

SURVEYOR'S CERTIFICATION

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

CLYDE R. ELDRIDGE DATE
 GEORGIA REGISTERED LAND SURVEYOR
 REGISTRATION NUMBER 2659

③ N/F
 JWD CAPITAL 5 LLC
 PID: R5038 155
 DB: 53218, PG 28

⑧ N/F
 JWD CAPITAL 5 LLC
 PID: R5038 154
 DB: 53218, PG 28

UNIT ONE
 BRITT BUSINESS PARK
 PB: 53, PG 283

⑥ N/F
 W H BRITT ETAL
 PID: R5038 152
 DB: 7953, PG 112

⑤ N/F
 W H BRITT ETAL
 PID: R5038 152
 DB: 7953, PG 112

④ N/F
 LUNDA Y GRAY INC
 PID: R5038 150
 DB: 54771, PG 264

③ N/F
 W H BRITT ETAL
 PID: R5038 149
 DB: 7953, PG 112

② N/F
 W H BRITT ETAL
 PID: R5038 148
 DB: 7953, PG 112

① N/F
 W H BRITT ETAL
 PID: R5038 147
 DB: 7953, PG 112

SCALE 0 30 60
 1" = 60 FEET

DR. CS&MB/CH. CRE
 P.M.C. ELDRIDGE
 JOB 21000163
 SHEET NO.
1 OF 2

DATE: DECEMBER 7, 2021

CLIENT: RCG-SNELLVILLE, LLC

LOCATED IN: LAND LOT 38 OF THE 5TH DISTRICT, CITY OF SNELLVILLE, GWINNETT COUNTY, GEORGIA

EXHIBIT OF PROPERTY PROPOSED SITE PLAN - PARCEL D SNELLVILLE OAKS SHOPPING CENTER
 2125, 2133 & 2135 EAST MAIN STREET

ATWELL
 866.850.4200 www.atwell-group.com
 1800 PARKWAY PLACE, SUITE 700
 MARLETTA, GA 30067
 770.423.0807
 LSF# 001218

Know what's below!
 Call before you dig!
 811

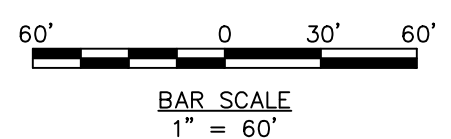
CONSTRUCTION SITE SAFETY IS THE RESPONSIBILITY OF THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE PROTECTION OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES.

AREA TABLE

PARCEL A-1:	689,925 sq. ft.	15.839 Ac
PARCEL A-2:	699,992 sq. ft.	16.070 Ac
PARCEL B:	175,110 sq. ft.	4.020 Ac
PARCEL C:	19,118 sq. ft.	0.439 Ac
TOTAL:	1,584,145 sq. ft.	36.367 Ac

LINE TABLE

LINE #	BEARING	LENGTH
L1	S72°36'22"W	45.23'
L2	N17°25'09"W	31.37'
L3	N17°32'26"W	68.39'
L4	N22°19'07"W	87.85'
L5	N17°22'32"W	2.03'
L6	N72°37'28"E	5.31'



PARCEL B
4.020 Acres
175,110 sq.ft.

P.O.B.
PROPOSED
PARCEL D

PROPOSED
PARCEL D
0.768 Acres
33,465 sq.ft.

LINE #	BEARING	LENGTH
L1	S72°36'22"W	45.23'
L2	N17°25'09"W	31.37'
L3	N17°32'26"W	68.39'
L4	N22°19'07"W	87.85'
L5	N17°22'32"W	2.03'
L6	N72°37'28"E	5.31'

N/F
COORDINATED PROPERTIES INC.
PID: R5038 181
DB: 19387, PG 17
"VACANT"

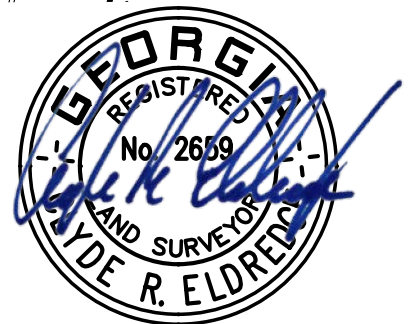
N/F
AUTOZONE DEVELOPMENT CORP.
PID: R5036 005
DB: 41342, PG 139

ZONING

THE SUBJECT PROPERTY IS ZONED "BG" PER CITY OF SNELLVILLE PLANNING & DEVELOPMENT

THE SETBACKS FOR ZONE "BG" (GENERAL BUSINESS DISTRICT)

FRONT: 25 FEET
SIDE: 10 FEET, 40 WHEN ABUTTING RESIDENTIAL DISTRICT
REAR: 15 FEET, 40 WHEN ABUTTING RESIDENTIAL DISTRICT
HEIGHT: 80 FEET



SCALE 0 10 20
1" = 20 FEET

DR. CS&MB | CH. CRE
P.M. C. ELDRIDGE
JOB # 21000163
SHEET NO.
2 OF 2

DATE
DECEMBER 7, 2021

REVISIONS

CLIENT
RCG-SNELLVILLE, LLC

EXHIBIT OF PROPERTY
PROPOSED SITE PLAN - PARCEL D
SNELLVILLE OAKS
SHOPPING CENTER
2125, 2133 & 2135 EAST MAIN STREET

LOCATED IN
LAND LOT 38 OF THE 5TH DISTRICT
CITY OF SNELLVILLE
GWINNETT COUNTY, GEORGIA

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NOTICE:
CONSTRUCTION SITE SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SNELLVILLE AND THE STATE OF GEORGIA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SNELLVILLE AND THE STATE OF GEORGIA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SNELLVILLE AND THE STATE OF GEORGIA.

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CAD FILE: 21000163-EXHIBIT PARCEL D.DWG