

GENERAL NOTES

1. REFERENCE FOR THIS SURVEY SHOULD BE MADE TO THE WARRANTY DEED FROM RUTH W. JAMES TO F. THOMAS JAMES, DATED AUGUST 25, 1989, AND RECORDED IN DEED BOOK 5665, PAGE 236, BEING ON FILE WITH THE CLERK OF SUPERIOR COURT, GWINNETT COUNTY, GEORGIA, THIS DEED IS A PORTION OF THE SUBJECT PROPERTY.
2. REFERENCE FOR THIS SURVEY SHOULD BE MADE TO THE EXECUTOR'S DEED FROM LEROY W. JAMES AND F. THOMAS JAMES, AS EXECUTORS OF THE LAST WILL AND TESTAMENT OF EUGENE E. JAMES TO LEROY W. JAMES AND F. THOMAS JAMES, DATED NOVEMBER 21, 1990 AND RECORDED IN DEED BOOK 6315, PAGE 209, AFORESAID RECORDS, THIS DEED IS A PORTION OF THE SUBJECT PROPERTY.
3. REFERENCE FOR THIS SURVEY SHOULD BE MADE TO THE DEED OF ASSENT FROM F. THOMAS JAMES AND LEROY W. JAMES, AS EXECUTORS OF THE LAST WILL AND TESTAMENT OF RUTH W. JAMES TO F. THOMAS JAMES AND LEROY W. JAMES, DATED DECEMBER 30, 1991 AND RECORDED IN DEED BOOK 6987, PAGE 153, AFORESAID RECORDS, THIS DEED IS A PORTION OF THE SUBJECT PROPERTY.
4. REFERENCE FOR THIS SURVEY SHOULD ALSO BE MADE TO THE UNRECORDED BOUNDARY SURVEY FOR F. THOMAS JAMES, ET AL., DATED AUGUST 21, 1989, PREPARED BY HAYES, JAMES AND ASSOCIATES, INC.
5. THE BEARING STRUCTURE FOR THIS SURVEY IS BASED ON MONUMENTS FOUND IN THE FIELD AT THE TIME OF THIS SURVEY AND TIED INTO GWINNETT COUNTY C.P.S. SURVEY MONUMENTS NO. 997 AND 998 BY EMPLOYMENT OF TOPCON LEGACY E 2000, UTILIZING A SCALE FACTOR OF 0.99985, THE HORIZONTAL DATUM IS NAD 83, BASED UPON THE HARN ADJUSTMENT OF 1994.
6. A PORTION OF THIS PROPERTY LIES WITHIN A DESIGNATED FLOOD HAZARD AREA AS PER FIRM COMMUNITY PANEL NO. 130099 0002 B CITY OF LAWRENCEVILLE, GEORGIA; EFFECTIVE DATE MAY 15, 1980.
7. THE FIRM OF HAYES, JAMES AND ASSOCIATES, INC. DOES NOT CERTIFY TO THE ACCURACY OR THE LOCATION OF ANY UNDERGROUND UTILITIES EITHER SHOWN OR NOT SHOWN HEREON. CONTACT THE UTILITIES PROTECTION CENTER AT 1-800-282-7411 PRIOR TO ANY CONSTRUCTION.
8. NO ATTEMPT WAS MADE TO IDENTIFY/SHOW WETLANDS AND/OR STREAM BUFFER DELINEATIONS.
9. THE STREAM INDICATED ON THIS SURVEY IS SUBJECT TO REVIEW BY THE LOCAL PERMITTING JURISDICTION TO DETERMINE IF STREAM BUFFERS ARE MANDATED BY THE STATE OF GEORGIA.
10. RIPARIAN NOTE: THE PROPERTY LINE AS SHOWN ON THIS SURVEY RUNS ALONG THE CENTERLINE OF A CREEK AND IS SUBJECT TO THE GRADUAL CHANGES THAT OCCUR OVER TIME WITH THE NATURAL FLOW OF WATER. THE CENTERLINE OF THE CREEK HAS BEEN DELINEATED BY A FIELD RUN SURVEY.
11. THE TERM "CERTIFICATION" RELATING TO LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
12. THE PUBLIC RECORDS SHOWN HEREON REFLECTS THOSE RECORDS NECESSARY TO ESTABLISH THE BOUNDARIES SHOWN HEREON AND REFERENCE TO THE SAME DOES NOT AND IS NOT INTENDED TO CONSTITUTE A TITLE SEARCH OR TITLE OPINION.
13. USERS OF A CADD FILE ARE CAUTIONED THAT CRITICAL DIMENSIONS OBTAINED BY ELECTRONIC INQUIRY CAN NOT BE RELIED UPON WITHOUT VERIFICATION. HAYES, JAMES & ASSOCIATES, INC. SHOULD BE CONSULTED PRIOR TO ISSUANCE OF CONSTRUCTION DRAWINGS FOR INPUT AND VERIFICATION.
14. I.P.S. INDICATES THAT A ONE-HALF INCH REBAR TYPE PIN WAS SET.
15. THE FIELD WORK FOR THIS SURVEY WAS CONDUCTED DURING MID OCTOBER, 2002.
16. THIS SURVEY HAS BEEN PERFORMED WITHOUT THE BENEFIT OF A CERTIFIED TITLE REPORT. CERTAIN MATTERS THAT COULD BE DISCLOSED THROUGH A TITLE SEARCH MAY OR MAY NOT AFFECT THE SURVEY SHOWN HEREON.
17. THIS PLAT WAS PREPARED AND CERTIFIED FOR THE INDIVIDUAL, INDIVIDUALS OR GROUP LISTED ON THIS DOCUMENT. THE CERTIFICATION DOES NOT EXTEND TO OTHER INDIVIDUALS OR GROUPS WITHOUT RECERTIFICATION BY THE SURVEYOR OF RECORD LISTING NEW OR ADDITIONAL INDIVIDUALS OR GROUPS.
18. ZONING INFORMATION SHOWN HERE WAS TAKEN FROM THE CITY OF LAWRENCEVILLE ZONING MAP, DATED FEBRUARY 26, 2002.
19. THERE ARE APPROXIMATELY 5.832 ACRES ZONED BG AND 5.071 ACRES ZONED RS-150.

TRACT 2 TRACT DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING OR BEING IN LAND LOTS 147 AND 174 OF THE 5TH LAND DISTRICT, GWINNETT COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE FROM THE POINT OF INTERSECTION OF THE NORTHWESTERLY RIGHT-OF-WAY LINE OF EZZARD ROAD (HAVING A FIFTY FOOT WIDE RIGHT-OF-WAY) AND THE NORTHEASTERLY RIGHT-OF-WAY LINE OF LAWRENCEVILLE - NEW HOPE ROAD (HAVING AN APPARENT 60 FOOT WIDE RIGHT-OF-WAY); THENCE ALONG THE SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF LAWRENCEVILLE - NEW HOPE ROAD THE FOLLOWING TWO COURSES AND DISTANCES: ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1,844.28, AN ARC LENGTH OF 188.19 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 56 DEGREES 11 MINUTES 54 SECONDS WEST AND A CHORD DISTANCE OF 188.11 FEET TO A POINT; THENCE NORTH 57 DEGREES 34 MINUTES 51 SECONDS WEST A DISTANCE OF 22.41 FEET TO AN IRON PIN SET (ONE HALF INCH REBAR) AT THE TRUE POINT OF BEGINNING; THENCE FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED AND CONTINUING ALONG THE SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF LAWRENCEVILLE - NEW HOPE ROAD NORTH 57 DEGREES 34 MINUTES 51 SECONDS WEST A DISTANCE OF 198.71 FEET TO A CONCRETE NAIL SET; THENCE DEPARTING THE SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF LAWRENCEVILLE - NEW HOPE ROAD NORTH 62 DEGREES 08 MINUTES 35 SECONDS EAST A DISTANCE OF 206.65 FEET TO AN IRON PIN SET (ONE HALF INCH REBAR); THENCE NORTH 19 DEGREES 40 MINUTES 47 SECONDS EAST A DISTANCE OF 145.28 FEET TO AN IRON PIN SET (ONE HALF INCH REBAR); THENCE NORTH 62 DEGREES 02 MINUTES 47 SECONDS EAST A DISTANCE OF 1,221.38 FEET TO A POINT IN THE CENTERLINE OF A CREEK; THENCE ALONG THE SAID CENTERLINE OF CREEK THE FOLLOWING THREE COURSES AND DISTANCES: SOUTH 56 DEGREES 28 MINUTES 30 SECONDS EAST A DISTANCE OF 43.67 FEET TO A POINT; THENCE SOUTH 43 DEGREES 33 MINUTES 56 SECONDS EAST A DISTANCE OF 169.06 FEET TO A POINT; THENCE SOUTH 41 DEGREES 00 MINUTES 14 SECONDS EAST A DISTANCE OF 93.82 FEET TO AN IRON PIN SET (ONE HALF INCH REBAR) ON THE SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF EZZARD ROAD; THENCE ALONG THE SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF EZZARD ROAD THENCE SOUTH 11 DEGREES 20 MINUTES 00 SECONDS WEST A DISTANCE OF 36.66 FEET TO AN IRON PIN SET (ONE HALF INCH REBAR); THENCE DEPARTING THE SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF EZZARD ROAD SOUTH 82 DEGREES 15 MINUTES 31 SECONDS WEST A DISTANCE OF 134.45 FEET TO AN IRON PIN FOUND (ONE HALF INCH REBAR); THENCE SOUTH 62 DEGREES 15 MINUTES 31 SECONDS WEST A DISTANCE OF 1,029.37 FEET TO AN IRON PIN FOUND (TWO INCH OPEN TOP PIPE); THENCE SOUTH 62 DEGREES 08 MINUTES 35 SECONDS WEST A DISTANCE OF 251.35 FEET TO THE TRUE POINT OF BEGINNING.

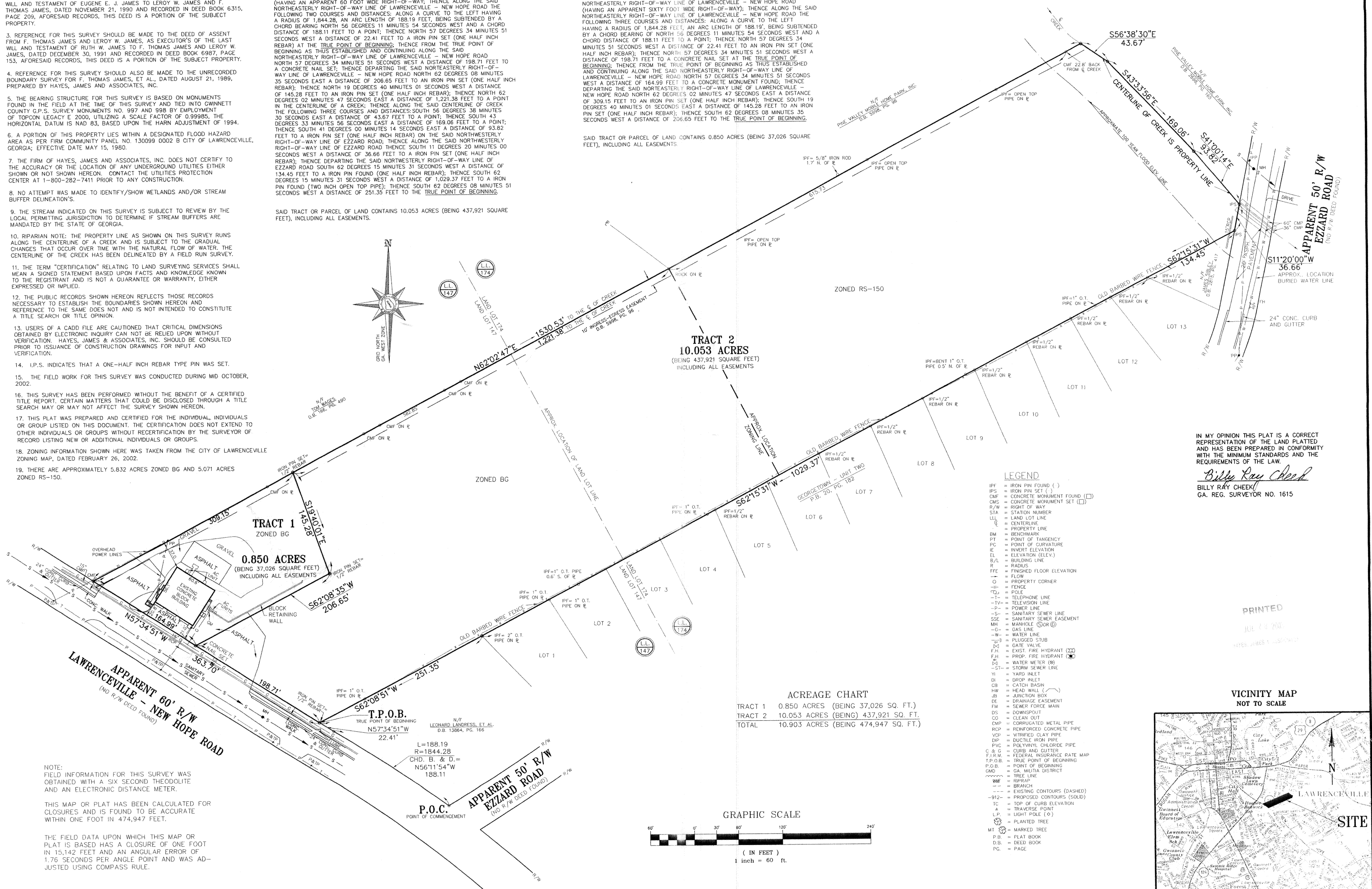
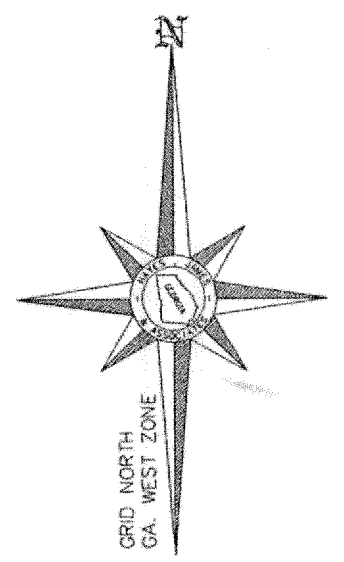
SAID TRACT OR PARCEL OF LAND CONTAINS 10.053 ACRES (BEING 437,921 SQUARE FEET), INCLUDING ALL EASEMENTS.

TRACT 1 TRACT DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING OR BEING IN LAND LOT 147 OF THE 5TH LAND DISTRICT, GWINNETT COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

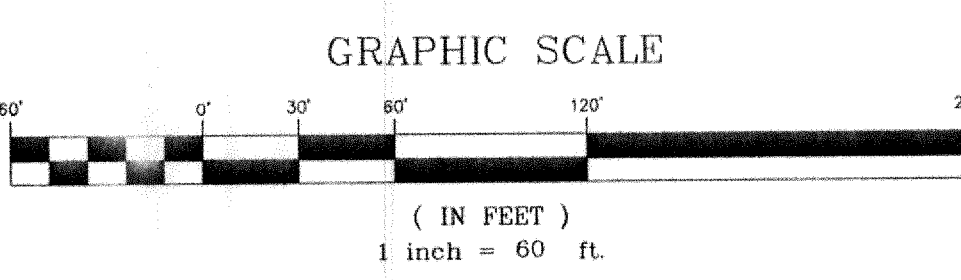
COMMENCE FROM THE POINT OF INTERSECTION OF THE NORTHWESTERLY RIGHT-OF-WAY LINE OF EZZARD ROAD (HAVING A 50 FOOT RIGHT-OF-WAY) AND THE NORTHEASTERLY RIGHT-OF-WAY LINE OF LAWRENCEVILLE - NEW HOPE ROAD (HAVING AN APPARENT SIXTY FOOT WIDE RIGHT-OF-WAY); THENCE ALONG THE SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF LAWRENCEVILLE - NEW HOPE ROAD THE FOLLOWING THREE COURSES AND DISTANCES: ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1,844.28, AN ARC LENGTH OF 188.19 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 56 DEGREES 11 MINUTES 54 SECONDS WEST AND A CHORD DISTANCE OF 188.11 FEET TO A POINT; THENCE NORTH 57 DEGREES 34 MINUTES 51 SECONDS WEST A DISTANCE OF 22.41 FEET TO AN IRON PIN SET (ONE HALF INCH REBAR); THENCE FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED AND CONTINUING ALONG THE SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF LAWRENCEVILLE - NEW HOPE ROAD NORTH 57 DEGREES 34 MINUTES 51 SECONDS WEST A DISTANCE OF 198.71 FEET TO A CONCRETE NAIL SET AT THE TRUE POINT OF BEGINNING; THENCE DEPARTING THE SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF LAWRENCEVILLE - NEW HOPE ROAD NORTH 62 DEGREES 08 MINUTES 35 SECONDS WEST A DISTANCE OF 206.65 FEET TO AN IRON PIN SET (ONE HALF INCH REBAR); THENCE NORTH 19 DEGREES 40 MINUTES 47 SECONDS EAST A DISTANCE OF 145.28 FEET TO AN IRON PIN SET (ONE HALF INCH REBAR); THENCE NORTH 62 DEGREES 02 MINUTES 47 SECONDS EAST A DISTANCE OF 1,221.38 FEET TO A POINT IN THE CENTERLINE OF A CREEK; THENCE ALONG THE SAID CENTERLINE OF CREEK THE FOLLOWING THREE COURSES AND DISTANCES: SOUTH 56 DEGREES 28 MINUTES 30 SECONDS EAST A DISTANCE OF 43.67 FEET TO A POINT; THENCE SOUTH 43 DEGREES 33 MINUTES 56 SECONDS EAST A DISTANCE OF 169.06 FEET TO A POINT; THENCE SOUTH 41 DEGREES 00 MINUTES 14 SECONDS EAST A DISTANCE OF 93.82 FEET TO AN IRON PIN SET (ONE HALF INCH REBAR) ON THE SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF EZZARD ROAD; THENCE ALONG THE SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF EZZARD ROAD THENCE SOUTH 11 DEGREES 20 MINUTES 00 SECONDS WEST A DISTANCE OF 36.66 FEET TO AN IRON PIN SET (ONE HALF INCH REBAR); THENCE DEPARTING THE SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF EZZARD ROAD SOUTH 82 DEGREES 15 MINUTES 31 SECONDS WEST A DISTANCE OF 134.45 FEET TO AN IRON PIN FOUND (ONE HALF INCH REBAR); THENCE SOUTH 62 DEGREES 15 MINUTES 31 SECONDS WEST A DISTANCE OF 1,029.37 FEET TO AN IRON PIN FOUND (TWO INCH OPEN TOP PIPE); THENCE SOUTH 62 DEGREES 08 MINUTES 35 SECONDS WEST A DISTANCE OF 251.35 FEET TO THE TRUE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 0.850 ACRES (BEING 37,026 SQUARE FEET), INCLUDING ALL EASEMENTS.



ACREAGE CHART

TRACT 1	0.850 ACRES (BEING 37,026 SQ. FT.)
TRACT 2	10.053 ACRES (BEING 437,921 SQ. FT.)
TOTAL	10.903 ACRES (BEING 474,947 SQ. FT.)



- LEGEND
- IPF = IRON PIN FOUND (I)
 - IPS = IRON PIN SET (I)
 - CMF = CONCRETE MONUMENT FOUND (□)
 - CMS = CONCRETE MONUMENT SET (□)
 - R/W = RIGHT OF WAY
 - STA = STATION NUMBER
 - LL = LAND LOT LINE
 - EL = ELEVATION (ELEV.)
 - B/L = BUILDING LINE
 - R = RADIUS
 - FFE = FINISHED FLOOR ELEVATION
 - = FLOW
 - O = PROPERTY CORNER
 - = FENCE
 - CO = POLE
 - TL = TELEPHONE LINE
 - TV = TELEVISION LINE
 - PL = POWER LINE
 - SS = SANITARY SEWER LINE
 - SSE = SANITARY SEWER EASEMENT
 - MH = MANHOLE (M)
 - GL = GAS LINE
 - WL = WATER LINE
 - PL = PLUGGED STUB
 - GW = GATE WALK
 - FH = EXIST. FIRE HYDRANT (H)
 - FH = PROP. FIRE HYDRANT (H)
 - WZ = WATER METER (M)
 - ST = STORM SEWER LINE
 - YI = YARD INLET
 - DI = DRAINAGE INLET
 - CB = CATCH BASIN
 - HW = HEAD WALL (H)
 - SB = SANITATION BOX
 - DE = DRAINAGE EASEMENT
 - FM = SEWER FORCE MAIN
 - DS = DOWNSPOUT
 - CO = CLEAN OUT
 - CMP = CORRUGATED METAL PIPE
 - RCP = REINFORCED CONCRETE PIPE
 - VCP = VITRIFIED CLAY PIPE
 - DIP = DUCTILE IRON PIPE
 - PVC = POLYVINYL CHLORIDE PIPE
 - C & G = CURBS AND GUTTER
 - F.I.R.M. = FEDERAL INSURANCE RATE MAP
 - T.P.O.B. = TRUE POINT OF BEGINNING
 - P.O.B. = POINT OF BEGINNING
 - GMD = GA. MILITIA DISTRICT
 - = EXISTING CONTOURS (DASHED)
 - - - = PROPOSED CONTOURS (SOLID)
 - TC = TOP OF CURB ELEVATION
 - A = TRAVERSE POINT
 - L.P. = LIGHT POLE (O)
 - ⊙ = PLANTED TREE
 - MT ⊙ = MARKED TREE
 - P.B. = PLAT BOOK
 - D.B. = DEED BOOK
 - PG. = PAGE

IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND THE REQUIREMENTS OF THE LAW.

Billy Ray Cheek
 BILLY RAY CHEEK
 GA. REG. SURVEYOR NO. 1615

NOTE:
 FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED WITH A SIX SECOND THEODOLITE AND AN ELECTRONIC DISTANCE METER.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURES AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 474,947 FEET.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE OF ONE FOOT IN 15,142 FEET AND AN ANGULAR ERROR OF 1.76 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.

VICINITY MAP NOT TO SCALE

LAWRENCEVILLE

SITE

HAYES, JAMES & ASSOCIATES
 CONSULTING ENGINEERS, PLANNERS & SURVEYORS
 DALLAS, GEORGIA
 (770)923-1600

BOUNDARY SURVEY FOR HALPAR, INC.

GEORGIA SURVEYOR NO. 1615

DATE	ISSUE	BY	APPR
OCTOBER 23, 2002			

SCALE: HORIZ. 1" = 60' VERT. 1" = 60'

LAND LOTS: 147 & 174

DISTRICT: 5th

SECTION: N/A

COUNTY: GWINNETT

STATE: GEORGIA

SURVEYED: RB

DRAWN: JLU

CHECKED: TH

APPROVED: JLU

SHEET 1 OF 1

PROJECT NO. 02120C

FILE NO. 71-170