

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

#### LEGEND

AIF - ANGLE IRON FOUND  
AKA - ALSO KNOWN AS  
BC - BACK OF CURB  
BL - BUILDING SETBACK LINE  
BWF - BARBED WIRE FENCE  
C&G - CURB & GUTTER  
CBX - CABLE BOX  
CCN - CONCRETE NAIL  
CTP - CRIMP TOP PIPE  
CI - CURB INLET  
CL - CENTER LINE  
CLF - CHAIN LINK FENCE  
CMF - CONCRETE MONUMENT FOUND  
CMP - CORRUGATED METAL PIPE  
CO - CLEANOUT  
CONC - CONCRETE  
CTP - CRIMP TOP PIPE FOUND  
DB-PG - DEED BOOK, PAGE  
DRA - DRAINAGE EASEMENT  
DI - DROP INLET  
DIP - DUCTILE IRON PIPE  
DIR - DIRECTION  
DWCB - DOUBLE-WING CATCH BASIN  
EP - EDGE OF PAVEMENT  
FES - FLARED END SECTION  
FFE - FINISHED FLOOR ELEVATION  
FH - FIRE HYDRANT  
G - GAS LINE  
GM - GAS METER  
GUP - GAS UTILITY POLE  
GT - GREASE TRAP  
GV - GAS VALVE  
GW - GAS WIRE  
HC - HANDICAP PARKING SPACE  
HW - HEADWALL  
IPS - IRON PIN SET (1/2" REBAR)  
JB - JUNCTION BOX  
LL - LAND LOT  
LLL - LAND LOT LINE  
LP - LIGHT POLE  
MH - MANHOLE  
MON - MONUMENT  
N/F - NOW OR FORMERLY  
OCS - OUTLET CONTROL STRUCTURE  
OE - OVERHEAD POWER LINE  
P-T - POWER & TELEPHONE LINE  
PBX - POWER BOX  
PF - PIPE FOUND  
PL - PROPERTY LINE  
PM - POWER METER  
POB - POINT OF BEGINNING  
PP - POWER POLE  
PLP - PARKING SPACES  
PS - POWER & LIGHT POLE  
PTLP - POWER, TELEPHONE & LIGHT POLE  
PTP - POWER & TELEPHONE POLE  
PVC - POLYVINYLCHLORIDE PIPE  
PVM - PAVEMENT  
RBF - REBAR FOUND  
RCP - REINFORCED CONCRETE PIPE  
R/W - RIGHT OF WAY  
S - SANITARY SEWER LINE  
SE - SANITARY SEWER EASEMENT  
S/W - SIDEWALK  
SWCB - SINGLE-WING CATCH BASIN  
TBM - TEMPORARY BENCHMARK  
TBX - TELEPHONE BOX  
TMH - TELEPHONE MANHOLE  
TP - TELEPHONE POLE  
TPOB - TRUE POINT OF BEGINNING  
TSP - TRAFFIC SIGNAL POLE  
T - TELEPHONE LINE  
UC - UNDERGROUND COMMUNICATION  
UE - UNDERGROUND ELECTRIC  
UP - UNDERGROUND POWER  
UT - UNDERGROUND TELEPHONE  
WI - WEIR INLET  
WL - WATER LINE  
WM - WATER METER  
WMH - WATER MANHOLE  
WV - WATER VALVE  
W - PARKING SPACE NUMBER

#### SYMBOLOLOGY

MISCELLANEOUS  
BENCHMARK  
BOUNDARY EVIDENCE FOUND  
CURB INLET  
CLEAN OUT STORM  
CLEAN OUT SANITARY  
COMMUNICATION MANHOLE  
DROP INLET  
DOUBLE-WING CATCH BASIN  
FIRE DEPARTMENT CONNECTION  
FIRE HYDRANT  
FLARED END SECTION  
GAS METER  
GAS REGULATOR  
GAS VALVE  
GENERATOR  
GREASE TRAP  
HEADWALL  
IRRIGATION CONTROL VALVE  
JUNCTION BOX  
LIGHT POLE  
MAILBOX  
MONUMENT  
OVERFLOW CONTROL STRUCTURE  
POWER BOX  
POWER METER  
POWER POLE  
SANITARY MANHOLE  
SIGN  
SINGLE-WING CATCH BASIN  
SINGLE-WING CATCH BASIN  
TELEPHONE BOX  
TRANSFORMER  
TRAFFIC SIGNAL POLE  
WATER MANHOLE  
WATER METER  
WATER VALVE  
WATER VAULT  
WEIR INLET

#### SURVEY NOTES

1. THE FIELD DATA DATED 1/26/2023 & 12/30/2024 UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 93,813 FEET AND AN ANGULAR ERROR OF 5" SECONDS PER ANGLE AND WAS ADJUSTED USING THE COMPOUND RULE. A TRIMBLE S-SERIES ROBOTIC TOTAL STATION WAS USED FOR ANGULAR AND LINEAR MEASUREMENTS.
2. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 107,213 FEET.
3. THE HORIZONTAL DATUM FOR THIS SURVEY IS THE NORTH AMERICAN DATUM OF 1983 (NAD 83 GEORGIA WEST) AND THE VERTICAL DATUM USED IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AS DETERMINED BY UTILIZING GPS. THE EQUIPMENT USED TO OBTAIN THIS DATA WAS A DUAL FREQUENCY TRIMBLE R10 GNSS GPS RECEIVER WITH A TRIMBLE TSC7 DATA COLLECTOR RECEIVING RTK CORRECTIONS VIA A WIRELESS NETWORK FROM BASE STATIONS OPERATED BY TRIMBLE NAVIGATION. THE AVERAGE RELATIVE POSITIONAL ACCURACY OBTAINED ON THE POSITIONS UTILIZED IN THIS SURVEY WAS 0.04 FT. HORIZONTAL AND 0.07 FT. VERTICAL. THESE VALUES WERE DERIVED FROM GPS PROCESSING SOFTWARE. THE REMAINDER OF THE FIELD WORK WAS PERFORMED WITH CONVENTIONAL EQUIPMENT AS DESCRIBED ABOVE.
4. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
5. THIS PROPERTY MAY OR MAY NOT CONTAIN WETLAND AREAS. NO EFFORTS HAVE BEEN MADE BY THIS SURVEYOR TO IDENTIFY OR LOCATE ANY WETLAND AREAS ON THIS PROPERTY. A QUALIFIED WETLAND SPECIALIST OR BIOLOGIST, PRIOR TO ANY LAND DISTURBANCE, SHOULD PERFORM WETLAND IDENTIFICATION AND DELINEATION.
6. THIS PROPERTY IS LOCATED IN FLOOD HAZARD ZONE "X" AS PER F.E.M.A. INSURANCE RATE MAP OF GWINNETT COUNTY, GEORGIA, SERIAL NO. 13135000P, EFFECTIVE DATE SEPTEMBER 29, 2006.
7. DURING THE FIELD SURVEY PERFORMED ON THIS SITE THERE WERE NO VISIBLE ABOVE GROUND EVIDENCE OF A HUMAN BURIAL AREA OR CEMETERY OBSERVED. HOWEVER, THIS SURVEYOR DID NOT PERFORM A THOROUGH INSPECTION OF THE INTERIOR OF THIS SITE. THEREFORE EXCEPTION IS MADE HEREIN TO ANY HUMAN AREAS OR CEMETERIES THAT MAY EXIST WITHIN THE BOUNDARIES OF THIS SITE.
8. ALL PROPERTY CORNERS REFERENCED AS "PS" INDICATES A 1/2" REBAR PLACED WITH A YELLOW PLASTIC CAP STAMPED "ROCHESTER-LSF000484", UNLESS OTHERWISE NOTED.
9. THIS PLAT IS FOR THE EXCLUSIVE USE OF THE ENTITIES SHOWN HEREON; ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.
10. ALL DISTANCES AS SHOWN ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET (39.37 INCHES = 1 METER)

#### 2021 SURVEYORS ALTA CERTIFICATION SURVEYORS ALTA CERTIFICATION

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 THE ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6 (a), 7(a), 7(c)(1), 7(c), 8, 9, 13, 16, 17, 19, OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 1/26/23 & 12/30/2024.

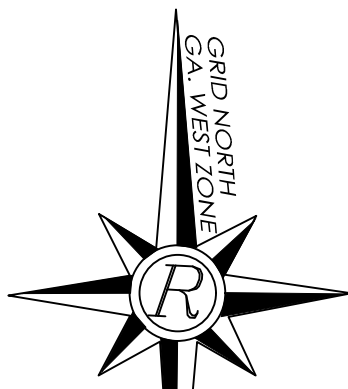
BRANDON C. REGISTER, PLS #3135  
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Rochester and Associates, LLC  
LSF-000484 EXPIRATION 6/30/2026  
www.rochester-assoc.com

12/30/2024

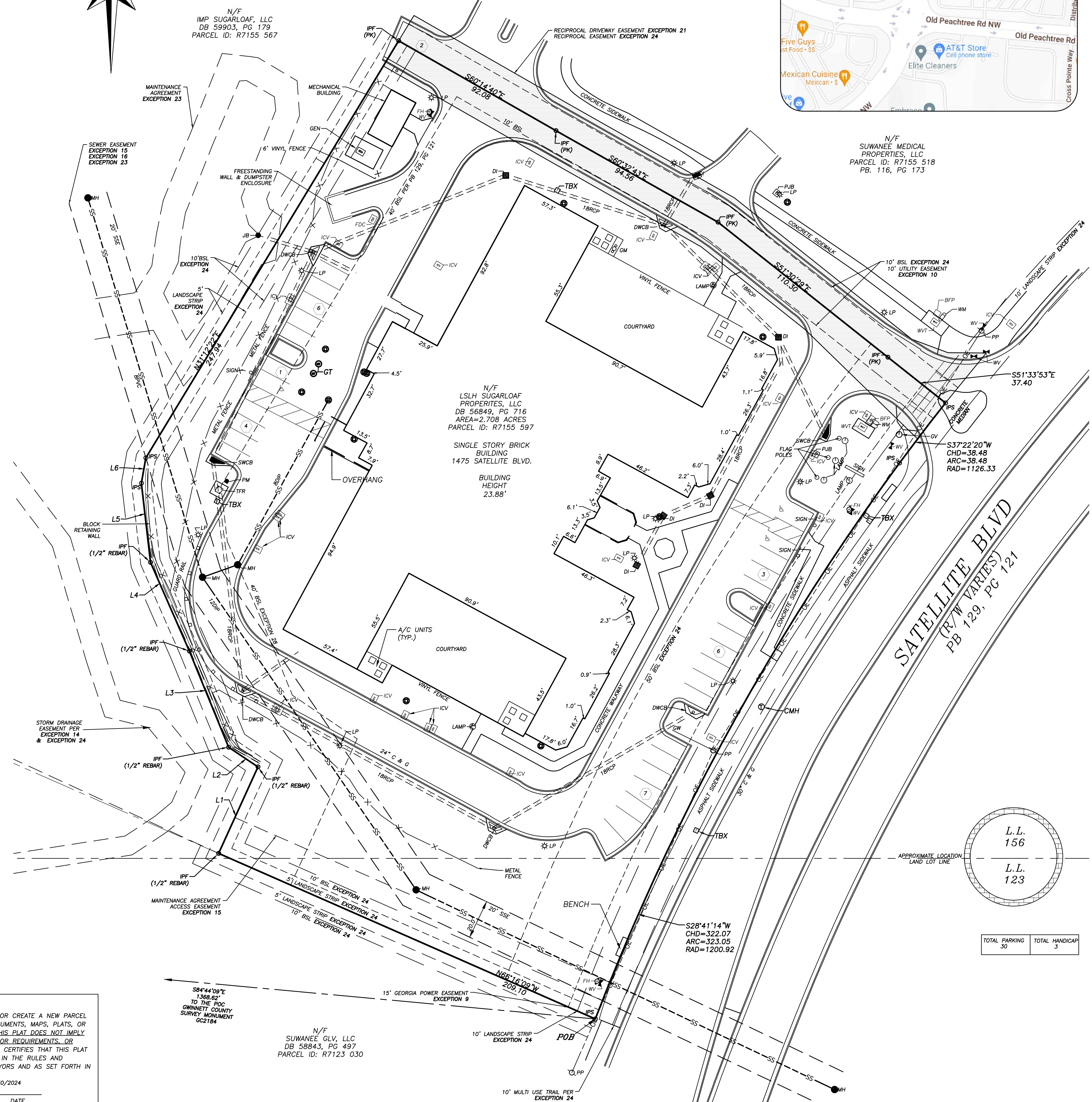
DATE

#### REFERENCE PLAT

1. SUBDIVISION PLAT FOR THE GATES AT SUGARLOAF, LLC BY JORDAN, JONES, & GOULDING DATED 8/17/2006 AND RECORDED IN PLAT BOOK 116 PAGE 173, GWINNETT COUNTY RECORDS.
2. FINAL PLAT FOR THE GATES AT SUGARLOAF, LLC, BY JACOBS ENGINEERING GROUP DATED 6/7/12 AND RECORDED IN PLAT BOOK 129, PAGE 121 GWINNETT COUNTY RECORDS.



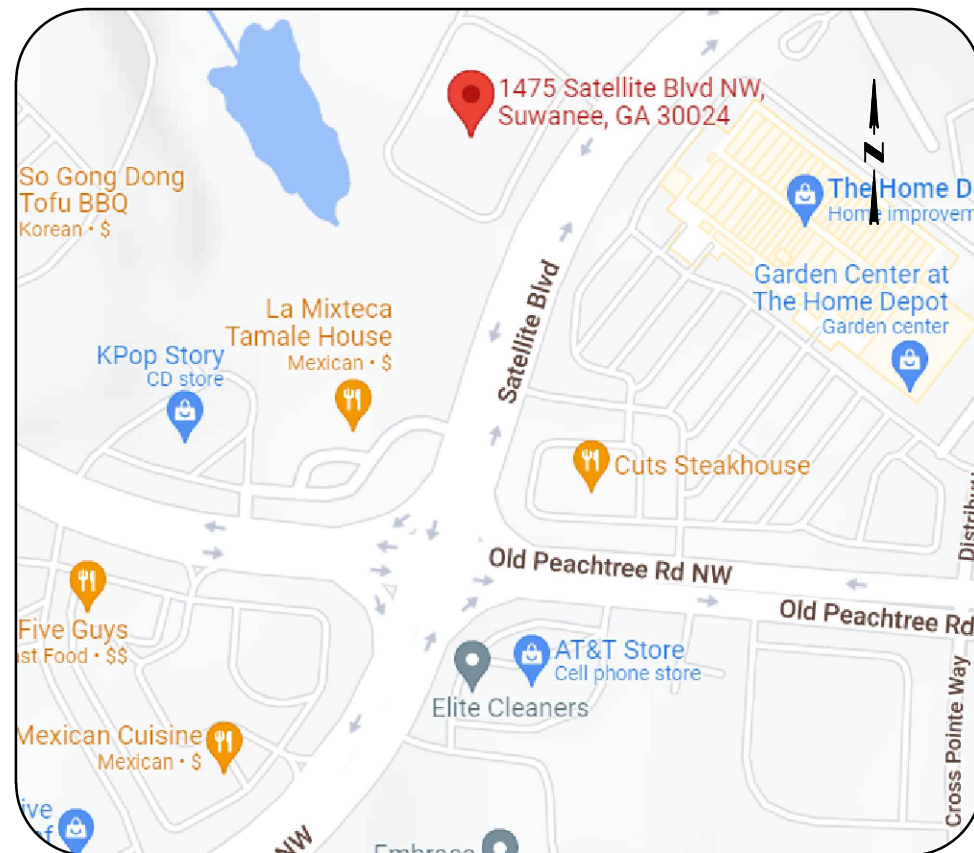
N/F  
IMP SUGARLOAF, LLC  
DB 59903, PG 179  
PARCEL ID: R7155 567



| Line Table |             |               |
|------------|-------------|---------------|
| LINE #     | LENGTH (FT) | BEARING       |
| L1         | 48.28       | N24° 27' 28"E |
| L2         | 17.98       | N56° 02' 41"W |
| L3         | 52.75       | N22° 12' 32"W |
| L4         | 49.22       | N23° 37' 58"W |
| L5         | 40.53       | N06° 35' 13"W |
| L6         | 13.01       | N10° 02' 11"E |

#### VICINITY MAP

SCALE: NTS



N/F  
SUWANEE MEDICAL  
PROPERTIES, LLC  
PARCEL ID: R7155 518  
PB. 116, PG 173

#### LEGAL DESCRIPTION

All that tract of land being and lying in Land Lots 123 and 156, 7th Land District, City of Suwanee, Gwinnett County, Georgia, being more particularly described as follows:  
Commencing at a Gwinnett County survey monument designated as GC2184, said monument having the published state plane coordinates North 1,456,519.1786, East 2,321,381.7011, Georgia West Zone, North American Datum of 1983, U.S. Survey Feet; Thence, South 62°56'15" East, a distance of 1,234.64 feet to a 3/4" rebar found at the intersection of the Northerly Right of Way line of Old Peachtree Road (Variable R/W) and the Westerly Right of Way line of Satellite Blvd (Variable R/W); Thence, following along the Westerly Right of Way of Satellite Blvd 568.75 feet to an iron pin set, (1/2" rebar & cap "Rochester-LSF000484"); Thence, North 10°02'11" East, a distance of 13.01 feet to a point; Thence North 31°12'22" East, a distance of 247.94 feet to a PK nail found in the shared driveway of the tract owned now or formerly by LSLH Sugarloaf Properties, LLC and Overlook at Huntrest, LLC; Thence, along the southwestern line of the Overlook tract South 60°14'40" East, a distance of 92.08 feet to a PK nail found; Thence South 60°32'43" East, a distance of 94.56 feet to a PK nail found; Thence North 51°30'29" East, a distance of 110.30 feet to a PK nail found; Thence South 51°33'53" East, a distance of 37.40 feet to a PK nail set on the westerly Right of Way line of Satellite Blvd (Variable R/W); Thence along the right of way of Satellite Blvd 38.48 feet along a curve to the left having a radius of 1126.33 feet and a chord bearing and distance of South 37°22'20" West, 38.48 feet to an iron pin set (1/2" rebar & cap "Rochester-LSF000484"); Thence 323.05 feet along a curve to the left having a radius of 1200.92 feet and a chord bearing and distance of South 28°41'14" West 322.07 feet to a point; to the true POINT OF BEGINNING.  
Said tract containing 2.708 acres more or less.



#### SURVEYORS CERTIFICATION

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 HEREIN. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL SUBDIVISION 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.

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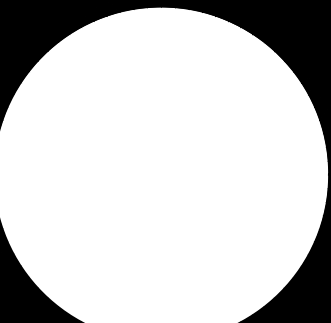
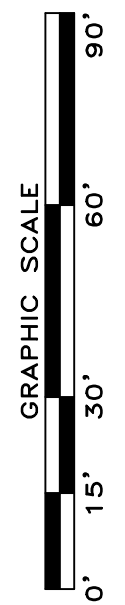
12/30/2024

DATE

**Rochester**  
Rochester and Associates, LLC  
425 Oak St NW, Gainesville, GA 30501  
770.718.0600 p | www.rochester-assoc.com

ALTA/ NSPS LAND TITLE SURVEY  
FIDELITY NATIONAL TITLE INSURANCE COMPANY  
DUNAMIS PROPERTY INVESTMENTS, LLC

| REVISIONS |  | DATE     | NO. | DESCRIPTION   |
|-----------|--|----------|-----|---------------|
|           |  | 12/30/24 | 1.  | UPDATE SURVEY |



SHEET  
1  
OF  
1  
DATE: 2/2/23  
SCALE: 1" = 30'  
JOB NO.: F223001.WIL  
DRAWN BY: R.M.  
DWG NO.: ALTA01