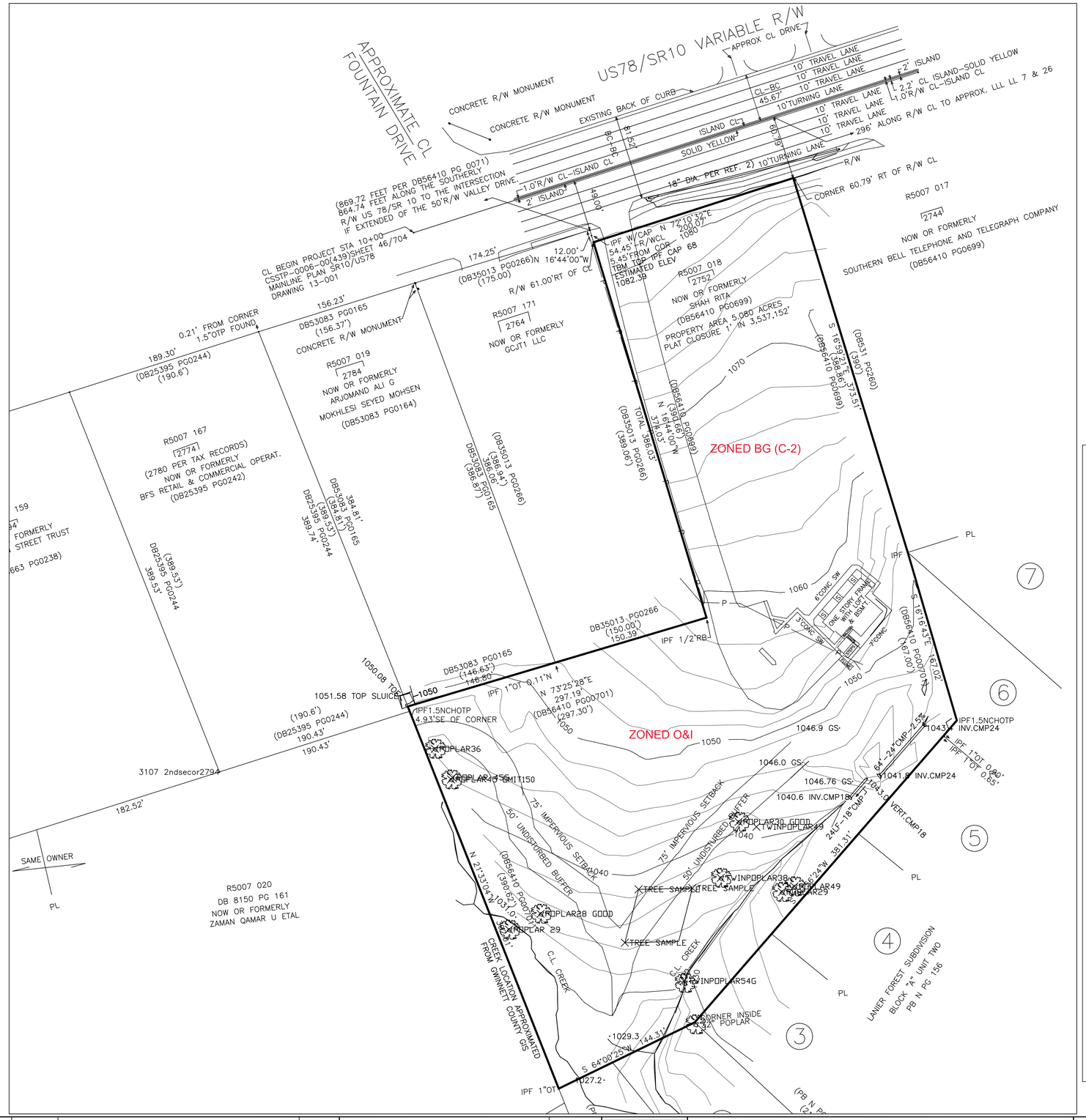


PROPERTY LINE DECRIPTION

2752 Main Street NW, Snellville Georgia, 30078
Gwinnett County, tax parcel number R5007 018

All that tract or parcel lying and being in Land Lot 5 of the 7th Land District, Gwinnett County Georgia, Cates G.M.D. Georgia Malitia District 408 being more particularly described as follows:

To find the "TRUE POINT OF BEGINNING" commence from the intersection if extended of the easterly Right Of Way Valley Drive a 50 foot Right Of Way with the southerly Right Of Way U.S.Hwy 78 aka Georgia State Route S.R. 10 a variable Right-Of-Way; Thence 874.74 feet(869.72 feet per Deed Book 56410 Page 0071) along the southerly Right Of Way U.S. 78 aka S.R. 10 to a Point, said Point being point SVXG480 (Parcel 1 Required R/W KC2001) State of Georgia Department Of Transportation Project Number CSSTP-0006-00(439) sheet 693 of 704, RIGHT OF WAY PLANS Sheet 24 Page 32 (station 11+63.56 49.00 feet right) per centerline stationing as shown on State of Georgia Department Of Transportation Project Number CSSTP-0006-00(439) sheet 46 of 704, Mainline Plan SR10/US 78 Drawing Number 13-001; Thence South 16 degrees 44 minutes 00 seconds East for a distance of 12.00 feet along the westerly property line said tax parcel R5007 018 to the "TRUE POINT OF BEGINNING";

THENCE North 72 degrees 10 minutes 32 seconds East for a distance of 200.07' feet to a Point being 60.79 feet right of said centerline;
THENCE South 16 degrees 59 minutes 21 seconds East for a distance of 373.51' feet to an IPF;
THENCE South 16 degrees 16 minutes 43 seconds East for a distance of 167.02' feet to an IPF 1.5 inch open top pipe;

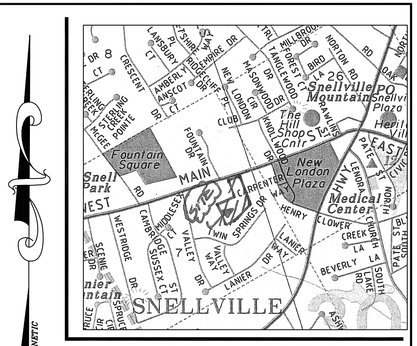
THENCE South 40 degrees 56 minutes 24 seconds West for a distance of 381.31' feet to a Corner Point inside 32"POPLAR;
THENCE South 64 degrees 00 minutes 25 seconds West for a distance of 144.31' feet to an IPF old 1 inch open top pipe;

THENCE North 21 degrees 33 minutes 04 seconds West for a distance of 392.01' feet to a property corner Point;
THENCE North 73 degrees 25 minutes 28 seconds East for a distance of 297.19' feet to an IPF 1/2" rebar;

THENCE North 16 degrees 44 minutes 00 seconds West for a distance of 374.03' feet to "THE TRUE POINT OF BEGINNING";

Together with and subject to covenants, easements, and restrictions of record.

Said property contains 5.0800 acres more or less.



LOCATION MAP (NTS)

GENERAL NOTES:

1) REFERENCE MADE TO:
PLAT FOR FARHANG MANSOUR, M.D.
BY MICHAEL A. ROYSTON & ASSOCIATES, INC.
DATED JUNE 27,1974, REV OCT 25,1979
2) REFERENCE MADE TO:
CL BEGIN PROJECT STA 10+00
CSSTP-0006-00(439)SHEET 46/704
MAINLINE PLAN SR10/US78
DRAWING 13-001

3) REFERENCE MADE TO:
2744 MAIN ST W R5007 017 DB51 PG260
2752 MAIN ST W R5007 018 DB56410 PG0071
2764 MAIN ST W R5007 171 DB35013 PG0264
2774 (TAX MAP) 2784 MAIN ST W R5007 019 DB53083 PG0165
2780 MAIN ST W R5007 164 DB25395 PG0244
2794 MAIN ST W R5007 159 DB28663 PG0238
2800 MAIN ST W R5007 167 DB18140 PG0146
R5007 020 DB 8150 PG 161
UNIT ONE TWIN SPRINGS PB 10 PG 299
UNIT TWO LANIER FOREST PB N PG 156

4) BOUNDARY SURVEY PREPARED WITHOUT BENEFIT OF A FULL TITLE INSURANCE REPORT

5) FIELD DATA COLLECTED BY TOPCON A20 AND ADJUSTED AND ADJUSTED BY LEAST SQUARES

6) FIELD DATA CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1'/14701' AND AN ANGULAR CLOSURE OF 2"PER ANGLE TURNED.

7) BOUNDARY SURVEY PREPARED BY W.C.ELLIS GA. RLS 2450

8) THIS PLAT CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1'IN 3,537,152'

9) PROPERTY AREA 5.080 ACRES

GEORGIA REGISTERED 2450 LAND SURVEYOR WILLIAM C. ELLIS

SURVEY FOR:
MANSUR ENGINEERING, INC.
LAND LOT 7 OF THE 5th LAND DISTRICT
GWINNETT COUNTY, GEORGIA
CITY OF SNELLVILLE

SCALE 1"=50' DATE 6/23/2019

50 0 50 100 150
GRAPHIC SCALE – FEET

A: THERE IS NO FLOODPLAIN ON THIS PROPERTY FROM A WATER COURSE WITH A DRAINAGE AREA AXCEEDING 100 ACRES OR FLOODPLAIN PER FIRM PANEL NO.13135C 0128F DATED SEP. 29, 2006.
B: THERE IS A STREAM BUFFERS ON THIS PROPERTY.

GEORGIA REGISTERED 2450 LAND SURVEYOR WILLIAM C. ELLIS

50 0 25 50 100 200
(IN FEET)
1"=50'

ID#: R-5007-018

NO.	DATE	REVISIONS	BY	PROJECT NO.		DATE
			AMM	DESIGNED BY	AMM	06-28-19
				DRAWN BY	AMM	06-28-19
				CHECKED BY	AMM	06-28-19
				ENGINEER	AMM	06-28-19
				REGISTRATION NO. GA P.E. No. 21055	DATE	06-28-19

GEORGIA REGISTERED PROFESSIONAL ENGINEER PE# 21055 AFZAL M. MANSUR

PREPARED BY:
MANSUR ENGINEERING, INC.
1810 PEACHTREE IND. BLVD. SUITE 140
DULUTH, GEORGIA 30097
Phone: (770) 476-7014 Facsimile: (770) 476-7363

OWNER/DEVELOPER
KHALID JAVED
3353 FORESTWOOD DRIVE
SUWANEE, GA. 30024
PHONE: (678) 770-7068
kjaved@bellsouth.net

SYRVEY OF
2752 WEST MAIN STREET
STONE MOUNTAIN HWY
LAND LOT 7, 5TH DISTRICT
CITY OF SNELLVILLE, GWINNETT COUNTY, GEORGIA

SCALE 1" = 50'
SHEET NO. 1/1
FILE NO.

G:\Land Projects 3\MAILED HOSE HWY 78 MAIN STREET FINAL 6-28-19\dwg\FINAL ACAD-APP7\SPOPJ.dwg, Adobe PDF