

ALTA/NSPS  
SURVEY

AREA  
144,252 SQ. FT.  
3.312 ACRES

LEGEND

These standard symbols may be found in the drawing.

- 1/2" Rebar Set
- Iron Pin Found
- Concrete Monument Found
- Building Line
- Back of Curb
- Stormwater Junction Box
- Drop Inlet
- Catch Basin Lid
- Electric Meter
- Water Valve
- Fire Hydrant
- Water Meter
- Sanitary Sewer Manhole
- Sewer Clean Out
- Mailbox
- Telephone Pedestal
- Ballard
- Utility Handhole
- Cable TV Box
- Sign
- Handicap Parking
- Fence
- Neighbor's Fence
- Right of Way Line
- Sanitary Sewer
- Sanitary Sewer (Not Field Located)
- Stormwater Pipe
- Stormwater Pipe (Not Field Located)

HATCH LEGEND

These hatchings may be found in the drawing.

- Concrete
- Asphalt

4° 35' 35" N  
Magnetic North  
4° 35' 35" Declination  
Grid North  
GA West Zone  
Reading Held

PARKING NOTE  
Parking Spaces 114  
Handicap Parking Spaces 5  
Total Parking Spaces 119

ZONING  
[City of Norcross]  
(C) Community Mixed Use  
Front yard setback-40'  
Side yard setback-0' (30' if abutting residential)  
Rear yard setback-0' (40' if abutting residential)  
Minimum lot area-None  
Minimum lot width-None  
Minimum lot frontage-None  
Maximum residential density-15 duos/townhouse  
35 duos multi-family residence  
Front yard setback (accessory structure)-5' (15' if abutting residential)  
Side yard setback (accessory structure)-5' (15' if abutting residential)  
Rear yard setback (accessory structure)-5' (15' if abutting residential)  
Accessory structure setback from principal structure-5'  
Maximum accessory building height-20'  
Maximum impervious coverage-80%

Zoning report from client not provided as of 4/20/2022.

SURVEY LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 275 of the 6th District, Gwinnett County, Georgia, being Tract 3-B of a subdivision of 6825, 6855, 6865, & 6885 Jimmy Carter Blvd as per plat filed in Plat Book 134, Pages 203-205, and being more particularly described as follows:

Commencing at a 5/8" Rebar Found Capped (Tuck) at the Southeasternmost point of the curved Northwest intersection of the Northwest 100' right of way of Atlantic Boulevard and the Northeast variable right of way of Jimmy Carter Boulevard (A.K.A. Georgia State Route 140), thence along said intersection with a curve turning to the right with an arc length of 39.83 feet, with a radius of 25.00 feet, with a chord bearing of North 75 Degrees 56 Minutes 16 Seconds West, with a chord length of 35.75 feet to a Point, thence along said right of way of Jimmy Carter Boulevard North 30 Degrees 02 Minutes 51 Seconds West a distance of 538.80 feet to a Nail Found at Grid North Georgia West Zone Coordinates: Northing:1433582.329 Easting:2275147.511 and the POINT OF BEGINNING, thence continuing along said right of way North 30 Degrees 02 Minutes 00 Seconds West a distance of 246.47 feet to a Point, thence continuing along said right of way North 23 Degrees 08 Minutes 05 Seconds West a distance of 52.33 feet to a 1/2" Rebar Set, thence leaving said right of way North 59 Degrees 50 Minutes 35 Seconds East a distance of 119.87 feet to a 5/8" Rebar Found Capped (GeoSurvey), thence North 58 Degrees 22 Minutes 06 Seconds East a distance of 32.19 feet to a 1/2" Rebar Set, thence North 30 Degrees 07 Minutes 24 Seconds West a distance of 113.57 feet to a Nail Set, thence North 59 Degrees 54 Minutes 37 Seconds East a distance of 195.27 feet to a Nail Set, thence South 30 Degrees 20 Minutes 01 Seconds East a distance of 39.14 feet to a Nail Set, thence North 59 Degrees 48 Minutes 26 Seconds East a distance of 45.25 feet to a 5/8" Rebar Found Capped (GeoSurvey), thence South 29 Degrees 55 Minutes 22 Seconds East a distance of 354.36 feet to a 5/8" Rebar Found Capped (GeoSurvey), thence South 60 Degrees 38 Minutes 29 Seconds West a distance of 25.20 feet to a 5/8" Rebar Found Capped (GeoSurvey), thence South 29 Degrees 49 Minutes 45 Seconds West a distance of 20.93 feet to a 5/8" Rebar Found Capped (GeoSurvey), thence South 60 Degrees 04 Minutes 08 Seconds West a distance of 372.92 feet to the POINT OF BEGINNING.

Having an area of 144,252 Sq. Ft., 3.312 Acres, as shown and described on ALTA/NSPS Survey by Georgia Land Surveying Co., bearing the seal and certification of Josh L. Lewis N, Georgia Registered Land Surveyor No. 3028, and being referenced as Job Number 203620.

SURVEY NOTES

- Equipment used: Leica TS12 robotic total station; Carlson Surveyer 2 data collector; Leica GS 16 RTK.
- Software used: Carlson Survey 2018 and Carlson SurvCE.
- Above ground visible utilities were obtained from field observations. Georgia Land Surveying Co. has not researched underground utility locations. Information shown hereon size, type, and location of underground utilities is based on observations while in the field and Georgia Land Surveying Co. is unable to certify the accuracy or completeness of this underground information.
- Any graphic depiction of setback lines and other matters of zoning are the surveyor's interpretation of the zoning information furnished. The surveyor offers no certification as to the zoning of the subject property or compliance with zoning regulations for the structures or business on the subject property.
- The coordinate values shown are based on Georgia West Zone coordinate system. The datum for this coordinate system is NAD83 (2011).

SPECIAL FLOOD HAZARD NOTE

I have this date, examined the F.I.R.M. official flood hazard map and found in my opinion referenced parcel is not in an area having special flood hazards, Zone X, without an elevation certification the Surveyor is not responsible for any damage due to its omission for said parcel map ID 13135C0081G effective date 3/4/2013.

DEED BOOK 54028 PAGE 11 LEGAL DESCRIPTION

ALL THAT TRACT or parcel lying and being in Land Lot 275 of the 6th District of Gwinnett County, Georgia, and being shown as 3.312 acres and Tract 3-B of that certain Final Plat of 6825, 6855, 6865, and 6885 Jimmy Carter Blvd for ATL Blue Well, LLC, and ATL West Well, LLC, prepared by GeoSurvey, Ltd., bearing the final seal and certification of Jamey R. Coleman, GRLS No 2798, recorded October 12, 2015 in Plat Book 134, Page 203-205, Records of Gwinnett County, Georgia.

LEGAL DESCRIPTION NOTE

The Vesting Legal Description and the Survey Legal Description are and constitute the same parcel of land.

ALTA/NSPS CERTIFICATION

To: Baypoint Advisors LLC.

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, 2, 3, 4, 6(a), 7(a), 8, 9, 10, 11(a), 13, 14, and 19 of Table A thereof. The fieldwork was completed on: May 6, 2022 Date of plat or map: April 20, 2022

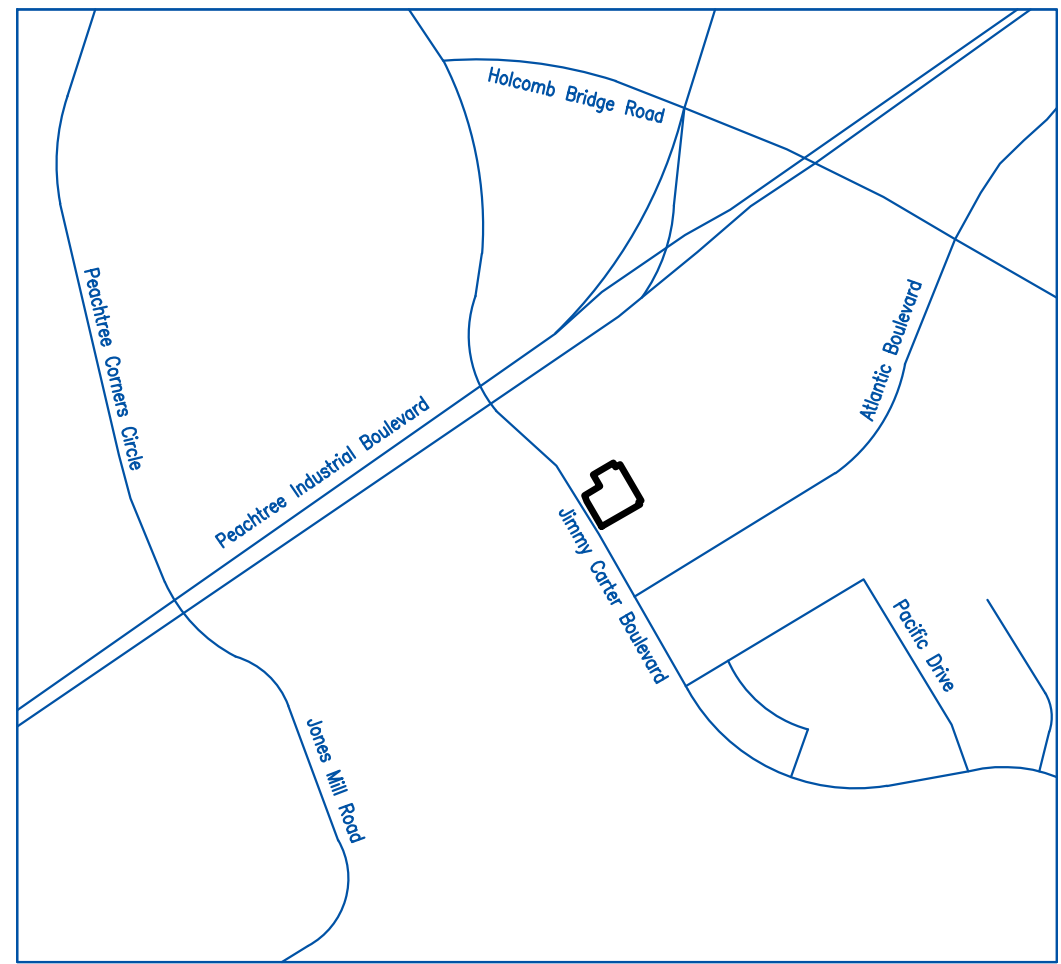
Josh L. Lewis N  
Georgia Registered Land Surveyor No. 3028

This plat is a retacement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

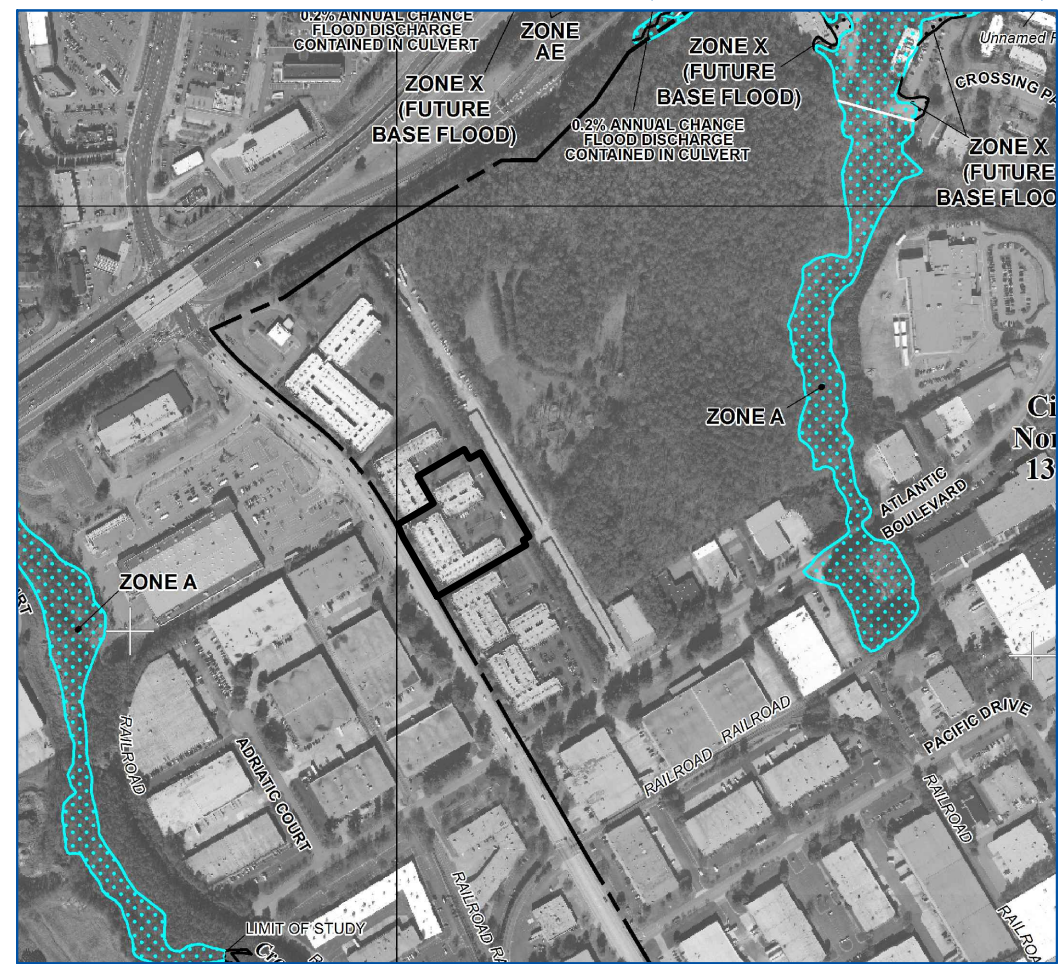


30' 0' 30' 60'

LOCATION MAP - N.T.S. - (BOUNDARY APPROXIMATELY SHOWN)



F.E.M.A. MAP PANEL NUMBER 13135C0081G - N.T.S. - (BOUNDARY APPROXIMATELY SHOWN)



155 CLIFTWOOD DRIVE - ATLANTA, GEORGIA 30328 - TELEPHONE: (404) 255-4671 - FAX: (404) 255-6607 - WWW.GEORGIALANDSURVEYING.COM				
ALTA/NSPS LAND TITLE SURVEY FOR: 6855 Jimmy Carter Boulevard, Norcross Georgia 30071	DATE: 4/20/22 SCALE: 30'			
BAYPOINT ADVISORS LLC	REVISION	BY	DATE	
	LAND LOT: 275	6th DISTRICT	SECTION	Gwinnett COUNTY, GA
	LOT: Tract 3-B	BLOCK:	UNIT:	PHASE:
	SUBDIVISION: 6825, 6855, 6865, & 6885 Jimmy Carter Blvd			
	PLAT BOOK 134, PAGE 203-205	PARTY CHIEF: JJ	FIELD DATE: 5/6/22	SHEET 1 OF 1
DEED BOOK 54028, PAGE 11	DRAFTER: BMS			



THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS RECTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY.