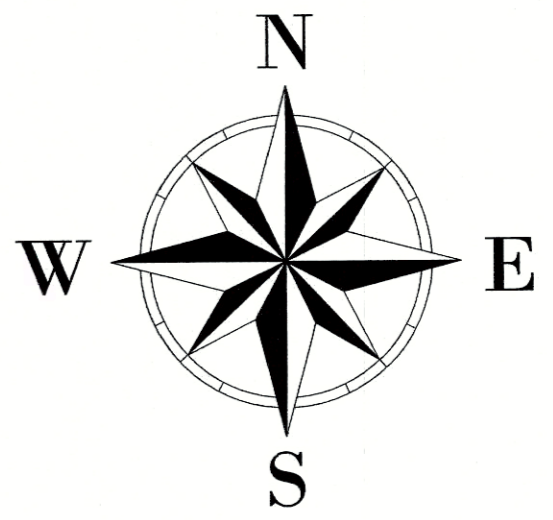


- LEGEND:**
- ⊕ - CENTERLINE
 - D.B. - DEED BOOK
 - P.B. - PLAT BOOK
 - PG. - PAGE
 - R/W - RIGHT-OF-WAY
 - E.I.P. - EXISTING IRON PIN
 - ⊙ - 5/8" REBAR FOUND (UNLESS OTHERWISE NOTED)
 - ⊙ - 5/8" REBAR SET
 - R/W- - RIGHT-OF-WAY LINE
 - R- - REFERENCED PROPERTY LINE
 - S- - SURVEYED BOUNDARY LINE
 - (M) - MEASURED DISTANCE
 - (R) - RECORD DISTANCE



BASIS OF BEARING
GA GRID WEST (NAD 83)

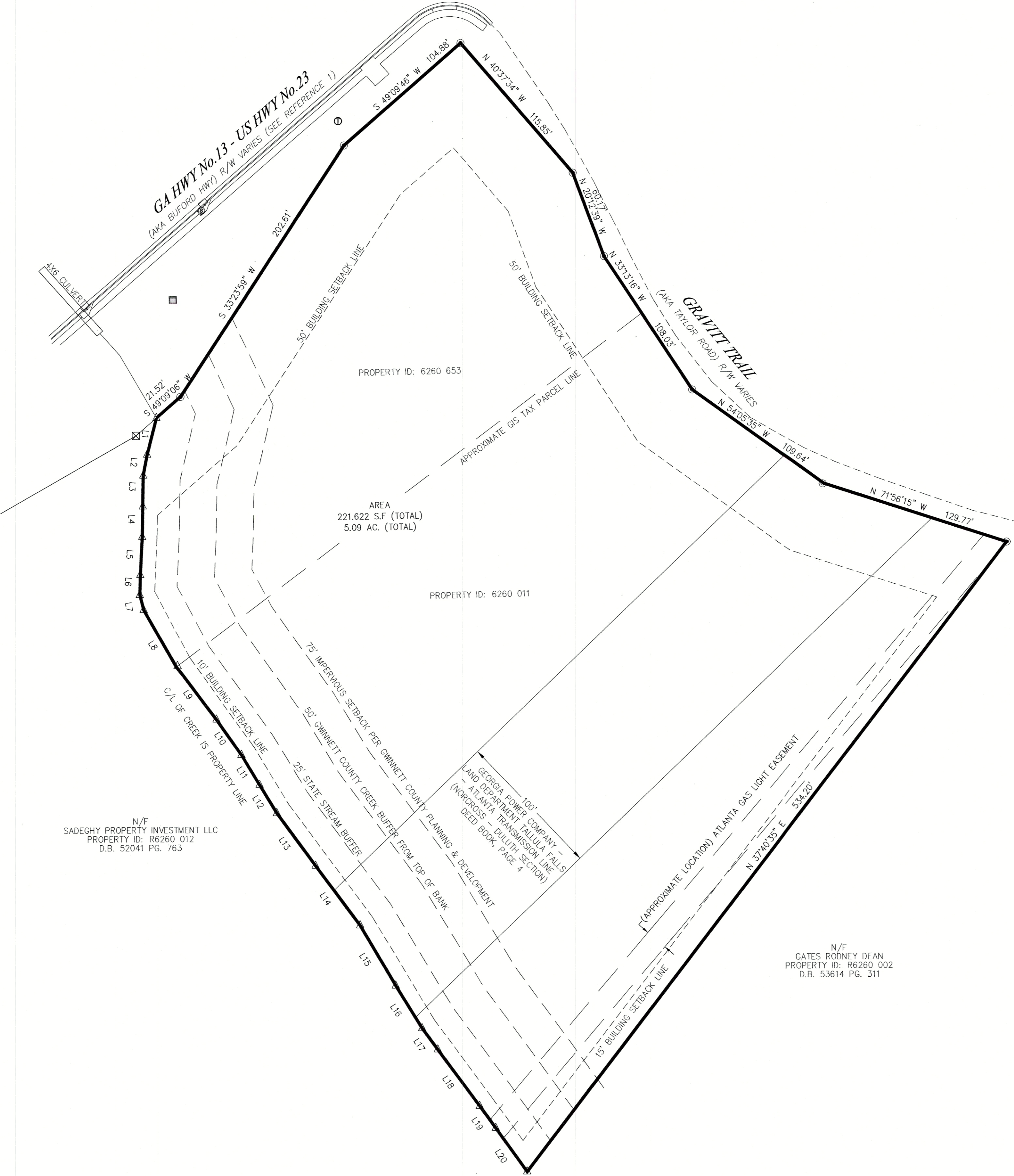
LINE	BEARING	DISTANCE
L1	S 14°37'21" W	25.69
L2	S 10°38'51" W	14.35
L3	S 01°15'16" W	20.90
L4	S 01°15'41" W	20.56
L5	S 03°07'51" W	25.72
L6	S 01°50'21" W	13.58
L7	S 14°21'09" E	10.37
L8	S 30°55'54" E	44.28
L9	S 35°38'56" E	44.83
L10	S 34°47'42" E	29.20
L11	S 30°58'09" E	23.67
L12	S 31°02'42" E	22.44
L13	S 36°11'59" E	44.05
L14	S 36°39'58" E	50.40
L15	S 30°22'55" E	47.22
L16	S 31°35'14" E	33.86
L17	S 36°06'44" E	17.79
L18	S 36°16'55" E	47.61
L19	S 35°56'03" E	18.35
L20	S 35°33'45" E	36.28

REFERENCES:

- RIGHT OF WAY PER GEORGIA DEPARTMENT OF TRANSPORTATION, RIGHT OF WAY MAP PROJECT FR-013-1(51) DATED 9/1/87.
- ALTA/NSPS SURVEY FOR AUTOTOWN, INC. DATED 9/23/05 PERFORMED BY FRONTLINE SURVEYING AND MAPPING, INC. JOB No.34163.

SURVEY NOTES:

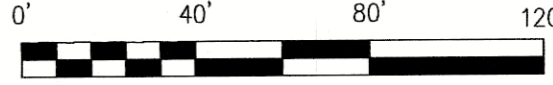
- THE PURPOSE OF THIS PLAT IS A BOUNDARY SURVEY OF AN EXISTING PARCEL OF LAND
- ALL AREA INCLUDES EASEMENTS WITHIN THE SUBJECT PARCEL
- 1/2" REBAR WITH YELLOW PLASTIC CAP, LABELED RLS NO. 3474 SET AT ALL PROPERTY CORNERS AS DENOTED I.P.S. UNLESS OTHERWISE NOTED.
- PROPERTY CLASS IS DEFINED AS COMMERCIAL VACANT LAND PER GWINNET COUNTY TAX ASSESSOR'S OFFICE, ZONED C-2.
- A LEICA M560 ROBOTIC TOTAL STATION & LEICA GS14 GNSS ROVER CONNECTED TO THE GPS GNSS REAL TIME NETWORK WAS USED TO OBTAIN THE LINEAR & ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.
- THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 24,672 & AN ANGULAR ERROR OF 04 SECONDS PER ANGLE POINT & WAS ADJUSTED USING COMPASS RULE.
- THE FIELD SURVEY WAS COMPLETED ON 5/20/2021.
- THIS PLAT HAS BEEN CALCULATED FOR CLOSURE & IS ACCURATE WITHIN ONE FOOT IN 2,281,340 FEET.
- HORIZONTAL: NORTH AMERICAN DATUM OF 1983(2011) GEORGIA STATE PLANE, WEST ZONE.
- UNIT OF MEASUREMENTS IS U.S. SURVEY FOOT.
- DISTANCES SHOWN HEREON ARE GROUND DISTANCES PER STATE STATUTE.
- THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS PER FIRM MAP 13135C00686, DATED MARCH 4, 2013.
- NO NGS MONUMENT WAS FOUND WITHIN 500 FEET OF THE SURVEYED PROPERTY. THE DATUMS FOR THIS SURVEY WAS ESTABLISHED UTILIZING GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) BASED ON POSITIONAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK (VRS) PROVIDED BY EGPS SOLUTIONS



FINAL REGISTERED LAND SURVEYOR'S CERTIFICATE:

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AS TO THE PROPERTY LINES AND ALL IMPROVEMENTS SHOWN THEREON, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST, AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 156176 FEET, AND CONTAINS A TOTAL OF 5.09 ACRES. THE INSTRUMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS HEREIN WAS LEICA M560.

BY:
A. CORY WILLIAMS, No. 3474
DATE OF EXPIRATION 12/31/2022



GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

BOUNDARY SURVEY
for Autotown, Inc.
4136 Buford Hwy & 2977 Gravit Trl
Duluth, Gwinnett Co., Georgia 30097-6234
Land Lot 280, 6th Land District
Property ID: R6260 011 - R6260 653
DB. 44682, PG. 66

SCALE	1"=40'	CHECKED BY	A. WILLIAMS
DATE	12/09/2021	DRAWN BY	ILDESCMA
PROJECT NUMBER		DRAWING NUMBER	1.0