

ALTA/ACSM LAND TITLE SURVEY

for RONALD REAGAN PARKWAY PROJECT

B&C PROJECT NO. 201503901/001
2350 RONALD REAGAN PARKWAY
SNELLVILLE, GA 30078
BASED UPON TITLE COMMITMENT NO. NCS-762682-ATL
of First American Title Insurance Company
bearing an effective date of October 30, 2015

EXHIBIT "A"

SURVEY PREPARED BY



SITE DESIGN, INC.

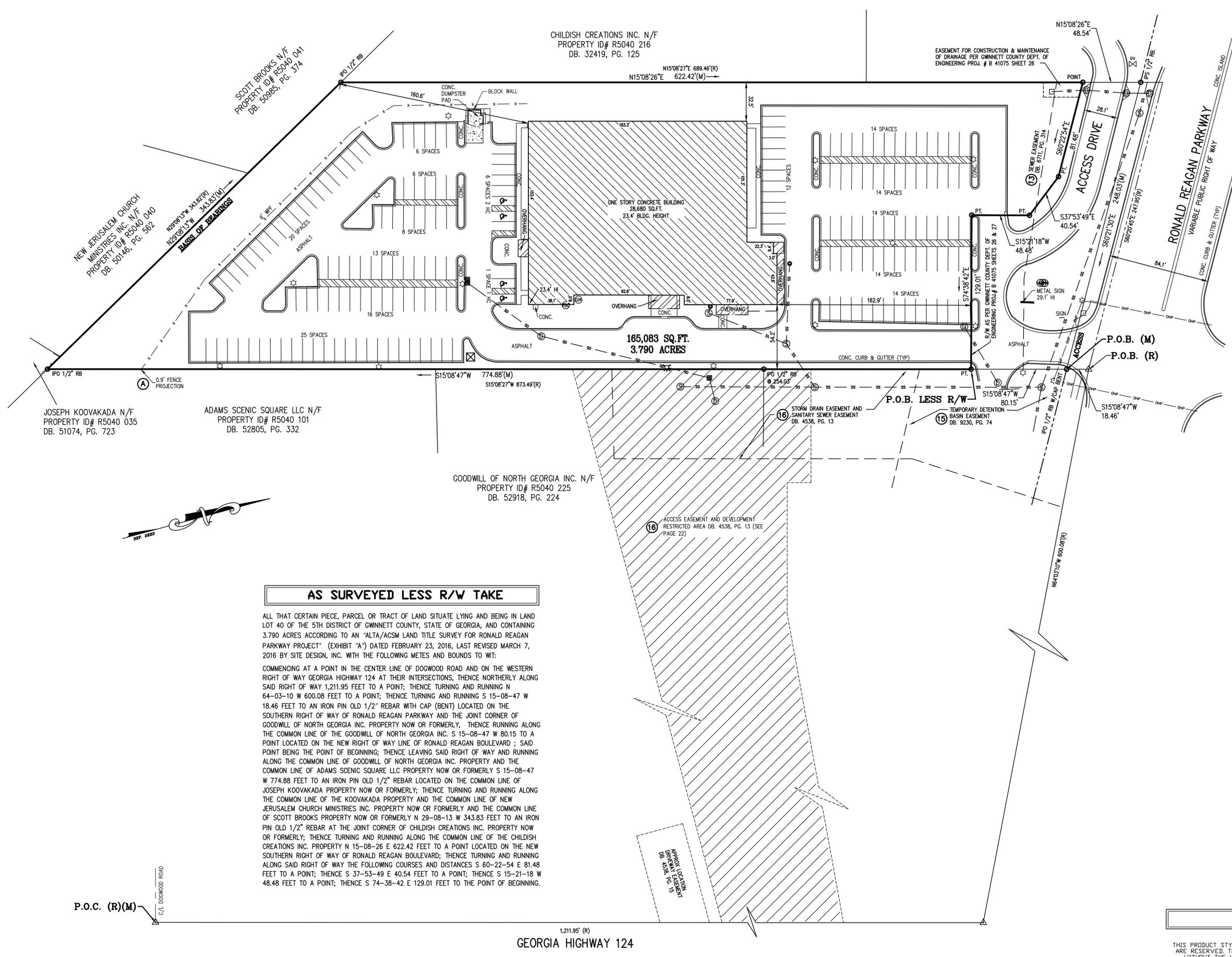
CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS

800 EAST WASHINGTON STREET, SUITE B. GREENVILLE, SC 29601
PH: (864)271-0496 FAX: (864)271-0402
www.sitedesign-inc.com/info@sitedesign-inc.com

GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.



CHILDISH CREATIONS INC. N/F
PROPERTY ID# R5040 216
DB. 32419, PG. 125

SCOTT BROOKS N/F
PROPERTY ID# R5040 041
DB. 50985, PG. 574

NEW JERUSALEM CHURCH
MINISTRIES INC. N/F
PROPERTY ID# R5040 040
DB. 50146, PG. 562

JOSEPH KOOVAKADA N/F
PROPERTY ID# R5040 035
DB. 51074, PG. 723

ADAMS SCENIC SQUARE LLC N/F
PROPERTY ID# R5040 101
DB. 52805, PG. 332

GOODWILL OF NORTH GEORGIA INC. N/F
PROPERTY ID# R5040 225
DB. 52918, PG. 224

165,083 SQ.FT.
3.790 ACRES

AS SURVEYED LESS R/W TAKE

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE LYING AND BEING IN LAND LOT 40 OF THE 5TH DISTRICT OF GWINNETT COUNTY, STATE OF GEORGIA, AND CONTAINING 3.790 ACRES ACCORDING TO AN "ALTA/ACSM LAND TITLE SURVEY FOR RONALD REAGAN PARKWAY PROJECT" (EXHIBIT "A") DATED FEBRUARY 23, 2016, LAST REVISED MARCH 7, 2016 BY SITE DESIGN, INC. WITH THE FOLLOWING METES AND BOUNDS TO WIT:

COMMENCING AT A POINT IN THE CENTER LINE OF DOGWOOD ROAD AND ON THE WESTERN RIGHT OF WAY GEORGIA HIGHWAY 124 AT THEIR INTERSECTIONS, THENCE NORTHERLY ALONG SAID RIGHT OF WAY 1,211.95 FEET TO A POINT; THENCE TURNING AND RUNNING N 64-03-10 W 600.08 FEET TO A POINT; THENCE TURNING AND RUNNING S 15-08-47 W 18.46 FEET TO AN IRON PIN OLD 1/2" REBAR WITH CAP (BENT) LOCATED ON THE SOUTHERN RIGHT OF WAY OF RONALD REAGAN PARKWAY AND THE JOINT CORNER OF GOODWILL OF NORTH GEORGIA INC. PROPERTY NOW OR FORMERLY, THENCE RUNNING ALONG THE COMMON LINE OF THE GOODWILL OF NORTH GEORGIA INC. S 15-08-47 W 80.15 TO A POINT LOCATED ON THE NEW RIGHT OF WAY LINE OF RONALD REAGAN BOULEVARD; SAID POINT BEING THE POINT OF BEGINNING; THENCE LEAVING SAID RIGHT OF WAY AND RUNNING ALONG THE COMMON LINE OF GOODWILL OF NORTH GEORGIA INC. PROPERTY AND THE COMMON LINE OF ADAMS SCENIC SQUARE LLC PROPERTY NOW OR FORMERLY S 15-08-47 W 774.88 FEET TO AN IRON PIN OLD 1/2" REBAR LOCATED ON THE COMMON LINE OF JOSEPH KOOVAKADA PROPERTY NOW OR FORMERLY; THENCE TURNING AND RUNNING ALONG THE COMMON LINE OF THE KOOVAKADA PROPERTY AND THE COMMON LINE OF NEW JERUSALEM CHURCH MINISTRIES INC. PROPERTY NOW OR FORMERLY AND THE COMMON LINE OF SCOTT BROOKS PROPERTY NOW OR FORMERLY N 29-08-13 W 343.83 FEET TO AN IRON PIN OLD 1/2" REBAR AT THE JOINT CORNER OF CHILDISH CREATIONS INC. PROPERTY NOW OR FORMERLY; THENCE TURNING AND RUNNING ALONG THE COMMON LINE OF THE CHILDISH CREATIONS INC. PROPERTY N 15-08-26 E 622.42 FEET TO A POINT LOCATED ON THE NEW SOUTHERN RIGHT OF WAY OF RONALD REAGAN BOULEVARD; THENCE TURNING AND RUNNING ALONG SAID RIGHT OF WAY THE FOLLOWING COURSES AND DISTANCES S 60-22-54 E 81.48 FEET TO A POINT; THENCE S 37-53-49 E 40.54 FEET TO A POINT; THENCE S 15-21-18 W 48.48 FEET TO A POINT; THENCE S 74-38-42 E 129.01 FEET TO THE POINT OF BEGINNING.

P.O.C. (R)(M)

1,211.95' (R)
GEORGIA HIGHWAY 124

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Bock & Clark's National Surveyors Network
National Coordinators of ALTA/ACSM Land Title Surveys
3550 W. Market Street, Suite 200, Akron, Ohio 44333
Phone: (800) SURVEYS (787-8397), Fax: (330) 666-3608 www.bockandclark.com

