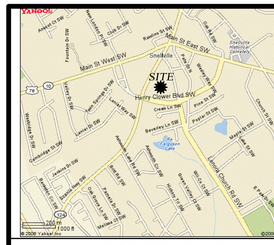


VICINITY MAP

NOT TO SCALE

LEGEND

—/—	BROKEN LINE NOT TO SCALE
—E—	OVERHEAD ELECTRIC LINE
—G—	UNDERGROUND GAS LINE
—S—	SANITARY SEWER LINE
—UC—	UNDERGROUND CABLE LINE
—UE—	UNDERGROUND ELECTRIC LINE
—UNK—	UNDERGROUND LINE (TYPE UNKNOWN)
—UT—	UNDERGROUND TELEPHONE LINE
—W—	WATER LINE
—X—	FENCE LINE
A	COMPUTED POINT
× 100.00	SPOT ELEVATION
24"C&G	24 INCH WIDE CURB & GUTTER
6"HC	6 INCH WIDE HEADER CURB
☐ AC	HEATING/AIR CONDITIONING UNIT
○ BH	BORING HOLE
○ BO	BOLLARD
BSL	BUILDING SETBACK LINE
C-100.00'	DEED CALL FOR DISTANCE
C&G	CURB & GUTTER
CBDW	DOUBLE WING CATCH BASIN
CBSW	SINGLE WING CATCH BASIN
CI	STORM WATER CURB INLET
CLAY	CLAY PIPE
CLF	CHAIN LINK FENCE
CMP	CORRUGATED METAL PIPE
○ CO	CLEANOUT
CP	CONCRETE PAD
CPP	CORRUGATED PLASTIC PIPE
○ CTF	CRIMPED TOP PIPE FOUND
☐ CTVB	CABLE TELEVISION BOX
DI	STORM WATER DROP INLET
DIP	DUCTILE IRON PIPE
DB PG	DEED BOOK & PAGE
☐ EB	ELECTRIC BOX
☐ EM	ELECTRIC METER
○ FDC	FIRE DEPARTMENT CONNECTION
FES	FLARED END SECTION
FFE	FINISHED FLOOR ELEVATION
○ FH	FIRE HYDRANT
○ FOM	FIBER-OPTIC CABLE MARKER
✱ GL	GROUND LIGHT
☐ GM	GAS METER
○ GV	GAS VALVE
✱ GW	GUY WIRE
HC	HEADER CURB
HW	HEADWALL
○ ICV	IRRIGATION CONTROL VALVE
INV	INVERT ELEVATION
○ IPF	IRON PIN FOUND
○ IPS	1/2" IRON PIN (REBAR) SET
IRF	INTERMEDIATE REGIONAL FLOOD
JB	STORM WATER JUNCTION BOX
○ LP	LIGHT POLE
☐ MB	MAIL BOX
MHGT	GREASE TRAP MANHOLE
MHSS	SANITARY SEWER MANHOLE
○ MHT	TELEPHONE MANHOLE
○ MHW	WATER MANHOLE
○ OTF	OPEN TOP PIPE FOUND
PB PG	PLAT BOOK & PAGE
PC	POINT OF CURVATURE
○ PKF(S)	PK NAIL FOUND (OR SET)
○ PP	POWER POLE
○ PP1R	POWER POLE, 1 RISER
○ PP/HT	POWER POLE, HIGH TENSION
PT	POINT OF TANGENCY
PVC	PLASTIC PIPE
○ RBF	REBAR FOUND
RCP	REINFORCED CONCRETE PIPE
RD	ROOF DRAIN
☒ RMF	CONCRETE R/W MONUMENT FOUND
○ SO	STUB OUT
✱ SP	SIGN POST
TBM	TEMPORARY BENCHMARK
TIN:	TAX PARCEL ID NUMBER
☐ TSB	TRAFFIC SIGNAL BOX
○ TSP	TRAFFIC SIGNAL POLE
☐ UB	UTILITY BOX
○ UGM	UNDERGROUND GAS LINE MARKER
☐ UTB	UNDERGROUND TELEPHONE BOX
○ UTM	UNDERGROUND TELEPHONE LINE MARKER
☐ WM	WATER METER
○ WV	WATER VALVE
YI	STORM WATER YARD INLET
1	REFERENCE TO TITLE EXCEPTION ITEM
A	REFERENCE TO ENCROACHMENT ITEM

GENERAL NOTES

1) ALL UNDERGROUND UTILITIES SHOWN ON THIS SURVEY SHOULD BE CONSIDERED APPROXIMATE ONLY AND THE CONTRACTOR MUST NOTIFY THE UTILITY PROTECTION SERVICE AT (800) 282–7411 OR (770) 623–4344 THREE WORKING DAYS PRIOR TO CONSTRUCTION.

2) ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 13135C0129F, DATED SEPTEMBER 29, 2006 FOR GWINNETT COUNTY, GA., THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY F.E.M.A.

3) CURRENT ZONING ACCORDING TO THE CITY OF SNELLVILLE IS LISTED AS BG (GENERAL BUSINESS), AND OP (OFFICE PROFESSIONAL). THE CITY OF SNELLVILLE ZONING DEPARTMENT MUST BE REFERENCED FOR ALL REQUIREMENTS UNDER THIS ZONING. NO BUILDING SETBACKS ARE SHOWN HEREON DUE TO THE APPARENT PROPOSED REZONING AND LAND SURVEYING SERVICES 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.

BUILDING SETBACKS FOR BG DISTRICT:
MINIMUM FRONT SETBACK = 25 FEET.
MINIMUM REAR SETBACK = 15 FEET.
MINIMUM SIDE SETBACK = 35 FEET ON A STREET CORNER, OTHERWISE 10 FEET.
MAXIMUM BUILDING HEIGHT IS 80 FEET.
BUILDING SETBACKS FOR OP DISTRICT:
MINIMUM FRONT SETBACK = 10 FEET.
MINIMUM REAR SETBACK = 15 FEET.
MINIMUM SIDE SETBACK = 35 FEET ON A STREET CORNER, OTHERWISE 10 FEET.
MAXIMUM BUILDING HEIGHT IS 80 FEET.

4) HORIZONTAL AND VERTICAL REFERENCE SHOWN HEREON WAS TAKEN FROM GWINNETT COUNTY CONTROL MONUMENTS, GC2102 & GC2120; ELEVATIONS = 1065.688 & 982.593 FEET.

SPECIAL NOTES

1) CERTIFICATION AND DECLARATION IS MADE TO THE ENTITIES AS LISTED IN THE TITLE BLOCK AND/OR CERTIFICATIONS. THE CERTIFICATIONS AND DECLARATIONS ON THIS PLAT ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

2) SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.

3) THE UNDERSIGNED SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

4) PURSUANT TO RULE 180–6.09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS, THE TERM "CERTIFICATION" RELATING TO PROFESSIONAL ENGINEERING AND LAND SURVEYING SERVICES 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.

TRACT AREAS & MAP CLOSURES

TRACT	ACRES	SQ. FT.	CLOSURE RATIO
R/W CONCESSION	0.065	2834	1' : 113,178'
R/W CONCESSION #2	0.020	883	1' : 36,515'
LOT 1	2.769	120,603	1' : 170,484'
LOT 2	1.999	87,063	1' : 149,769'
FUTURE DEVLOPMENT	4.265	185,796	1' : 126,211'
TOTAL	9.118	397,179	

ALTA NOTES

1) THERE IS OBSERVABLE EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN THE SUBJECT PROPERTY.

2) THIS SURVEYOR IS NOT AWARE OF ANY PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, AND THE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS NEAR THE SUBJECT PROPERTY. EXCEPT: PROPOSED R/W CONCESSION #2 NEEDS TO BE CONVEYED, AND GWINNETT COUNTY MAY REQUIRE 60' R/W FROM THE CENTERLINE OF SCENIC HIGHWAY.

3) THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

4) THERE ARE NO DESIGNATED WETLAND AREAS WITHIN THE SUBJECT PROPERTY.

5) THIS SURVEYOR OBSERVED NO EVIDENCE OF ANY CEMETERIES OR BURIAL REMAINS WITHIN THE SITE.

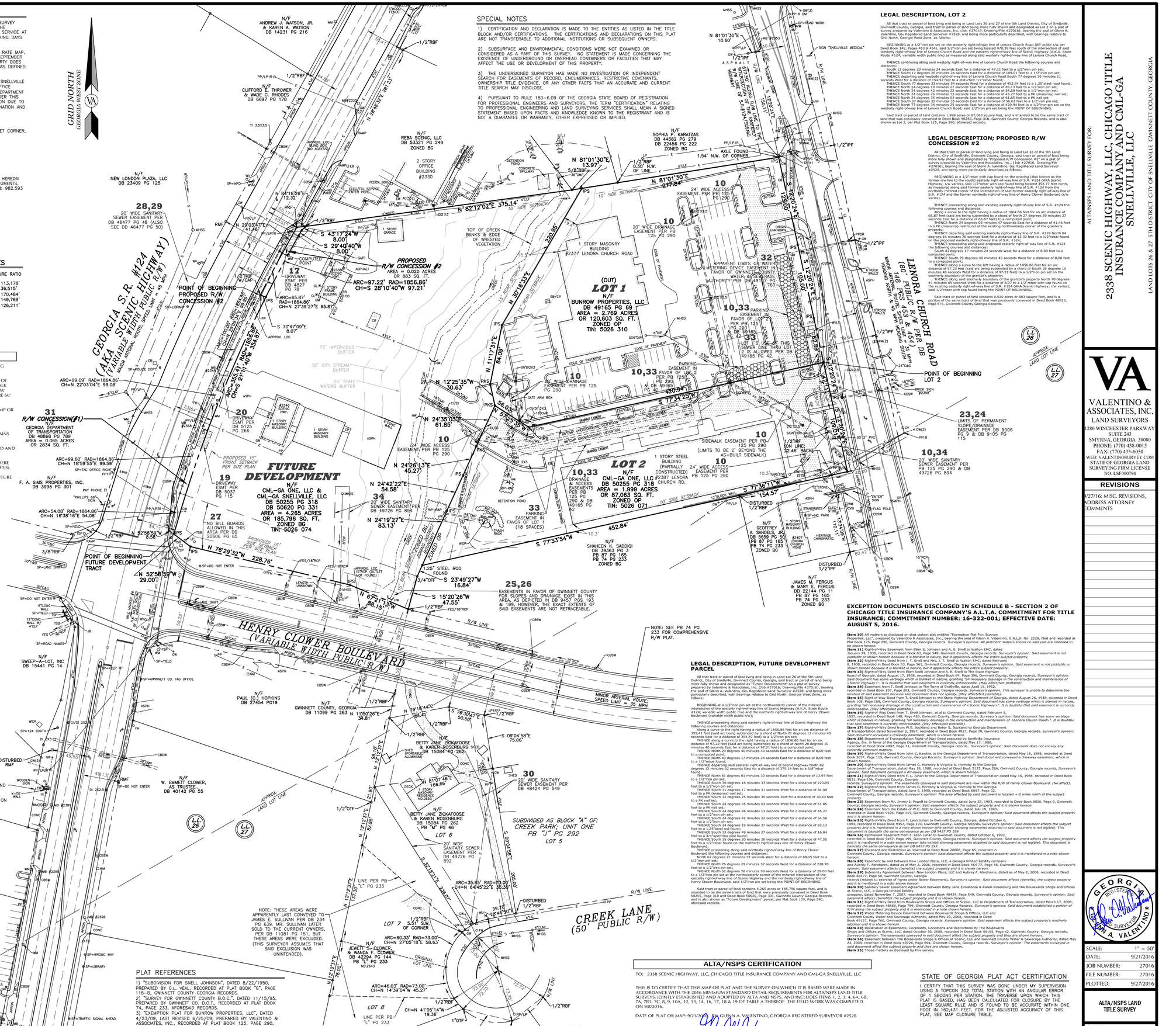
6) THE SUBJECT PROPERTY HAS UNRESTRICTED ACCESS TO LENORA CHURCH ROAD AND RESTRICTED ACCESS TO SCENIC HIGHWAY.

7) THE SURVEYED PROPERTY IS CONTIGUOUS WITH THE PUBLIC STREET(S) AND THERE ARE NO GAPS OR GORES BETWEEN THE SUBJECT PROPERTY AND THE PUBLIC STREET(S).

8) SITE ADDRESS: LOT 2 – 2387 LENORA CHURCH ROAD SNELLVILLE GA 30078; FUTURE DEVELOPMENT – 2348 SCENIC HIGHWAY SNELLVILLE GA 30078

ENCROACHMENT NOTE

THERE ARE NO SIGNIFICANT ENCROACHMENTS WHICH AFFECT THE SUBJECT PROPERTY.



LEGAL DESCRIPTION, LOT 2

All that tract or parcel of land lying and being in Land Lots 26 and 27 of the 5th Land District, City of Snellville, Gwinnett County, Georgia, said tract or parcel of land being more fully shown and designated as Lot 2 on a plat of survey prepared by Valentino & Associates, Inc. (Job #27016; Drawing/file #27016), bearing the seal of Glenn A. Valentino, Ga. Registered Land Surveyor #2528, and being more particularly described, with bearings relative to Grid North, Georgia West Zone, as follows:

BEGINNING at a 1/2"iron pin set on the westerly right-of-way line of Lenora Church Road (80' public r/w per Deed Book 148, Pages 453 & 454), said 1/2"iron pin set being located 970.39 feet south of the intersection of said westerly right-of-way line of Lenora Church Road and the easterly right-of-way line of Scenic Highway (A.K.A. State Route #124, variable width public r/w) as measured along said westerly right-of-way line of Lenora Church Road.

THENCE continuing along said westerly right-of-way line of Lenora Church Road the following courses and distances:
South 12 degrees 20 minutes 24 seconds East for a distance of 47.11 feet to a 1/2"iron pin set;
THENCE South 12 degrees 20 minutes 24 seconds East for a distance of 109.01 feet to a 1/2"iron pin set;
THENCE departing said westerly right-of-way line of Lenora Church Road South 77 degrees 36 minutes 11 seconds West for a distance of 154.57 feet to a disturbed 1/2"rebar found;
THENCE South 12 degrees 33 minutes 54 seconds East for a distance of 452.84 feet to a 1/2"steel rod found;
THENCE North 24 degrees 42 minutes 22 seconds East for a distance of 63.13 feet to a 1/2"iron pin set;
THENCE North 24 degrees 42 minutes 22 seconds East for a distance of 54.58 feet to a 1/2"iron pin set;
THENCE North 24 degrees 26 minutes 13 seconds East for a distance of 45.27 feet to a PK (masonry) nail set;
THENCE North 24 degrees 35 minutes 03 seconds East for a distance of 61.85 feet to a PK nail set;
THENCE South 57 degrees 25 minutes 35 seconds East for a distance of 56.03 feet to a 1/2"iron pin set;
THENCE North 77 degrees 34 minutes 25 seconds East for a distance of 420.94 feet to a 1/2"iron pin set on the westerly right-of-way line of Lenora Church Road, said 1/2"iron pin set being the POINT OF BEGINNING.

Said tract or parcel of land contains 1.999 acres or 87,063 square feet, and is intended to be the same tract of land that was previously conveyed in Deed Book 50255, Page 318, Gwinnett County Georgia Records, and is also shown as Lot 2, per Plat Book 125, Page 290, aforesaid records.

LEGAL DESCRIPTION; PROPOSED R/W CONCESSION #2

All that tract or parcel of land lying and being in Land Lot 26 of the 5th Land District, City of Snellville, Gwinnett County, Georgia, said tract or parcel of land being more fully shown and designated as "Proposed R/W Concession #2" on a plat of survey prepared by Valentino and Associates, Inc., (Job #27016; Drawing/File #27016), bearing the seal of Glenn A. Valentino, Ga. Registered Land Surveyor #2528, and being more particularly described as follows:

BEGINNING at a 1/2"rebar with cap found on the existing (also known as the former r/w line to the south) easterly right-of-way line of S.R. #124 (AKA Scenic Highway; r/w varies), said 1/2"rebar with cap found being located 352.77 feet north, as measured along said former easterly right-of-way line of S.R. #124 from the northerly mitered corner of the intersection of said former easterly right-of-way line of S.R. #124 and the former northerly right-of-way line of Henry Clower Boulevard (r/w varies).

THENCE proceeding along said existing easterly right-of-way line of S.R. #124 the following courses and distances:
Along a curve to the right having a radius of 1864.86 feet for an arc distance of 65.87 feet (said arc being subtended by a chord of North 27 degrees 39 minutes 27 seconds East for a distance of 65.87 feet) to a computed point;
THENCE North 29 degrees 03 minutes 47 seconds East for a distance of 41.46 feet to a PK (masonry) nail found at the existing northeasterly corner of the grantor's property;
THENCE departing said existing easterly right-of-way line of S.R. #124 North 84 degrees 16 minutes 26 seconds East for a distance of 12.32 feet to a 1/2"rebar found on the proposed easterly right-of-way line of S.R. #124;
THENCE proceeding along said proposed easterly right-of-way line of S.R. #124 the following courses and distances:
Along a curve to the left having a radius of 1856.86 feet for a distance of 8.00 feet to a computed point;
THENCE South 29 degrees 40 minutes 40 seconds West for a distance of 8.00 feet to a computed point;
THENCE along a curve to the left having a radius of 1856.86 feet for an arc distance of 97.22 feet (said arc being subtended by a chord of South 28 degrees 10 minutes 40 seconds East for a distance of 97.21 feet) to a 1/2"iron pin set on the southerly right-of-way line of Henry Clower Boulevard;
THENCE along said southerly boundary of the grantor's property North 70 degrees 47 minutes 09 seconds West for a distance of 8.07 to a 1/2"rebar with cap found on the existing easterly right-of-way line of S.R. #124 (AKA Scenic Highway; r/w varies), said 1/2"rebar with cap found being the POINT OF BEGINNING.

Said tract or parcel of land contains 0.020 acres or 883 square feet, and is a portion of the same tract of land that was previously conveyed in Deed Book 48815, Page 875, Gwinnett County Georgia Records.

LEGAL DESCRIPTION, FUTURE DEVELOPMENT PARCEL

All that tract or parcel of land lying and being in Land Lot 26 of the 5th Land District, City of Snellville, Gwinnett County, Georgia, said tract or parcel of land being more fully shown and designated as "Future Development" on a plat of survey prepared by Valentino & Associates, Inc. (Job #27016; Drawing/File #27016), bearing the seal of Glenn A. Valentino, Ga. Registered Land Surveyor #2528, and being more particularly described, with bearings relative to Grid North, Georgia West Zone, as follows:

BEGINNING at a 1/2"iron pin set at the northwesterly corner of the mitered intersection of the easterly right-of-way line of Scenic Highway (A.K.A. State Route #124; variable width public r/w) and the northerly right-of-way line of Henry Clower Boulevard (variable width public r/w);

THENCE proceeding along said easterly right-of-way line of Scenic Highway the following courses and distances:
Along a curve to the right having a radius of 1856.86 feet for an arc distance of 355.41 feet (said arc being subtended by a chord of North 21 degrees 11 minutes 40 seconds East for a distance of 354.87 feet) to a 1/2"iron pin set;
THENCE along a curve to the right having a radius of 1856.86 feet for an arc distance of 97.22 feet (said arc being subtended by a chord of North 28 degrees 10 minutes 40 seconds East for a distance of 97.21 feet) to a computed point;
THENCE North 29 degrees 40 minutes 40 seconds East for a distance of 8.00 feet to a computed point;
THENCE North 43 degrees 17 minutes 24 seconds East for a distance of 8.00 feet to a 1/2"rebar found;
THENCE departing said easterly right-of-way line of Scenic Highway North 82 degrees 12 minutes 02 seconds East for a distance of 375.14 feet to a 5/8"rebar found;
THENCE North 81 degrees 01 minutes 30 seconds East for a distance of 13.97 feet to a 1/2"iron pin set;
THENCE South 30 degrees 16 minutes 33 seconds West for a distance of 220.95 feet to a 1/2"iron pin set;
THENCE South 11 degrees 17 minutes 31 seconds West for a distance of 84.09 feet to a PK (masonry) nail set;
THENCE South 12 degrees 25 minutes 35 seconds East for a distance of 30.63 feet to a PK nail set;
THENCE South 24 degrees 35 minutes 03 seconds West for a distance of 61.85 feet to a PK nail set;
THENCE South 24 degrees 26 minutes 13 seconds West for a distance of 45.27 feet to a 1/2"iron pin set;
THENCE South 24 degrees 42 minutes 22 seconds West for a distance of 54.58 feet to a 1/2"iron pin set;
THENCE South