

eFiled and eRecorded
 DATE: 01/13/2021
 TIME: 4:35 PM
 PLAT BOOK: 65
 PAGE: 70 - 70
 FILING FEES: \$10.00
 PART ID: 2996443994
 RECORDED BY: AW
 Janie J. Jones

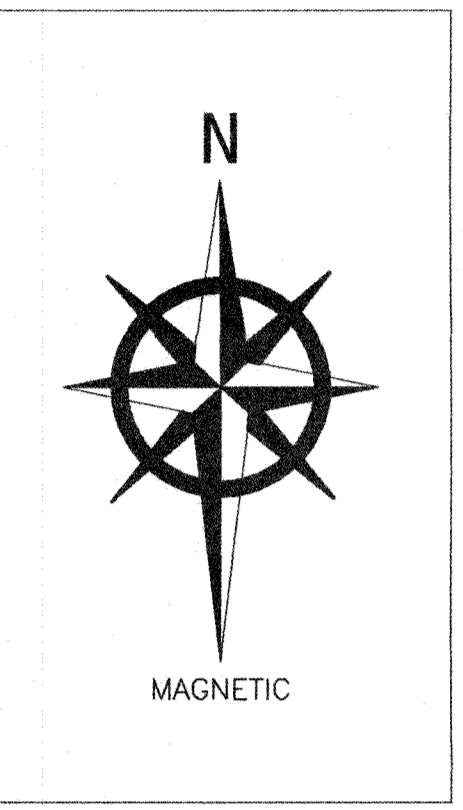
AREA
 5.029 ACRES
 219,069 SQUARE FEET

SCALE : 1" = 50'

FLOOD STATEMENT:
 THIS PROPERTY DOES NOT LIE WITHIN
 A FEDERAL FLOOD HAZARD AREA AS
 PER PANEL NO. 13013CD105C
 DATED: DECEMBER 18, 2009

VERTICAL DATUM
 BASED ON GWINNETT COUNTY MONUMENT
 GC996 ELEVATION=986.55'

NOTES:
 FIELD INFORMATION FOR THIS SURVEY WAS
 OBTAINED WITH A 5 SECOND THEODOLITE
 AND AN ELECTRONIC DISTANCE METER.
 THE FIELD DATA UPON WHICH THIS MAP
 OR PLAT IS BASED HAS A CLOSURE
 PRECISION OF ONE FOOT IN 37,227 FEET
 AND AN ANGULAR ERROR OF 6 SECOND(S)
 PER ANGLE POINT AND WAS ADJUSTED BY
 LEAST SQUARES.
 THIS MAP OR PLAT HAS BEEN CALCULATED
 FOR CLOSURES AND IS FOUND TO BE
 ACCURATE WITHIN ONE FOOT IN 458,840 FEET.
 ALL IRON PINS LABELED AS SET OR FOUND
 (IPS OR IPP) ARE 1/2" REBAR RODS,
 UNLESS OTHERWISE NOTED.
 (ALL 1/2" REBAR W/ CAP)
 INFORMATION REGARDING THE REPUTED PRESENCE, SIZE,
 CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES
 AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY
 OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE
 CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING.
 THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES
 AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND
 UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED.
 THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, AND HIS
 CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE
 SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR
 SUFFICIENCY OF THIS INFORMATION SHOWN HEREON.



ZONING INFORMATION:
 ZONING PER BARROW COUNTY, GA
 ZONED C-3
 BUILDING SETBACK REQUIREMENTS:
 FRONT - 30'
 SIDE - 15'
 REAR - 15'
 NOTE:
 ZONING INFORMATION SHOWN HEREON
 TAKEN FROM ZONING MAPS AND
 MUNICIPAL CODE ONLINE LIBRARY.
 NO ZONING REPORT PROVIDED FOR
 THIS SURVEY.

NOTES:
 IN MY OPINION THIS PLAT IS A CORRECT
 REPRESENTATION OF THE LAND PLATED
 AND HAS BEEN PREPARED IN CONFORMITY
 WITH THE MINIMUM STANDARDS AND
 REQUIREMENTS OF THE LAW.
 THIS SURVEY HAS BEEN PREPARED FOR THE
 EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED
 HEREON. NO EXPRESS OR IMPLIED WARRANTIES
 WITH RESPECT TO THE INFORMATION SHOWN
 HEREON IS TO BE EXTENDED TO ANY PERSONS
 OR ENTITIES OTHER THAN THOSE SHOWN HEREON.
 THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE
 TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA
 AS SET FORTH BY 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.

LEGAL DESCRIPTION
 Highway 316 and Kilcrease Road, Auburn, Georgia 30011
 PID - XX043 055
 All that tract or parcel of land lying and being in the 316th G.M.D., Barrow County,
 Georgia and being more particularly described as follows:
 Beginning at a 1/2 inch rebar found on the Northerly right-of-way of Highway 316 also
 known as State Route 757, said point being North 78°58'30" West a distance of
 274.00 feet from a concrete monument found at the right-of-way intersection of
 said right-of-way and the Westerly right-of-way of Kilcrease Road; thence along said
 right-of-way of Highway 316 North 78°51'47" West a distance of 603.38 feet to a 1/2
 inch rebar found; thence leaving said right-of-way North 47°22'49" East a distance of
 686.18 feet to a 1/2 inch rebar found at the Southerly right-of-way of Kilcrease Road;
 thence along said right-of-way South 39°31'53" East a distance of 325.63 feet to a
 calculated point; thence following a curve to the right, said curve having an arc
 distance of 114.19 feet and a radius of 1443.81 feet and being subtended by a chord
 bearing South 37°15'57" East a distance of 114.16 feet to a concrete nail found;
 thence leaving said right-of-way South 74°59'51" West a distance of 155.45 feet to a
 1/2 inch rebar set; thence South 11°08'13" West a distance of 202.75 feet to the
 TRUE POINT OR PLACE OF BEGINNING.
 Said tract or parcel of land containing 5.029 acres.

THE EXISTING UTILITIES SHOWN ON THIS PLAN WERE OBTAINED FROM
 VARIOUS UTILITY COMPANIES, VARIOUS GOVERNMENTAL AGENCIES, AND
 ABOVE-GROUND OBSERVATION. THE SURVEYOR AND/OR ENGINEER MAKE
 NO CLAIM TO THE COMPLETENESS OF THIS INFORMATION. THE SIZE,
 LOCATION, OR ADDITIONAL UTILITIES MAY BE UNCOVERED UPON
 EXCAVATION, PRIOR TO BEGINNING ANY EARTH DISTURBING ACTIVITIES.
 THE UTILITY PROTECTION SERVICE FOR THIS AREA MUST BE NOTIFIED.
 IF YOU DIG GEORGIA...
 CALL US FIRST!
UTILITIES PROTECTION CENTER
 811
 IT'S THE LAW!



LEGEND

A	ARC
R	RADIUS
C	CHORD
R/W	RIGHT-OF-WAY
N/F	ADJOINING OWNERSHIP
BC	BACK OF CURB
CLF	CHAIN LINK FENCE
BOL	BOLLARD
BSL	BUILDING SETBACK LINE
CONC	CONCRETE
CMF	CONCRETE CONCRETE MONUMENT FOUND
CDR	CORNER
C&G	CURB & GUTTER
CP	CALCULATED POINT
DM	ELECTRICITY METER
EP	EDGE OF PAVEMENT
FH	FIRE HYDRANT
FRM	FLOOD INSURANCE RATE MAP
IPP	1/2" REBAR
IPS	1/2" REBAR W/ CAP
T.O.P.	TOP OF POND
PP	POWER POLE
D.B.	DEED BOOK
P.B.	PLAT BOOK
P.C.	PAGE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
FES	FLARED END SECTION
PWR	POWER TRANSFORMER
RCP	REINFORCED CONCRETE PIPE
REB	REBAR
LP	LIGHT POLE
TSB	TRAFFIC SIGNAL BOX
TSP	TRAFFIC SIGNAL POLE
WM	WATER METER
SP	SERVICE POLE
z	OVERHEAD UTILITY LINES
I.E.	INVERT ELEVATION

NOTES:
 UNLESS STATED OTHERWISE HEREON, ONLY EVIDENCE OF EASEMENTS OR
 STRUCTURES THERETO WHICH ARE READILY APPARENT FROM A CASUAL
 ABOVE GROUND VIEW OF PREMISES ARE SHOWN. NO LIABILITY IS ASSUMED
 BY THE UNDERSIGNED FOR LOSS RELATING TO THE EXISTENCE OF ANY
 EASEMENT NOT DISCOVERED FROM MY CASUAL ABOVE GROUND VIEW OF THE
 PREMISES.
 UNLESS STATED OTHERWISE HEREON, THIS SURVEY WAS PREPARED WITHOUT
 BENEFIT OF AN ABSTRACT OF TITLE. NO LIABILITY IS ASSUMED BY THE
 UNDERSIGNED FOR LOSS RELATING TO ANY MATTER THAT MIGHT BE
 DISCOVERED BY AN ABSTRACT OR TITLE SEARCH OF THE PROPERTY.
 THIS PLAT OF SURVEY MAKES NO WARRANTY OR GUARANTEE AS TO THE
 EXISTENCE OF ANY EASEMENTS OF ANY TYPE. NO ABSTRACT OR TITLE
 SEARCH WAS PERFORMED TO DISCOVERED THE EXISTENCE OF ANY
 EASEMENTS.
 ONLY ACTS OF POSSESSIONS, IF ANY, THAT ARE VISIBLE FROM CASUAL
 INSPECTION OF THE PROPERTY ARE SHOWN HEREON. NO WARRANTY OR
 GUARANTEE IS IMPLIED AS TO THE EXISTENCE OF ACTS OF POSSESSION
 BY THE ADDIORS TO THE LANDS SHOWN AND DESCRIBED HEREON.
 UNLESS STATED OTHERWISE, GOVERNMENTAL JURISDICTIONAL AREAS OR
 NEGATIVE EASEMENT, IF ANY, WHICH MIGHT IMPACT ON THE USE OF THE
 PREMISES WERE NOT LOCATED. NO LIABILITY IS ASSUMED BY THE
 UNDERSIGNED FOR ANY LOSS RESULTING FROM THE EXERCISE OF ANY
 GOVERNMENTAL JURISDICTION AFFECTING THE USE OF THE PREMISES.
 REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SIGNED, DATED,
 AND SEALED WITH A SURVEYOR'S SEAL.

2"x3" FOR OFFICIAL USE ONLY
 THIS PLAT IS A RETRACEMENT 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.
 SIGNATURE: *Gary L. Cooper* GARY L. COOPER 1-5-2021
 PRINTED NAME DATE

ADDED LEGAL DESCRIPTION	PROJECT DESCRIPTION: BOUNDARY/TOPOGRAPHIC SURVEY FOR: STP HOLDINGS, SHANE STEELE, AND TODD BROWNING
REVISIONS	HIGHWAY 316 & KILCREASE ROAD, AUBURN, GEORGIA 30011
DATE: 01/11/2021	PID - XX043 055
	COUNTY: BARROW DISTRICT: 316TH G.M.D.
	LAND LOT: SECTION:

ADAM & LEE LAND SURVEYING
 5640 GA. HWY. 20 S.
 LOGANVILLE, GA. 30052 (770)554-8995
 www.adamandlee.com FAX=(770)554-8134

LEGAL REFERENCES	OFFICE: 01/05/2021
D.B. 1767, PG. 10	BY: HMC
SURVEY FOR: THE PEACHTREE CORNERS EAST GROUP, L.P.,	FIELD: 12/28/2020
METROPOLITAN TITLE AGENCY, INC.	BY: AMB
AND LAND TITLE INSURANCE COMPANY	SCALE: 1" = 50'
SURVEY BY: ADAM AND LEE LAND SURVEYING	SHEET # 1 OF 1
DATED: 10/09/2013	20363

