

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

U.S. HIGHWAY #78
(PUBLIC R/W VARIES)

CIVIC DRIVE
(PUBLIC 60' R/W)

PATE STREET
(PUBLIC 50' R/W)

HENRY CLOWER BOULEVARD
(PUBLIC R/W VARIES)

ZONING

THE SUBJECT PROPERTY IS ZONED C1 4 TC-R PER CITY OF SNELLVILLE ZONING MAP DATED SEPTEMBER 28, 2023.

THE SETBACKS FOR ZONE C1 CIVIC INSTITUTIONAL PER CITY OF SNELLVILLE MUNICODÉ ACCESSED ON 04/15/2024 ARE AS FOLLOWS:

FRONT: 0 FEET
SIDE: 5 FEET
REAR: 10 FEET
MAXIMUM BUILDING HEIGHT: 5 STORIES

THE SETBACKS FOR ZONE TC-R TOWN CENTER RESIDENTIAL PER CITY OF SNELLVILLE MUNICODÉ ACCESSED ON 12/19/2020 ARE AS FOLLOWS:

FRONT: 5 FEET
SIDE: 0 FEET
REAR: 10 FEET
MAXIMUM BUILDING HEIGHT: 5 STORIES

ANY SETBACKS AND BUFFERS SHOWN ARE GOVERNED BY THE LOCAL JURISDICTION AND SHOULD BE CONFIRMED IN WRITING PRIOR TO LAND PLANNING OR ANY CONSTRUCTION ACTIVITIES.

LINE	BEARING	DISTANCE
L1	S 17°16'23" W	32.36'
L2	N 72°37'48" W	15.24'
L3	S 2°45'26" E	14.43'
L4	S 20°22'27" E	67.87'
L5	S 55°41'01" W	54.01'
L6	S 17°24'35" W	7.25'
L7	S 32°46'07" W	4.76'
L8	N 10°35'21" E	50.76'
L9	N 9°24'28" E	54.73'
L10	N 80°13'21" E	3.19'
L11	N 42°54'01" E	24.20'
L12	S 76°06'39" E	47.30'
L13	S 73°55'28" E	88.42'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	752.40'	100.21'	100.13'	N 3°00'00" E	73°7'51"
C2	383.10'	160.39'	159.22'	N 17°01'48" W	23°59'15"
C3	258.22'	282.89'	268.96'	N 48°27'25" E	62°46'12"

- LEGEND**
- SIGN
 - GROUND LIGHT
 - LIGHT POLE
 - SPOT ELEVATION
 - WATER VALVE
 - FIRE HYDRANT
 - WATER METER
 - IRRIGATION CONTROL VALVE
 - WATER MARKER/MONUMENT
 - WATER VAULT
 - GRATE INLET
 - STORM SEWER MANHOLE
 - SANITARY SEWER MANHOLE
 - CLEANOUT
 - GREASE TRAP
 - UTILITY POLE
 - GUY WIRE
 - ELECTRIC BOX
 - ELECTRIC MANHOLE
 - ELECTRIC METER
 - TRAFFIC SIGNAL POLE
 - GAS VALVE
 - GAS METER
 - TELEPHONE MANHOLE
 - TELEPHONE BOX
 - TELEPHONE PEDESTAL
 - FIBER OPTIC MARKER
 - FIBER OPTIC BOX
 - MAILBOX
 - BENCHMARK
 - IRON PIN FOUND
 - COMPUTED POINT
 - IRON PIN SET
 - RAW MARKER

- ASPHALT
- CONCRETE
- MEASURED DISTANCE
- CALCULATED DISTANCE
- RECORD DISTANCE
- CRIMP TOP PIPE
- OPEN TOP PIPE
- CORRUGATED METAL PIPE
- HDPPE
- DIP
- PVC
- REINFORCED CONCRETE PIPE
- OCS
- HW
- POC
- POB
- STORM SEWER LINE
- SANITARY SEWER
- OVERHEAD ELECTRIC
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- FENCE
- SINGLE WING CATCH BASIN
- DOUBLE WING CATCH BASIN
- LAND LOT

SURVEYOR CERTIFICATION

TO: PARKLAND COMMUNITIES & SNELLVILLE COMMUNITY CHURCH INC & THE ABRAM LAW GROUP, LLC

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 ALTANSFPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 13, 16, 17 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED DURING THE MONTH OF MARCH OF 2024.

Michael C. Bell
Michael C. Bell, GA P.L.S. #3465
08/15/2024
Date

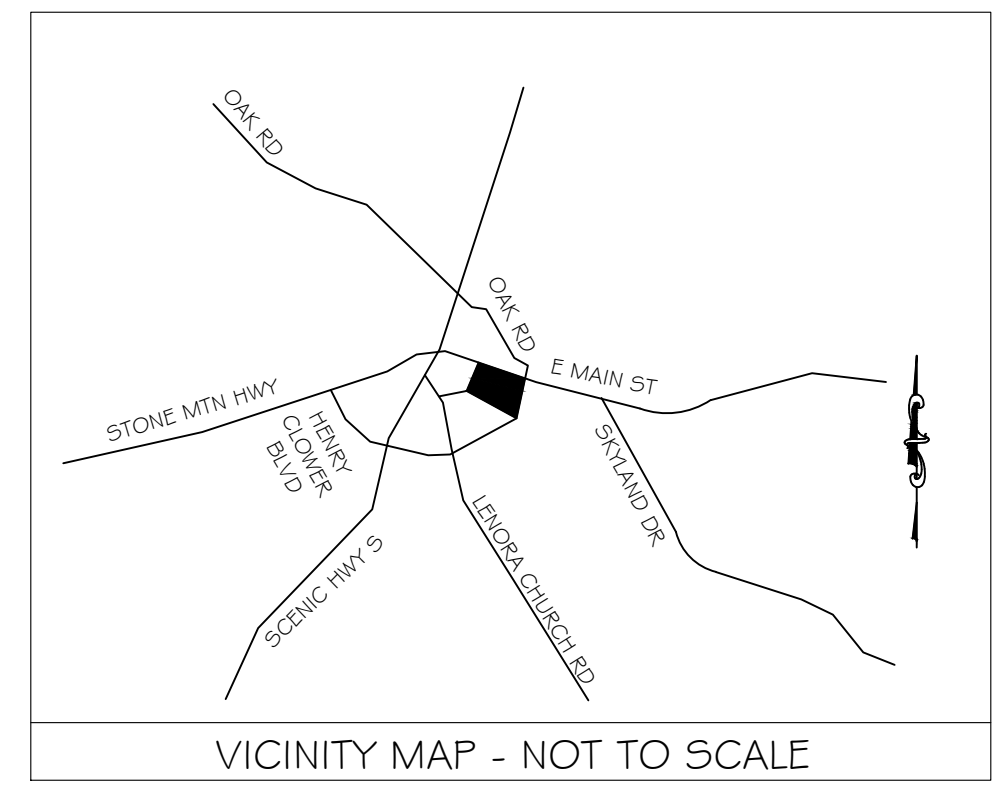
SURVEYOR CERTIFICATION

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. 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.

Michael C. Bell
Michael C. Bell, GA P.L.S. #3465
08/16/2024
Date

- SURVEY NOTES**
- All easements and rights of way of which the surveyor has knowledge are shown hereon; others may exist of which the surveyor has no knowledge and of which there is no observable evidence.
 - The property shown hereon is subject to all easements and restrictions of record both written and unwritten.
 - According to the Flood Insurance Rate Map (FIRM) for Gwinnett County, Georgia, (Community-panel number 1313500129F, dated September 29, 2006), none of the subject property lies within Zone X, defined as "areas determined to be outside the 0.2% annual chance floodplain."
 - The locations of underground utilities shown hereon are based on visible structures and maps and/or field located markings and are approximate only. The property shown hereon may be served by underground utilities which are not shown hereon. LIA makes no warranties or claims that all utilities are marked or accurate. Waterlines shown hereon are imported directly from Gwinnett County GIS.
 - North arrow and bearings shown hereon are based on GA West Zone - NAD83 adjusted 2011. Using Global Positioning System (GPS) and obtained by RTK observations on 03-12-2024 using the Leica Smartnet System. All distances are horizontal ground measurements expressed in U.S. Survey Feet.
 - The field data upon which this plat is based has a scale factor of 1,0001431232627.
 - This plat has been calculated for closure and is found to be accurate within one foot in 823,906 feet.
 - Equipment used for measurement:
GPS - Leica GS19 GPS Receiver

- SURVEY NOTES**
- The plat was prepared for the exclusive use of the person, persons, or entity named hereon. This plat does not extend to any unnamed person, persons, or entity without express written certification by the surveyor naming said person, persons, or entity.
 - State, County, and Local buffers and setbacks might exist on the subject property that are not shown hereon.
 - This survey is not valid without the Original Signature and Seal of a Georgia Licensed Surveyor.
 - There was no observable evidence of Human Burials or Cemeteries on Subject Property at the time of the field Survey.
 - LIA Surveying does not warrant the existence or nonexistence of any wetlands or hazardous wastes located on the Subject Property.
 - At the time of the field survey there was no observable evidence of recent earth moving work, building construction, building additions, changes in right-of-way, or recent street and/or sidewalk repair.
 - Current property owner/site address:
Snellville Community Church Inc. - 5026 177 - 2428 E. MAIN ST, SNELLVILLE, GA 30078
Snellville Community Church Inc. - 5026 051 - 2428 E. MAIN ST, SNELLVILLE, GA 30078
Snellville Community Church Inc. - 5027 107 - 2412 PATE ST, SNELLVILLE, GA 30078
Snellville Community Church Inc. - 5027 121 - MAIN STREET WEST SW, SNELLVILLE, GA 30078
Snellville Community Church Inc. - 5026 050 - 2428 E. MAIN ST, SNELLVILLE, GA 30078
 - PID LINES: IMPORTED FROM GIS.
 - THE BOUNDARY LINES SHOWN HEREON ARE BASED ON A CONFIGURATION AGREED TO BY THE PARTIES HEREIN. THESE BOUNDARY LINES HAVE NOT BEEN APPROVED OR ACCEPTED BY THE MUNICIPALITIES THAT GOVERN THESE PARCELS. THESE BOUNDARY LINES MUST BE APPROVED BY THE MUNICIPALITIES THAT GOVERN THESE PARCELS BEFORE THIS PLAT CAN BE RECORDED.



LJA SURVEYING INC.
14525 SOUTH LEE STREET
DURHAM, GA 30016
Phone: 770.953.5200
LSP No. 1390

LOCATED IN:
LAND LOTS 26 & 27
5TH DISTRICT
GWINNETT COUNTY, GEORGIA

ALTA NSPS LAND TITLE SURVEY
FOR
PARKLAND COMMUNITIES & SNELLVILLE
COMMUNITY CHURCH, INC. & THE ABRAM
LAW GROUP, LLC

ISSUE	DATE	DESCRIPTION
INITIAL	08/16/2024	
REV. 1		
REV. 2		
REV. 3		
REV. 4		
REV. 5		
REV. 6		
REV. 7		

DRAFTED BY: DLB
CHECKED BY: MCB

PROJECT #:
LIA53793-23.119

811
Know what's below.
Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES THAT MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

COPYRIGHT © 2024 LJA SURVEYING INC. NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF LJA SURVEYING INC.

SHEET NO:
1 OF 2

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

SCHEDULE B-II EXCEPTIONS

SURVEYORS COMMENTS ON B TITLE EXCEPTIONS AS SHOWN IN THAT COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, SAID COMMITMENT HAVING A FILE NO. 20-0222 AND AN EFFECTIVE DATE OF FEBRUARY 07, 2024 @ 5:00 PM.

Exceptions

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company.

- 1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. Any owner's policy issued pursuant hereto will contain under Schedule B the standard exceptions set forth on the inside cover. Any loan policy will also contain under Schedule B thereof, the standard exceptions set forth on the inside cover of this commitment relating to the owner's policy.
3. Standard Exceptions 2 and 3 may be removed from the policy when a satisfactory survey and inspection of the premises is made.
4. Taxes and assessments for the year 2024 and subsequent years, which are liens not yet due and payable.
5. Any additional taxes, interest and/or penalties which may be assessed for prior tax years by virtue of adjustment, re-appraisal, re-assessment, appeal or other amendment to the tax records of the county in which the subject property is located.
6. Rights of upper and lower riparian owners in and to the waters of creek crossing or adjoining the property, and the natural flow thereof, free from diminution or pollution.
7. No insurance is afforded as to the exact amount of acreage contained in the property described herein.
8. All matters as shown on that certain Survey for Parkland Communities and First American Title Insurance Company prepared by LJA Surveying, Inc., Michael C. Bell, Georgia RLS #3465, dated June 6, 2024, last revised 11/15/24, as shown on the following plats recorded in Gwinnett County, Georgia records:
a. Plat Book L, page 378; ALL MATTERS SHOWN HEREON. NO EASEMENTS SHOWN.
b. Plat Book G, page 127; 10' SANITARY SEWER EASEMENT ON SOUTHWEST SIDE OF PROPERTY SHOWN HEREON.
c. Plat Book G, page 157A; LAND LOT LINE AND PATE STREET ARE SHOWN HEREON.
d. Plat Book 16, page 149; THE RIGHT OF WAY HAS BEEN CHANGED PER NEW GDOT PROJECT NUMBER CSSTP-000G-001(439).
e. Plat Book 16, page 325B; THE RIGHT OF WAY HAS BEEN CHANGED PER NEW GDOT PROJECT NUMBER CSSTP-000G-001(439).
f. Plat Book 53, page 277; ALL MATTERS SHOWN HEREON.
and
g. Plat Book 65, page 263; EASEMENTS FOR CONSTRUCTION OF SLOPES, DRAINAGE EASEMENT, AND DRIVEWAY EASEMENT ARE SHOWN HEREON.

- 11. Right of Way Easement from J. T. Snell and Mrs. J. T. Snell to the Walton Electric Membership Corporation, dated January 8, 1938, filed for record April 8, 1938, recorded in Deed Book 63, page 567(a), aforesaid records. DOCUMENT IS VAGUE AND BLANKET IN NATURE AND MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY.
12. Easement from Mrs. M. Lopez to City of Snellville, dated March 26, 1974, filed for record July 26, 1974, recorded in Deed Book 850, page 299, aforesaid records. DOCUMENT DOES NOT INCLUDE THE SUBJECT PROPERTY.

- 13. Terms and conditions of that certain Boundary Line Agreement by and between Gwinnett County Board of Education and Snellville United Methodist Church, dated August 30, 1974, filed for record October 2, 1974, recorded in Deed Book 877, page 296, aforesaid records. BOUNDARY LINE AGREEMENT IS MADE A PART OF THE BOUNDARY LINE BETWEEN SURVEY TRACTS 1 AND 3.
14. Easements contained in that certain Right of Way Deed from Snellville United Methodist Church to Department of Transportation, dated August 31, 1981, filed for record September 2, 1981, recorded in Deed Book 2243, page 50, aforesaid records. CONSTRUCTION OF SAID RIGHT-OF-WAY IS COMPLETED AND SHOWN HEREON.

- 15. Easements contained in that certain Right of Way Deed from Grace Brooks Snell and Joe T. Snell, Jr. to Department of Transportation, dated September 11, 1981, filed for record September 16, 1981, recorded in Deed Book 2251, page 214, aforesaid records. CONSTRUCTION OF SAID RIGHT-OF-WAY IS COMPLETED AND SHOWN HEREON.
16. Agreement for Commercial or Industrial Underground Electric Service by and between Walton Electric Membership Corporation and Snellville Methodist Church, dated October 11, 1984, filed for record December 5, 1984, recorded in Deed Book 2928, page 264, aforesaid records. AGREEMENT BURDENS SUBJECT PROPERTY OWNER WITH INSTALLATION AND MAINTENANCE FEES. INSTALLATION REQUIRES OWNER TO HAVE ALL OTHER UNDERGROUND UTILITIES MARKED PRIOR TO INSTALLATION.

- 17. Easement from Snellville United Methodist Church to Gwinnett County Water System, dated February 4, 1987, filed for record February 20, 1987, recorded in Deed Book 4122, page 103, aforesaid records APPARENT 10' WATER MAIN EASEMENT SHOWN HEREON BASED ON THE CENTERLINE OF THE 24" DUCTILE IRON PIPE WATERLINE ACQUIRED FROM GWINNETT COUNTY GIS DATABASE.
18. Easement from City of Snellville to Gwinnett County Water System, dated December 8, 1986, filed for record February 20, 1987, recorded in Deed Book 4122, page 107, aforesaid records. APPARENT 10' WATER MAIN EASEMENT SHOWN HEREON BASED ON THE CENTERLINE OF THE 24" DUCTILE IRON PIPE WATERLINE ACQUIRED FROM GWINNETT COUNTY GIS DATABASE.

- 19. Easement from First Baptist Church of Snellville to Gwinnett County, dated April 20, 1988, filed for record April 25, 1988, recorded in Deed Book 4859, page 92, aforesaid records. 20' SEWER EASEMENT DOES NOT AFFECT SUBJECT PROPERTY.
20. Easement from Snellville United Methodist Church to Gwinnett County, dated June 15, 1988, filed for record July 13, 1988, recorded in Deed Book 4997, page 26, aforesaid records. APPARENT 20' SANITARY SEWER EASEMENT AFFECTS TRACT 1 AS SHOWN.

- 21. Easement from First Baptist Church of Snellville to Gwinnett County, dated August 4, 1988, filed for record July 7, 1988, recorded in Deed Book 5552, page 165, aforesaid records. 20' SEWER EASEMENT DOES NOT AFFECT SUBJECT PROPERTY.
22. Easement from Snellville United Methodist Church to Gwinnett County, dated July 11, 1988, filed for record July 10, 1988, recorded in Deed Book 5555, page 256, aforesaid records. APPARENT 15' BY 30' PERMANENT WATER METERING EASEMENT SHOWN HEREON.

- 23. Right of Way Easement from Snellville Methodist Church to Walton Electric Membership Corporation, dated May 8, 1989, filed for record December 30, 1989, recorded in Deed Book 9794, page 14, aforesaid records. As to Items 10, 11 and 23, once we receive confirmation of containment letters from Walton Electric Membership Corporation the following will be added: The Company insures that Walton Electric Membership Corporation claims no further interest in this easement other than the right to own, operate, maintain, rebuild, renew, upgrade and modify the existing facilities located on the subject property. DOCUMENT IS BLANKET IN NATURE AND AFFECTS THE SUBJECT PROPERTY.

- 24. Temporary Construction Easement from First United Methodist Church of Snellville to Gwinnett County, dated March 9, 1994, filed for record March 17, 1994, recorded in Deed Book 10116, page 196, aforesaid records. EASEMENT EXPIRED.
25. Easements contained in that certain Right of Way Deed from First United Methodist Church of Snellville to Gwinnett County, dated March 9, 1994, filed for record March 17, 1994, recorded in Deed Book 10116, page 205, aforesaid records. EASEMENT EXPIRED.

- 26. Access Easement Agreement by and between City of Snellville and Snellville United Methodist Church, Inc., dated May 27, 2005, filed for record June 9, 2005, recorded in Deed Book 43052, page 52, aforesaid records. INGRESS/EGRESS EASEMENT AFFECTS THE SUBJECT PROPERTY AS SHOWN.
27. Detention Easement Agreement by and between City of Snellville and Snellville United Methodist Church, Inc., dated May 27, 2005, filed for record June 9, 2005, recorded in Deed Book 43052, page 59, aforesaid records. THIS DOCUMENT IS BLANKET IN NATURE AND BENEFITS THE SUBJECT PROPERTY TO CATCH STORMWATER RUN OFF IN THE DETENTION POND, HOWEVER, THE SUBJECT PROPERTY OWNER IS BURDENED BY THE SOLE RESPONSIBILITY OF MAINTENANCE AND CLEANING OF THE DETENTION FACILITY.

- 28. Easement from Snellville UMC to Gwinnett County, dated February 11, 2005, filed for record March 8, 2006, recorded in Deed Book 46235, page 337, aforesaid records. 20' SEWER EASEMENT AFFECTS THE SUBJECT PROPERTY.
29. Easements and relinquishment of access rights contained in that certain Right of Way Deed from Snellville United Methodist Church Inc. to Gwinnett County, dated June 1, 2016, filed for record June 7, 2016, recorded in Deed Book 54336, page 321, aforesaid records. GDOT PROJECT NUMBER CSSTP-000G-001(439) INCLUDES DRIVEWAY EASEMENTS ALONG U.S. HIGHWAY #78 WHICH ALLOWS ACCESS AND OTHERWISE DENIES ACCESS TO THE SUBJECT PROPERTY. ALL CONSTRUCTION AND DRIVEWAY EASEMENTS ARE SHOWN HEREON. THIS SET OF PLANS ALSO PROVIDES THE D.O.T. WITH PERMANENT SLOPE AND MAINTENANCE EASEMENTS WHICH ARE SHOWN HEREON. ALL OF THESE EASEMENTS ONLY AFFECT TRACT 1.

- 30. Easements conveyed and/or reserved and covenants contained in the following:
a. Warranty Deed from E. H. Bishop, et al. to William J. Gouge, Jr., dated July 6, 1977, filed for record July 6, 1977, recorded in Deed Book 1302, page 22, aforesaid records; A 20' SEWER EASEMENT THAT IS FULLY ENCOMPASSED BY SURVEY TRACT 2 IS SHOWN HEREON.
b. Warranty Deed from Jim R. Clower, Sr. to Snellville Baptist Church, dated February 15, 1980, filed for record February 18, 1980, recorded in Deed Book 1895, page 203, aforesaid records; DOCUMENT INCLUDES THE SUBJECT PROPERTY AND THE 20' NONEXCLUSIVE SANITARY SEWER EASEMENT BENEFITS TITLE TRACT 1 WHICH IS PART OF SURVEY TRACT 2 AS SHOWN HEREON.
c. Warranty Deed from Jim R. Clower, Sr. to William E. Lusterby, dated February 15, 1980, filed for record February 20, 1980, recorded in Deed Book 1896, page 331, aforesaid records; DOCUMENT INCLUDES THE SUBJECT PROPERTY AND THE 20' NONEXCLUSIVE SANITARY SEWER EASEMENT BENEFITS TITLE TRACT 1 WHICH IS PART OF SURVEY TRACT 2 AS SHOWN HEREON.
d. Warranty Deed from Grace B. Snell to Joseph Thomas Snell, Jr., dated January 10, 1966, filed for record August 17, 1981, recorded in Deed Book 2231, page 235, aforesaid records; DOCUMENT IS VAGUE IN NATURE AND MAY OR MAY NOT INCLUDE THE SUBJECT PROPERTY.
and
e. Quitclaim Deed from Trustee of Snellville United Methodist Church to Snellville United Methodist Church, Inc., dated June 9, 1994, filed for record June 23, 1994, recorded in Deed Book 10438, page 71, aforesaid records. NO EASEMENTS INCLUDED.

SURVEY LEGAL DESCRIPTION

Tract 1

A parcel of land lying in Land Lots 26 and 27 of the 5th District, Gwinnett County, Georgia, and being more particularly described as follows:

Commence at the centerline intersection of U.S. Highway #78 (Variable public right-of-way) and Henry Clower Boulevard (variable public right-of-way), thence run South 30 degrees 28 minutes 28 seconds West for a distance of 898.05 feet to a set mag nail with washer (L.S.F. #1390) in the asphalt of a private drive and lying on the northerly right of way of aforementioned Henry Clower Boulevard and being the POINT OF BEGINNING of the parcel herein described.

Thence run North 34 degrees 32 minutes 37 seconds West for a distance of 228.00 feet to a point; thence run North 20 degrees 22 minutes 27 seconds West for a distance of 67.87 feet to a point; thence run North 02 degrees 45 minutes 26 seconds West for a distance of 1.443 feet to a point; thence run North 01 degrees 33 minutes 49 seconds West for a distance of 1.5573 feet to a set mag nail with washer (L.S.F. #1390) in an asphalt parking lot; thence run North 12 degrees 51 minutes 33 seconds East for a distance of 268.97 feet to a point; thence run South 72 degrees 28 minutes 48 seconds East for a distance of 15.24 feet to a point; thence run North 17 degrees 16 minutes 23 seconds East for a distance of 32.36 feet to a set mag nail with washer (L.S.F. #1390) in the asphalt; thence North 15 degrees 59 minutes 59 seconds for a distance of 310.90 feet to a set 5/8" capped rebar (L.S.F. #1390) lying on the southerly right of way of U.S. Highway 78 (Variable public right of way); thence run South 74 degrees 21 minutes 21 seconds East along said right of way for a distance of 157.92 feet to a point; thence run South 73 degrees 57 minutes 38 seconds East along said right of way for a distance of 130.08 feet to a point; thence run South 79 degrees 49 degrees 21 seconds East along said right of way for a distance of 50.28 feet to a point; thence run South 73 degrees 30 minutes 06 seconds East along said right of way for a distance of 43.99 feet to a set 5/8" capped rebar (L.S.F. #1390); thence run South 17 degrees 47 minutes 43 seconds West along said right of way for a distance of 11.31 feet to a set 5/8" capped rebar (L.S.F. #1390); thence run South 73 degrees 10 minutes 48 seconds East along said right of way for a distance of 133.61 feet to a set 5/8" capped rebar (L.S.F. #1390) being a metered intersection of aforementioned southerly right of way of U.S. Highway #78 and westerly right of way of aforementioned Henry Clower Boulevard; thence run North 26 minutes 56 seconds East along said miter for a distance of 50.71 feet to a found 5/8" rebar; thence run South 11 degrees 49 minutes 03 seconds West along aforementioned Henry Clower Boulevard for a distance of 118.49 feet to a point; thence run South 15 degrees 25 minutes 39 seconds West along said right of way for a distance of 223.45 feet to a point on a curve to the right, said curve having a radius of 666.20 feet, a central angle of 11 degrees 39 minutes 11 seconds, a chord bearing of South 21 degrees 03 minutes 48 seconds West and a chord length of 135.26 feet; thence run along the arc of said curve and right of way for a distance of 135.49 feet to a point on a curve to the right, said curve having a radius of 200 feet, a central angle of 77 degrees 53 minutes 54 seconds, a chord bearing of South 41 degrees 00 minutes 55 seconds West and a chord length of 321.19 feet; thence run along the arc of said curve and right of way for a distance of 324.39 feet to a set 5/8" capped rebar (L.S.F. #1390); thence run North 35 degrees 02 minutes 07 seconds West along said right of way for a distance of 10.00 feet to a set 5/8" capped rebar (L.S.F. #1390); thence run South 63 degrees 54 minutes 45 seconds West along said right of way for a distance of 12.71 feet to a found concrete right of way monument; thence run North 80 degrees 47 minutes 27 seconds West along said right of way for a distance of 5.68 to a found concrete right of way monument; thence run North 55 degrees 14 minutes 01 seconds West along said right of way for a distance of 6.42 feet to a found concrete right of way monument; thence run South 55 degrees 41 minutes 01 seconds West along said right of way for a distance of 14.15 feet to the POINT OF BEGINNING.

Said tract contains 388,243 square feet or 8.913 acres.

Tract 2

A parcel of land lying in Land Lots 26 and 27 of the 5th District, Gwinnett County, Georgia, and being more particularly described as follows:

Commence at the centerline intersection of U.S. Highway #78 (Variable public right-of-way) and Henry Clower Boulevard (variable public right-of-way), thence run South 30 degrees 28 minutes 28 seconds West for a distance of 898.05 feet to a set mag nail with washer (L.S.F. #1390) in the asphalt of a private drive and lying on the northerly right of way of aforementioned Henry Clower Boulevard and being the POINT OF BEGINNING of the parcel herein described.

Thence run South 55 degrees 41 minutes 01 seconds West along said right of way for a distance of 54.01 feet to a found concrete right of way monument; thence run South 17 degrees 24 minutes 35 seconds West along said right of way for a distance of 7.25 feet to a found concrete right of way monument; thence run South 32 degrees 46 minutes 07 seconds West along said right of way for a distance of 4.76 feet to a found concrete right of way monument; thence run South 62 degrees 40 minutes 01 seconds West along said right of way for a distance of 54.116 feet to a found 5/8" rebar being the intersection of the aforementioned northerly right of way monument, Henry Clower Boulevard and the easterly right of way of Pate Street (50' public right of way); thence run North 10 degrees 35 minutes 21 seconds East along said easterly right of way of Pate Street for a distance of 50.76 feet to a point; thence run North 11 degrees 27 minutes 28 seconds East along said right of way for a distance of 150.88 feet to a point; thence run North 09 degrees 24 minutes 28 seconds East along said right of way for a distance of 54.73 feet to a found 1/2" capped rebar (L.S.F. #1160) said point lying on a curve to the left, said curve having a radius of 752.40 feet, a central angle of 07 degrees 37 minutes 51 seconds, a chord bearing of North 03 degrees 30 minutes 00 seconds East, and a chord length of 100.13 feet; thence run along the arc of said curve and right of way for a distance of 100.21 feet to a found 1/2" rebar lying on a curve to the left, said curve having a radius of 383.10 feet, a central angle of 23 degrees 59 minutes 15 seconds, a chord bearing of North 17 degrees 01 minutes 46 seconds West and a chord length of 150.22 feet; thence run along the arc of said curve and right of way for a distance of 160.39 feet to a point; thence run North 29 degrees 24 minutes 00 seconds West for a distance of 338.39 feet to a set 5/8" capped rebar (L.S.F. #1390) being the right of way intersection of aforementioned easterly right of way of Pate Street and the southerly right of way of Civic Drive (60' public right of way); thence run North 80 degrees 13 minutes 21 seconds East along the right of way of Civic Drive for a distance of 3.19 feet to a point on a curve to the left, said curve having a radius of 258.22 feet, a central angle of 62 degrees 46 minutes 12 seconds, a chord bearing of North 48 degrees 27 minutes 25 seconds East and a chord length of 268.96 feet; thence run along the arc of said curve and right of way for a distance of 282.89 feet to a set mag with washer (L.S.F. #1390); thence leaving said right of way run South 71 degrees 01 minutes 39 seconds East for a distance of 280.08 feet to a set mag with washer (L.S.F. #1390); thence run South 17 degrees 16 minutes 23 seconds West for a distance of 32.36 feet to a point; thence run North 72 degrees 37 minutes 48 seconds West for a distance of 15.24 feet to a point; thence run North 12 degrees 51 minutes 33 seconds West for a distance of 288.97 feet to a set mag with washer (L.S.F. #1390); thence run South 81 degrees 33 minutes 49 seconds East for a distance of 155.73 feet to a point; thence run South 02 degrees 45 minutes 26 seconds East for a distance of 14.43 feet to a point; thence run South 20 degrees 22 minutes 27 seconds East for a distance of 67.87 feet to a point; thence run South 34 degrees 32 minutes 37 seconds East for a distance of 228.00 feet to the POINT OF BEGINNING.

Said tract contains 309,073 square feet or 7.095 acres.

Tract 3

A parcel of land lying in Land Lots 26 and 27 of the 5th District, Gwinnett County, Georgia, and being more particularly described as follows:

Commence at the centerline intersection of U.S. Highway #78 (Variable public right-of-way) and Henry Clower Boulevard (variable public right-of-way), thence run North 78 degrees 20 minutes 08 seconds West for a distance of 601.30 feet to a set 5/8" capped rebar (L.S.F. #1380) and lying on the southerly right of way of the aforementioned U.S. Highway #78 (variable rw) and being the POINT OF BEGINNING of the parcel herein described.

Thence leaving said right of way run South 15 degrees 59 minutes 59 seconds West for a distance of 310.92 feet to a set mag nail; thence run North 71 degrees 01 minutes 39 seconds West for a distance of 280.08 feet to a set mag nail on the easterly right of way of Civic Drive (60' RW); thence run North 20 degrees 15 minutes 05 seconds East along said right of way for a distance of 271.30 feet to a set 5/8" capped rebar (L.S.F. #1390); thence run North 42 degrees 54 minutes 01 seconds East for a distance of 24.20 feet to a set 5/8" capped rebar (L.S.F. #1390) lying on the southerly right of way of U.S. Highway #78; thence run South 75 degrees 20 minutes 14 seconds East along said right of way for a distance of 112.98 feet to a point; thence run South 76 degrees 06 minutes 39 seconds East along said right of way for a distance of 47.30 feet to a point; thence run South 73 degrees 55 minutes 26 seconds East for a distance of 88.42 feet to the POINT OF BEGINNING.

Said tract contains 81,164 square feet or 1.863 acres.

LJA SURVEYING INC. 1525 SOUTH LEE STREET ATLANTA, GA 30316 Phone: 770.955.5200 LSI No. 1390

LOCATED IN: LAND LOTS 26 & 27 5TH DISTRICT GWINNETT COUNTY, GEORGIA

ALTANSPS LAND TITLE SURVEY FOR PARKLAND COMMUNITIES & SNELLVILLE COMMUNITY CHURCH, INC. & THE ABRAM LAW GROUP, LLC

Table with columns: ISSUE DATE, INITIAL, REV. 1, REV. 2, REV. 3, REV. 4, REV. 5, REV. 6, REV. 7. Description: DESCRIPTION

DRAFTED BY: DLB CHECKED BY: MCB PROJECT #: LJA53793-23119

811 Know what's below. Call before you dig. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY DAMAGE TO SUCH UTILITIES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO DILIGENTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. COPYRIGHT ©2024 LJA SURVEYING INC. NO REPRODUCTION SHALL BE MADE WITHOUT THE WRITTEN CONSENT OF LJA SURVEYING INC.

F:\Locations\electrical\survey\project\lga3793\pkl\land_communications\23119 (snellville methodist church)\06_survey_cad\3793_2428_e_mn_st-snellville - purchase parcels