



NOT TO SCALE

This survey relied upon information contained within the Title Commitment number(s): 20240357 prepared by Chicago Title Insurance Company, with an effective date of 12/10/2024 with respect to the property surveyed described in "Exhibit A", and

Declaration by Park Place Snellville, LLC, a Georgia limited 2 liability company, dated August 3, 2015 and recorded in Deed Book 54167, Page 401, Gwinnett County, Georgia records, as amended by that certain First Amendment to Declaration by Park Place Snellville, LLC dated March 1, 2017 and recorded in Deed Book 54970, Page 769, aforesaid records, as affected by that certain Supplemental Declaration by Park Place Snellville, LLC dated February 8, 2018 and recorded in Deed Book 55778, Page 603, aforesaid records, as amended by that certain Second Amendment to Declaration by Park Place Snellville, LLC dated November 6, 2024 and recorded in Deed Book 61529, Page 52, aforesaid records.

> Comment: Affects subject property, document does not provide a plottable solution.

Right of Way Deed dated March 1, 1962 and recorded in

Comment: Does not affect subject property. Document sets minimum right of way of Pharrs

Right of Way Deed from Garold W. Lewis & Jo Ann Lewis (14) to the Department of Transportation dated March 28, 1997 and recorded in Deed Book 13986, Page 187, aforesaid

Comment: May affect subject property, document does not provide a plottable solution.

Gwinnett County Right of Way Deed (for Corporation) from Park Place Snellville, LLC to Gwinnett County dated October 8, 2015 and recorded in Deed Book 54006, Page 295, aforesaid records.

> Comment: Does not affect subject property. Document describes right of way take of Pharrs

Waster Metering Device and Access Easement from Park Place Snellville, LLC to Gwinnett County Water and Sewerage Authority, dated December 17, 2015 and recorded in Deed Book 54038, Page 272, aforesaid

Comment: Does not affect subject property. Document describes water vault easement located in outparcel 1.

- Easement Agreement from Park Place Snellville, LLC to Atlanta Gas Light Company, dated December 2, 2015 and recorded in Deed Boo 54047, Page 43, aforesaid records. Comment: May affect subject property, document does not provide a plottable solution.
- 19 Place Snellville, LLC to Gwinnett County Water and Sewerage Authority dated August 4, 2017 and recorded in Deed Book 55316, Page 61, aforesaid records. Comment: May affect subject property, document does not provide a plottable solution.

Temporary Construction and Access Easement Agreement 20 by and between DDR Southeast Snellville, L.L.C. and Park Place Snellville, LLC dated April 3, 2018 and recorded in

Deed Book 55851, Page 465, aforesaid records.

Comment: Affects subject property, document does not provide plottable solution.

21 LLC and Park Place Hotel, LLC dated February 6, 2019 and recorded in Deed Book 56407, Page 596, aforesaid

SURVEY NOTES

SITE ADDRESS

1915 Pharrs Road Snellville, GA 30078

SITE AREA

F 0 0 4 8 0 REVISIONS

Total = 78,958 square feet or 1.813 acres

PARKING SUMMARY Regular Parking Spaces: 4

ADA Parking Spaces:

dated 12/31/2018.

Total Parking Spaces:

REFERENCE PLATS

1. ALTA/NSPS Land Title Survey for Park Place Hotel, LLC., a Georgia Limited Liability Company. The Piedmont Bank its successors and/or assigns as their interest may appear, Florida Business Development Corporation, US Small Business Administration and Chicago Title Insurance Company Outlet #1 prepared by SCI Development Services

- Final Plat for Park Place Snellville, LLC prepared by Paulson Mitchell Incorporated dated 04/20/2016, revised 04/19/2017. recorded in Plat Book 139 Page 150, Gwinnett County, Georgia records.
- Subdivision Plat for Presidential Commons Shopping Center prepared by Professional Land Surveyors dated 06/26/2023, revised 09/19/2023, recorded in Plat Book 160 Page 282, Gwinnett County, Georgia records.
- ALTA/NSPS Land Title Survey for Home Depot U.S.A., Inc. prepared by Bechtler Greenfield Surveying, LLC dated
- 08/29/2022, revised 11/29/2022. ALTA/NSPS Land Title Survey for Outback Steakhouse prepared by EarthPro Land Surveying dated 08/23/2018,
- revised 09/20/2018. ALTA/NSPS Land Title Survey for Cracker Barrel Old Country Store, Ohia Springs, LLC, and The Ohio National Life Insurance Company, and Ohio Corparation, its participants, successors and assigns, prepared by SCI
- Development Services dated 03/03/2017, revised ALTA/ACSM Land Title Survey for Presidential Commons Shopping Center prepared by Centerline Surveying Systems
- Inc. dated 10/17/2012. Sewer As-Built Survey of Park Place Snellville for Park Place

Snellville, LLC by Detail Survey LLC, dated 7/1/2016 (CDP2015-00161)

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 OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land

No common observable evidence of cemeteries, burial grounds or isolated gravesites were found during the course and is a true representation of the land surveyed. The field data

- No observable evidence that the site was used as a solid waste dump, sump or sanitary landfill.
- The Property has indirect vehicular and pedestrian access to Pharrs Road (public R/W), via Common Roadway Easement, as shown on the survey.
- D. No observable evidence of earth moving work, building construction or building additions at the time of the survey.
- 2. No observable evidence of recent street or sidewalk construction or repairs.
- . Information regarding the reputed 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 structure not shown may be encountered. The owner, his employees, his consultants and his contractors shall hereby distinctly understand that the surveyor is not responsible for the correctness or sufficiency
- . Underground utility research, field markings, size and character of material has been provided by MC Utility Surveying, LLC on 12/20/2024.

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 This is to certify that this survey was made under my supervision

upon which this survey is based, was performed using an eGPS 20TL receiver with network adjusted real time kinematic measurements referenced to the eGPS network. The GPS survey included redundant measurements with positional accuracy better This map or plat has been calculated for closure and is found to

be accurate within one foot in 328,312 feet To SEC Development Partners, LLC, & Chicago Title Insurance

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 ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1-5, 6(a), 7,(b)(1), 8, 9, 11(b), 13, 19 (\$5,000,000) of Table A thereof. The fieldwork was completed on 12/17/2024.

Georgia Professional Land Surveyor No. 3499

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the Surveyor and may not be reproduced, published, or used

in any way without the written permission of this Surveyor.

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. PLAT DATE: 01/07/2025 FIELD DATE: 12/17/2024 SCALE: 1" = 20'

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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 180-7 of the Rules of the Georgia

JN: 1-24-0561.600 FN: 219-E-081 SHEET NO: 1 of 1