

TITLE EXCEPTIONS

NOTES TO TITLE EXCEPTIONS AS APPEARING IN SCHEDULE B, PART II OF THAT CERTAIN COMMITMENT FOR TITLE INSURANCE ISSUED BY SOUTHEAST TITLE AND PROCESSING, INC., COMMITMENT NUMBER 25100061, DATED DECEMBER 8, 2025.

10. EASEMENT DEED BY COURT ORDER RECORDED IN BOOK 52734, PAGE 614, AFORESAID RECORDS.

DOES NOT AFFECT THE SUBJECT PROPERTY. THE SETTLEMENT CORRIDOR EASEMENTS THEREIN ARE LOCATED WITHIN THE NORFOLK SOUTHERN RAILWAY RIGHT OF WAY.

11. RIGHT OF WAY EASEMENT RECORDED IN BOOK 108, PAGE 556, AFORESAID RECORDS.

AFFECTS THE SUBJECT PROPERTY AS SHOWN.

12. RIGHT OF WAY DEED RECORDED IN BOOK 3636, PAGE 228, AFORESAID RECORDS.

DOES NOT AFFECT THE SUBJECT PROPERTY.

13. TEMPORARY CONSTRUCTION EASEMENT RECORDED IN BOOK 2608, PAGE 384, AFORESAID RECORDS.

EASEMENT HAS EXPIRED PER THE TERMS THEREIN.

14. CONSTRUCTION AND MAINTENANCE EASEMENT RECORDED IN BOOK 5305, PAGE 49, AFORESAID RECORDS.

AFFECTS THE SUBJECT PROPERTY AS SHOWN.

15. EASEMENT RECORDED IN BOOK 5305, PAGE 51, AFORESAID RECORDS.

DOES NOT AFFECT THE SUBJECT PROPERTY.

16. RIGHT OF WAY DEED RECORDED IN BOOK 5389, PAGE 321, AFORESAID RECORDS.

DOES NOT AFFECT THE SUBJECT PROPERTY.

17. EASEMENT RECORDED IN BOOK 5305, PAGE 53, AFORESAID RECORDS.

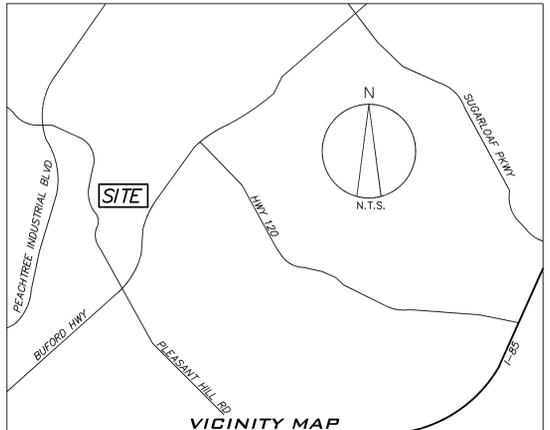
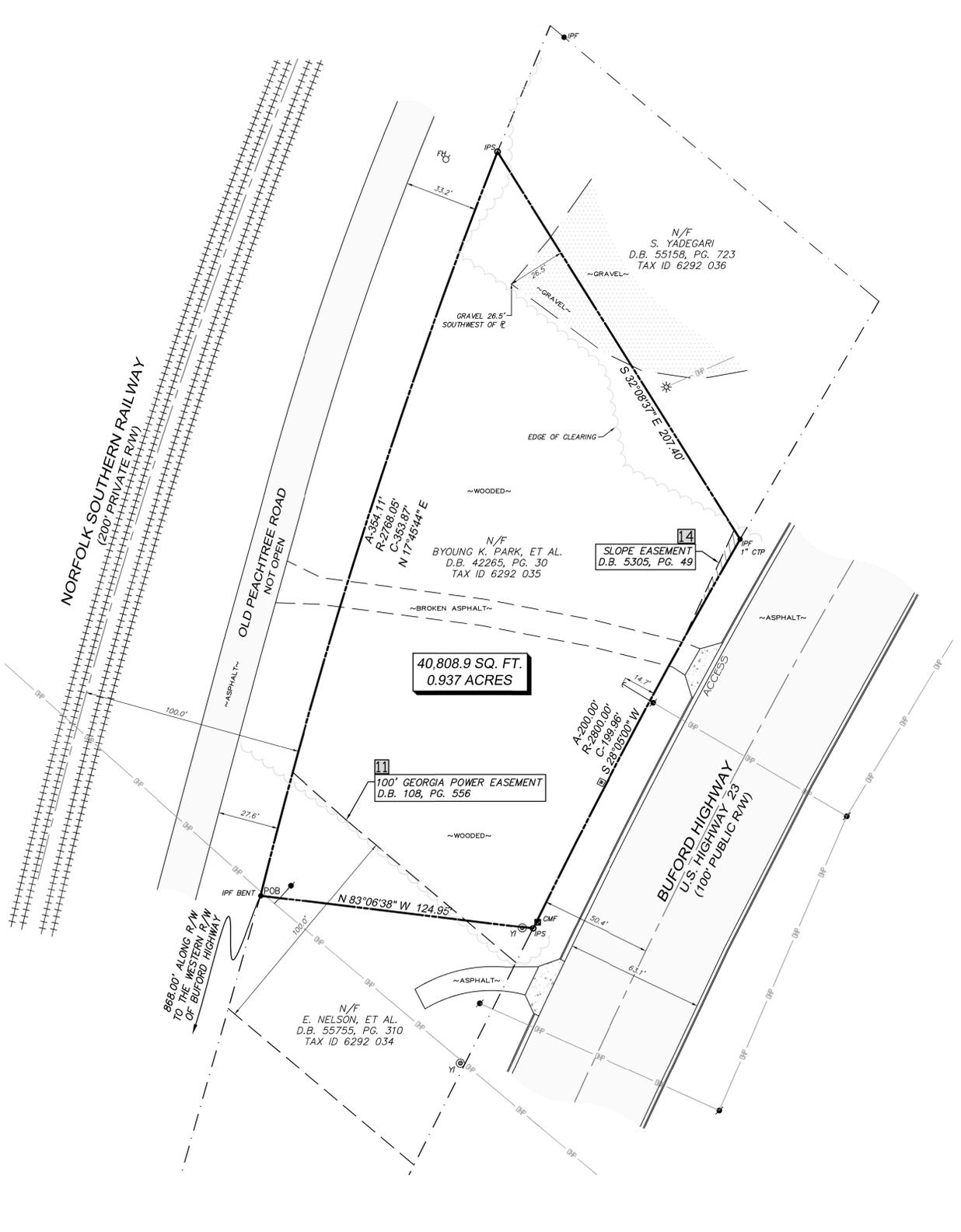
DOES NOT AFFECT THE SUBJECT PROPERTY.

18. EASEMENT RECORDED IN BOOK 5662, PAGE 190, AFORESAID RECORDS.

DOES NOT AFFECT THE SUBJECT PROPERTY.

19. MATTERS APPEARING ON PLAT RECORDED IN PLAT BOOK D, PAGE 209, GWINNETT COUNTY, GEORGIA RECORDS, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW. PB D PG 209.

DEPICTS THE SUBJECT PROPERTY BUT DOES NOT OTHERWISE AFFECT.



SURVEY NOTES

- THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.
- THIS PLAT WAS PREPARED FROM A FIELD SURVEY USING A ONE SECOND TRIMBLE ROBOTIC TOTAL STATION.
- ALL IPF & IPS ARE 1/2" REBAR UNLESS NOTED OTHERWISE.
- INFORMATION REGARDING THE PRESENCE, SIZE AND LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON IS BASED ON THE LOCATION OF VISIBLE APPURTENANCES AND ON FLAGS AND/OR PAINT PLACED BY OTHERS. NO CERTIFICATION IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF THE INFORMATION CONCERNING UNDERGROUND UTILITIES SHOWN HEREON, PER GEORGIA LAW.
- DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DIMENSIONS.

SURVEY DATA

- THE PRECISION OF THE FIELD DATA UPON WHICH THIS SURVEY IS BASED WAS VERIFIED WITH REDUNDANT LINEAR MEASUREMENTS. THE CALCULATED POSITIONAL TOLERANCE IS LESS THAN 0.07" PER POINT. THE FIELD DATA HAS BEEN ADJUSTED USING LEAST SQUARES.
- THE BEARINGS SHOWN HEREON ARE BASED ON ANGLES TURNED AND ARE REFERENCED TO GRID NORTH VIA RTN GPS OBSERVATIONS. HORIZONTAL DATUM: NAD83/GEORGIA WEST ZONE
- THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN 364,556 FEET.
- NO PORTION OF THIS PROPERTY LIES WITHIN THE 100 YEAR FLOOD PLAIN, AND LIES IN ZONE "X" ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NUMBER 13135C00556, EFFECTIVE DATE OF MARCH 4, 2013.

NOTES

- THE PROPERTY SHOWN HEREON IS THE SAME PROPERTY DESCRIBED IN THAT CERTAIN COMMITMENT FOR TITLE INSURANCE ISSUED BY SOUTHEAST TITLE AND PROCESSING, INC., COMMITMENT NUMBER 25100061, DATED DECEMBER 8, 2025.
- THERE IS NO VISIBLE EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS ON THIS SITE.
- THERE IS NO VISIBLE EVIDENCE OF RECENT STREET OR SIDEWALK REPAIRS OR CONSTRUCTION IN THE PUBLIC RIGHT OF WAYS ADJACENT TO THIS SITE.
- NUMBER OF MARKED PARKING SPACES: 0 INCLUDING 0 HANDICAP
- PROPERTY ADDRESS: 3465 BUFORD HWY, DULUTH, GA 30096
- THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO BUFORD HIGHWAY, A DEDICATED PUBLIC ROADWAY.
- NO BUILDINGS WERE OBSERVED ON THE SUBJECT PROPERTY IN THE PROCESS OF CONDUCTING THE FIELDWORK.

SURVEY CERTIFICATION

TO JUDY CHIN; ONE CLOSING SOURCE, LLC; AND SOUTHEAST TITLE AND PROCESSING, INC.:

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 1-4, 7(a), 7(b)(1), 7(c), 8, 9, 13, 14, 16, AND 17 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 01/06/2026. DATE OF PLAT 01/06/2026.



JAMES H. RADER GEORGIA RLS# 3033

SURVEY LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 292, DISTRICT 6, CITY OF DULUTH, GWINNETT COUNTY, GEORGIA; BEING LOTS 29 AND 30 OF THE PLAT FOR MACK PITTARD, RECORDED IN PLAT BOOK D, PAGE 209, GWINNETT COUNTY, GEORGIA RECORDS; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" BENT REBAR FOUND ON THE EASTERN RIGHT OF WAY OF NORFOLK SOUTHERN RAILWAY (200' PRIVATE R/W), SAID POINT BEING 868.00 FEET NORTH OF THE INTERSECTION OF SAID RIGHT OF WAY WITH THE WESTERN RIGHT OF WAY OF BUFORD HIGHWAY (U.S. HIGHWAY 23, 100' PUBLIC R/W), SAID POINT BEING THE POINT OF BEGINNING;

THENCE TRAVELING ALONG THE EASTERN RIGHT OF WAY OF NORFOLK SOUTHERN RAILWAY ALONG A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 354.11 FEET AND A RADIUS OF 2,768.05 FEET; BEING SUBTENDED BY A CHORD OF NORTH 17 DEGREES 44 MINUTES 31 SECONDS EAST A DISTANCE OF 353.87 FEET TO AN IRON PIN SET; THENCE LEAVING SAID RIGHT OF WAY SOUTH 32 DEGREES 08 MINUTES 37 SECONDS EAST FOR A DISTANCE OF 207.40 FEET TO A 1/2" CRIMPED-TOP PIPE FOUND ON THE NORTHWESTERN RIGHT OF WAY OF BUFORD HIGHWAY; THENCE TRAVELING ALONG THE NORTHWESTERN RIGHT OF WAY OF BUFORD HIGHWAY ALONG A CURVE TO THE LEFT WITH AN ARC LENGTH OF 200.00 FEET AND A RADIUS OF 2,800.00 FEET, BEING SUBTENDED BY A CHORD OF SOUTH 28 DEGREES 05 MINUTES 00 SECONDS WEST A DISTANCE OF 199.96 FEET TO AN IRON PIN SET; THENCE LEAVING SAID RIGHT OF WAY NORTH 83 DEGREES 06 MINUTES 38 SECONDS WEST FOR A DISTANCE OF 124.95 FEET TO THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 0.937 ACRES AND IS DEPICTED ON THAT CERTAIN ALTA/NSPS LAND TITLE SURVEY PREPARED BY LANDPRO SURVEYING & MAPPING, INC., SEALED AND CERTIFIED BY JAMES H. RADER, GRLS NO. 3033, DATED JANUARY 5, 2026.

LEGEND

--- PROPERTY LINE	INV INVERT ELEVATION	GV GAS METER
--- LAND LOT LINE	SS SANITARY SEWER LINE	GV GAS VALVE
--- CONCRETE MONUMENT FOUND	SSM SANITARY SEWER MANHOLE	TH FIRE HYDRANT
IPF IRON PIN FOUND	SCC SEWER CLEANOUT	WV WATER VALVE
IPF IRON PIN SET	GT GREASE TRAP	WM WATER METER
OTF OPEN-TOP PIPE	DI DUCTILE IRON PIPE	EDC FIRE DEPARTMENT CONNECTION
OTF CRIMPED-TOP PIPE	PVC POLYVINYL CHLORIDE PIPE	ICV IRRIGATION CONTROL VALVE
OTF OPEN-TOP PIPE	PPC POWER POLE	WU WATER LINE
R/W RIGHT OF WAY	LP LIGHT POLE	TR TREE
POB POINT OF BEGINNING	PT POWER (TRANSFORMER) BOX	MB MONITORING WELL
BL BUILDING SETBACK LINE	GW GUY WIRE	BF BUILDING (FINISHED)
CL CENTERLINE	PM POWER METER	GR GUARD RAIL
CI CURB INLET	PM POWER MANHOLE	RT RAILROAD TRACKS
DI DROP INLET	UP OVERHEAD POWER LINE	FC FENCE LINE
DI CENTERLINE	UL UNDERGROUND POWER LINE	CO CONTROL
DI YARD INLET	TE TELEPHONE CABLE LINE	IC INDEX CONTOUR
DI YARD INLET	UT UNDERGROUND TELEPHONE LINE	FE FINISHED FLOOR ELEVATION
DI YARD INLET	TV TELEVISION (CABLE) LINE	CE CENTERLINE OF STREAM
DI YARD INLET	TP TELEPHONE PEDESTAL	FL FLOOD LIMITS
DI YARD INLET	TC TRAFFIC CONTROL BOX	CON CONCRETE
DI YARD INLET	GL GAS LINE	
DI YARD INLET		

POSSIBLE ENCROACHMENTS

- FROM SUBJECT PROPERTY ONTO ADJACENT PROPERTY:
 - NONE APPARENT
- FROM ADJACENT PROPERTY ONTO SUBJECT PROPERTY:
 - GRAVEL 26.5' SOUTH WES OF NORTHEAST E
- BY UTILITIES OUTSIDE OF EASEMENTS:
 - YARD INLET AT SOUTHEAST CORNER OF SITE
 - GUY WIRE 14.7' OUTSIDE BUFORD HIGHWAY R/W



REVISION	DATE	PURPOSE

LandPro
 SURVEYING AND MAPPING
 305 CREEKSTONE RIDGE
 WOODSTOCK, GA 30188
 TELE: 404-386-2170
 AUTHORIZATION NO. LSFO0838
 WWW.LANDPROSURVEYING.COM
 INFO@LANDPROSURVEYING.COM
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ALTA/NSPS LAND TITLE SURVEY
CHIN
 CURRENT OWNER: BYOUNG K. PARK
 LAND LOT 292, DISTRICT 6
 CITY OF DULUTH
 GWINNETT COUNTY, GA
 SCALE: 1" = 30'
 DATE: 01/06/26
 PROJECT NO.: 20260106
 SHEET: 1 OF 1