



# LAND USE PLAN AMENDMENT APPLICATION

RECEIVED

MAY 17 2022

APPLICATION TO AMEND THE FUTURE LAND USE MAP, SNELVILLE, GEORGIA  
PLANNING & DEVELOPMENT

**City of Snellville**  
**Planning & Development Department**  
2342 Oak Road, 2<sup>nd</sup> Floor  
Snellville, GA 30078  
Phone 770.985.3515 Fax 770.985.3551 [www.snellville.org](http://www.snellville.org)

DATE RECEIVED: \_\_\_\_\_

1788 TEMPLE JOHNSON RD #2200253  
RZ #22-06, ANNEX #22-01, LUP #22-05  
PARCEL- R5067-003

**Applicant** is: (check one)  
 Owner's Agent  
 Contract Purchaser  
 Property Owner

**Owner** (if not the applicant):  check here if there are additional property owners and attach additional sheets.

David Pearson Communities c/o Andersen Tate & Carr, PC  
Name (please print)  
1960 Satellite Blvd., Suite 4000  
Address  
Duluth, Georgia 30097  
City, State, Zip Code  
770-822-0900 770-236-9719  
Phone Number(s) Fax

Anne Mazzawi  
Name (please print)  
1778 Emory Ridge Drive, NE  
Address  
Atlanta, Georgia 30329  
City, State, Zip Code  
770-822-0900 770-236-9719  
Phone Number(s) Fax

Contact Person: Melody A. Glouton, Esq. Phone: 770-822-0900 Fax: 770-236-9719

Cell Phone: 770-337-5404 E-mail: mglouton@atclawfirm.com

Present Future Land Use Map (FLUM) Designation: N/A

Requested/Proposed Future Land Use Map (FLUM) Amendment: Low Density Residential

Proposed Use (Describe): Single Family Residential

Property Address/Location: 1788 Temple Johnson Road, Loganville District 5 Land Lot 67 Parcel(s) 5067-003

### APPLICATION FEES:

- Land Use Plan Amendment \$ 300
- Public Notice Sign \$ 75 (single-sided) or \$125 (double-sided) per parcel, per road frontage
- Adjoining Property Owner Notice \$ 15 (per adjoining property X 2 public hearings)

### UDO Sec. 103-9.4.B. Future Land Use Map Amendments


Future Land Use Map amendment applications must include the following:

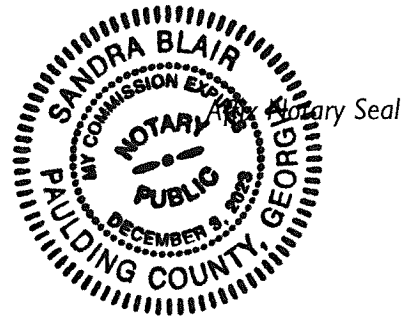
1. Payment of the appropriate application fee as determined by the fee schedule.
2. A current legal description of the site proposed for amendment. If the site proposed for amendment includes multiple lots, provide a separate legal description for each individual lot, together with a composite legal description for the entire site.
3. Ten (10) printed boundary surveys of the site that is to have a revised land use under the applicant's proposal, at least one of which should be an 11 x 17-inch (or smaller) reduction. In addition, a digital copy in .pdf format must be submitted using email, flash drive, or other means approved by the Director. The survey must have been prepared by a registered land survey no more than 12 months before the date of submittal.
4. All permitted land uses for the identified area under the existing Future Land Use Map.
5. All changes to existing land use designations that are proposed by the application.
6. All land uses immediately adjacent to the subject property under the existing Future Land Use Map.
7. A letter listing all the reasons for the amendment application.
8. Applicant's and/or owner's certification.
9. Names and addresses of the owner(s) of the land or their agent(s), if any, authorized to apply for an amendment.

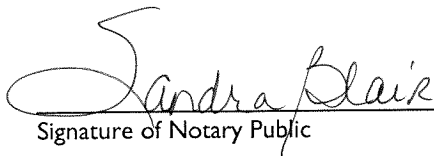
**CERTIFICATIONS**

APPLICANT'S CERTIFICATION

The undersigned below does hereby, swear or affirm under penalty of perjury under the laws of the State of Georgia, is authorized to make this application for Land Use Plan Amendment and that the statements and documents submitted as part of this application are true and accurate to the best of my knowledge or belief.

 4-11-22  
Signature of Applicant Date  
DOUG DATTEH - DIRECTOR  
Type or Print Name and Title

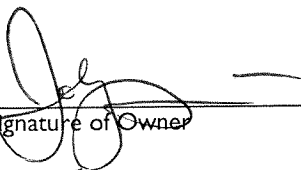


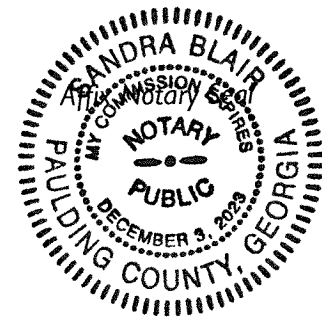
 4-11-22  
Signature of Notary Public Date

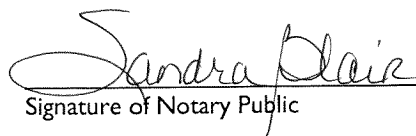
PROPERTY OWNER'S CERTIFICATION

The undersigned below, or as attached, swear and affirm that I am (we are) the owner of property that is subject to this application, as shown in the records of Gwinnett County, Georgia which is the subject matter of the attached application. I further authorize DAVID PEARSON COMMUNITIES to file this application.

Check here if there are additional property owners and attach additional "Owner's Certification" sheets.

 4/11/22  
Signature of Owner Date  
John Mazzoni  
Type or Print Name and Title

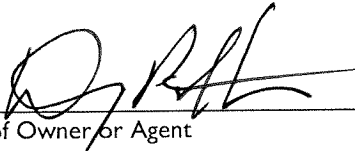


 4/11/22  
Signature of Notary Public Date

AUTHORIZATION TO INSPECT PREMISES

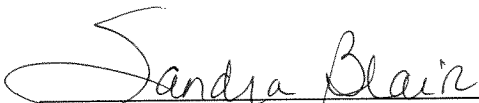
With the signature below, I authorize the staff of the Department of Planning and Development of the City of Snellville, Georgia to inspect the premises, which are the subject of this rezoning application.

I swear and affirm that the information contained in this application is true and accurate to the best of my knowledge and belief.

 4-11-22  
Signature of Owner or Agent Date

DOUG PATTEN, DIRECTOR  
Type or Print Name and Title

Affix Notary Seal

 4-11-22  
Signature of Notary Public Date



# ANDERSEN | TATE | CARR

May 17, 2022

## **LETTER OF INTENT AND JUSTIFICATION FOR REZONING, ANNEXATION AND LAND USE PLAN AMENDMENT**

**Rezoning Application  
City of Snellville  
Gwinnett County, Georgia**

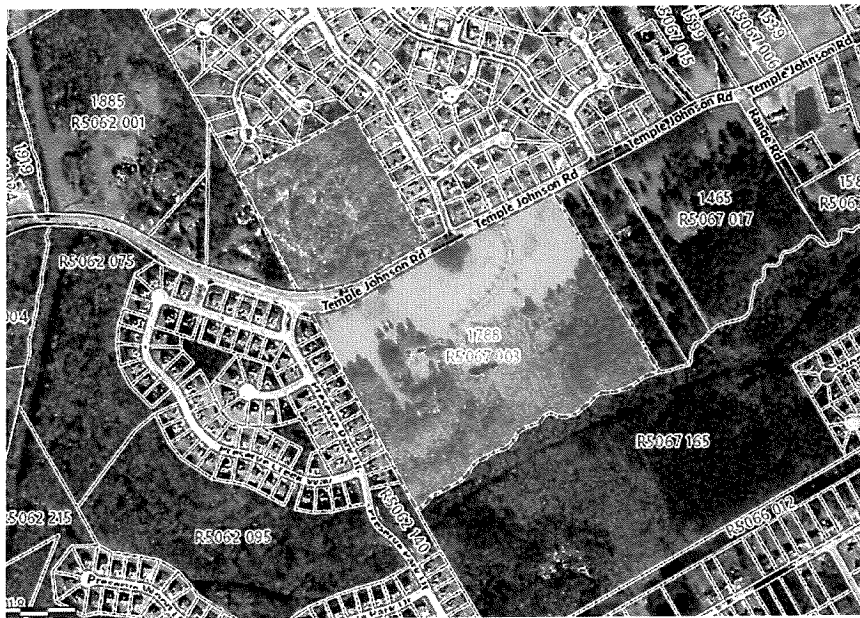
**Applicant:**  
David Pearson Communities, Inc.

**Property:**  
Tax Parcel ID R5067 003  
±52.289 Acres of Land  
Located at 1788 Temple Johnson Rd, Loganville, 30052  
**From R-100 to RA-5**

**Submitted for Applicant by:**  
Melody A. Glouton, Esq.  
ANDERSEN TATE & CARR, P.C.  
One Sugarloaf Centre  
1960 Satellite Blvd.  
Suite 4000  
Duluth, Georgia 30097  
770.822.0900  
[mglouton@atclawfirm.com](mailto:mglouton@atclawfirm.com)

## **I. INTRODUCTION**

This Application for Rezoning and Annexation is submitted for a 52.289-acre parcel of land located in Land Lot 67 of the 5<sup>th</sup> District of Gwinnett County, Georgia, Loganville, and known as 1788 Temple Johnson Rd (hereinafter the “Property”). The Property consists of two tracts under one tax parcel that is divided by Temple Johnson Road. The southern tract consists of a single-family home and multiple accessory structures and impervious areas on the site. The northern tract is undeveloped. The Property is shown on the survey prepared by Centerline Surveying and Land Planning, Inc. and filed with this Application. The Property is owned by Anne Mazzawi and is further identified below from the Gwinnett County GIS:



The Property is currently zoned R-100 (Single-Family Residence District) pursuant to the Gwinnett County Unified Development Ordinance. The Applicant, David Pearson Communities, Inc. (the “Applicant”) now seeks approval to rezone and annex the Property into the City of Snellville. Specifically, the Applicant seeks to rezone the property to RS-5 (Single-Family Residential) to develop a distinctive and attractive residential community with 127 homes.

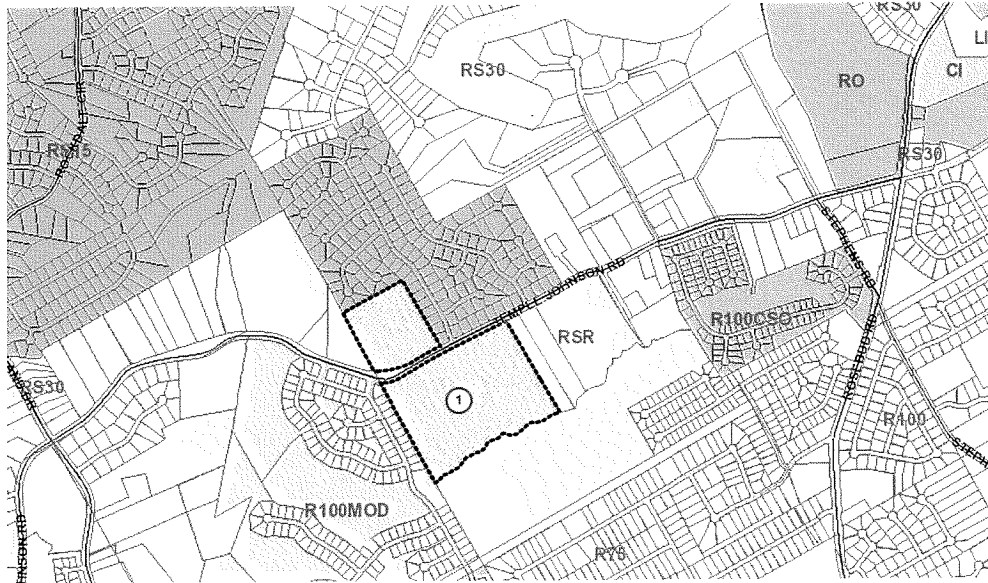
This document is submitted as the Letter of Intent, Response to Standards Governing the Exercise of Zoning Power, and other materials required by “The Unified Development Ordinance for the City of Snellville, Georgia” (the UDO”).

## **II. DESCRIPTION OF THE PROPERTY AND SURROUNDING AREA**

The Property consists of two square tracts divided by Temple Johnson Road in Loganville, Georgia. It is bounded on the North and Northeast by residentially zoned properties, zoned R100-CLU and R100-CSO (both of which are inactive zoning classifications). To the East of the Property, there are residential properties zoned RA-200,

and R-SR. To the South, the Property is adjacent to parcels zoned R-100 and R-140 (another inactive zoning classification). Finally, to the West of the Property is R-100 zoning classification. The surrounding area is uniformly zoned single-family residential and the adjacent parcels are improved with residential properties.

Below is a map of the surrounding zoning classifications to the Property:



### **III. PROJECT SUMMARY**

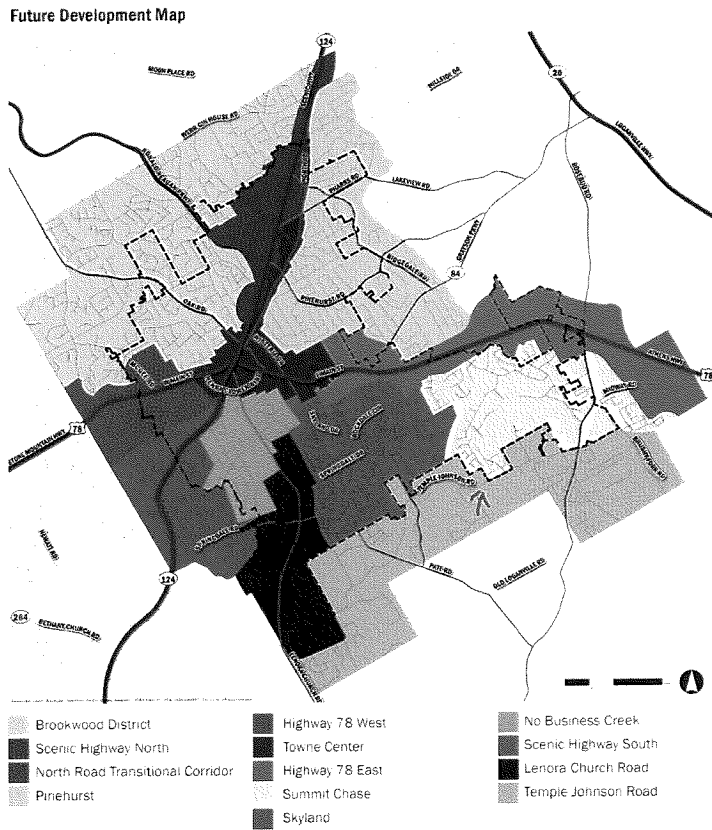
As shown on the site plan by Centerline Surveying and Land Planning, Inc. dated May 13, 2022, and filed with this Application (hereinafter the “Site Plan”), the Applicant proposes to develop the Property into a distinctive and attractive residential community. The Applicant is proposing to rezone the Property from R-100 to RS-5 in order to accommodate the development of a single-family residential community with approximately 127 units, for a proposed site density of 2.42/units per acre. The proposed development would provide attractive, high-end residences with various amenities including, green space, clubhouse, tennis courts, and swimming pool. The proposed development will consist of homes at a size, quality, and price point commensurate with or exceeding homes in the surrounding communities. Generally, the architectural style and composition of the exterior of the homes would consist of brick, stacked stoned, cedar and/or cementitious shake, siding board and batten or combinations thereof. The proposed development would have two entrances onto Temple Johnson Road with 127 homes and separate green space on the northern tract (consisting of 13.397 acres) to be maintained by a Homeowners Association.

The proposed development would provide attractive, high-quality housing that is compatible with surrounding land use and in conformance with the policies and intent of the 2040 Plan. The proposed elevations of the development are filed with this Application.

**IV. 2040 COMPREHENSIVE PLAN**

The Snellville 2040 Comprehensive Plan (the “2040 Plan”) identifies the Property as within the “Temple Johnson Road” character area. This character area is characterized mainly by single-family homes, agricultural land, and undeveloped parcels. As indicated, the Property is currently outside the City of Snellville’s boundaries, and the area is predominately undeveloped, or used as agriculture/forestry, estate residential, and low density residential. The 2040 Plan provides that while the vision for this character area is a quiet and rural community of homes and agriculture, new development can be permitted through regulations, preservation of portions of land, and continuity with existing developments. The Property is immediately adjacent to the “Summit Chase” character area, which has two central focal points: Johnson Lake and the Summit Chase Golf and Country Club. These amenities support a high quality of life for residents in the surrounding neighborhoods. In addition, the predominate land uses within the Summit Chase character area include low-density residential, single-family homes and estate residences. As such, the proposed use would be complimentary to the existing neighborhoods and provide another community to residents that desire to live in the City. In terms of the Future Land Use category, the Applicant is requesting the Property be designated as low density residential. Pursuant to the 2040 Plan, low density residential is described as low density residential with less than 4 units per acre. The site plan reflects a density of 2.42/units per acre.

The Property is identified below on the Future Development Map:



The 2040 Comp Plan further provides the following Land Use and Economic Development Goals and Policies that provide additional support for the rezoning and land use plan change:

- H-2.2: Encourage the construction of housing types that appeal to young families
- ED-8.1: Reduce reliance on septic systems
- H-2.1: Promote Snellville as an affordable alternative to intown housing
- H-3.3: Allow the development of smaller single-family residential units

**V. SITE IMPACT ANALYSIS**

Pursuant to Section 103-9.4.C.11 of the UDO, the Applicant submits its written impact analysis of the proposed rezoning and land use change with respect to the following matters:

**(A) WHETHER A PROPOSED REZONING AND LAND USE CHANGE WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:**

Yes, approval of the proposed Rezoning and Land Use Change will permit a use that is suitable in view of the use and development of adjacent and nearby properties. The Property is located on Temple Johnson Road. The proposed residential development is compatible with existing residential uses and will further diversify housing options in the surrounding area.

**(B) WHETHER A PROPOSED REZONING AND LAND USE CHANGE WILL ADVERSELY AFFECT THE EXISTING USE OR USEABILITY OF ADJACENT OR NEARBY PROPERTY:**

No, the proposed Rezoning and Land Use Change will not adversely affect the existing use or usability of any of the nearby properties. The proposed zoning classification is compatible with existing residential uses of adjacent property. Rather the proposed development would complement existing residential uses.

**(C) WHETHER THE PROPERTY TO BE AFFECTED BY A PROPOSED REZONING HAS REASONABLE ECONOMIC USE AS CURRENTLY ZONED:**

The Applicant submits that due to the size, location, layout, topography, and natural features of the Subject Property, it does not have reasonable economic use as currently zoned. By way of further response, the Applicant submits the rezoning of the Property would redevelop the site into a more viable and compatible use with surrounding properties.

**(D) WHETHER THE PROPOSED REZONING AND LAND USE CHANGE WILL RESULT IN A USE WHICH WILL OR COULD CAUSE AN EXCESSIVE OR**



BURDENSOME USE OF EXISTING STREETS, TRANSPORTATION FACILITIES, UTILITIES, OR SCHOOLS:

No, the proposed rezoning and land use change will not result in an excessive or burdensome use of the infrastructure systems. The Property has convenient access to Temple Johnson Road. The proposed development would complement the existing and nearby residential uses.

(E) WHETHER THE PROPOSED REZONING IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE FUTURE LAND USE PLAN:

The Applicant is seeking to annex the Property into the City of Snellville. The proposed rezoning application is in conformity with the policy and intent of the 2040 Plan. The subject property is located within the Temple Johnson Road character area and immediately adjacent to the Summit Chase character area. Encouraged land uses for the Temple Johnson Road character area specifically promote residential developments similar in scale and architecture to surrounding developments. The proposed development will contain larger lots and less density than the adjacent R-SR community to the east.

(F) WHETHER THERE ARE OTHER EXISTING OR CHANGING CONDITIONS AFFECTING THE USE AND DEVELOPMENT OF THE PROPERTY WHICH GIVE SUPPORTING GROUNDS FOR EITHER THE APPROVAL OR DISAPPROVAL OF THE ZONING AND LAND USE CHANGE PROPOSAL:

The Applicant submits that the character of the surrounding development and quality of the proposed homes provide supporting reasons for approval of both the rezoning and land use change applications. Anticipated growth in the City of Snellville based on the 2040 Plan suggests a strong need for additional housing units.

**VI. JUSTIFICATION FOR REZONING**

The Applicant respectfully submits that " The Unified Development Ordinance for the City of Snellville, Georgia" (the "UDO"), as amended from time to time, to the extent that it classifies the Property in any zoning district that would preclude development of a single family residential development under the RS-5 zoning classification, is unconstitutional as a taking of property, a denial of equal protection, an arbitrary and capricious act, and an unlawful delegation of authority under the specific constitutional provisions later set forth herein. Any existing inconsistent zoning of the Property pursuant to the UDO deprives the Applicant and Property owner of any alternative reasonable use and development of the Property. Additionally, all other zoning classifications, including ones intervening between the existing classification and that requested herein, would deprive the Applicant and Property owner of any reasonable use and development of the Property. Further, any attempt by the City of Snellville Mayor and Council to impose greater restrictions upon the manner in which the Property will be developed than presently exist would be equally unlawful.

Accordingly, Applicant submits that the current zoning classification and any other zoning of the Property save for what has been requested as established in the UDO constitute an arbitrary and unreasonable use of the zoning and police powers because they bear no substantial relationship to the public health, safety, morality or general welfare of the public and substantially harm the Applicant and Property owner. All inconsistent zoning classifications between the existing zoning and the zoning requested hereunder would constitute an arbitrary and unreasonable use of the zoning and police powers because they bear or would bear no substantial relationship to the public health, safety, morality, or general welfare of the public and would substantially harm the Applicant and Property owner. Further, the existing inconsistent zoning classification constitutes, and all zoning and plan classifications intervening between the existing inconsistent zoning classification and that required to develop this Project would constitute, a taking of the owner's private property without just compensation and without due process in violation of the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph I of the Constitution of the State of Georgia and the Due Process and Equal Protection Clauses of the Fourteenth Amendment to the Constitution of the United States.

Further, the Applicant respectfully submits that failure to approve the requested rezoning change would be unconstitutional and would discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and Property owner and owners of similarly situated property in violation of Article I, Section III, Paragraph I of the Constitution of the State of Georgia and the Equal Protection Clause of the Fourteenth Amendment of the Constitution of the United States.

Finally, the Applicant respectfully submits that the Mayor and Council of the City of Snellville cannot lawfully impose more restrictive standards upon the development of the Property than presently exist, as to do so not only would constitute a taking of the Property as set forth above, but also would amount to an unlawful delegation of their authority, in response to neighborhood opposition, in violation of Article IX, Section IV, Paragraph II of the Georgia Constitution.

These Applications meet favorably with the prescribed test set out by the Georgia Supreme Court to be used in establishing the constitutional balance between private property rights and zoning and planning as an expression of the government's police power. See *Guhl v. Holcomb Bridge Road Corp.*, 238 Ga. 322 (1977).

## **VII. CONCLUSION**

For the foregoing reasons, the Applicant respectfully requests that the Application to Rezone from R-100 to RS-5 be approved, as well as the application for Land Use Plan Amendment and Annexation application be approved. The Applicant welcomes the opportunity to meet with the City of Snellville Planning Department staff to answer any questions or to address any concerns relating to this Letter of Intent or supporting materials.

Respectfully submitted this 17<sup>th</sup> of May, 2022.

**ANDERSEN, TATE & CARR, P.C.**

*Melody A. Glouton*

Melody A. Glouton, Esq.

Enclosures  
DWB/mag

**VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING**

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED CERTIFIES THAT ALL GWINNETT COUNTY PROPERTY TAXES BILLED TO DATE FOR THE PARCEL LISTED BELOW HAVE BEEN PAID IN FULL TO THE TAX COMMISSIONER OF GWINNETT COUNTY, GEORGIA. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION FOR REZONING BE PROCESSED WITHOUT SUCH PROPERTY VERIFICATION.

**\*Note: A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE REZONING REQUEST.**

PARCEL I.D. NUMBER: 5TH - 67 - 5067-003  
(Map Reference Number) District Land Lot Parcel

[Signature] \_\_\_\_\_  
Signature of Applicant Date 6-23-21

DOUG PATTEN, DIRECTOR  
Type or Print Name and Title

**\*\*\*PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.\*\*\***

**TAX COMMISSIONERS USE ONLY**

(PAYMENT OF ALL PROPERTY TAXES BILLED TO DATE FOR THE ABOVE REFERENCED PARCEL HAVE BEEN VERIFIED AS PAID CURRENT AND CONFIRMED BY THE SIGNATURE BELOW)

Vickie Scholey \_\_\_\_\_  
NAME TITLE TSA II  
6/25/2021  
DATE

# BEREAVEMENT NOTICE

**Gwinnett County Tax Commissioner  
Tiffany P. Porter, Esq.  
July 4, 1978 - May 5, 2022**



## Rest in Peace



DENISE R. MITCHELL, MPA  
GWINNETT COUNTY  
TAX COMMISSIONER



## BILL DETAIL

[View/Pay Your Taxes](#) / [Account Detail](#) / [Bill Detail](#)

### Tax Account

**Mailing Address:**

MAZZAWI ANNE DR  
1778 EMORY RIDGE DR NE  
ATLANTA, GA 30329-2588

**SITUS:**

1788 TEMPLE JOHNSON RD

**Tax District:**

COUNTY Unincorporated

**Parcel ID**

R5067 003

**Property Type**

Real Property

**Last Update**

5/15/2022 8:09:21 PM

**Legal Description**

OFF TEMPLE JOHNSON RD

## Tax Values

Description	Market Value	Assessed Value
Land	\$678,100.00	\$27,840.00
Improvement	\$678,600.00	\$271,440.00
Total	\$1,356,700.00	\$299,280.00



**Class Codes** 112-Conservation Improved

## Assessments

	Net Tax	Savings
<u>County Unincorporated Taxes</u>	\$2,403.05	\$5,579.77
<u>School Taxes</u>	\$6,310.83	\$5,275.39
<u>Stormwater Service Fee</u>	\$1,072.56	\$0.00
<u>Solid Waste Service Fee</u>	\$223.56	\$0.00
Total Tax	\$10,010.00	\$10,855.16

## Tax Installment Information

Period	Bill Number	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	24433974	10/15/2021	2021	\$0.00	\$0.00	\$0.00	\$0.00
<b>Total Due:</b>				\$0.00	\$0.00	\$0.00	\$0.00

## Payment History

Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2021	24433974	B21.97551	\$10,010.00	10/6/2021

# WARRANTY DEED

County Georgia  
 Real Estate Transfer Tax  
 Paid & Date  
 11/17/79  
 11/17/79

STATE OF GEORGIA COUNTY OF GWINNETT

RECORDED  
 FILED  
 11 16 AM '79  
 GWINNETT COUNTY  
 GEORGIA

THIS DEED, Made the 3rd day of March  
 one thousand nine hundred Seventy-eight, between

DR. HUGH M. MAZZAWI

of the County of Gwinnett, and State of Georgia, as party of the first part, hereinafter called Grantor, and

DR. ANNE MAZZAWI

BOOK 1453 PAGE 93

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of Ten dollars and other valuable considerations----- (\$10.00 ) DOLLARS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

All that tract or parcel of land lying and being in Land Lot 67 of the 5th Land District of Gwinnett County, Georgia containing 54.95 acres as per plat by Hannon & Meeks, Surveyors, on May 9, 1968 and said plat being recorded in Plat Book \_\_\_\_\_, Page \_\_\_\_\_, Gwinnett County Records and more particularly described as follows:

BEGINNING at an iron pin corner on the original Land Lot line that separates Land Lots 67 and 62 at a point where the lands of James E. Lee and Hoke S. Robinson corner; thence North 60 degrees 38 minutes East 721.2 feet to and iron pin corner; thence South 30 degrees 23 minutes East 846.1 feet to the center line of Temple-Johnson Road; thence North 63 degrees 33 minutes East 358.7 feet to a point; thence North 61 degrees 39 minutes East 376.3 feet to center line of branch and 1165.0 feet to traverse line and center line of branch being property line; thence along traverse line South 69 degrees 12 minutes West 112.7 feet to a point; thence South 52 degrees 12 minutes West 77.1 feet to a point; thence South 73 degrees 46 minutes West 98.7 feet to a point; thence South 62 degrees 45 minutes West 146.4 feet to a point; thence South 80 degrees 26 minutes West 78.7 feet to a point; thence North 84 degrees 27 minutes West 63.2 feet to a point; thence South 48 degrees 02 minutes West 67.5 feet to a point; thence South 63 degrees 47 minutes West 98.4 feet to a point; thence South 39 degrees 41 minutes West 138.7 feet to a point; thence South 65 degrees 05 minutes West 178.0 feet to a point; thence South 38 degrees 13 minutes West 135.2 feet to a point; thence South 60 degrees 02 minutes West 197.3 feet to a point; thence South 23 degrees 56 minutes West 111.0 feet to a point; thence North 30 degrees 21 minutes West 918.1 feet from the traverse line and 926.1 feet from the center line of branch to an iron pin corner; thence North 27 degrees 36 minutes West 1183.0 feet to the point of beginning.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anyway appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in presence of:

Thomas L. Stiles (Seal)  
DR. Hugh M. Mazzawi (Seal)  
Annalyn R. McDaniel (Seal)  
 Notary Public, State of Georgia. (Seal)

**SURVEY LEGAL DESCRIPTION (TRACT ONE)**

*All that tract or parcel of land lying and being in Land Lot 67 of the 5th District, Gwinnett County, Georgia, and being more particularly described as follows:*

**BEGINNING** at an iron pin set (#4 rebar w/cap) located at the intersection of the southwest line of Land Lot 67 which is the common line between Land Lot 62 and 67, and the southwesterly right-of-way of Temple Johnson Road (variable width right-of-way); having thus established the **TRUE POINT OF BEGINNING** leaving said iron pin and running in a generally northeasterly direction along the southeasterly right-of-way of Temple Johnson Road for the following courses and distances: running thence along a curve to the left for an arc length of 206.39 feet (said arc being subtended by a chord of N79°12'38"E – 202.60 feet and having a radius of 309.91 feet) to a point; thence running N60°11'22"E for a distance of 95.56 feet to a point; thence running N60°07'50"E for a distance of 282.04 feet to a point; thence running along a curve to left an arc length of 220.29 feet (said arc being subtended by a chord of N60°27'12"E – 220.24 feet and having a radius of 3088.21 feet) to a point; thence running N63°37'43"E for a distance of 415.49 feet to a point; thence running N62°40'18"E for a distance of 288.57 feet to an iron pin found (#4 rebar); thence leaving said right-of-way and running S29°54'47"E for a distance of 1120.75 feet to an iron pin found (1" open-top-pipe); thence running S29°54'47"E for a distance of 17.34 feet to a point in the centerline of a creek; thence running in a generally southwesterly direction along the centerline of said creek for the following courses and distance: running thence S77°34'28"W for a distance of 32.55 feet to a point; thence running S83°29'44"W for a distance of 18.53 feet to a point; thence running S59°49'59"W for a distance of 15.21 feet to a point; thence running S43°08'32"W for a distance of 31.50 feet to a point; thence running S36°16'16"W for a distance of 26.90 feet to a point; thence running; S86°39'31"W for a distance of 35.41 feet to a point; thence running S70°35'49"W for a distance of 14.05 feet to a point; thence running S49°21'34"W for a



distance of 17.75 feet to a point; thence running S85°18'00"W for a distance of 4.63 feet to a point; thence running N83°57'00"W for a distance of 19.75 feet to a point; thence running S31°56'52"W for a distance of 13.31 feet to a point; thence running S71°39'11"W for a distance of 37.29 feet to a point; thence running S69°44'19"W for a distance of 23.82 feet to a point; thence running S51°54'29"W for a distance of 37.53 feet to a point; thence running S54°15'20"W for a distance of 52.26 feet to a point; thence running S82°26'12"W for a distance of 32.03 feet to a point; thence running S86°10'13"W for a distance of 17.86 feet to a point; thence running S62°47'45"W for a distance of 27.21 feet to a point; thence running S43°02'01"W for a distance of 12.59 feet to a point; thence running S34°34'35"W for a distance of 31.18 feet to a point; thence running S55°10'01"W for a distance of 14.24 feet to a point; thence running N87°29'38"W for a distance of 21.04 feet to a point; thence running N67°27'06"W for a distance of 4.56 feet to a point; thence running S70°52'18"W for a distance of 18.03 feet to a point; thence running S57°37'00"W for a distance of 17.99 feet to a point; thence running S59°33'33"W for a distance, of 13.31 feet to a point; thence running N79°40'01"W for a distance of 21.80 feet to a point; thence running N80°45'26"W for a distance of 17.73 feet to a point; thence running S69°13'39"W for a distance of 21.35 feet to a point; thence running N66°33'38"W for a distance of 15.14 feet to a point; thence running S59°36'49"W for a distance of 25.12 feet to a point; thence running S87°11'18"W for a distance of 5.30 feet to a point; thence running N59°29'47"W for a distance of 4.57 feet to a point; thence running N39°40'20"W for a distance of 17.90 feet to a point; thence running N55°37'17"W for a distance of 7.32 feet to a point; thence running S39°13'58"W for a distance of 7.40 feet to a point; thence running S36°02'56"W for a distance of 21.62 feet to a point; thence running S63°38'49"W for a distance of 18.75 feet to a point; thence running S32°17'04"W for a distance of 2.28 feet to a point; thence running S10°43'19"E for a distance of 2.62 feet to a point; thence running S12°51'34"W for a distance of 17.10 feet to a point; thence running S53°54'39"W for a distance of 8.57 feet to a point; thence running N46°48'31"W for a distance of 5.85 feet to a point; thence running N56°31'08"W for a distance

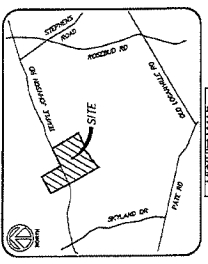
of 6.16 feet to a point; thence running S38°26'10"W for a distance of 7.04 feet to a point; thence running S42°46'05"W for a distance of 17.69 feet to a point; thence running N83°03'22"W for a distance of 12.82 feet to a point; thence running S66°26'59"W for a distance of 15.03 feet to a point; thence running S49°45'41"W for a distance of 9.35 feet to a point; thence running S69°36'13"W for a distance of 7.73 feet to a point; thence running N53°50'34"W for a distance of 7.94 feet to a point; thence running N52°55'27"W for a distance of 10.80 feet to a point; thence running N72°49'49"W for a distance of 15.61 feet to a point; thence running N85°40'10"W for a distance of 9.59 feet to a point; thence running S30°56'02"W for a distance of 7.88 feet to a point; thence running S22°14'19"W for a distance of 20.54 feet to a point; thence running S14°54'39"W for a distance of 8.20 feet to a point; thence running S01°09'45"E for a distance of 14.29 feet to a point; thence running S23°50'31"W for a distance of 14.70 feet to a point; thence running S36°56'59"W for a distance of 33.04 feet to a point; thence running S36°16'29"W for a distance of 35.02 feet to a point; thence running S51°24'28"W for a distance of 23.97 feet to a point; thence running S50°06'54"W for a distance of 13.28 feet to a point; thence running S75°30'01"W for a distance of 10.82 feet to a point; thence running N53°51'27"W for a distance of 9.03 feet to a point; thence running S65°13'34"W for a distance of 10.10 feet to a point; thence running S52°21'13"W for a distance of 18.74 feet to a point; thence running S67°29'17"W for a distance of 24.81 feet to a point; thence running S55°29'29"W for a distance of 24.48 feet to a point; thence running S46°16'25"W for a distance of 5.76 feet to a point; thence running S86°01'57"W for a distance of 7.73 feet to a point; thence running S89°22'14"W for a distance of 15.02 feet to a point; thence running S60°39'02"W for a distance of 9.80 feet to a point; thence running S38°31'40"W for a distance of 23.25 feet to a point; thence running S45°49'39"W for a distance of 11.16 feet to a point; thence running S66°31'13"W for a distance of 6.26 feet to a point; thence running S62°46'56"W for a distance of 28.65 feet to a point; thence running S65°19'24"W for a distance of 15.16 feet to a point; thence running S42°48'56"W for a distance of 27.55 feet to a point; thence running S12°46'44"W for a

distance of 8.52 feet to a point; thence running S59°53'22"E for a distance of 8.32 feet to a point; thence running N87°55'43"E for a distance of 14.58 feet to a point; thence running S47°13'19"E for a distance of 14.12 feet to a point; thence running S28°48'42"W for a distance of 13.53 feet to a point; thence running S86°10'50"W for a distance of 15.96 feet to a point; thence running N89°18'41"W for a distance of 10.74 feet to a point; thence running S54°52'18"W for a distance of 18.24 feet to a point; thence running S69°08'10"W for a distance of 41.79 feet to a point; thence running S70°07'36"W for a distance of 24.16 feet to a point; thence running S47°23'55"W for a distance of 21.19 feet to a point; thence running S59°56'50"W for a distance of 36.75 feet to a point; thence running S57°24'43"W for a distance of 38.88 feet to a point; thence running S76°10'41"W for a distance of 14.14 feet to a point; thence running S53°56'54"W for a distance of 13.22 feet to a point; thence running S42°46'27"W for a distance of 43.21 feet to a point; thence running S19°32'51"W for a distance of 13.71 feet to a point; thence running S15°00'26"E for a distance of 13.25 feet to a point; thence running S07°53'41"E for a distance of 18.10 feet to a point; thence S34°19'00"W for a distance of 22.65 feet to a point; thence S53°48'01"W for a distance of 10.78 feet to a point; thence leaving said centerline of creek and running N28°30'31"W for a distance of 20.00 feet to an iron pin set (#4 rebar w/cap); thence running N28°30'.31"W for a distance of 1252.36 feet to an iron pin set (#4 rebar w/cap) which is the **TRUE POINT OF BEGINNING**. Said Tract One contains ±38.892 acres (±1,694,154 sq. ft.).

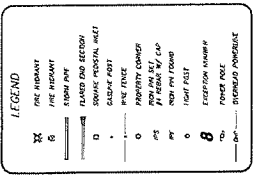
**SURVEY LEGAL DESCRIPTION (TRACT TWO)**

All that tract or parcel of land lying and being in Land Lot 67 of the 5th District, Gwinnett County, Georgia, and being more particularly described as follows:

**BEGINNING** at an iron pin set (#4 rebar w/cap) located at the intersection of the southwest line of Land Lot 67 which is the common line between Land Lot 62 and 67 of the said 5th District, and the northwesterly right-of-way of Temple Johnson Road (variable width right-of-way); having thus established the **TRUE POINT OF BEGINNING** leaving said iron pin and right-of-way and running N27°10'21"W along the said common line between Land Lot 67 and 62 for a distance of 689.97 feet to an iron pin found (3/4" open top pipe); thence leaving said Land Lot line and running N61°06'05"E for a distance of 720.00 feet to an iron pin found (1-1/2" open top pipe); thence running S29°54'31"E for a distance of 807.08 feet to an iron pin set (#4 rebar w/cap) located on the northwesterly right-of-way of said Temple Johnson Road; thence running in a southwesterly direction along the northwesterly right-of-way of said Temple Johnson Road for the following course and distances: running thence in a southwesterly direction along a curve to the right for an arc length of 187.63 feet (said arc being subtended by a chord of S60°16'14"W – 187.61 feet and having a radius of 3170.00 feet) to a point; thence running S58°24'35"W for a distance of 93.66 feet to a point; thence running in a southwesterly direction along a curve to the right for an arc length of 72.25 feet (said arc being subtended by a chord of S60°58'17"W – 72.23 feet and having a radius of 808.00 feet) to a point; thence running S60°07'58"W for a distance of 26.46 feet to a point; thence running in a southwesterly direction along a curve to the right for an arc length of 399.50 feet (said arc being subtended by a chord of S79°31'51"W – 395.46 feet and having a radius of 810.00 feet) to an iron pin set (#4 rebar) which is the **TRUE POINT OF BEGINNING**. Said tract contains ±13.397 acres (±583,578 sq. ft.).



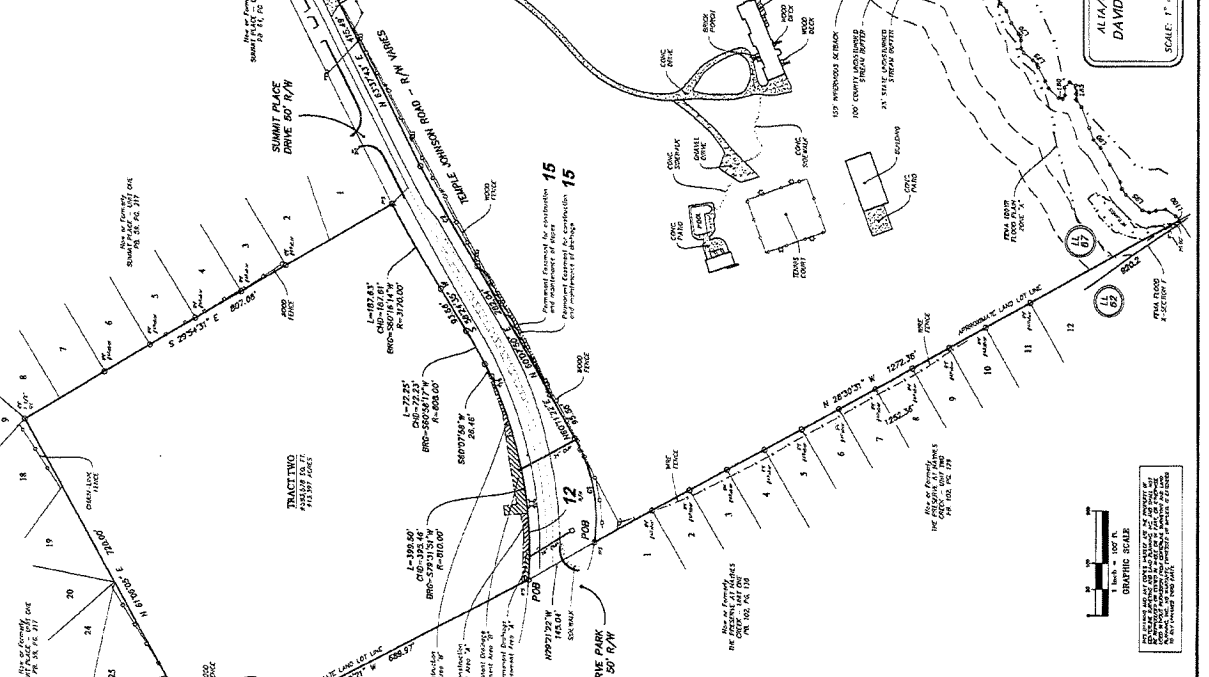
**CURRENT RESIDENT ZONING:**  
 2010 - R100  
**CURRENT DIVISION OF RECORD:**  
 PARCEL NO. 5047-003  
**REFERENCE DATA:**  
 08 1153, PG 93  
**PROJECT ADDRESS:**  
 1500 TEXAS UNIVERSITY RD  
 FARMINGTON, CT, 06424



**SUBJECT PROPERTY**  
 TO: DAVID PEARSON COMMUNITIES and FIRST AMERICAN TITLE INSURANCE COMPANY  
 FROM: THE STATE OF CONNECTICUT, DEPT. OF CONSTRUCTION, 2020  
**DATE OF RECORD:** FILED WITH RECORDS - FEBRUARY 14, 2021  
**DATE OF ORIGINAL PLAN OR MAP:** 05-16-21  
 CONTRACT NO. 2019-000115

**centerline**  
**Surveying and Land Planning, Inc.**  
 1501 HARTFORD AVENUE, SUITE 210, HARTFORD, CT 06104  
 PH: (860) 524-1234 FAX: (860) 524-1235  
 PROJECT No. 241004541A DSP #001028

TRACT	AREA (AC)	AREA (SQ FT)	PERCENTAGE
1	0.15	10,430	0.15%
2	0.15	10,430	0.15%
3	0.15	10,430	0.15%
4	0.15	10,430	0.15%
5	0.15	10,430	0.15%
6	0.15	10,430	0.15%
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8	0.15	10,430	0.15%
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97	0.15	10,430	0.15%
98	0.15	10,430	0.15%
99	0.15	10,430	0.15%
100	0.15	10,430	0.15%



**GENERAL SURVEY NOTES:**

- The Block of Record for this survey is 5047-003.
- Utility lines shown are based on field notes and are not to be used as a basis for any other utility lines not shown.
- There is an easement for utility lines shown on this survey. The location of the easement is shown on this survey. The easement is for utility lines shown on this survey.
- The property shown on this survey is located in Farmington, Connecticut. The property is located in Farmington, Connecticut. The property is located in Farmington, Connecticut.
- There is an easement for utility lines shown on this survey. The location of the easement is shown on this survey. The easement is for utility lines shown on this survey.
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