATION MAP  
 not to scale

**CERTIFICATE OF OWNER**

The owner of the land shown on this plat and whose name is subscribed thereto in person, certifies that this plat correctly shows the entire ownership of the property owned by me in Land Lots 501 & 526 of the 1st District, 2nd Section, Fulton County, Georgia and located within the City of Roswell limits and containing 2.02 acres.

**CERTIFICATE OF OWNER**

The owner of the land shown on this plat and whose name is subscribed thereto, and in person, or through a duly authorized agent, acknowledges that this plat was made from an actual survey and dedicates to the use of the public forever, all streets, parks, drains, easements and public grounds thereon shown, for the purposes therein expressed.

Subdivider: Hal Ayer Date: 4/10/13  
 Owner: Ayer Partners L.L.P. Date: 4/10/13  
 Notary Public: [Signature] Date: 4/10/13

**DRAINAGE NOTES**

1. The natural drains, branches, culverts and drainage structures shown on this plat are necessary for drainage of the subdivision, and the City of Roswell will not be held responsible for overflow or erosion caused by them, or for extension of culverts shown. Pursuant to the "Land Subdivision Ordinance of the City of Roswell", this plat was given final approval by the City of Roswell.

2. The owner of record, on behalf of himself/herself/itself and all successors in interest, specifically releases the City of Roswell from any and all liability and responsibility for flooding or erosion from storm drains or from flooding from high water of natural creeks, rivers or drainage features. Drainage easements are hereby established for the sole Preliminary Subdivision Plat Specifications purpose of providing for the emergency protection of the free flow of surface or storm waters along all watercourses as established by any final plat. The City of Roswell may conduct emergency maintenance operations within these easements, where emergency conditions exist. Emergency maintenance shall include the removal of trees and other debris, excavation, filling, and the like, necessary to remedy a condition, which in the judgement of the City of Roswell is potentially injurious to health, life, public property, public roads, or utility systems. Such emergency maintenance, conducted for the common good, shall not be construed as constituting a continuing maintenance obligation on the part of the City of Roswell. The City reserves the right to seek reimbursement for expenses from the owner(s) of the property(ies) of the land that generated the conditions requiring the emergency service.

3. No structure shall be located within forty (40) feet of an open drain.

**Fulton County Health Department**

This subdivision, as shown, is approved upon the condition that sewage disposal and water supply facilities are in compliance with articles C & D, Sewage Disposal and Drinking Water Supply of Fulton County Health Department Regulations and in accordance with the requirements below:

- SEWAGE DISPOSAL**  
 Public Sanitary  
 Individual Onsite Sewage
- WATER SUPPLY**  
 Public Water Supply  
 Individual Water Supplies
- Service Requirements - S/D Type  
 Type "A"  Type "B"  Type "C"  Type "D"
- Service Requirements - S/D Type  
 Type "A"  Type "B"

Heathula 04/10/13  
 Fulton County Health Department Date

**PROPERTY SUBDIVIDER**

Name: Ayer Partners L.L.L.P.  
 Address: 4265 Bristlecone Drive, Marietta, GA 30064

**OWNER OF RECORD**

Name: Ayer Partners L.L.L.P.  
 Address: 4265 Bristlecone Drive, Marietta, GA 30064

**CERTIFICATE OF ZONING DIRECTOR**

Pursuant to the Land Subdivision Ordinance of the City of Roswell, Section 19.1.5, this plat has been approved for recording by the Zoning Director of the City of Roswell in accordance with existing rules and regulations.

Bradford P. Brunsen 4-11-2013  
 Zoning Director Date

**Survey References:**  
 1. Subdivision Exception Plat for Jim Cowart, Inc., recorded in Plat Book 184, Page 21.  
 2. As-built/Update survey for Quill O. Healey, II, Julie H. Healey and Julie M. Healey prepared by Travis Pruitt & Associates, P.C., dated November 11, 1997. (FN: 134-D-031)

**CERTIFICATE OF SURVEYOR**

It is hereby certified that this plat is true and correct and was prepared from an actual survey of the property made by me or under my supervision; that all monuments shown hereon actually exist, and their location, size, type and material are correctly shown; and that all engineering requirements of the "Land Subdivision Ordinance of the City of Roswell" and the requirements of the "Zoning Ordinance of the City of Roswell, Georgia" have been fully complied with.

Wayne A. Powers 3-14-13  
 Registered Georgia Land Surveyor No. 2891 For the Firm of Travis Pruitt & Associates, Inc. Date

© Copyright 2013  
 Travis Pruitt & Associates, Inc.  
 These drawings and their reproductions are the property of the surveyor and may not be reproduced, or used in any way without the written permission of this surveyor.

This plat was prepared for the exclusive use of the person, persons, or entity named in the title block. Said use does not extend to any unnamed person without express permission by the surveyor naming said person.

**Utilities:**  
 A. Information regarding the reputed presence, size, character and location of existing underground utilities and structures is shown hereon. There is no certainty of the accuracy of this information and it shall be considered in that light by those using this drawing. The location and arrangement of underground utilities and structures shown hereon may be inaccurate and utilities and structures not shown may be encountered. The owner, his employees, his consultants and his contractors or anyone else who relies upon this survey shall hereby expressly understand that the surveyor is not responsible for the correctness or sufficiency of this information.

B. The continuation of utilities shown hereon is uncertain.

**Flood Hazard Note:**  
 By graphic plotting only, this property does not lie within a 100 year flood hazard zone and is depicted as zone X as defined by the F.E.M.A Flood Insurance Rate Map of Fulton County, Georgia and incorporated areas map number 13121C0064F, map revised June 18, 2010.

The survey shown hereon was prepared without benefit of any abstract of title; therefore, Wayne A. Powers and Travis Pruitt & Associates, Inc. make no guarantees or representations regarding information shown hereon pertaining to easements, rights of way, setback lines, agreements, reservations, and other similar matters.

Survey fieldwork performed on: January 14, 2013.  
 This plat was authorized by: Ayer Partners L.L.L.P.

**Certification:**  
 This is to certify that this survey was made under my supervision and is a true representation of the land surveyed. The field data upon which this survey is based has a closure precision of one foot in 16,957 feet, and an angular error of 3" per angle point, angles were field observed, and was adjusted using the least squares method. Angular and linear measurements were made using a Trimble 5603 Robotic Total Station. This map or plat has been calculated for closure and is found to be accurate within one foot in 344,885 feet.

Wayne A. Powers 3-14-13  
 Georgia Reg. Land Surveyor No. 2891 Date  
 For the Firm Travis Pruitt & Associates, Inc.

Pursuant to Rule 180-6.09 of the Georgia State Board of Registration for Professional Engineers and Land Surveyors, the term "certify" or "certification" relating to land surveying services shall mean a signed statement based on facts and knowledge known to the land surveyor and is not a guarantee or warranty, either expressed or implied.

**Zoning: C-3c (Rezoning Case RZ93-16)**  
 Front Yard Setback: 30'  
 Side Yard Setback: 10'  
 Rear Yard Setback: 10'  
 Maximum Height: 40' or 3 stories  
 Landscape strip: 10' along right of way  
 5' along side property line

This information is reported from public information obtained from City of Roswell records on. It is not the intent of the surveyor to interpret or make conclusions regarding the zoning designation shown hereon.

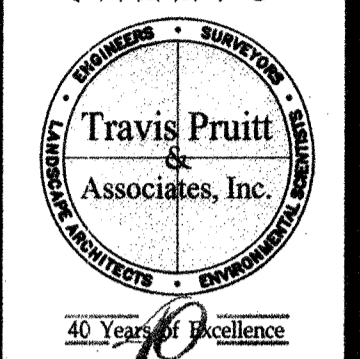
**Parking Summary:**

	Tract 1	Tract 2	Total
Regular Parking Spaces:	42	41	83
Handicap Parking Spaces:	1	2	3
Total Parking Spaces:	43	43	86

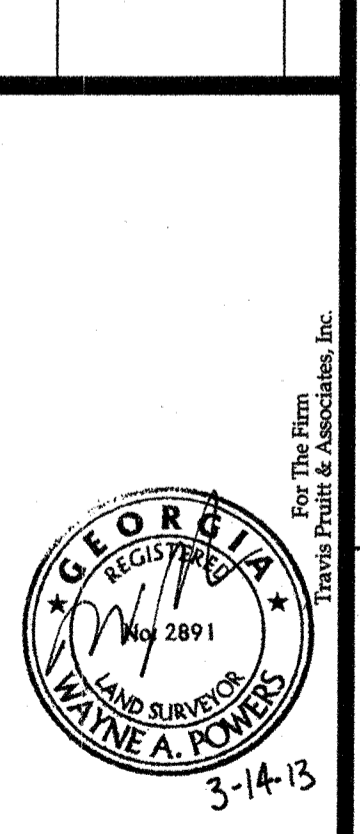
**Area Summary:**  
 Tract 1 = 1.03 acres or 45,020 square feet  
 Tract 2 = 0.98 acres or 42,822 square feet  
 Total = 2.02 acres or 87,842 square feet

**Note:**  
 1. See sheets 2 and 3 for complete boundary information.

4317 Park Drive, Suite 400  
 Norcross, Georgia 30093  
 Phone: (770)416-7511  
 Fax: (770)416-6759  
 www.travispruitt.com  
 Contact Person:  
 Wayne A. Powers



DIVISION PLAT FOR  
**Ayer Partners L.L.L.P.**  
 CITY OF ROSWELL, FULTON COUNTY, GEORGIA  
 LAND LOTS 501 & 526 - 1st DISTRICT, 2nd SECTION



DATE: MARCH 13, 2013  
 SCALE: 1" = AS SHOWN  
 CN: 130009.646.1BT  
 JN: 1-13-0009.646.1  
 FN: 116-C-2733  
 Sheet 1 of 3