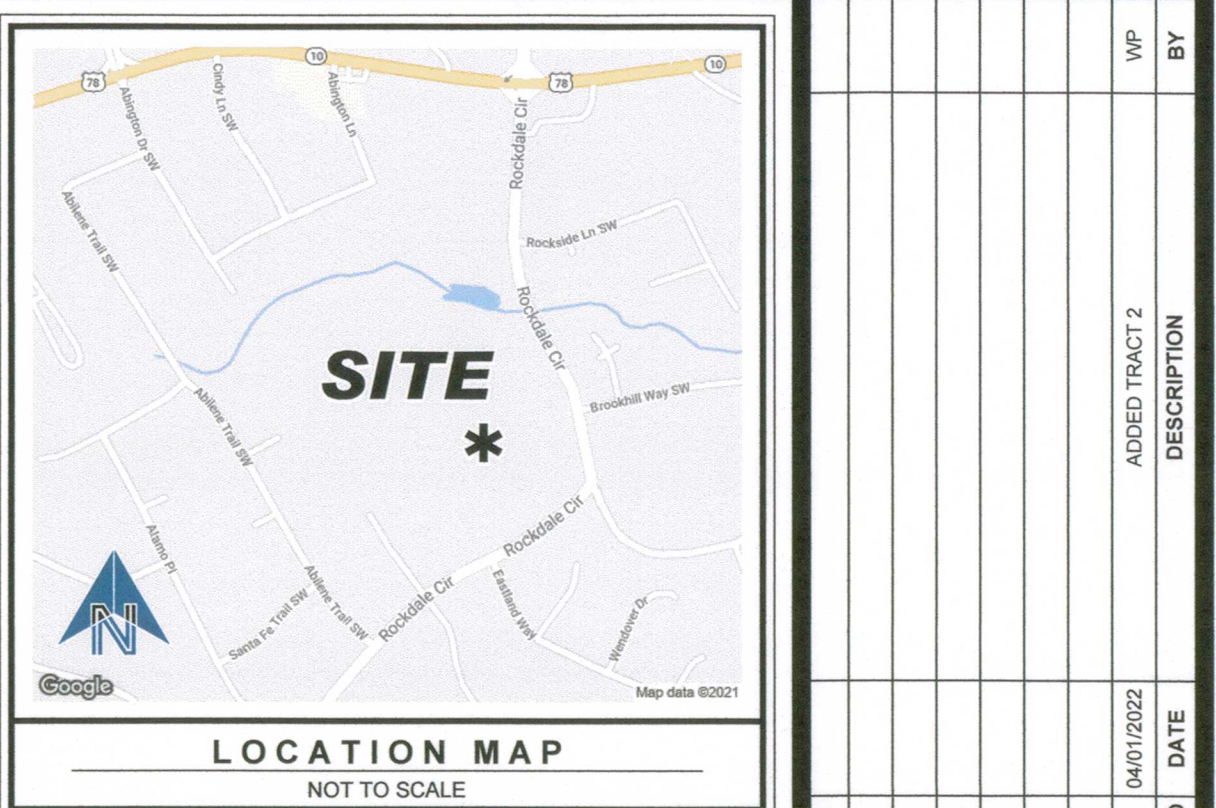
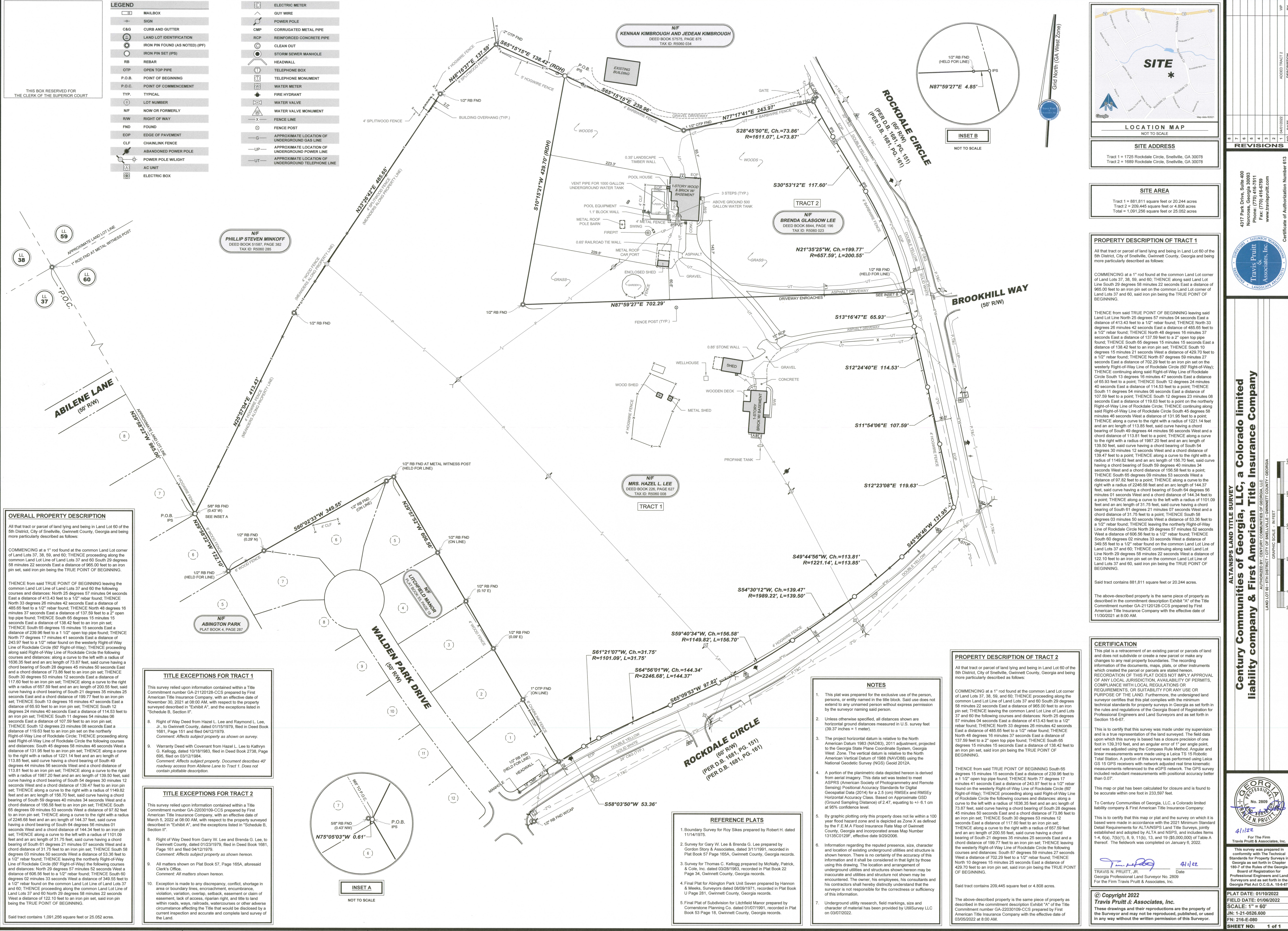


LEGEND	
[Symbol]	MAILBOX
[Symbol]	SIGN
[Symbol]	C&G CURB AND GUTTER
[Symbol]	LAND LOT IDENTIFICATION
[Symbol]	IRON PIN FOUND (AS NOTED) (IPF)
[Symbol]	IRON PIN SET (IPS)
[Symbol]	RB REBAR
[Symbol]	OTF OPEN TOP PIPE
[Symbol]	P.O.B. POINT OF BEGINNING
[Symbol]	P.O.C. POINT OF COMMENCEMENT
[Symbol]	TYP. TYPICAL
[Symbol]	LOT NUMBER
[Symbol]	N/F NOW OR FORMERLY
[Symbol]	R/W RIGHT OF WAY
[Symbol]	FND FOUND
[Symbol]	EOP EDGE OF PAVEMENT
[Symbol]	CLF CHAINLINK FENCE
[Symbol]	ABANDONED POWER POLE
[Symbol]	POWER POLE W/UGHT
[Symbol]	AC LINE
[Symbol]	ELECTRIC BOX
[Symbol]	ELECTRIC METER
[Symbol]	GUY WIRE
[Symbol]	POWER POLE
[Symbol]	CMP CORRUGATED METAL PIPE
[Symbol]	RCP REINFORCED CONCRETE PIPE
[Symbol]	CLEAN OUT
[Symbol]	STORM SEWER MANHOLE
[Symbol]	HEADWALL
[Symbol]	TELEPHONE BOX
[Symbol]	TELEPHONE MONUMENT
[Symbol]	WATER METER
[Symbol]	FIRE HYDRANT
[Symbol]	WATER VALVE
[Symbol]	FENCE VALVE MONUMENT
[Symbol]	WATER LINE
[Symbol]	FENCE POST
[Symbol]	APPROXIMATE LOCATION OF UNDERGROUND GAS LINE
[Symbol]	APPROXIMATE LOCATION OF UNDERGROUND POWER LINE
[Symbol]	APPROXIMATE LOCATION OF UNDERGROUND TELEPHONE LINE



SITE ADDRESS
 Tract 1 = 1725 Rockdale Circle, Snellville, GA 30078
 Tract 2 = 1689 Rockdale Circle, Snellville, GA 30078

SITE AREA
 Tract 1 = 881,811 square feet or 20,244 acres
 Tract 2 = 209,445 square feet or 4,808 acres
 Total = 1,091,256 square feet or 25,052 acres

PROPERTY DESCRIPTION OF TRACT 1
 All that tract or parcel of land lying and being in Land Lot 60 of the 5th District, City of Snellville, Gwinnett County, Georgia and being more particularly described as follows:
 COMMENCING at a 1" rod found at the common Land Lot corner of Land Lots 37, 38, 59, and 60; THENCE along said Land Lot Line South 29 degrees 58 minutes 22 seconds East a distance of 965.00 feet to an iron pin set on the common Land Lot corner of Land Lots 37 and 60, said iron pin being the TRUE POINT OF BEGINNING.

THENCE from said TRUE POINT OF BEGINNING leaving said Land Lot Line North 25 degrees 57 minutes 04 seconds East a distance of 413.43 feet to a 1/2" rebar found; THENCE North 33 degrees 26 minutes 42 seconds East a distance of 485.65 feet to a 1/2" rebar found; THENCE North 48 degrees 16 minutes 37 seconds East a distance of 137.59 feet to a 2" open top pipe found; THENCE South 65 degrees 15 minutes 15 seconds East a distance of 138.42 feet to an iron pin set; THENCE South 10 degrees 15 minutes 21 seconds West a distance of 429.70 feet to a 1/2" rebar found; THENCE North 87 degrees 59 minutes 27 seconds East a distance of 702.29 feet to an iron pin set on the westerly Right-of-Way Line of Rockdale Circle (60' Right-of-Way); THENCE continuing along said Right-of-Way Line of Rockdale Circle South 45 degrees 58 minutes 02 seconds East a distance of 114.53 feet to a point; THENCE North 11 degrees 54 minutes 06 seconds East a distance of 107.59 feet to a point; THENCE South 12 degrees 24 minutes 06 seconds East a distance of 119.83 feet to a point on the northerly Right-of-Way Line of Rockdale Circle; THENCE continuing along said Right-of-Way Line of Rockdale Circle South 45 degrees 58 minutes 02 seconds East a distance of 131.95 feet to a point; THENCE along a curve to the right with a radius of 1221.14 feet and an arc length of 113.85 feet, said curve having a chord bearing of South 49 degrees 44 minutes 56 seconds East and a chord distance of 113.81 feet to a point; THENCE along a curve to the right with a radius of 1687.20 feet and an arc length of 139.50 feet, said curve having a chord bearing of South 54 degrees 30 minutes 12 seconds West and a chord distance of 139.47 feet to a point; THENCE along a curve to the right with a radius of 1149.82 feet and an arc length of 156.70 feet, said curve having a chord bearing of South 59 degrees 40 minutes 34 seconds West and a chord distance of 156.58 feet to a point; THENCE South 65 degrees 09 minutes 53 seconds West a distance of 97.82 feet to a point; THENCE along a curve to the right with a radius of 2246.68 feet and an arc length of 144.37 feet, said curve having a chord bearing of South 64 degrees 56 minutes 01 seconds West and a chord distance of 144.34 feet to a point; THENCE along a curve to the left with a radius of 1101.09 feet and an arc length of 31.75 feet, said curve having a chord bearing of South 61 degrees 21 minutes 07 seconds West and a chord distance of 31.75 feet to a point; THENCE South 58 degrees 03 minutes 50 seconds East a distance of 53.36 feet to a 1/2" rebar found; THENCE leaving the northerly Right-of-Way Line of Rockdale Circle North 29 degrees 57 minutes 52 seconds West a distance of 606.56 feet to a 1/2" rebar found; THENCE South 60 degrees 02 minutes 33 seconds West a distance of 349.56 feet to a 1/2" rebar found on the common Land Lot Line of Land Lots 37 and 60, said iron pin being the TRUE POINT OF BEGINNING.

Said tract contains 881,811 square feet or 20,244 acres.

The above-described property is the same piece of property as described in the commitment description Exhibit "A" of the Title Commitment number GA-2112028-CGS prepared by First American Title Insurance Company with the effective date of 11/02/2021 at 8:00 AM.

OVERALL PROPERTY DESCRIPTION
 All that tract or parcel of land lying and being in Land Lot 60 of the 5th District, City of Snellville, Gwinnett County, Georgia and being more particularly described as follows:
 COMMENCING at a 1" rod found at the common Land Lot corner of Land Lots 37, 38, 59, and 60; THENCE proceeding along the common Land Lot Line of Land Lots 37 and 60 South 29 degrees 58 minutes 22 seconds East a distance of 965.00 feet to an iron pin set, said iron pin being the TRUE POINT OF BEGINNING.

THENCE from said TRUE POINT OF BEGINNING leaving the common Land Lot Line of Land Lots 37 and 60 the following courses and distances: North 25 degrees 57 minutes 04 seconds East a distance of 413.43 feet to a 1/2" rebar found; THENCE North 33 degrees 26 minutes 42 seconds East a distance of 485.65 feet to a 1/2" rebar found; THENCE North 48 degrees 16 minutes 37 seconds East a distance of 137.59 feet to a 2" open top pipe found; THENCE South 65 degrees 15 minutes 15 seconds East a distance of 138.42 feet to an iron pin set; THENCE South 65 degrees 15 minutes 15 seconds East a distance of 138.42 feet to an iron pin set; THENCE South 10 degrees 15 minutes 21 seconds West a distance of 429.70 feet to a 1/2" rebar found on the westerly Right-of-Way Line of Rockdale Circle (60' Right-of-Way); THENCE proceeding along said Right-of-Way Line of Rockdale Circle the following courses and distances: along a curve to the left with a radius of 1139.35 feet and an arc length of 73.87 feet, said curve having a chord bearing of South 28 degrees 45 minutes 50 seconds East and a chord distance of 73.86 feet to an iron pin set; THENCE South 30 degrees 53 minutes 12 seconds East a distance of 117.60 feet to an iron pin set; THENCE along a curve to the right with a radius of 657.59 feet and an arc length of 200.55 feet, said curve having a chord bearing of South 21 degrees 35 minutes 25 seconds East and a chord distance of 199.77 feet to an iron pin set; THENCE South 13 degrees 16 minutes 47 seconds East a distance of 114.53 feet to an iron pin set; THENCE South 11 degrees 54 minutes 06 seconds East a distance of 107.59 feet to a point; THENCE South 12 degrees 24 minutes 06 seconds East a distance of 119.83 feet to a point on the northerly Right-of-Way Line of Rockdale Circle; THENCE proceeding along said Right-of-Way Line of Rockdale Circle the following courses and distances: South 45 degrees 58 minutes 02 seconds West a distance of 114.53 feet to a point; THENCE North 11 degrees 54 minutes 06 seconds East a distance of 107.59 feet to a point; THENCE South 12 degrees 24 minutes 06 seconds East a distance of 119.83 feet to a point on the northerly Right-of-Way Line of Rockdale Circle; THENCE continuing along said Right-of-Way Line of Rockdale Circle South 45 degrees 58 minutes 02 seconds East a distance of 131.95 feet to a point; THENCE along a curve to the right with a radius of 1221.14 feet and an arc length of 113.85 feet, said curve having a chord bearing of South 49 degrees 44 minutes 56 seconds East and a chord distance of 113.81 feet to a point; THENCE along a curve to the right with a radius of 1687.20 feet and an arc length of 139.50 feet, said curve having a chord bearing of South 54 degrees 30 minutes 12 seconds West and a chord distance of 139.47 feet to a point; THENCE along a curve to the right with a radius of 1149.82 feet and an arc length of 156.70 feet, said curve having a chord bearing of South 59 degrees 40 minutes 34 seconds West and a chord distance of 156.58 feet to a point; THENCE South 65 degrees 09 minutes 53 seconds West a distance of 97.82 feet to an iron pin set; THENCE South 60 degrees 02 minutes 33 seconds West a distance of 349.56 feet to a 1/2" rebar found on the common Land Lot Line of Land Lots 37 and 60, said iron pin being the TRUE POINT OF BEGINNING.

Said tract contains 1,091,256 square feet or 25,052 acres.

TITLE EXCEPTIONS FOR TRACT 1
 This survey relied upon information contained within a Title Commitment number GA-2112028-CGS prepared by First American Title Insurance Company, with an effective date of November 30, 2021 at 08:00 AM, with respect to the property surveyed described in "Exhibit A", and the exceptions listed in "Schedule B, Section 1".

8. Right of Way Deed from Hazel L. Lee and Raymond L. Lee, Jr., to Gwinnett County, dated 01/15/1975, filed in Deed Book 1681, Page 151 and filed 04/12/1979.
 Comment: Affects subject property as shown on survey.

9. Warranty Deed with Covenant from Hazel L. Lee to Kathryn G. Kellogg, dated 10/19/1983, filed in Deed Book 2736, Page 695, filed on 03/12/1984.
 Comment: Affects subject property. Document describes 40' roadway access from Abilene Lane to Tract 1. Does not contain platable description.

TITLE EXCEPTIONS FOR TRACT 2
 This survey relied upon information contained within a Title Commitment number GA-2203109-CGS prepared by First American Title Insurance Company, with an effective date of March 5, 2022 at 08:00 AM, with respect to the property surveyed described in "Schedule B, Section 1", and the exceptions listed in "Schedule B, Section 1".

8. Right of Way Deed from Gary W. Lee and Brenda G. Lee, to Gwinnett County, dated 01/23/1979, filed in Deed Book 1681, Page 161 and filed 04/12/1979.
 Comment: Affects subject property as shown hereon.

9. All matters shown on Plat Book 57, Page 165A, aforesaid Clerk's Office.
 Comment: All matters shown hereon.

10. Exception is made to any discrepancy, conflict, shortage in area or boundary lines, encroachment, encroachment, violation, variance, overlap, setback, easement or claim of easement, lack of access, riparian right, and title to land within roads, ways, railroads, watercourses or other adverse circumstance affecting the Title that would be disclosed by a current inspection and accurate and complete land survey of the Land.

NOTES
 1. 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.
 2. Unless otherwise specified, all distances shown are horizontal ground distances measured in U.S. survey feet (0.37 inches = 1 meter).
 3. The project horizontal datum is relative to the North American Datum 1983 (NAD83), 2011 adjustment, projected to the Georgia State Plane Coordinate System, Georgia West Zone. The vertical datum is relative to the North American Vertical Datum of 1988 (NAVD88) using the National Geospatial Survey (NGS) Geoid 2012A.
 4. A portion of the planimetric data depicted hereon is derived from aerial imagery. This data set was tested to meet ASPRS (American Society of Photogrammetry and Remote Sensing) Positional Accuracy Standards for Digital Geospatial Data (2014) for a 2.5 (cm) RMSE and RMSE/Horizontal Accuracy Class. Based on Approximate SD (Ground Sampling Distance) of 2.47', equating to +/- 6.1 cm at 95% confidence level.
 5. 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 Gwinnett County, Georgia and incorporated areas Map Number 13135C0129F, effective date 09/28/2006.
 6. Information regarding the reported presence, size, character and location of existing underground utilities and structure 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 shall be distinctly understood that the surveyor is not responsible for the correctness or sufficiency of this information.
 7. Underground utility research, field markings, size and character of material has been provided by UtilSurvey LLC on 03/07/2022.

REFERENCE PLATS
 1. Boundary Survey for Roy Sikes prepared by Robert H. dated 11/14/1975.
 2. Survey for Gary W. Lee & Brenda G. Lee prepared by Gordon Story & Associates, dated 3/11/1991, recorded in Plat Book 57 Page 165A, Gwinnett County, Georgia records.
 3. Survey for Thomas C. Kellogg prepared by McNally, Patrick, & Cole, Inc. dated 03/28/1983, recorded in Plat Book 22 Page 34, Gwinnett County, Georgia records.
 4. Final Plat for Abington Park Unit Seven prepared by Hannon & Meeks, Surveyors dated 06/09/1971, recorded in Plat Book U Page 281, Gwinnett County, Georgia records.
 5. Final Plat of Subdivision for Litchfield Manor prepared by Cornerstone Planning Co. dated 01/07/1991, recorded in Plat Book 63 Page 18, Gwinnett County, Georgia records.

PROPERTY DESCRIPTION OF TRACT 2
 All that tract or parcel of land lying and being in Land Lot 60 of the 5th District, City of Snellville, Gwinnett County, Georgia and being more particularly described as follows:
 COMMENCING at a 1" rod found at the common Land Lot corner of Land Lots 37, 38, 59, and 60; THENCE proceeding along the common Land Lot Line of Land Lots 37 and 60 South 29 degrees 58 minutes 22 seconds East a distance of 965.00 feet to an iron pin set, said iron pin being the TRUE POINT OF BEGINNING.

THENCE from said TRUE POINT OF BEGINNING leaving the common Land Lot Line of Land Lots 37 and 60 the following courses and distances: North 25 degrees 57 minutes 04 seconds East a distance of 413.43 feet to a 1/2" rebar found; THENCE North 33 degrees 26 minutes 42 seconds East a distance of 485.65 feet to a 1/2" rebar found; THENCE North 48 degrees 16 minutes 37 seconds East a distance of 137.59 feet to a 2" open top pipe found; THENCE South 65 degrees 15 minutes 15 seconds East a distance of 138.42 feet to an iron pin set; THENCE South 10 degrees 15 minutes 21 seconds West a distance of 429.70 feet to a 1/2" rebar found on the westerly Right-of-Way Line of Rockdale Circle (60' Right-of-Way); THENCE proceeding along said Right-of-Way Line of Rockdale Circle the following courses and distances: along a curve to the left with a radius of 1139.35 feet and an arc length of 73.87 feet, said curve having a chord bearing of South 28 degrees 45 minutes 50 seconds East and a chord distance of 73.86 feet to an iron pin set; THENCE South 30 degrees 53 minutes 12 seconds East a distance of 117.60 feet to an iron pin set; THENCE along a curve to the right with a radius of 657.59 feet and an arc length of 200.55 feet, said curve having a chord bearing of South 21 degrees 35 minutes 25 seconds East and a chord distance of 199.77 feet to an iron pin set; THENCE South 13 degrees 16 minutes 47 seconds East a distance of 114.53 feet to an iron pin set; THENCE South 11 degrees 54 minutes 06 seconds East a distance of 107.59 feet to a point; THENCE South 12 degrees 24 minutes 06 seconds East a distance of 119.83 feet to a point on the northerly Right-of-Way Line of Rockdale Circle; THENCE continuing along said Right-of-Way Line of Rockdale Circle South 45 degrees 58 minutes 02 seconds East a distance of 131.95 feet to a point; THENCE along a curve to the right with a radius of 1221.14 feet and an arc length of 113.85 feet, said curve having a chord bearing of South 49 degrees 44 minutes 56 seconds East and a chord distance of 113.81 feet to a point; THENCE along a curve to the right with a radius of 1687.20 feet and an arc length of 139.50 feet, said curve having a chord bearing of South 54 degrees 30 minutes 12 seconds West and a chord distance of 139.47 feet to a point; THENCE along a curve to the right with a radius of 1149.82 feet and an arc length of 156.70 feet, said curve having a chord bearing of South 59 degrees 40 minutes 34 seconds West and a chord distance of 156.58 feet to a point; THENCE South 65 degrees 09 minutes 53 seconds West a distance of 97.82 feet to an iron pin set; THENCE South 60 degrees 02 minutes 33 seconds West a distance of 349.56 feet to a 1/2" rebar found on the common Land Lot Line of Land Lots 37 and 60, said iron pin being the TRUE POINT OF BEGINNING.

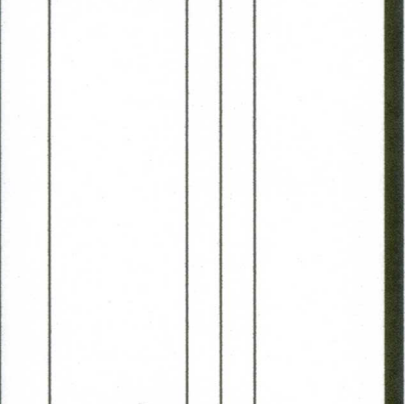
Said tract contains 209,445 square feet or 4,808 acres.

The above-described property is the same piece of property as described in the commitment description Exhibit "A" of the Title Commitment number GA-2203109-CGS prepared by First American Title Insurance Company with the effective date of 03/05/2022 at 8:00 AM.

NO.	DATE	DESCRIPTION
1	04/01/2022	ADDED TRACT 2

REVISIONS

4377 Park Drive, Suite 400
 Norcross, Georgia 30093
 Phone: (770) 416-7511
 Fax: (770) 416-6759
 www.travispruit.com



ALTANSPS LAND TITLE SURVEY
Century Communities of Georgia, LLC, a Colorado limited liability company & First American Title Insurance Company
 AUTHORIZED BY CENTURY COMMUNITIES OF GEORGIA, LLC
 LAND LOT 60 OF THE 5TH DISTRICT, CITY OF SNELLVILLE, GWINNETT COUNTY, GEORGIA

CERTIFICATION
 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 AND STATE REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum 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 Section 15-6-67.

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 150,510 feet, and an angular error of one angle point, and was adjusted using the Least Squares Method. Angular and linear measurements were made using a Leica TS 15 Robotic Total Station. A portion of this survey was performed using Leica GS 15 GPS receivers with network adjusted real time kinematic measurements referenced to the eGPS network. The GPS survey included redundant measurements with positional accuracy better than 0.07 feet.

This map or plat has been calculated for closure and is found to be accurate within one part in 235,597 feet.

To Century Communities of Georgia, LLC, a Colorado limited liability company & First American Title Insurance Company.
 This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTANSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1-4, 6(a), 7(b)(1), 8, 9, 11(b), 13, and 19 (5,000,000) of Table A thereto. The fieldwork was completed on January 6, 2022.

For The Firm
 Travis Pruitt & Associates, Inc.
 This survey was prepared in conformity with the Technical Standards for Property Surveys in Georgia as set forth in Chapter 16-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Public Act O.C.G.A. 15-6-67.

4/1/22
 TRAVIS N. PRUITT, JR.
 Date
 Georgia Professional Land Surveyor No. 2809
 For The Firm Travis Pruitt & Associates, Inc.

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 These drawings and their reproductions are the property of the Surveyor and may not be reproduced, published, or used in any way without the written permission of this Surveyor.

PLAT DATE: 01/10/2022
 FIELD DATE: 01/06/2022
 SCALE: 1" = 60'
 UN: 1-21-0526.600
 FN: 216-E-080
 SHEET NO: 1 of 1