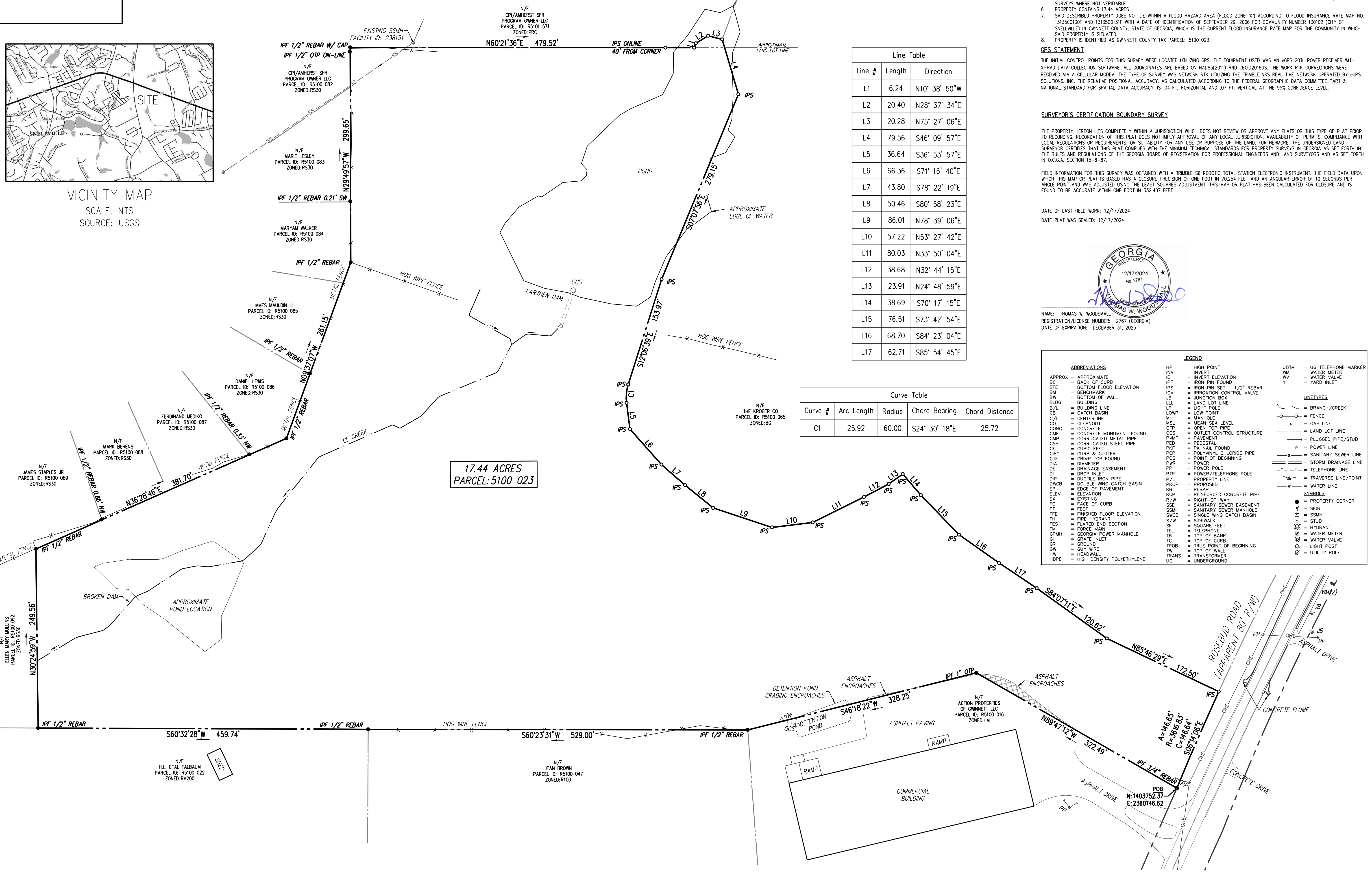


VICINITY MAP
SCALE: NTS
SOURCE: USGS



17.44 ACRES
PARCEL: 5100 023

Line Table

Line #	Length	Direction
L1	6.24	N10° 38' 50" W
L2	20.40	N28° 37' 34" E
L3	20.28	N75° 27' 06" E
L4	79.56	S46° 09' 57" E
L5	36.64	S36° 53' 57" E
L6	66.36	S71° 16' 40" E
L7	43.80	S78° 22' 19" E
L8	50.46	S80° 58' 23" E
L9	86.01	N78° 39' 06" E
L10	57.22	N53° 27' 42" E
L11	80.03	N33° 50' 04" E
L12	38.68	N32° 44' 15" E
L13	23.91	N24° 48' 59" E
L14	38.69	S70° 17' 15" E
L15	76.51	S73° 42' 54" E
L16	68.70	S84° 23' 04" E
L17	62.71	S85° 54' 45" E

Curve Table

Curve #	Arc Length	Radius	Chord Bearing	Chord Distance
C1	25.92	60.00	S24° 30' 18" E	25.72

SURVEY REFERENCES

1. GWINNETT COUNTY DEED BOOK 60644 PAGE 351
2. ALTA/NSPS LAND TITLE SURVEY PREPARED BY BLUE LANDWORKS AND DATED MAY 15TH 2023.
3. ALTA/NSPS LAND TITLE SURVEY FOR THE KROGER CO. PREPARED BY GEOSURVEY, LTD. LAND LAST REVISED MAT 12TH 2016

GENERAL NOTES

1. IPS (IRON PIN SET) IS 1/2" RE-BAR; NS (NAIL SET) IS MAGNAIL.
2. THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
3. THERE WAS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
4. THE LOCATIONS OF UNDERGROUND UTILITIES ARE TAKEN FROM VISIBLE EVIDENCE, CONSTRUCTION PLANS AND/OR PREVIOUS SURVEYS AND SHOULD BE CONSIDERED APPROXIMATE.
5. OTHER UNDERGROUND UTILITIES MAY BE LOCATED ON THIS PROPERTY. PIPE SIZES ARE TAKEN FROM CONSTRUCTION PLANS AND/OR PREVIOUS SURVEYS WHERE NOT VERIFIABLE.
6. PROPERTY CONTAINS 17.44 ACRES.
7. SAID DESCRIBED PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA (FLOOD ZONE 'X') ACCORDING TO FLOOD INSURANCE RATE MAP NO. 13135C0130F AND 13135C0131F WITH A DATE OF IDENTIFICATION OF SEPTEMBER 29, 2006 FOR COMMUNITY NUMBER 130102 (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.
8. PROPERTY IS IDENTIFIED AS GWINNETT COUNTY TAX PARCEL: 5100 023

GPS STATEMENT

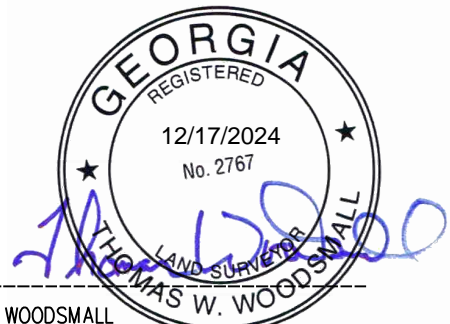
THE INITIAL CONTROL POINTS FOR THIS SURVEY WERE LOCATED UTILIZING GPS. THE EQUIPMENT USED WAS AN HGPS 201L ROVER RECEIVER WITH X-PAD DATA COLLECTION SOFTWARE. ALL COORDINATES ARE BASED ON NAD83(2011) AND GEOID2010US. NETWORK RTK CORRECTIONS WERE RECEIVED VIA A CELLULAR MODEM. THE TYPE OF SURVEY WAS NETWORK RTK UTILIZING THE TRIMBLE VRS 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 BOUNDARY 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 70,254 FEET AND AN ANGULAR ERROR OF 10 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 332,407 FEET.

DATE OF LAST FIELD WORK: 12/17/2024
DATE PLAT WAS SEALED: 12/17/2024



NAME: THOMAS W. WOODSMALL
REGISTRATION/LICENSE NUMBER: 2767 (GEORGIA)
DATE OF EXPIRATION: DECEMBER 31, 2025

ABBREVIATIONS

APPROX = APPROXIMATE
BC = BACK OF CURB
BFE = BOTTOM FLOOR ELEVATION
BM = BENCHMARK
BW = BOTTOM OF WALL
BLDG = BUILDING
B/L = BUILDING LINE
CB = CATCH BASIN
C/L = CENTERLINE
CONC = CONCRETE
CMF = CONCRETE MONUMENT FOUND
CMP = CORRUGATED METAL PIPE
CSP = CORRUGATED STEEL PIPE
CF = CUBIC FEET
C&G = CURB & GUTTER
CTF = CRIMP TOP FOUND
DIA = DIAMETER
DE = DRAINAGE EASEMENT
DI = DROP INLET
DIP = DUCTILE IRON PIPE
DWCB = DOUBLE WING CATCH BASIN
EP = EDGE OF PAVEMENT
ELEV = ELEVATION
EX = EXISTING
FC = FACE OF CURB
FT = FEET
FFE = FINISHED FLOOR ELEVATION
FH = FIRE HYDRANT
FES = FLARED END SECTION
FM = FORCE MAIN
GMH = GEORGIA POWER MANHOLE
GI = GRATE INLET
GR = GROUND
GW = GUY WIRE
HW = HEADWALL
HDPE = HIGH DENSITY POLYETHYLENE

LEGEND

HP = HIGH POINT
INV = INVERT
IE = INVERT ELEVATION
IPF = IRON PIN FOUND
IPS = IRON PIN SET - 1/2" REBAR
ICV = IRRIGATION CONTROL VALVE
JB = JUNCTION BOX
LL = LAND LOT LINE
LP = LIGHT POLE
LOWP = LOW POINT
MH = MANHOLE
MSL = MEAN SEA LEVEL
OCS = OUTLET CONTROL STRUCTURE
PAVT = PAVEMENT
PED = PEDESTAL
PF = PIPE NAIL FOUND
PCP = POLYVINYL CHLORIDE PIPE
POB = POINT OF BEGINNING
PWR = POWER
PP = POWER POLE
PTP = POWER/TELEPHONE POLE
P/L = PROPERTY LINE
PROP = PROPOSED
RB = REBAR
RCP = REINFORCED CONCRETE PIPE
R/W = RIGHT-OF-WAY
SSE = SANITARY SEWER EASEMENT
SSMH = SANITARY SEWER MANHOLE
SWCB = SINGLE WING CATCH BASIN
S/W = SIDEWALK
SQF = SQUARE FEET
TEL = TELEPHONE
T/B = TOP OF BANK
TC = TOP OF CURB
TPOB = TRUE POINT OF BEGINNING
TW = TOP OF WALL
TRANS = TRANSFORMER
UG = UNDERGROUND

LINE TYPES

--- = BRANCH/CREEK
---o--- = FENCE
---o--- = GAS LINE
---o--- = LAND LOT LINE
---o--- = PLUGGED PIPE/STUB
---o--- = PEDESTAL
---o--- = POWER LINE
---o--- = SANITARY SEWER LINE
---o--- = STORM DRAINAGE LINE
---o--- = TELEPHONE LINE
---o--- = TRAVERSE LINE/POINT
---o--- = WATER LINE

SYMBOLS

● = PROPERTY CORNER
+ = SIGN
o = SSMH
o = STUB
o = HYDRANT
o = WATER METER
o = WATER VALVE
o = LIGHT POST
o = UTILITY POLE

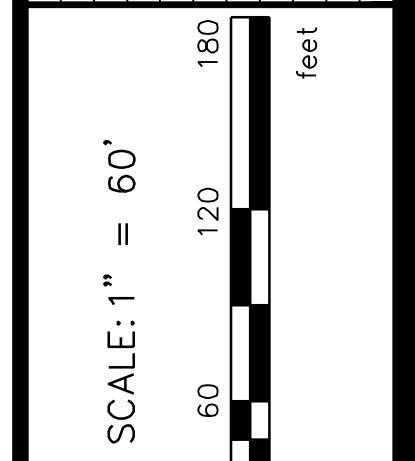


PREPARED FOR:
SINCOON INVESTMENT LLC
3500 LENOX RD. NE
SUITE 1500
ATLANTA, GA 30326

REVISIONS

ISSUE #	DATE	DESCRIPTION
1	12/17/2024	DELIVERED TO CLIENT
2	12/17/24	REISSUED SURVEY

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ROSEBUOD ROAD TRACT
PARCEL: 5100 023

5TH LAND DISTRICT
LAND LOTS: 100 & 101
GWINNETT COUNTY, GA
CITY OF SNELLVILLE
JSPANKYO

BOUNDARY SURVEY
PROJECT# 2023.039
SHEET 1 OF 1