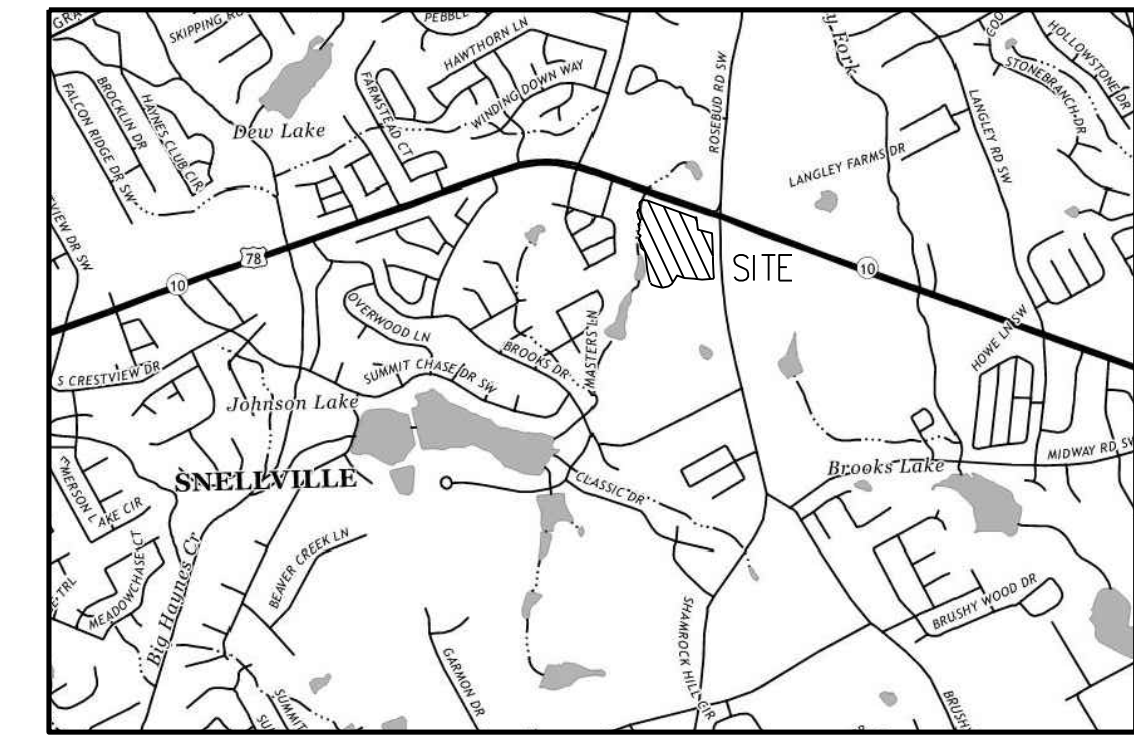


ALTA/NSPS
LAND TITLE SURVEY
FOR
TPA RESIDENTIAL, LLC
1000 ATHENS HIGHWAY
LOGANVILLE (SNELLVILLE), GA 30052
GWINNETT COUNTY TAX PARCEL 5100 065



VICINITY MAP
SCALE: NTS
SOURCE: USGS



PREPARED FOR:
TPA RESIDENTIAL, LLC
1776 PEACHTREE STREET, NW
ALBANY, GA 31709

THIS PROFESSIONAL'S (PP) ELECTRONIC DIGITAL COPY OF SIGNATURE IS EFFECTIVE ONLY TO THAT PERSON WHOSE NAME IS APPEARED ON THE ORIGINAL PUBLISHED SET. THIS PROFESSIONAL IS NOT RESPONSIBLE FOR ANY SUBSEQUENT MODIFICATIONS OR UNAUTHORIZED USE OF SUCH DOCUMENT TO VERIFY THE VALIDITY OF THE ORIGINAL SIGNATURE, CONTACT PP

VESTING DEED (DEED BOOK 54299, PAGE 572)

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 100 AND 101 OF THE 5TH DISTRICT, CITY OF SNELLVILLE, GWINNETT COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A 1/2-INCH REBAR FOUND AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 78 (A.K.A. GEORGIA HIGHWAY 10) (VARIABLE RIGHT-OF-WAY) WITH THE LAND LOT LINE COMMON TO LAND LOTS 100 AND 101, SAID 1/2-INCH REBAR FOUND BEING THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID RIGHT-OF-WAY AND LAND LOT LINE, THENCE SOUTH 06 DEGREES 33 MINUTES 49 SECONDS EAST A DISTANCE OF 181.61 FEET TO A 5/8-INCH REBAR SET; THENCE SOUTH 76 DEGREES 22 MINUTES 19 SECONDS EAST A DISTANCE OF 62.03 FEET TO A 1-INCH OPEN TOP PIPE FOUND; THENCE SOUTH 76 DEGREES 08 MINUTES 50 SECONDS EAST A DISTANCE OF 148.34 FEET TO A 1-INCH REBAR FOUND ON THE WESTERN RIGHT-OF-WAY OF ROSEBUD ROAD (80 FOOT RIGHT-OF-WAY); THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING COURSES AND DISTANCES: SOUTH 02 DEGREES 40 MINUTES 30 SECONDS EAST A DISTANCE OF 75.07 FEET TO A 3/4-INCH REBAR FOUND; SOUTH 03 DEGREES 33 MINUTES 03 SECONDS EAST A DISTANCE OF 130.39 FEET TO A 5/8-INCH REBAR SET; SOUTH 01 DEGREES 00 MINUTES 16 SECONDS EAST A DISTANCE OF 133.73 FEET TO A 5/8-INCH REBAR SET; ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 3618.06 FEET AND AN ARC LENGTH OF 37.85 FEET, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 00 DEGREES 19 MINUTES 28 SECONDS EAST FOR A DISTANCE OF 37.85 FEET TO A POINT; ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 3618.06 FEET AND AN ARC LENGTH OF 142.61 FEET, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 01 DEGREES 45 MINUTES 10 SECONDS EAST FOR A DISTANCE OF 142.60 FEET TO A POINT; ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 3618.06 FEET AND AN ARC LENGTH OF 141.64 FEET, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 04 DEGREES 00 MINUTES 13 SECONDS EAST FOR A DISTANCE OF 141.64 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY, SOUTH 85 DEGREES 49 MINUTES 20 SECONDS WEST A DISTANCE OF 172.76 FEET TO A POINT; THENCE NORTH 84 DEGREES 04 MINUTES 20 SECONDS WEST A DISTANCE OF 120.80 FEET TO A POINT; THENCE NORTH 85 DEGREES 51 MINUTES 54 SECONDS WEST A DISTANCE OF 62.81 FEET TO A POINT; THENCE NORTH 84 DEGREES 20 MINUTES 13 SECONDS WEST A DISTANCE OF 68.80 FEET TO A POINT; THENCE NORTH 73 DEGREES 40 MINUTES 03 SECONDS WEST A DISTANCE OF 76.63 FEET TO A POINT; THENCE NORTH 70 DEGREES 14 MINUTES 24 SECONDS WEST A DISTANCE OF 38.75 FEET TO A POINT; THENCE SOUTH 24 DEGREES 51 MINUTES 50 SECONDS WEST A DISTANCE OF 23.95 FEET TO A POINT; THENCE SOUTH 32 DEGREES 47 MINUTES 06 SECONDS WEST A DISTANCE OF 38.74 FEET TO A POINT; THENCE SOUTH 33 DEGREES 52 MINUTES 55 SECONDS WEST A DISTANCE OF 80.15 FEET TO A POINT; THENCE SOUTH 53 DEGREES 30 MINUTES 33 SECONDS WEST A DISTANCE OF 57.01 FEET TO A POINT; THENCE SOUTH 78 DEGREES 41 MINUTES 57 SECONDS WEST A DISTANCE OF 86.14 FEET TO A POINT; THENCE NORTH 80 DEGREES 55 MINUTES 32 SECONDS WEST A DISTANCE OF 50.54 FEET TO A POINT; THENCE NORTH 78 DEGREES 19 MINUTES 28 SECONDS WEST A DISTANCE OF 43.87 FEET TO A POINT; THENCE NORTH 71 DEGREES 13 MINUTES 49 SECONDS WEST A DISTANCE OF 66.46 FEET TO A POINT; THENCE NORTH 36 DEGREES 51 MINUTES 06 SECONDS WEST A DISTANCE OF 36.70 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 60.00 FEET AND AN ARC LENGTH OF 25.96 FEET, BEING SUBTENDED BY A CHORD BEARING OF NORTH 24 DEGREES 27 MINUTES 27 SECONDS WEST FOR A DISTANCE OF 25.76 FEET TO A POINT; THENCE NORTH 12 DEGREES 03 MINUTES 48 SECONDS WEST A DISTANCE OF 154.20 FEET TO A POINT; THENCE NORTH 07 DEGREES 05 MINUTES 05 SECONDS WEST A DISTANCE OF 279.58 FEET TO A POINT; THENCE NORTH 45 DEGREES 59 MINUTES 04 SECONDS WEST A DISTANCE OF 79.82 FEET TO A POINT LOCATED IN THE CENTERLINE OF A CREEK; THENCE ALONG SAID CENTERLINE OF CREEK THE FOLLOWING COURSES AND DISTANCES: NORTH 75 DEGREES 09 MINUTES 28 SECONDS EAST A DISTANCE OF 0.60 FEET TO A POINT; NORTH 09 DEGREES 27 MINUTES 01 SECONDS WEST A DISTANCE OF 65.37 FEET TO A POINT; NORTH 38 DEGREES 32 MINUTES 03 SECONDS WEST A DISTANCE OF 24.31 FEET TO A POINT; NORTH 11 DEGREES 09 MINUTES 22 SECONDS WEST A DISTANCE OF 17.83 FEET TO A POINT; NORTH 15 DEGREES 09 MINUTES 54 SECONDS EAST A DISTANCE OF 30.33 FEET TO A POINT; NORTH 47 DEGREES 09 MINUTES 49 SECONDS EAST A DISTANCE OF 19.68 FEET TO A POINT; NORTH 06 DEGREES 41 MINUTES 37 SECONDS WEST A DISTANCE OF 7.96 FEET TO A POINT; NORTH 32 DEGREES 40 MINUTES 18 SECONDS EAST A DISTANCE OF 6.17 FEET TO A POINT; NORTH 47 DEGREES 38 MINUTES 33 SECONDS WEST A DISTANCE OF 18.39 FEET TO A POINT; NORTH 63 DEGREES 38 MINUTES 39 SECONDS WEST A DISTANCE OF 21.06 FEET TO A POINT; NORTH 16 DEGREES 51 MINUTES 47 SECONDS WEST A DISTANCE OF 12.31 FEET TO A POINT; NORTH 14 DEGREES 11 MINUTES 18 SECONDS EAST A DISTANCE OF 31.61 FEET TO A POINT; NORTH 26 DEGREES 59 MINUTES 59 SECONDS EAST A DISTANCE OF 38.21 FEET TO A POINT; NORTH 35 DEGREES 50 MINUTES 03 SECONDS WEST A DISTANCE OF 29.48 FEET TO A POINT; NORTH 20 DEGREES 46 MINUTES 18 SECONDS EAST A DISTANCE OF 13.72 FEET TO A POINT; NORTH 22 DEGREES 17 MINUTES 25 SECONDS WEST A DISTANCE OF 23.82 FEET TO A POINT; NORTH 18 DEGREES 18 MINUTES 31 SECONDS WEST A DISTANCE OF 7.20 FEET TO A POINT; NORTH 54 DEGREES 31 MINUTES 57 SECONDS EAST A DISTANCE OF 34.32 FEET TO A POINT; NORTH 16 DEGREES 52 MINUTES 08 SECONDS EAST A DISTANCE OF 16.49 FEET TO A POINT; NORTH 34 DEGREES 51 MINUTES 00 SECONDS WEST A DISTANCE OF 8.13 FEET TO A POINT; NORTH 04 DEGREES 28 MINUTES 45 SECONDS WEST A DISTANCE OF 7.61 FEET TO A POINT; NORTH 27 DEGREES 19 MINUTES 59 SECONDS EAST A DISTANCE OF 12.72 FEET TO A POINT; NORTH 47 DEGREES 25 MINUTES 07 SECONDS WEST A DISTANCE OF 26.48 FEET TO A POINT; NORTH 50 DEGREES 50 MINUTES 16 SECONDS WEST A DISTANCE OF 7.88 FEET TO A POINT; NORTH 02 DEGREES 17 MINUTES 36 SECONDS WEST A DISTANCE OF 17.03 FEET TO A POINT; NORTH 27 DEGREES 54 MINUTES 38 SECONDS WEST A DISTANCE OF 14.61 FEET TO A POINT; NORTH 03 DEGREES 57 MINUTES 54 SECONDS EAST A DISTANCE OF 14.47 FEET TO A POINT; NORTH 18 DEGREES 02 MINUTES 04 SECONDS WEST A DISTANCE OF 23.77 FEET TO A POINT; NORTH 29 DEGREES 31 MINUTES 34 SECONDS WEST A DISTANCE OF 27.97 FEET TO A POINT; NORTH 35 DEGREES 53 MINUTES 29 SECONDS EAST A DISTANCE OF 17.92 FEET TO A POINT; NORTH 15 DEGREES 40 MINUTES 40 SECONDS EAST A DISTANCE OF 24.60 FEET TO A POINT; NORTH 60 DEGREES 32 MINUTES 46 SECONDS EAST A DISTANCE OF 16.53 FEET TO A POINT; NORTH 10 DEGREES 51 MINUTES 09 SECONDS EAST A DISTANCE OF 17.00 FEET TO A POINT; NORTH 33 DEGREES 32 MINUTES 10 SECONDS EAST A DISTANCE OF 11.65 FEET TO A POINT; NORTH 31 DEGREES 31 MINUTES 04 SECONDS WEST A DISTANCE OF 21.37 FEET TO A POINT; NORTH 19 DEGREES 00 MINUTES 05 SECONDS EAST A DISTANCE OF 19.21 FEET TO A POINT; NORTH 15 DEGREES 44 MINUTES 02 SECONDS WEST A DISTANCE OF 18.38 FEET TO A POINT; NORTH 18 DEGREES 59 MINUTES 31 SECONDS EAST A DISTANCE OF 25.38 FEET TO A POINT; NORTH 61 DEGREES 31 MINUTES 07 SECONDS EAST A DISTANCE OF 16.65 FEET TO A POINT; NORTH 40 DEGREES 14 MINUTES 51 SECONDS EAST A DISTANCE OF 27.17 FEET TO A POINT; SOUTH 62 DEGREES 40 MINUTES 36 SECONDS EAST A DISTANCE OF 14.32 FEET TO A POINT; NORTH 67 DEGREES 56 MINUTES 31 SECONDS EAST A DISTANCE OF 17.06 FEET TO A POINT; SOUTH 64 DEGREES 19 MINUTES 43 SECONDS EAST A DISTANCE OF 25.47 FEET TO A POINT; NORTH 16 DEGREES 10 MINUTES 45 SECONDS EAST A DISTANCE OF 17.50 FEET TO A POINT LOCATED AT THE INTERSECTION OF THE CENTERLINE OF CREEK WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 78 (A.K.A. GEORGIA HIGHWAY 10) (VARIABLE RIGHT-OF-WAY); THENCE ALONG SAID RIGHT-OF-WAY, SOUTH 70 DEGREES 21 MINUTES 03 SECONDS EAST A DISTANCE OF 743.27 FEET TO A 1/2-INCH REBAR FOUND ON THE LAND LOT LINE COMMON TO LAND LOTS 100 AND 101; THENCE NORTH 60 DEGREES 42 MINUTES 43 SECONDS EAST A DISTANCE OF 16.83 FEET TO A 1/2-INCH REBAR FOUND AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 78 (A.K.A. GEORGIA HIGHWAY 10) (VARIABLE RIGHT-OF-WAY) WITH THE LAND LOT LINE COMMON TO LAND LOTS 100 AND 101, SAID 1/2 INCH REBAR FOUND BEING THE TRUE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 22,854 ACRES (995,524 SF).

EXCEPTIONS FROM COVERAGE AS TO 22,854 ACRES ROSEBUD ROAD, SNELLVILLE, GA
FIRST AMERICAN TITLE INSURANCE COMPANY - COMMITMENT FOR TITLE INSURANCE
ISSUING OFFICE FILE NUMBER: NCS-1167767-ATL (FEBRUARY 10, 2023)

- 12. PERMANENT CONSTRUCTION EASEMENT FROM DIVERSIFIED DEVELOPMENT CO., INC. TO GWINNETT COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF GEORGIA, DATED JULY 29, 2008, FILED FOR RECORD AUGUST 11, 2008, AND RECORDED IN DEED BOOK 49021, PAGE 301, GWINNETT COUNTY, GEORGIA RECORDS. (AFFECTS SUBJECT PROPERTY AS SHOWN)
- 13. PERMANENT CONSTRUCTION EASEMENT FROM DIVERSIFIED DEVELOPMENT CO., INC. TO GWINNETT COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF GEORGIA, DATED JULY 29, 2008, FILED FOR RECORD AUGUST 11, 2008, AND RECORDED IN DEED BOOK 49021, PAGE 305, AFORESAID RECORDS. (AFFECTS SUBJECT PROPERTY AS SHOWN)
- 14. DRIVEWAY EASEMENT FROM DIVERSIFIED DEVELOPMENT CO., INC. TO GWINNETT COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF GEORGIA, DATED JULY 29, 2008, FILED FOR RECORD AUGUST 11, 2008, AND RECORDED IN DEED BOOK 49021, PAGE 324, AFORESAID RECORDS. (AFFECTS SUBJECT PROPERTY AS SHOWN)
- 15. DRIVEWAY EASEMENT FROM DIVERSIFIED DEVELOPMENT CO., INC. TO GWINNETT COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF GEORGIA, DATED JULY 29, 2008, FILED FOR RECORD AUGUST 11, 2008, AND RECORDED IN DEED BOOK 49021, PAGE 332, AFORESAID RECORDS. (AFFECTS SUBJECT PROPERTY AS SHOWN)
- 16. DRIVEWAY EASEMENT FROM DIVERSIFIED DEVELOPMENT COMPANY, INC. TO GWINNETT COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF GEORGIA, DATED SEPTEMBER 3, 2008, FILED FOR RECORD OCTOBER 24, 2008, AND RECORDED IN DEED BOOK 49136, PAGE 82, AFORESAID RECORDS. (AFFECTS SUBJECT PROPERTY AS SHOWN)
- 17. TERMS AND PROVISIONS OF SEWER EASEMENT AGREEMENT BY PG AMERICAN INVESTMENT, LLC, A GEORGIA LIMITED LIABILITY COMPANY, SINOCON INVESTMENT, LLC, A GEORGIA LIMITED LIABILITY COMPANY, AND NATION HOMES, INC., A GEORGIA CORPORATION AND THE KROGER CO., AN OHIO CORPORATION, DATED MAY 17, 2016, FILED FOR RECORD MAY 20, 2016, AND RECORDED IN DEED BOOK 54299, PAGE 576, AFORESAID RECORDS. (AFFECTS SUBJECT PROPERTY AS SHOWN)
- 18. MATTERS SHOWN ON PLAT RECORDED IN PLAT BOOK E, PAGE 260, AFORESAID RECORDS. (SUBJECT PROPERTY HAS SINCE BEEN FURTHER DIVIDED)
- 19. MATTERS SHOWN ON PLAT RECORDED IN PLAT BOOK 12, PAGE 124A, AFORESAID RECORDS. (AFFECTS SUBJECT PROPERTY AS SHOWN)
- 20. MATTERS SHOWN ON PLAT RECORDED IN PLAT BOOK 17, PAGE 239A, AFORESAID RECORDS. (AFFECTS SUBJECT PROPERTY/INSUFFICIENT DESCRIPTION/NOT PLOTTABLE)
- 21. MATTERS SHOWN ON PLAT RECORDED IN PLAT BOOK 61, PAGE 265, AFORESAID RECORDS. (PROPERTY HAS SINCE BEEN FURTHER DIVIDED / DOCUMENT CONTAINS NO PLOTTABLE ITEMS)
- 22. EASEMENTS AS CONVEYED IN RIGHT OF WAY DEED FROM GEORGE BROOKS TO STATE HIGHWAY BOARD OF GEORGIA, DATED MAY 13, 1927, FILED JUNE 13, 1927, AND RECORDED IN DEED BOOK 47, PAGE 178, AFORESAID RECORDS. (INSUFFICIENT DESCRIPTION/NOT PLOTTABLE)
- 23. EASEMENTS AS CONVEYED IN RIGHT OF WAY DEED FROM GWINNETT COUNTY TO STATE HIGHWAY BOARD OF GEORGIA, DATED JULY 7, 1937, FILED JULY 26, 1937, AND RECORDED IN DEED BOOK 63, PAGE 193, AFORESAID RECORDS. (INSUFFICIENT DESCRIPTION/NOT PLOTTABLE)
- 24. EASEMENTS AS CONVEYED IN RIGHT OF WAY DEED FROM GEORGE BROOKS TO STATE HIGHWAY BOARD OF GEORGIA, DATED JULY 9, 1937, FILED JULY 27, 1937, AND RECORDED IN DEED BOOK 63, PAGE 195, AFORESAID RECORDS. (INSUFFICIENT DESCRIPTION/NOT PLOTTABLE)
- 25. RIGHT OF WAY EASEMENT FROM G. B. BROOK TO WALTON ELECTRIC MEMBERSHIP CORPORATION, DATED DECEMBER 31, 1937, FILED APRIL 8, 1938, AND RECORDED IN DEED BOOK 63, PAGE 540, AFORESAID RECORDS. (INSUFFICIENT DESCRIPTION/NOT PLOTTABLE)
- 26. SLOPE EASEMENT TO STATE HIGHWAY DEPARTMENT OF GEORGIA, DATED AUGUST 13, 1947, FILED JANUARY 26, 1948, AND RECORDED IN DEED BOOK 84, PAGE 153, AFORESAID RECORDS. (INSUFFICIENT DESCRIPTION/NOT PLOTTABLE)
- 27. EASEMENT FROM GWINNETT COUNTY TO WALTON ELECTRIC MEMBERSHIP CORPORATION, DATED FEBRUARY 7, 1938, FILED JANUARY 19, 1950, AND RECORDED IN DEED BOOK 95, PAGE 196, AFORESAID RECORDS. (INSUFFICIENT DESCRIPTION/NOT PLOTTABLE)
- 28. RIGHT OF WAY EASEMENT FROM COFER ENTERPRISES, INC. TO WALTON ELECTRIC MEMBERSHIP CORPORATION, DATED JULY 27, 1994, FILED MARCH 5, 1996, AND RECORDED IN DEED BOOK 12384, PAGE 258, AFORESAID RECORDS. (INSUFFICIENT DESCRIPTION/NOT PLOTTABLE)
- 29. RIGHT OF WAY EASEMENT FROM F. ALLEN COFER, JR. TO WALTON ELECTRIC MEMBERSHIP CORPORATION, DATED MAY 25, 1994, FILED MARCH 5, 1996, AND RECORDED IN DEED BOOK 12384, PAGE 259, AFORESAID RECORDS. (INSUFFICIENT DESCRIPTION/NOT PLOTTABLE)
- 30. RIGHT OF WAY EASEMENT FROM PEARL W. COFER TO WALTON ELECTRIC MEMBERSHIP CORPORATION, DATED MARCH 25, 1994, FILED MARCH 5, 1996, AND RECORDED IN DEED BOOK 12384, PAGE 260, AFORESAID RECORDS. (INSUFFICIENT DESCRIPTION/NOT PLOTTABLE)
- 31. EASEMENT AGREEMENT BY AND BETWEEN F. ALLEN COFER, JR. DARREN BRITT, AND W. H. BRITT, DATED MARCH 24, 1998, FILED MARCH 24, 1998, AND RECORDED IN DEED BOOK 16234, PAGE 205, AFORESAID RECORDS. (AFFECTS SUBJECT PROPERTY/NOT PLOTTABLE)
- 32. MATTERS SHOWN ON PLAT RECORDED IN PLAT BOOK 68, PAGE 26, AFORESAID RECORDS. (PROPERTY HAS SINCE BEEN FURTHER DIVIDED / DOCUMENT CONTAINS NO PLOTTABLE ITEMS)

GENERAL NOTES

- 1. IPS (IRON PIN SET) IS 1/2" RE-BAR; NIS (NAIL SET) IS MAGNAIL.
- 2. THE LOCATIONS OF UNDERGROUND UTILITIES ARE TAKEN FROM VISIBLE EVIDENCE, CONSTRUCTION PLANS, AND/OR PREVIOUS SURVEYS AND SHOULD BE CONSIDERED APPROXIMATE.
- 3. OTHER UNDERGROUND UTILITIES MAY BE LOCATED ON THIS PROPERTY. PIPE SIZES ARE TAKEN FROM CONSTRUCTION PLANS AND/OR PREVIOUS SURVEYS WHERE NOT VERIFIABLE.
- 4. SAID DESCRIBED PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA (FLOOD ZONE "X") ACCORDING TO FLOOD INSURANCE RATE MAP NO. 13135C0130P AND 13135C0131P WITH A DATE OF IDENTIFICATION OF SEPTEMBER 29, 2006 FOR COMMUNITY NUMBER 131002 (CITY OF SNELLVILLE) IN GWINNETT COUNTY, STATE OF GEORGIA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
- 5. PROPERTY IS IDENTIFIED AS GWINNETT COUNTY TAX PARCEL 5100 065.
- 6. PROPERTY IS ZONED BG - GENERAL BUSINESS (CITY OF SNELLVILLE).
- 7. OBSERVED ENCROACHMENTS ARE IDENTIFIED ON THE SURVEY.
- 8. THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, DEMOLITION, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- 9. THERE WAS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- 10. THERE ARE NO IDENTIFIABLE PARKING SPACES LOCATED ON THE PROPERTY.

SURVEY REFERENCES

- 1. ALTA/ACSM LAND TITLE SURVEY FOR THE KROGER CO. AND FIDELITY NATIONAL TITLE INSURANCE COMPANY, PREPARED BY GEOSURVEY, LTD. AND LAST REVISED MAY 12, 2016.
- 2. FINAL PLAT FOR COOPER SPRINGS, PREPARED BY MCFARLAND-DYER & ASSOCIATES AND LAST REVISED DECEMBER 12, 2022 (PLAT BOOK 158, PAGE 34).

GPS STATEMENT

THE INITIAL CONTROL POINTS FOR THIS SURVEY WERE LOCATED UTILIZING GPS. THE EQUIPMENT USED WAS AN HGPS 207L ROVER RECEIVER WITH X-PAD DATA COLLECTION SOFTWARE. ALL COORDINATES ARE BASED ON NAD83(2011) AND GEOID2010US. NETWORK RTK CORRECTIONS WERE RECEIVED VIA A CELLULAR MODEM. THE TYPE OF SURVEY WAS NETWORK RTK UTILIZING THE TRIMBLE HPS REAL TIME NETWORK OPERATED BY HGPS SOLUTIONS, INC. THE RELATIVE POSITIONAL ACCURACY, AS CALCULATED ACCORDING TO THE FEDERAL GEOGRAPHIC DATA COMMITTEE PART 3: NATIONAL STANDARD FOR SPATIAL DATA ACCURACY, IS .04 FT. HORIZONTAL AND .07 FT. VERTICAL AT THE 95% CONFIDENCE LEVEL.

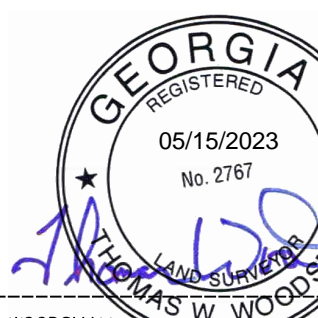
SURVEYOR'S CERTIFICATION ALTA/NSPS SURVEY

THE PROPERTY HEREON LIES COMPLETELY WITHIN A JURISDICTION WHICH DOES NOT REVIEW OR APPROVE ANY PLATS OR THIS TYPE OF PLAT PRIOR TO RECORDING. 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.

FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED WITH A TRIMBLE S6 ROBOTIC TOTAL STATION ELECTRONIC INSTRUMENT, THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 91,003 FEET AND AN ANGULAR ERROR OF 12 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES ADJUSTMENT. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 3,148,359 FEET.

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, 6(A), 8, 9, 11 (OBSERVED EVIDENCE ONLY), 13, 14, 16, 17, 18, AND 19 (IN THE MINIMUM AMOUNT OF \$100,000) OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, THE UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF GEORGIA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

DATE OF LAST FIELD WORK: 03/27/2023
DATE PLAT WAS SEALED: 05/15/2023



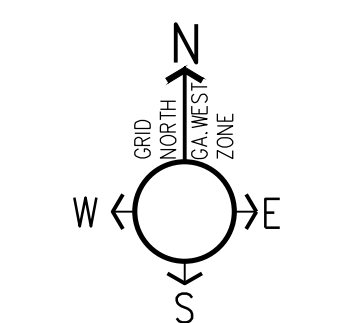
NAME: THOMAS W. WOODSMALL
REGISTRATION/LICENSE NUMBER: 2767 (GEORGIA)
DATE OF EXPIRATION: DECEMBER 31, 2024

REVISIONS	DATE	ISSUE #
1	03/29/23	SUBMIT FOR REVIEW
2	05/15/23	SEAL/SEALED PLAT

1000 ATHENS HWY
LOGANVILLE, GA, 30052
5TH LAND DISTRICT
LAND LOTS 100 & 101
PARCEL(S) 5100 065
CITY OF SNELLVILLE
GWINNETT COUNTY, GA
JERAMKO
CHECKED: SAM

ALTA/NSPS
LAND TITLE SURVEY
FOR
TPA RESIDENTIAL, LLC

PROJECT# 2022.055
SHEET 1 OF 2



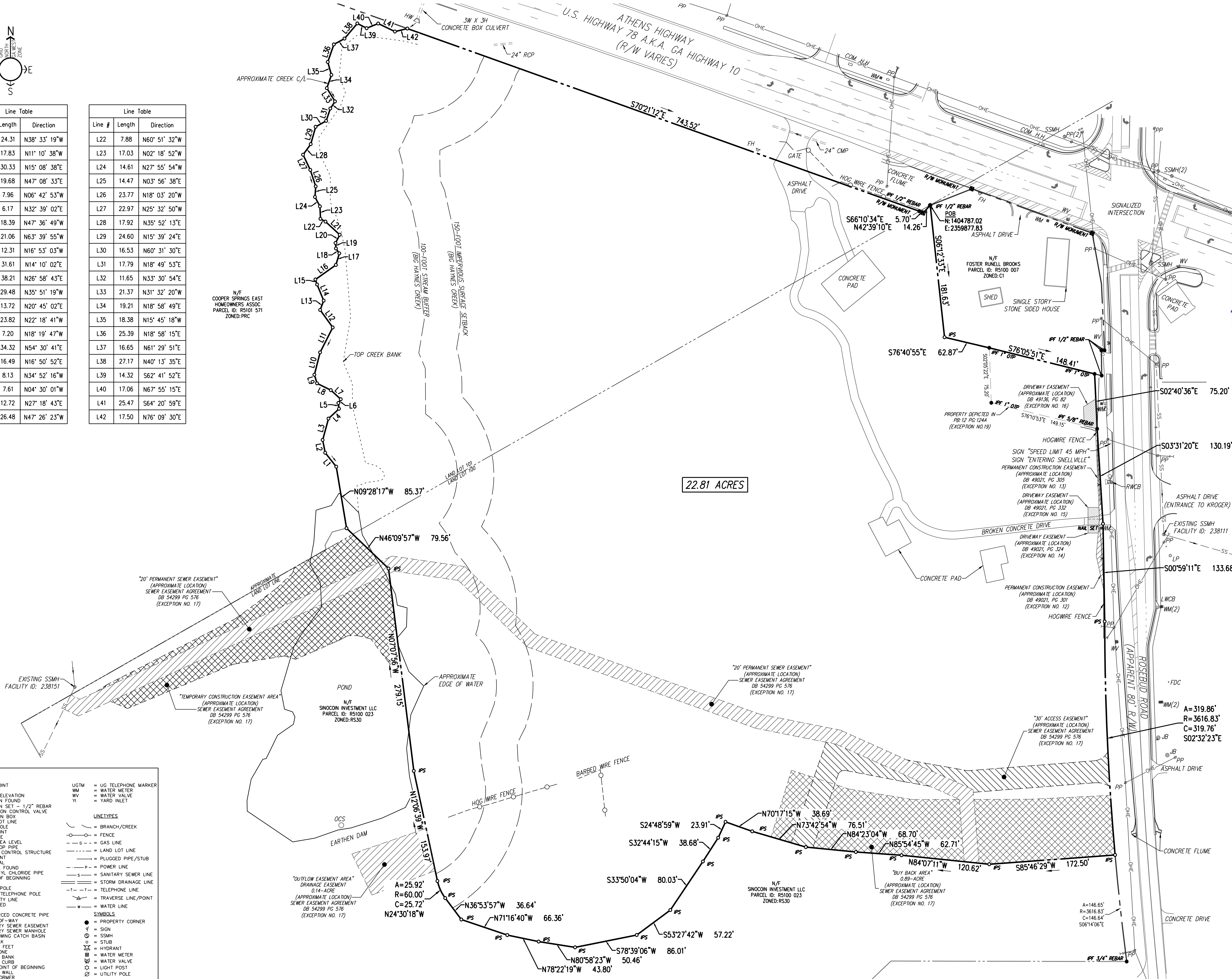
Line #	Length	Direction
L1	24.31	N38° 33' 19"W
L2	17.83	N11° 10' 38"W
L3	30.33	N15° 08' 38"E
L4	19.68	N47° 08' 33"E
L5	7.96	N06° 42' 53"W
L6	6.17	N32° 39' 02"E
L7	18.39	N47° 36' 49"W
L8	21.06	N63° 39' 55"W
L9	12.31	N16° 53' 03"W
L10	31.61	N14° 10' 02"E
L11	38.21	N26° 58' 43"E
L12	29.48	N35° 51' 19"W
L13	13.72	N20° 45' 02"E
L14	23.82	N22° 18' 41"W
L15	7.20	N18° 19' 47"W
L16	34.32	N54° 30' 41"E
L17	16.49	N16° 50' 52"E
L18	8.13	N34° 52' 16"W
L19	7.61	N04° 30' 01"W
L20	12.72	N27° 18' 43"E
L21	26.48	N47° 26' 23"W

Line #	Length	Direction
L22	7.88	N60° 51' 32"W
L23	17.03	N02° 18' 52"W
L24	14.61	N27° 55' 54"W
L25	14.47	N03° 56' 38"E
L26	23.77	N18° 03' 20"W
L27	22.97	N25° 32' 50"W
L28	17.92	N35° 52' 13"E
L29	24.60	N15° 39' 24"E
L30	16.53	N60° 31' 30"E
L31	17.79	N18° 49' 53"E
L32	11.65	N33° 30' 54"E
L33	21.37	N31° 32' 20"W
L34	19.21	N18° 58' 49"E
L35	18.38	N15° 45' 18"W
L36	25.39	N18° 58' 15"E
L37	16.65	N61° 29' 51"E
L38	27.17	N40° 13' 35"E
L39	14.32	S62° 41' 52"E
L40	17.06	N67° 55' 15"E
L41	25.47	S64° 20' 59"E
L42	17.50	N76° 09' 30"E

N/F COOPER SPRINGS EAST HOMEOWNERS ASSOC PARCEL ID: R5101 571 ZONED:PRC

N/F SINOCOIN INVESTMENT LLC PARCEL ID: R5100 023 ZONED:RS30

22.81 ACRES



ABBREVIATIONS		LEGEND	
APPROX	= APPROXIMATE	HP	= HIGH POINT
BC	= BACK OF CURB	INV	= INVERT
BFE	= BOTTOM FLOOR ELEVATION	IE	= INVERT ELEVATION
BM	= BENCHMARK	IPF	= IRON PIN FOUND
BM	= BOTTOM OF WALL	IPF	= IRON PIN SET - 1/2" REBAR
BLDG	= BUILDING	ICV	= IRRIGATION CONTROL VALVE
B/L	= BUILDING LINE	JB	= JUNCTION BOX
CB	= CATCH BASIN	LL	= LAND LOT LINE
C/L	= CENTERLINE	LP	= LIGHT POLE
CL	= CLEANOUT	LOWP	= LOW POINT
CONC	= CONCRETE	MSL	= MEAN SEA LEVEL
CMP	= CONCRETE MONUMENT FOUND	OCP	= OPEN TOP PIPE
CMP	= CORRUGATED METAL PIPE	OCS	= OUTLET CONTROL STRUCTURE
CSP	= CURB & GUTTER	P	= PAVEMENT
CF	= CRIMP TOP FOUND	PKF	= PEDESTAL
CF	= CUBIC FEET	PK	= PK NAIL FOUND
C&G	= DRAINAGE EASEMENT	PCP	= POLYVINYL CHLORIDE PIPE
DI	= DROP INLET	POB	= POINT OF BEGINNING
DIP	= DUCTILE IRON PIPE	P	= POWER
DWCB	= DOUBLE WING CATCH BASIN	PP	= POWER POLE
EP	= EDGE OF PAVEMENT	PTP	= POWER/TELEPHONE POLE
ELEV	= ELEVATION	P/L	= PROPERTY LINE
EX	= EXISTING	PROP	= PROPOSED
EX	= EXISTING	RB	= REBAR
FC	= FACE OF CURB	RCP	= REINFORCED CONCRETE PIPE
FE	= FEET	R/W	= RIGHT-OF-WAY
FFE	= FINISHED FLOOR ELEVATION	SSE	= SANITARY SEWER EASEMENT
FH	= FIRE HYDRANT	SSMH	= SANITARY SEWER MANHOLE
FES	= FLARED END SECTION	SWCB	= SINGLE WING CATCH BASIN
FM	= FORCE MAIN	S/W	= SIDEWALK
GMH	= GEORGIA POWER MANHOLE	SF	= SQUARE FEET
GI	= GRATE INLET	TEL	= TELEPHONE
GR	= GROUND	TB	= TOP OF BANK
GW	= GUY WIRE	TC	= TOP OF CURB
HDPE	= HIGH DENSITY POLYETHYLENE	TPOB	= TRUE POINT OF BEGINNING
		TW	= TOP OF WALL
		TRANS	= TRANSFORMER
		UG	= UNDERGROUND
		UGTM	= UG TELEPHONE MARKER
		WM	= WATER METER
		WV	= WATER VALVE
		YI	= YARD INLET

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GEORGIA
 REGISTERED PROFESSIONAL SURVEYOR
 05/15/2023
 No. 2787
 THOMAS W. WOODS, III

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NO.	DATE	REVISIONS
1	03/28/23	SUBMIT FOR REVIEW
2	05/15/23	FINAL SEAL PLAT

SCALE: 1" = 60'
 0 60 120 180 feet
 0 60 120 180 scale

**1000 ATHENS HWY
 LOGANVILLE, GA, 30052**

519 LAND DISTRICT
 PARCEL(S) 5100 065
 OGNWETT COUNTY, GA
 CITY OF SNELLVILLE
 JSP/ANK/VO
 CHECKED: SAM

**ALTA/NSPS
 LAND TITLE SURVEY
 FOR
 TPA RESIDENTIAL, LLC**

PROJECT# 2022.055
SHEET 2 OF 2