

GENERAL NOTES:  
1. Title exceptions per title commitment package from Chicago Title Insurance Company.  
2. This plot is subject to any restrictions, easements, covenants or restrictions that may exist either written or unwritten.  
3. Underground Utilities shown on this survey are from a combination of utilities field marked by others and public records. Underground utilities not shown hereon may exist. The Surveyor does not take responsibility for absence or presence of any such utilities shown or not shown.  
4. This Plot has been prepared for the exclusive use of the person(s) or entities named hereon.

#### FIELD DATA:

DATE OF FIELD SURVEY  
8-29-2020, 8-30-2020,  
9-2-2020

THE CALCULATED POSITIONAL  
TOLERANCE BASED ON REDUNDANT  
LINEAR MEASUREMENTS OF  
OBSERVED POSITIONS WAS FOUND  
TO BE 0.010 FEET.

EQUIPMENT:  
ELECTRONIC TOTAL STATION AND NETWORK GPS  
GPS RECEIVER: CHAMPION INSTRUMENTS, PRO,  
SN:1033458,  
NETWORK: eGPSVRS

TOTAL AREA: 388,820SQ FT, 8.93 AC

CALCULATED PLAT CLOSURE: 1 FOOT IN 511,456 FEET

#### SURVEY DATA:

TYPE OF SURVEY: RETRACEMENT  
SOURCE OF TITLE DESCRIPTION FOR SUBJECT  
PROPERTY: DB 50145 PG 337  
PROPERTY OWNER AT TIME OF SURVEY:  
LILLIAN MARGENE MOULDER TRUST  
PARCEL NUMBER: R5014 007

REFERENCE: PLAT BOOK 51 PAGE 207

FLOOD HAZARD NOTE: THIS PROPERTY IS  
LOCATED IN A ZONE X FLOOD HAZARD  
AREA AS DEFINED BY FIRM MAP OF  
GWINNETT COUNTY, GEORGIA 13135C00117F  
EFFECTIVE DATE SEPTEMBER 29, 2006

#### TITLE EXCEPTIONS [SURVEYOR COMMENTS IN BRACKETS]

COMMITMENT NO.  
2-00387

PART I, SCHEDULE B  
THIS COMMITMENT DOES NOT RE-PUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR  
LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT  
THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR  
FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY,  
ANCESTRY, NATIONAL ORIGIN, OR NATIONAL ANCESTRY.

The Policy will not include against loss or damage resulting from the terms and provisions of any  
lease or easement identified on Schedule B, and will include the following Exceptions unless a  
captioned to the satisfaction of the Company:

SCHEDULE B OF THIS POLICY OR POLICIES TO WHICH IT IS REFERRED WILL CONTAIN EXCEPTIONS TO  
THE FOLLOWING MATTERS UNLESS THE SAME ARE DISPOSED OF TO THE SATISFACTION  
OF THE COMPANY:

- Any defect, any encumbrance, adverse claim, or other matter that appears for the first  
time in the public records or is disclosed, whether or is disclosed between the  
Commitment Date and the date on which all of the Schedule B, Part I Requirements are  
met.
- Standard Exceptions:
  - Rights or claims of parties to possession not shown by the public records;
  - Easements, or claims of easements, not shown by the public records;
  - Encumbrances, whether existing in perpetuity, or other matters which would be  
discovered by an accurate survey or inspection of the premises;
  - Any title, or right to a title, for easements, taxes, or other matters which are  
discovered by a survey or inspection of the premises;
  - Taxes or special assessments which are not shown as existing items by the public  
records;
- Special Exceptions:
  - All taxes for the year 2021 and subsequent years;
  - Any and all unpaid water bills associated with subject property;

NOTE: The above items may be removed or modified upon further examination.

  - No insurance is afforded as to the exact amount of damage contained in the  
properly described items;
  - Liability rights incident to the premises.

COMMITMENT NO.  
2-00387

PART II, SCHEDULE B (CONTINUED)  
SCHEDULE B

- Rights of tenants in possession under unrecorded leases;
- Any security interest created at closing;
- Rights of Way Deed from H. J. Moulder to Gwinnett County, a political subdivision  
of the State of Georgia, dated June 10, 1981, filed for record June 12, 1981 at  
8:38 a.m., recorded in Deed Book 3155, Page 275, Records of Gwinnett County,  
Georgia.
- [DOES NOT AFFECT SUBJECT PROPERTY]  
Rights of Way Deed from Margene Moulder to the Georgia Department of  
Transportation, dated November 13, 1980, filed for record November 16, 1980 at  
4:10 p.m., recorded in Deed Book 3155, Page 275, Records of Gwinnett County,  
Georgia.
- [DOES NOT AFFECT SUBJECT PROPERTY]  
Right of Way Easement from Margene Moulder to Walton Electric Membership  
Corporation, a corporation, dated August 22, 1980, filed for record March 28,  
1984 at 8:03 a.m., recorded in Deed Book 3155, Page 275, Records of Gwinnett County,  
Georgia.
- [BLANKET EASEMENT FOR RIGHT OF ACCESS TO SERVICE, INSPECT & MAINTAIN EQUIPMENT, NOT PLOTTABLE]  
Business Trust, dated December 13, 2000, filed for record December 21, 2000 at  
9:07 a.m., recorded in Deed Book 3155, Page 275, Records of Gwinnett County,  
Georgia.
- [AS SHOWN PLOTTED]  
Right of Way Easement from Margene Moulder to Walton Electric Membership  
Corporation, a corporation, dated December 28, 2007, filed for record August 7,  
2008 at 3:32 p.m., recorded in Deed Book 3155, Page 275, Records of Gwinnett County,  
Georgia.
- [BLANKET EASEMENT FOR RIGHT OF ACCESS TO SERVICE, INSPECT & MAINTAIN EQUIPMENT, NOT PLOTTABLE]  
Business Trust, dated December 13, 2000, filed for record December 21, 2000 at  
9:07 a.m., recorded in Deed Book 3155, Page 275, Records of Gwinnett County,  
Georgia.
- [THE PROPOSED R/W IS NOW THE EXISTING R/W AND THE SLOPE EASEMENT HAS EXPIRED]

#### LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 74 of the 5th District of Gwinnett County,  
Georgia being more particularly described as follows:

Beginning at a 1/2" rebar found at the intersection of the westerly right of way of North Road (variable  
R/W) and the line common to land lots 73 and 74 said point being the TRUE POINT OF BEGINNING.

From said point as thus established thence; South 61 degrees 20 minutes 09 seconds West along said  
Land Lot line a distance of 154.84 feet to a 1/2" rebar found,

Thence, continuing said Land Lot line the same bearing and distance, South 61 degrees 20 minutes 09  
seconds West a distance of 428.29 feet to an iron pin set

Thence, leaving said Land Lot line North 54 degrees 35 minutes 18 seconds West a distance of 42.34 feet  
to an iron pin set on the easterly right of way line of Georgia Highway 124 (aka Scenic Highway) (145'  
R/W per Georgia Department of Transportation Project FR-078-1(14) Dated 2-4-1988)

Thence, northerly along said easterly right of way North 14 degrees 49 minutes 13 seconds east a  
distance of 1471.43 feet to an iron pin set

Thence, leaving said right of way South 85 degrees 03 minutes 42 seconds East a distance of 54.94 feet  
to an iron pin set on the westerly right of way of North Road (variable right of way)

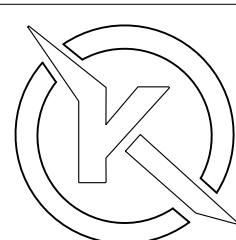
Thence southerly along said westerly right of way South 6 degrees 12 minutes 03 seconds east a  
distance of 954.11 feet to an iron pin set

Thence, continuing southerly along said westerly right of way following a curve to the right a distance of  
214.48 feet, said curve having a radius of 2053.48 feet and being subtended by a line south 3 degrees 12  
minutes 31 seconds east a distance of 214.38 feet to a 1/2" rebar found said point being the TRUE  
POINT OF BEGINNING.

As shown on a survey for Brand Properties by Keystone Land Surveying Dated 9-3-2020

#### REVISIONS

Date Description By



KEYSTONE LAND SURVEYING, INC.  
162 E. CROGAN ST.  
SUITE F  
LAWRENCEVILLE, GEORGIA  
770.245.8700  
www.keystonelandsurveying.com

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WAY WITHOUT THE WRITTEN PERMISSION OF THIS SURVEYOR.

ALTA/NSPS LAND TITLE SURVEY FOR  
SCENIC POINTE, LLC  
1498 SCENIC HIGHWAY SNELLVILLE, GA 30078

LAND LOT 74 - 5TH DISTRICT  
GWINNETT COUNTY, GEORGIA

DATE: 6-4-2021  
SCALE: 1" = 60'  
CLIENT:  
DRAWN BY: PC  
SHEET 1 OF 1

