THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

FIDELITY NATIONAL TITLE INSURANCE COMPANY
COMMITMENT NO. DC41-22-0592 - SCHEDULE A:

Tract I:
All that tract or parcel of land lying and being in Land Lots 39 and 40 of the 5th District of Gwinnett County, Georgia, in the City of Snellville, being more particularly described as follows:

Begin at an axle found at the corner common to Land Lots 25, 26, 39 and 40, aforesaid District and County. Said point being the True Point of Beginning: Proceed thence along the land lot line common to Land Lots 25 and 40, aforesaid District and County, North 31 degrees 09 minutes 05 seconds West a distance of 480.52 feet to a point marked by a 5/8 inch rebar found; Leaving said Land Lot line, proceed thence North 58 degrees 55 minutes 26 seconds East a distance of 351.54 feet to a point marked by a ½ inch rebar found; proceed thence North 06 degrees 30 minutes 05 seconds West a distance of 234.11 feet to a point marked by a ½ inch rebar found; proceed thence North 31 degrees 04 minutes 32 seconds West a distance of 612.24 feet to a point marked by a 5/8 inch rebar found; proceed thence North 59 degrees 04 minutes 11 seconds East a distance of 594.52 feet to a point marked by a ½ inch open top pipe found; proceed thence North 34 degrees 55 minutes 23 seconds East a distance of 311.60 feet to a point marked by a ½ inch rebar found; proceed thence North 46 degrees 05 minutes 38 seconds East distance of 266.02 feet to a point on the Southerly margin of the Right of Way of Dogwood Road (variable width Right of Way) marked by a ½ inch rebar found; proceed thence along said Right of Way margin the following courses and distances: (I) South 43 degrees 53 minutes 19 seconds East a distance of 52.90 feet to a point; and (II) along the arc of a curve to the left (said arc having a radius of 418.65 feet and being subtended by a chord having and bearing of South 53 degrees 59 minutes 39 seconds East and a length of 146.90 feet) an arc distance of 147.68 feet to a point; leaving said Right of Way margin, proceed thence South 59 degrees 02 minutes 49 seconds West a distance of 139.05 feet to a point marked by a ½ inch rebar found; proceed thence South 55 degrees 59 minutes 21 seconds West a distance of 169.04 feet to a point marked by a ½ inch rebar found; proceed thence South 55 degrees 09 minutes 44 seconds East a distance of 199.80 feet to a point marked by a 1 inch open top pipe found; proceed thence South 31 degrees 24 minutes 07 seconds West a distance of 199.05 feet to a point; proceed thence South 34 degrees 21 minutes 22 seconds West a distance of 29.28 feet to a point; proceed thence 56 degrees 49 minutes 05 seconds East a distance of 43.10 feet to a point; proceed thence along the arc of a curve to the left (said arc having a radius of 243.07 feet and being subtended by a chord having a bearing of South 68 degrees 04 minutes 40 seconds East a length of 80.45 feet) an arc distance of 80.83 feet to a point; proceed thence South 75 degrees 20 minutes 15 seconds East a distance of 34.30 feet to a point on the Westerly margin of the Right of Way of Georgia Highway No. 124, A.K.A. Scenic Highway (variable width Right of Way); proceed thence along said Right of Way margin along the arc of a curve to the right (said arc having a radius of 22,868.31 feet and being subtended by a chord having a bearing of South 15 degrees 05 minutes 13 seconds West and a length of 214.76 feet) an arc distance of 214.76 feet to a point; leaving said Right of Way margin, proceed thence North 74 degrees 08 minutes 24 seconds West a distance of 97.23 feet to a point; proceed thence South 15 degrees 51 minutes 36 seconds West a distance of 27.00 feet to a point; proceed thence North 74 degrees 08 minutes 24 seconds West a distance of 196.97 feet to a point; proceed thence South 15 degrees 51 minutes 36 seconds West a distance of 170.77 feet to a point; proceed thence South 27 degrees 07 minutes 31 seconds East a distance of 189.30 feet to a point; proceed thence North 62 degrees 52 minutes 29 seconds East a distance of 103.00 feet to a point; proceed thence South 27 degrees 07 minutes 31 seconds East a distance of 54.16 feet to a point; proceed thence South 74 degrees 08 minutes 24 seconds East a distance of 48.50 feet to a point on the westerly margin of the Right of Way of Georgia Highway No. 124; proceed thence along said Right of Way margin along the arc of a curve to the right (said arc having a radius of 22,863.31 feet and subtended by a chord having a bearing of South 16 degrees 15 minutes 24 seconds West and a length of 107.70 feet) an arc distance of 107.70 feet to a point; leaving said Right of Way margin, proceed thence North 73 degrees 02 minutes 34 seconds West a distance of 25.56 feet to a point; proceed thence South 62 degrees 52 minutes 29 seconds West a distance of 201.28 feet to a point; proceed thence South 16 degrees 57 minutes 26 seconds West a distance of 122.97 feet to a point; proceed thence South 73 degrees 02 minutes 34 seconds East a distance of 171.25 feet to a point on the Westerly margin of the Right of Way of Georgia Highway No. 124; proceed thence along said Right of Way margin the following Courses and Distances: (I) along the arc of a curve to the right (said arc having a radius of 22,863.31 feet and being subtended by a chord having a bearing of South 17 degrees 11 minutes 14 seconds West and a length of 108.99 feet) an arc distance of 108.99 feet to a point; (II) North 73 degrees 02 minutes 34 seconds West a distance of 5.00 feet a point; (III) along the arc of a curve to the right (said arc having a radius of 22,858.31 feet and being subtended by a chord having a bearing of South 17 degrees 31 minutes 23 seconds West and a length of 158.87 feet) an arc distance of 158.87 feet to a point; (IV) South 17 degrees 43 minutes 20 seconds West a distance of 492.98 feet to a point;(V) South 76 degrees 16 minutes 31 seconds West a distance of 17.49 feet to a point; (VI) South 17 degrees 43 minutes 20 seconds West a distance of 45.00 feet to a point; (VII) North 85 degrees 55 minutes 15 seconds East a distance of 16.16 feet to a point; and (VIII) South 17 degrees 43 minutes 20 seconds West a distance of 109.78 feet to a point; leaving said Right of Way margin, proceed thence North 83 degrees 34 minutes 17 seconds West a distance of 266.46 feet to a point on the Land Lot Line common to Land Lots 26 and 39, aforesaid District and County, marked by a ½ inch rebar found; proceed thence along said Land Lot Line North 29 degrees 59 minutes 03 seconds West a distance of 310.34 feet to a point Marked by an axle found at the corner common to Land Lots 25, 26, 39 and 40, aforesaid District and County, said point being the true Point of Beginning.

Tract II:
ALL THAT TRACT or parcel of land lying and being in Land Lot 40 of the 5th District, Gwinnett, County, Georgia, in the City of Snellville, being more particularly described as follows:

BEGINNING at the intersection of the southerly margin of the right of way of Dogwood Road (variable width right of way) if said right of way lines were extended to intersect and form an angle instead of a miter; proceed thence along said right of way of Georgia Highway No.124, southerly a distance of 531.84 feet to a point; leaving said right of way margin, proceed thence north75 degrees 20 minutes 15 seconds west a distance of 34.30 feet to a point; thence proceed thence along the arc of a curve to the right (said arc having a radius of 243.07 feet and being subtended by a chord having a bearing of north 63 degrees 59 minutes 05 seconds west and a length of 80.83 feet, an arc distance of 20.81 feet to a point, said point being the TRUE POINT OF BEGINNING; proceed thence along the arc of a curve to the right (said arc having a radius of 243.07 feet and being subtended by a chord having a bearing of north 63 degrees 37 minutes 31 seconds west and a length of 59.87 feet) an arc distance of 60.02 feet to a point; proceed thence north 56 degrees 49 minutes 05 seconds west a distance of 43.10 feet to a point; proceed thence north 34 degrees 21 minutes 22seconds east a distance of 29.28 feet to a point, proceed thence south 55 degrees 38 minutes 38 seconds east a distance of 102.38 feet to a point; thence proceed south 34 degrees 21 minutes 22 seconds west a distance of 20.08 feet to the True Point of Beginning; containing 0.0632 acres and being shown as Tract II on ALTA/CSM Land Title Survey for KIR Snellville, L.P., and First American Title Insurance Company, made by Travis Pruitt & Associates, Inc., bearing the seal of Travis N. Pruitt, Sr. GA RLS No.1729, dated June 26, 1995, last revised May 3, 2001

LESS AND EXCEPT:
Gwinnett County Right-of-Way Deed (for corporation) between KIR Snellville, L.P., a Delaware limited partnership by KIR Snellville 048, LLC, its general partners and Gwinnett County, a political subdivision, dated November 17, 2005, filed of record November 23, 2005, as recorded in Deed Book 45403, Page 170, and as re-recorded and filed of record March 2, 2006, as recorded in Deed Book 46206, Page 828, Gwinnett County, Georgia records.

Property conveyed in Limited Warranty Deed from KIR Snellville, L.P., a Delaware limited partnership to Texas Roadhouse Holdings, LLC, a Kentucky limited liability company, dated February 28, 2006, filed of record March 2, 2006, as recorded in Deed Book 46206, Page 832, Gwinnett County, Georgia records. And being 1.22 acres, Lot 2, as shown on plat recorded in Plat Book 113, Page 169, Gwinnett County, Georgia records.

TOGETHER WITH APPURTENANT EASEMENTS ONLY CONTAINED IN:
(a) Reciprocal Easement Agreement by and between SPS Properties, Econolube N'Tune, Inc. and Fourth Quarter Properties, III, Inc., dated May 21, 1999, filed of record May 24, 1999, as recorded in Deed Book 18447, Page 205, Gwinnett County Records.
(b) Declaration of Operation, Easements, Covenants and Restrictions for Snellville Pavilion by and between Fourth Quarter Properties III, Inc.; O'Charleys Inc. and WSG Snellville, L.P., dated May 21, 1999, filed of record June 24, 1999, as recorded in Deed Book 18652, Page 101, Gwinnett County, Georgia records.
c) Fire Line Maintenance and Repair Easement by and between KIR Snellville, L.P. and KIR Snellville, L.P., dated November 22, 2005, filed of record November 30, 2005, as recorded in Deed Book 45459, Page 249, Gwinnett County, Georgia records.

FIDELITY NATIONAL TITLE INSURANCE COMPANY
COMMITMENT NO. DC41-22-0592 - SCHEDULE B, SECTION II:

15. Rural Post Roads Right of Way Deed in favor of Gwinnett County from Carvis P. Williams, dated June 7, 1952, filed of record August 10, 1981, as recorded in Deed Book 2228, Page 19, Gwinnett County, Georgia records.
(UNABLE TO DETERMINE IF AFFECTS – THE LOCATION OF THE EASEMENT IS NOT CLEARLY DEFINED)

16. Easement in favor of Gwinnett County from Snellville Ltd., a limited partnership, dated February 10, 1986, filed of record February 12, 1986, as recorded in Deed Book 3374, Page 171, Gwinnett County, Georgia records.
(AFFECTS THE SUBJECT PROPERTY – PLOTTED AND SHOWN HEREON)

17. Easement in favor of Gwinnett County Water System from Carvis and Nancy Williams, dated May 19, 1986, filed of record December 12, 1986, as recorded in Deed Book 3986, Page 277, Gwinnett County, Georgia records.
(AFFECTS THE SUBJECT PROPERTY – PLOTTED AND SHOWN HEREON)

18. Driveway Easement as contained in Right of Way Deed in favor of Georgia Department of Transportation from John M. Williams and David H. Williams, dated February 4, 1987, filed of record November 16, 1987, as recorded in Deed Book 4638, Page 207, Gwinnett County, Georgia records.
(AFFECTS THE SUBJECT PROPERTY – EASEMENT FOR THE CONSTRUCTION OF SLOPE ALONG HILLCREST DRIVE HAS EXPIRED AND IS NOT SHOWN. EASEMENT FOR DRIVEWAY CONSTRUCTION CONSTRUCTION ALONG GEORGIA ROUTE 124 MAY HAVE EXPIRED AND IS NOT SHOWN

19. Right of Way Easement in favor of Southern Bell Telephone and Telephone Company from Nancy Williams, dated March 14, 1988, filed of record April 4, 1988, as recorded in Deed Book 4824, Page 101, Gwinnett County, Georgia records.
(POSSIBLY AFFECTS THE SUBJECT PROPERTY – INTERNALLY REFERENCED EXHIBIT "A" NOT PROVIDED)

20. Easement in favor of Gwinnett County, dated January 13, 1988, recorded in Deed Book 4729, Page 75, Gwinnett County, Georgia records; as partially released by Quitclaim Deed from Gwinnett County, Georgia, to Fourth Quarter Properties III, Inc., dated 9, 1999, recorded in Deed Book 18582, Page 150, Gwinnett County, Georgia records.
(AFFECTS THE SUBJECT PROPERTY – PLOTTED AND SHOWN HEREON. TEMPORARY CONSTRUCTION EASEMENT RIGHTS TERMINATED UPON COMPLETION OF SEWER LINES AND IS NOT SHOWN)

21. Declaration of Operations, Easements, Covenants and Restrictions for Snellville Pavilion by and between Fourth Quarter Properties III, Inc., O'Charleys Inc. and WSG Snellville, L.P., dated May 21, 1999, filed June 24, 1999, recorded in Deed Book 18652, Page 101, Gwinnett County, Georgia records.
(AFFECTS THE SUBJECT PROPERTY – CONTAINS NO PLOTTABLE ITEMS)

22. Reciprocal Easements Agreement by and between SPS Properties, Econolube N'Tune, Inc. and Fourth Quarter Properties, III, Inc., dated May 21, 1999, recorded in Deed Book 18447, Page 205, Gwinnett County, Georgia records.
(AFFECTS THE SUBJECT PROPERTY – PLOTTED AND SHOWN HEREON)

23. Sanitary Sewer Easement from Fourth Quarter Properties, Inc., to Gwinnett County Water & Sewerage Authority, dated May 19, 1999, filed of record May 24, 1999, as recorded in Deed Book 18444, Page 25, Gwinnett County, Georgia records.
(AFFECTS THE SUBJECT PROPERTY – PLOTTED AND SHOWN HEREON)

24. Water Metering Device Easement in favor of Gwinnett County Water and Sewerage Authority from Fourth Quarter Properties, Inc., dated May 19, 1999, filed of record May 24, 1999, as recorded in Deed Book 18444, Page 29, Gwinnett County, Georgia records.
(AFFECTS THE SUBJECT PROPERTY – CONTAINS NO PLOTTABLE ITEMS)

25. Sanitary Sewer Easement in favor of Gwinnett County, Georgia, from Fourth Quarter Properties III, Inc., dated June 10, 1999, filed of record June 28, 1999, as recorded in Deed Book 18669, Page 108, Gwinnett County, Georgia records.
(AFFECTS THE SUBJECT PROPERTY – PLOTTED AND SHOWN HEREON)

26. Encroachment Easement Agreement by and between Fourth Quarter Properties III, Inc. and WSG Snellville, L.P., dated October 8, 1999, filed November 15, 1999, recorded in Deed Book 19554, Page 178, Gwinnett County, Georgia records.
(AFFECTS THE SUBJECT PROPERTY – PLOTTED AND SHOWN HEREON)

27. Easement by and between Thomas Enterprises and WSG Development, dated March 19, 1999, filed of record March 30, 1999, as recorded in Deed Book 18062, Page 142, Gwinnett County, Georgia records.
(AFFECTS THE SUBJECT PROPERTY – EASEMENT NOT SPECIFICALLY DEFINED WITHIN SAID DOCUMENT – SEWER AND WATERLINES ARE SHOWN HEREON FROM OBSERVABLE EVIDENCE AND INFORMATION PROVIDED BY OTHERS)

28. Easement by and between Thomas Enterprises and Gwinnett County Water & Sewerage Authority, dated March 19, 1999, filed of record April 2, 1999, as recorded in Deed Book 18083, Page 1, Gwinnett County, Georgia records.
(AFFECTS THE SUBJECT PROPERTY – PLOTTED AND SHOWN HEREON)

29. Easement by and between Fourth Quarter Properties III and Gwinnett County, dated November 20, 1998, filed off record December 7, 1998, as recorded in Deed Book 17299, Page 107, Gwinnett County, Georgia records.
(AFFECTS THE SUBJECT PROPERTY – PLOTTED AND SHOWN HEREON)

30. Gwinnett County Right-of-Way Deed (for corporation) between KIR Snellville, L.P., a Delaware limited partnership by KIR Snellville 048, LLC, its general partners and Gwinnett County, a political subdivision, dated November 17, 2005, filed of record November 23, 2005, as recorded in Deed Book 45403, Page 170, and as re-recorded and filed of record March 2, 2006, as recorded in Deed Book 46206, Page 828, Gwinnett County, Georgia records.
(45403/170 – AFFECTS THE SUBJECT PROPERTY – UNABLE TO PLOT; INTERNALLY REFERENCED PLAT AS REFERENCED THEREIN WAS NOT RECORDED WITH SAID DOCUMENT
46206/818 NO LONGER AFFECTS THE SUBJECT PROPERTY – LIES WITHIN THE CURRENT RIGHT OF WAY OF HIGHWAY 124)

31. Fire Line Maintenance and Repair Easement by and between KIR Snellville, L.P. and KIR Snellville, L.P., dated November 22, 2005, filed of record November 30, 2005, as recorded in Deed Book 45459, Page 249, Gwinnett County, Georgia records.
(AFFECTS THE SUBJECT PROPERTY – PLOTTED AND SHOWN HEREON)

32. All matters as shown on plats recorded in Plat Book E, Page 74, Plat Book 5, Page 276, Plat Book 92, Page 155, Plat Book 113, Page 169, Plat Book 115, Page 82, and Plat Book 122, Page 159, Gwinnett County, Georgia records.

THE FOLLOWING APPLY TO APPURTENANT EASEMENT TRACT:

33. Right of Way Easement in favor of Walton Electric Membership Corporation, dated November 29, 1984, filed of record November 15, 1984, as recorded in Deed Book 3380, Page 176, Gwinnett County, Georgia records.
(MAY AFFECT THE SUBJECT PROPERTY – EASEMENT NOT SPECIFICALLY DESCRIBED THEREIN)

MISCELLANEOUS NOTES:

1. The property has direct physical access to Dogwood Road & Scenic Highway SW, both being dedicated public street or highways, and indirect access to Scenic Highway SW, a dedicated public street or highway, by way of the Access Easement recorded in Deed Book 18447, Page 205 & Deed Book 18652, Page 101.
2. The locations of all utilities shown on the survey are from visible surface evidence and information provided by others.
3. The posted address on site is 101-117 Scenic Highway SW.
4. At the time of this survey there was no observable surface evidence of earth moving work, building construction or building additions within recent months.
5. At the time of this survey, there was no observable evidence of the subject property being used as a solid waste dump, sump or sanitary landfill.
6. At the time of this survey, there was no observable evidence of any recent changes in street right-of-way lines either completed or proposed, and available from the controlling jurisdiction.
7. At the time of this survey, there was no observable evidence of any recent street or sidewalk construction or repairs.
8. The property described hereon is the same as the property described in Fidelity National Title Insurance Company Title Commitment No. DC41-22-0592 with an effective date of June 28, 2022 and that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to have been plotted hereon or otherwise noted as to their effect on the subject property.
9. The accompanying survey was made on the ground and correctly shows the location of all buildings, structures and other improvements situated on the above premises; there are no visible encroachments on the subject property or upon adjacent land abutting said property except as shown hereon and was made in accordance with laws and/or Minimum Standards of the State of Georgia.
10. The field data upon which this map or plat is based has a closure precision of one foot in 15,000 feet and an angular error of 3" per angle point and was not adjusted. This map or plat has been calculated for closure and is found to be accurate within one foot in 15,000 feet. The type of equipment used to obtain the linear and angular measurements used in the preparation of said map or plat is a Trimble 5600 Robotic Total Station and Trimble 5800 GPS Reciever. Type of monument used: 1/2" rebar.
11. Professional Liability Insurance Policy obtained by the Surveyor in the minimum amount of $1,000,000.00 to be in effect throughout the contract term.
12. The term "Certification" as used in Rule "180-6-.09(2) and (3)" and relating to professional engineering or land surveying services, as defined in O.C.G.A 43-15-2(6) and (11), shall mean a signed statement based upon facts and knowledge known to the registrant and is not a guarantee or warranty, either expressed or implied.
13. This Survey complies with both the rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and the Official Code of Georgia Annotated (OCGA) 15-6-67, in that where a conflict exists between those two sets of specifications, the requirements of law prevail.

BASIS OF BEARING:

The meridian for all bearings shown hereon is the northwesterly line of the subject property, known as being South 27°07'31" East, per Deed Book 23183, Page 134 of the Gwinnett County Records.

SURVEYOR'S OBSERVATIONS:

A The Stone Retaining Wall extends over the Property Line a distance of 5'± as shown.

A Parking Lot encroaches upon the 15' Buffer Zone along the Southern boarder

FLOOD ZONE:

Said described property is located within an area having a Zone Designation X (Unshaded) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map NO. 13135C0129F, with a date of identification of September 29, 2006, for Community Panel No. 130102, in Gwinnett County, State of Georgia, which is the current Flood Insurance Rate Map for the community in which said premises is situated.

ZONING:

Zoning Classification: BG (General Business) District

Minimum Building Setbacks:
Front= 10 feet
Side= Interior side: 10 feet
Street side: 10 feet
Rear= 20 feet

Maximum Building Height: 80 feet maximum
Parking Ratio: Retail:1 space per 500 sf
Restaurants freestanding: 1 per 150 sf
Restaurants not freestanding: 1 per 300 sf
Alt Medical: 1 per 500 sf
All personal services: 1 per 500 sf
Shopping Centers under 15,000 sf in floor area: 1 per 500 sf of floor area
Shopping Centers 15,000 sf or larger: 1 per 1,000 sf of floor area
315,347 sf / 1,000 sf = 315 spaces required

SOURCE: This zoning information is taken from a zoning report compiled by Millman National Land Services under Project No. MZ# 21016, dated August 5, 2022.

PARKING:

1502 Parking Spaces
38 Handicapped Spaces
1540 Total Parking Spaces

TOTAL LAND AREA:

1,498,470 Square Feet
34.400 Acres

CERTIFICATION:

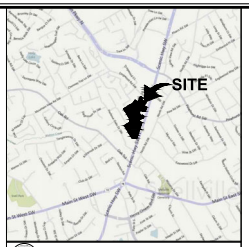
To: Snellville Pavilion, LLC, Island Abstract Inc., Truist Bank, its successors and / or assigns, as their interest may appear, Hauppauge Properties, LLC and Fidelity National Title Insurance Company:

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 ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6a, 7a, 7b(1)(2), 8, 9, 10, 11a, 13, 14, 16, 17, 18 and 19 of Table A thereof. The field work was completed on July 7, 2022.

Date of Plat or Map: July 15, 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.

By: _____
Paul E. Sikes, LS
Georgia Professional Land Surveyor No. 3075
For and on behalf of Millman Surveying, Inc.
Georgia COA No. LSF000820



VICINITY MAP
NOT TO SCALE

REVISION HISTORY

BY:	DATE:	COMMENT:
RGM	9/21/2022	ZONING
RGM	9/22/2022	CLIENT COMMENTS

millman
National Land Services
Transforming the Industry
Surveying
Zoning
Environmental
Real Support - Title Review
Millman Surveying, Inc.
Corporate Headquarters
4111 Bradley Circle NW
Canton, OH 44718
Phone: 800-520-1010
Fax: 330-342-0834
www.millmanland.com
landsurveyors@millmanland.com

BOUNDARY RETRACEMENT AND ALTA SURVEY
PREPARED FOR:

Hauppauge Properties, LLC

1975 Hempstead Tpke, Suite 309 East Meadow, NY 11554

101-117 Scenic Highway SW
City of Snellville
County of Gwinnett
State of Georgia
30078

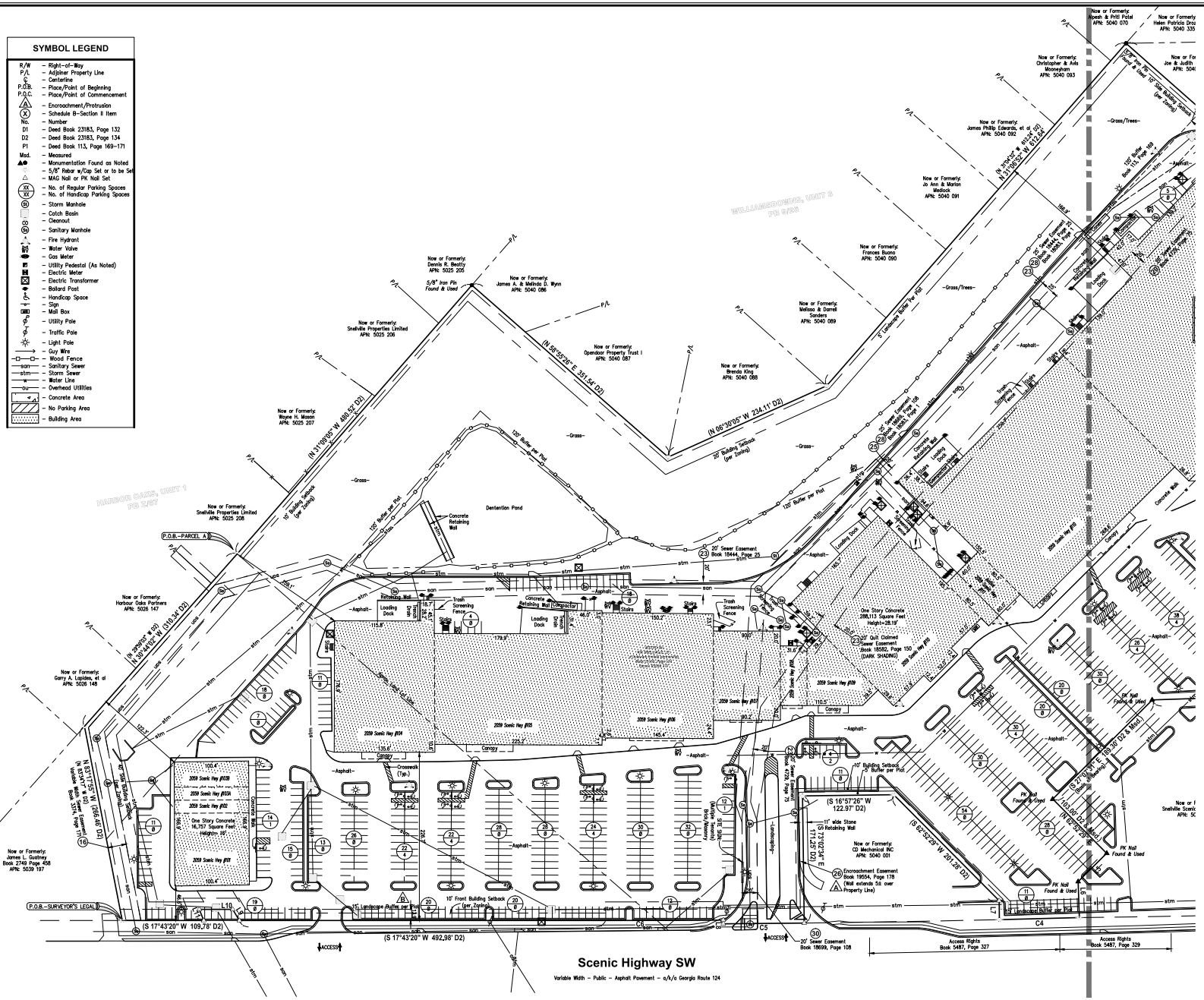
GEORGIA REGISTERED 3075 PROFESSIONAL LAND SURVEYOR PAUL E. SIKES

SURVEY NOT VALID WITHOUT SURVEYOR'S ORIGINAL BLACK INK SIGNATURE ACROSS SEAL

Surveyor's Seal

Sheet No. 1 of 3

MSI Project No. 54206
PC: PMM
PM: PWC Drafter: PWC



millman
National Land Services
Transforming the Industry
Surveying
Zoning
Environmental
Real Support - Title Review
Millman Surveying, Inc.
Corporate Headquarters
4111 Bradley Circle NW
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Phone: 800-520-1010
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www.millmanland.com
landsurveyors@millmanland.com

BOUNDARY RETRACEMENT AND ALTA SURVEY PREPARED FOR:

Hauppauge Properties, LLC

1975 Hempstead Tpke, Suite 309 East Meadow, NY 11554

101-117 Scenic Highway SW
City of Snellville
County of Gwinnett
State of Georgia
30078

NORTH

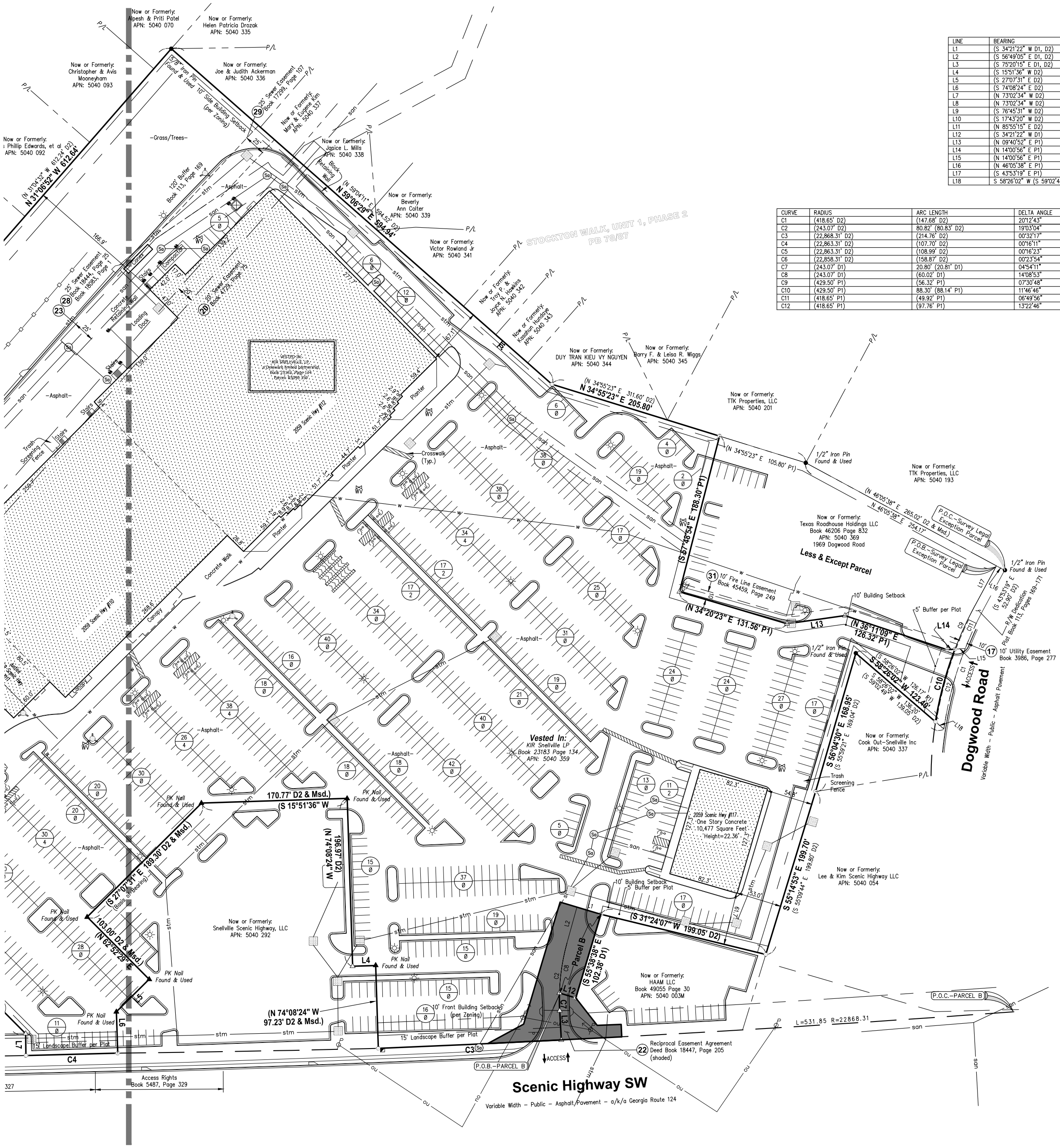
GRAPHIC SCALE
0 60 120
1 INCH = 60 FT.

GEORGIA REGISTERED 3075 LAND SURVEYOR PAUL E. SIKES

SURVEY NOT VALID WITHOUT SURVEYOR'S ORIGINAL BLACK INK OVER EMBOSSED SEAL

SYMBOL LEGEND

- R/W – Right-of-Way
- P/L – Adjoiner Property Line
- ℄ – Centerline
- P.O.B. – Place/Point of Beginning
- P.O.C. – Place/Point of Commencement
- (A) – Encroachment/Protrusion
- (X) – Schedule B-Section II Item
- No. – Number
- D1 – Deed Book 23183, Page 132
- D2 – Deed Book 23183, Page 134
- P1 – Deed Book 113, Page 169–171
- Msd. – Measured
- ▲● – Monumentation Found as Noted
- ○ – 5/8" Rebar w/Cap Set or to be Set
- △ – MAG Nail or PK Nail Set
- XX – No. of Regular Parking Spaces
- XX – No. of Handicap Parking Spaces
- Storm Manhole
- Catch Basin
- Cleanout
- Sanitary Manhole
- Fire Hydrant
- Water Valve
- Gas Meter
- Utility Pedestal (As Noted)
- Electric Meter
- Electric Transformer
- Bollard Post
- Handicap Space
- Sign
- Mail Box
- Utility Pole
- Traffic Pole
- Light Pole
- Guy Wire
- Wood Fence
- san – Sanitary Sewer
- stm – Storm Sewer
- w – Water Line
- ou – Overhead Utilities
- Concrete Area
- No Parking Area
- Building Area



LINE	BEARING	DISTANCE
L1	(S 34°21'22" W D1, D2)	(29.28' D1, D2)
L2	(S 56°49'05" E D1, D2)	(43.10' D1, D2)
L3	(S 75°20'15" E D1, D2)	(34.30' D1, D2)
L4	(S 15°51'36" W D2)	(27.00' D2)
L5	(S 27°07'31" E D2)	(54.16' D2 & Msd.)
L6	(S 74°08'24" E D2)	(48.50' D2)
L7	(N 73°02'34" W D2)	(25.58' D2)
L8	(N 73°02'34" W D2)	(5.00' D2)
L9	(S 76°45'31" W D2)	(17.49' D2)
L10	(S 17°43'20" W D2)	(45.00' D2)
L11	(N 85°55'15" E D2)	(16.16' D2)
L12	(S 34°21'22" W D1)	(20.08' D1)
L13	(N 09°40'52" E P1)	(68.61' P1)
L14	(N 14°00'56" E P1)	(9.32' P1)
L15	(N 14°00'56" E P1)	(11.96' P1)
L16	(N 46°05'38" E P1)	(10.85' P1)
L17	(S 43°53'19" E P1)	(52.90' P1)
L18	S 58°26'02" W (S 59°02'48" W P1)	12.80' (12.89' P1)

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	(418.65' D2)	(147.68' D2)	20°12'43"	(S 53°59'39" E D2)	(146.92' D2)
C2	(243.07' D2)	80.82' (80.83' D2)	19°03'04"	(S 66°04'40" E D2)	(80.45' D2)
C3	(22,868.31' D2)	(214.76' D2)	00°32'17"	(S 15°05'13" W D2)	(214.76' D2)
C4	(22,863.31' D2)	(107.70' D2)	00°16'11"	(S 16°15'24" W D2)	(107.70' D2)
C5	(22,863.31' D2)	(108.99' D2)	00°16'23"	(S 17°11'14" W D2)	(108.99' D2)
C6	(22,858.31' D2)	(158.87' D2)	00°23'54"	(S 17°31'23" W D2)	(158.87' D2)
C7	(243.07' D1)	20.80' (20.81' D1)	04°54'11"	N 73°09'07" W (N 73°09'05" W D1)	20.79' (20.80' D1)
C8	(243.07' D1)	(60.02' D1)	14°08'53"	N 63°37'35" W (N 63°37'31" W D1)	(59.87' D1)
C9	(429.50' P1)	(56.32' P1)	07°30'48"	(S 47°38'43" E P1)	(56.28' P1)
C10	(429.50' P1)	88.30' (88.14' P1)	11°46'46"	S 57°17'30" E (S 57°16'51" E P1)	88.15' (87.98' P1)
C11	(418.65' P1)	(49.92' P1)	06°49'56"	S 47°18'16" E (S 47°18'17" E P1)	(49.89' P1)
C12	(418.65' P1)	(97.76' P1)	13°22'46"	(S 57°24'37" E P1)	(97.54' P1)

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