

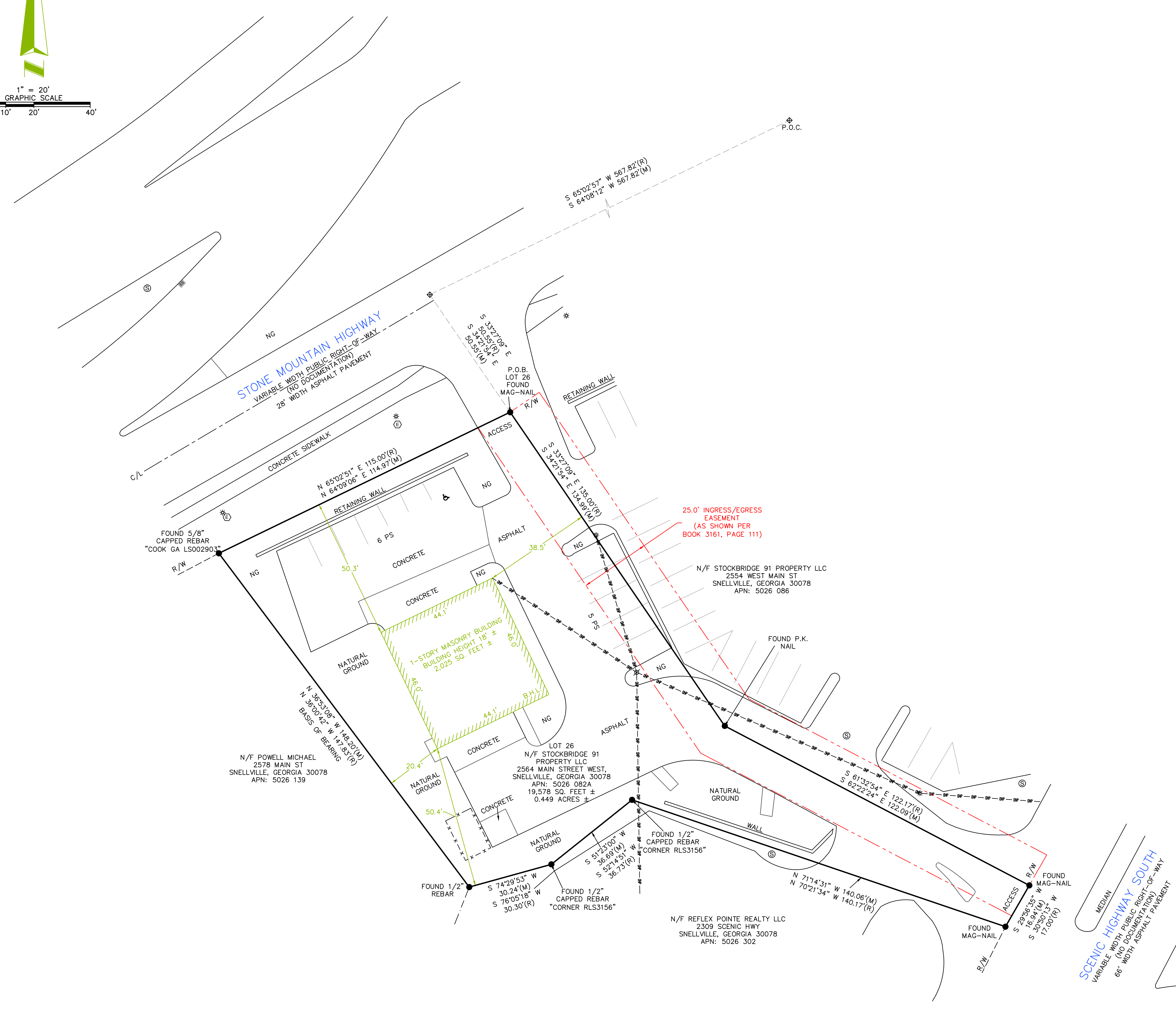
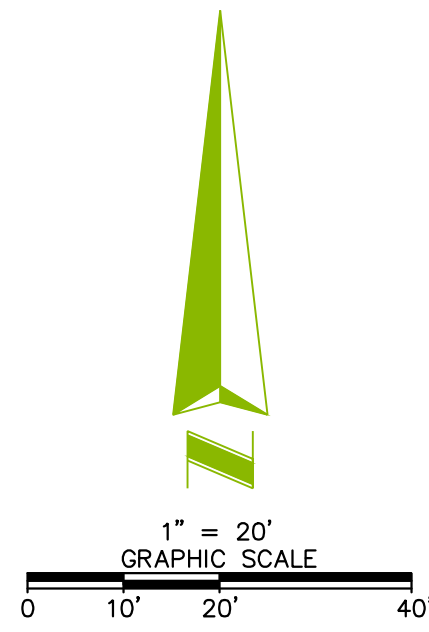
LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 26 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EXTENDED CENTERLINE INTERSECTION OF GEORGIA HIGHWAY #10, U.S. HIGHWAY #78 AND GEORGIA HIGHWAY #124; THENCE SOUTH 65°02'57" WEST A DISTANCE OF 567.82 FEET ALONG THE CENTERLINE OF U.S. HIGHWAY #78 TO POINT; THENCE SOUTH 33°27'09" EAST A DISTANCE OF 50.55 FEET TO AN IRON PIN SET ON THE SOUTH RIGHT-OF-WAY OF U.S. HIGHWAY #78 HAVING A 100-FOOT RIGHT-OF-WAY SAID IRON PIN BEING LOCATED 418.73 FEET AS MEASURED ALONG THE SOUTH RIGHT-OF-WAY LINE OF U.S. 78 FROM ITS INTERSECTION WITH THE CENTERLINE OF GEORGIA HIGHWAY #124, THIS BEING THE TRUE POINT OF BEGINNING; THENCE ALONG THE CENTERLINE OF A 25-FOOT DRIVEWAY EASEMENT SOUTH 33°27'09" EAST A DISTANCE OF 135 FEET TO AN IRON PIN SET; THENCE ALONG THE CENTERLINE OF SAID EASEMENT SOUTH 61°32'54" EAST A DISTANCE OF 122.17 FEET TO AN IRON PIN SET ON THE WEST RIGHT-OF-WAY OF GEORGIA HIGHWAY #124 HAVING A 60-FOOT RIGHT OF WAY; THENCE SOUTH 30°50'13" WEST A DISTANCE OF 17 FEET ALONG SAID RIGHT-OF-WAY TO AN IRON PIN SET; THENCE NORTH 70°21'34" WEST A DISTANCE OF 140.17 FEET TO AN IRON PIN SET; THENCE SOUTH 52°14'51" WEST A DISTANCE OF 36.73 FEET TO AN IRON PIN SET; THENCE SOUTH 76°05'18" WEST A DISTANCE OF 30.30 FEET TO AN IRON PIN FOUND BEING A 1-INCH PIPE; THENCE NORTH 36°00'42" WEST A DISTANCE OF 147.83 FEET TO AN IRON PIN SET ON THE SOUTH RIGHT-OF-WAY OF U.S. HIGHWAY #78; THENCE NORTH 65°02'51" EAST A DISTANCE OF 115 FEET ALONG SAID RIGHT-OF-WAY TO THE TRUE POINT OF BEGINNING.

LEGAL DESCRIPTION WAS PROVIDED BY CLIENT IN THE FORM OF A TITLE COMMITMENT WITH THE ORDER NUMBER 22950GA-CCH2205708NT, AND DATED AUGUST 11, 2022 AT 12:00 A.M.

BOUNDARY SURVEY



SHEET 1 OF 1

LAND AREA
19,578 SQUARE FEET ±
0.449 ACRES ±

PARKING
REGULAR= 11
HANDICAP= 1
TOTAL= 12

FLOOD INFORMATION

FLOOD NOTE: BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.MSC.FEMA.GOV, AND BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE X ON FLOOD INSURANCE RATE MAP NUMBER 13135C0129F, WHICH BEARS AN EFFECTIVE DATE OF 09/29/2006 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. BY REVIEWING FLOOD MAPS PROVIDED BY THE NATIONAL FLOOD INSURANCE PROGRAM WE HAVE LEARNED THIS COMMUNITY DOES PARTICIPATE IN THE PROGRAM.

BEARING BASIS

THE BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH PER GEORGIA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD83-2011, AS MEASURED ALONG THE WESTERN LINE OF THE SUBJECT PROPERTY WHICH BEARS N36°53'08"W PER GPS COORDINATE OBSERVATIONS
 LATITUDE: 33°51'24.4374"
 LONGITUDE: -84°01'16.6488"
 CONVERGENCE ANGLE: -00°04'51.5693"

- GENERAL NOTES**
- NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN.
 - ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
 - THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO STONE MOUNTAIN HIGHWAY AND SCENIC HIGHWAY SOUTH, BOTH BEING DEDICATED PUBLIC STREETS OR HIGHWAYS.
 - THERE WAS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.
 - THERE WAS NO OBSERVABLE EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS EXCEPT AS SHOWN HEREON.
 - THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS.
 - BUILDING AREAS SHOWN HEREON ARE FOR THE FOOTPRINT OF THE BUILDING ONLY.
 - THERE WERE NO KNOWN PROPOSED CHANGES IN RIGHT OF WAY LINES, RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS EXCEPT AS SHOWN HEREON.
 - THE DISTANCES SHOWN HEREON ARE UNITS OF GROUND MEASUREMENT.
 - THE FIELDWORK WAS COMPLETED ON NOVEMBER 07, 2022.

MAP OF BOUNDARY SURVEY
 AEI JOB #471206
 MAIN STREET WEST
 2564 MAIN STREET WEST
 GWINNETT COUNTY SNELLVILLE, GEORGIA 30078



AEI Consultants

COORDINATED BY:
 AEI CONSULTANTS
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 WALNUT CREEK, CA, 94597
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 EMAIL: SURVEYS@AEICONSULTANTS.COM

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS NOVEMBER DAY OF 11, 2022.

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

JASON T. LOURIE
 REGISTERED LAND SURVEYOR NO. 3029
 STATE OF GEORGIA
 GEORGIA C.O.A. LSF001258

DATE	REVISION HISTORY	BY	SURVEYOR JOB NUMBER: 22-10666
			SCALE: 1" = 20'
			DRAWN BY: SDH
			APPROVED BY: CKLS

LEGEND

SQ.FT.	SQUARE FEET	C/L	CENTERLINE
NO PARKING AREA		R/W	RIGHT-OF-WAY
⊕	HANDICAP PARKING SPACE	⊕	ELECTRIC VAULT
PS	PARKING SPACE(S)	⊕	SANITARY MANHOLE
B.H.L.	BUILDING HEIGHT LOCATION	*	LIGHT POLE
(M)	MEASURED/ CALCULATED DIMENSION	---	RIGHT-OF-WAY LINE
(R)	RECORD DIMENSION	-x-x-	FENCE
NG	NATURAL GROUND	---	BOUNDARY
P.O.B.	POINT OF BEGINNING	---	EASEMENT LINE
P.O.C.	POINT OF COMMENCEMENT	---	OVERHEAD POWER LINE
●	FOUND MONUMENT		
AS-NOTED			

SIGNIFICANT OBSERVATIONS

NONE OBSERVED AT THE TIME OF SURVEY.

SURVEYED BY:
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 FAYETTEVILLE, AR 72703.
 SURVEY@BLEWINC.COM