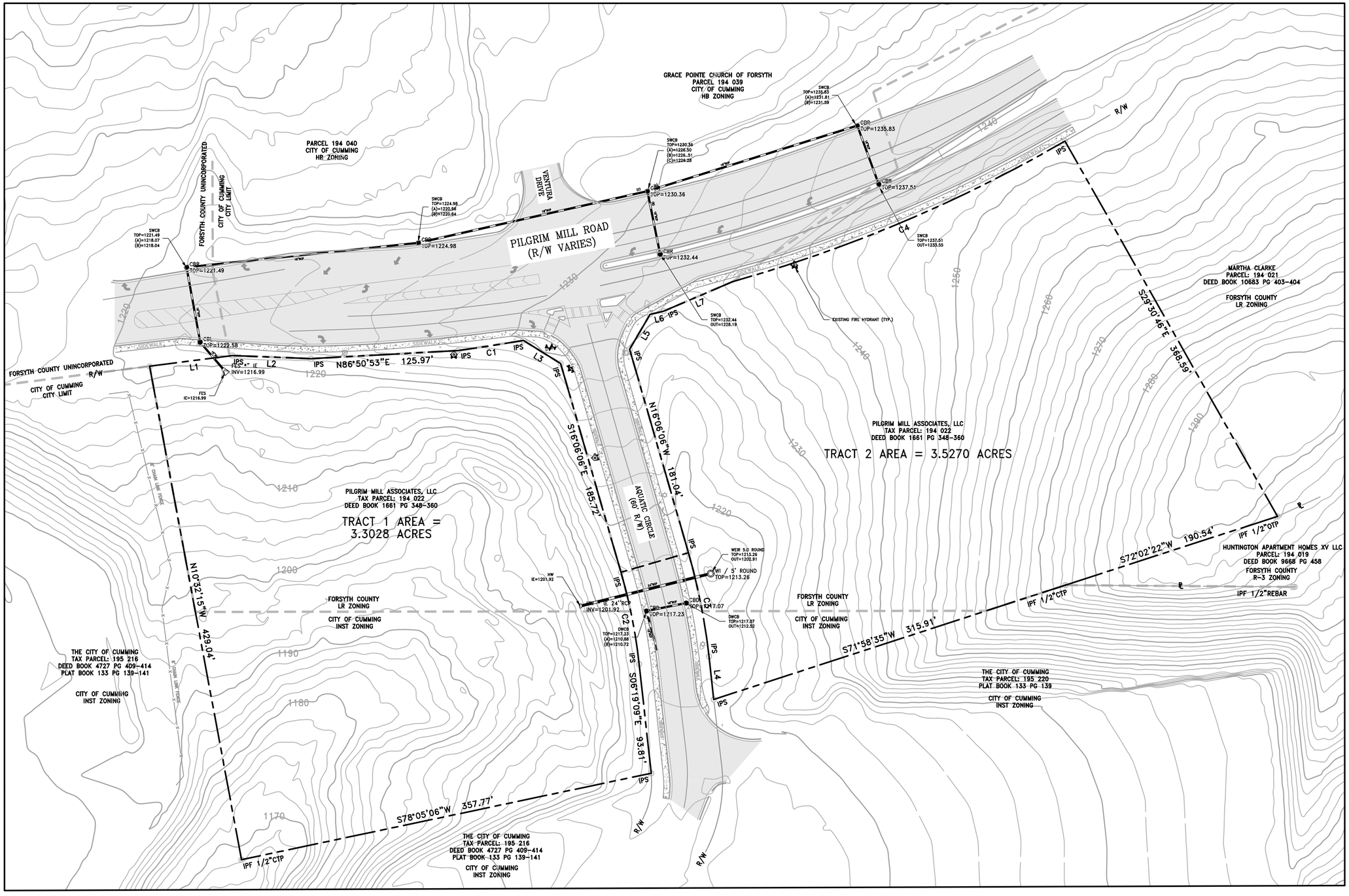

1. EXISTING PROPERTY BOUNDARY DATA SHOWN ARE BASED UPON A BOUNDARY SURVEY DATED 12/19/22 & PREPARED BY:
   COLUMBIA ENGINEERING
   2862 BUFORD HIGHWAY, SUITE 200
   DULUTH, GA 30096
   TEL: (770)925-0357
   FAX: ----

2. EXISTING TOPOGRAPHY DATA, CITY LIMITS, AND ZONING INFORMATION ARE TAKEN FORM FORSYTH COUNTY GIS AND CITY OF CUMMING AND FORSYTH COUNTY ZONING MAPS

LEGEND

EDGE OF GRAVEL	
EXISTING CURB	
FENCE	—x—
SANITARY SEWER	—SS—
STORM PIPE	
ELECTRIC HANDHOLE	EH
FIRE HYDRANT	
GAS VALVE	
IRRIGATION CONTROL VALVE	
RIGHT OF WAY MONUMENT	R/M
SIGN	
WATER VALVE	
WATER VALVE MARKER	
LIGHT POLE	
POWER POLE	
IRON PIN SET - 5/8"REBAR	IPS

LINE	BEARING	DISTANCE
L1	N82°40'28"E	71.27'
L2	S87°42'43"E	67.07'
L3	S58°13'28"E	37.31'
L4	N06°19'34"W	37.01'
L5	N30°21'30"E	34.55'
L6	N76°42'48"E	11.95'
L7	N66°46'30"E	63.80'

CURVE	DIRECTION	ARC	RADIUS	CHORD BEARING	CHORD DISTANCE
C1	LEFT	56.57'	1558.00'	N81°15'17"E	56.57'
C2	RIGHT	80.19'	470.00'	S11°12'50"E	80.09'
C3	LEFT	90.43'	530.00'	N11°12'50"W	90.32'
C4	LEFT	309.41'	1236.39'	N67°04'15"E	308.61'

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

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COLUMBIA ENGINEERING

CIVIL ENGINEERS * LAND PLANNERS
LANDSCAPE ARCHITECTS * SURVEYORS

COLUMBIA ENGINEERING
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DULUTH, GEORGIA 30096
(770) 925-0357

PROJECT
PILGRIM MILL DEVELOPMENT
LAND LOT 1047 & 1114, 3RD DISTRICT, 1ST SECTION
CITY OF CUMMING, FORSYTH COUNTY

CLIENT
MILLER CAPITAL VENTURES, LLC
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REVISIONS	DATE

DRAWING TITLE

SITE DEVELOPMENT BASE

DRAWING FILE:		
DRAWN BY	-	DRAWING NO.
DATE	00/00/00	C-1
PROJECT NO.	5759.00	