

THIS BLOCK IS RESERVED FOR THE CLERK OF SUPERIOR COURT.

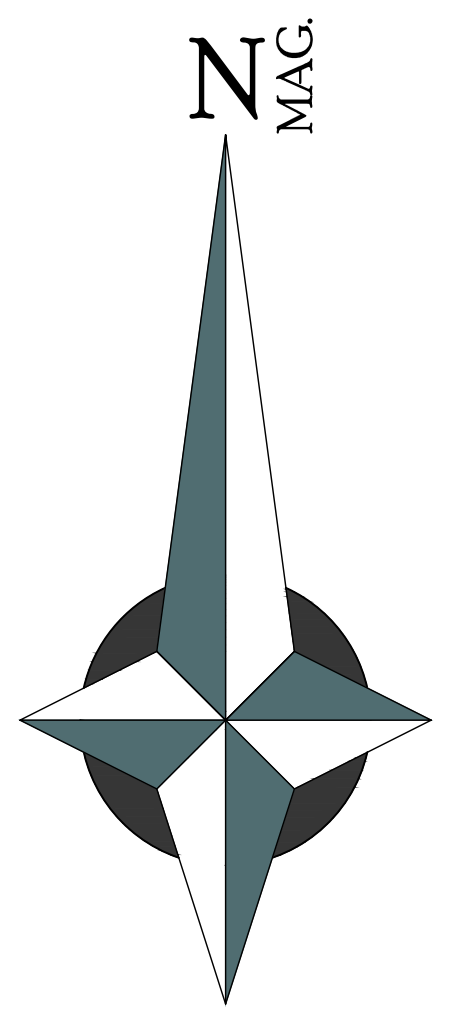
Legal Description

All that tract or parcel of land lying and being in Land Lot 243, 6th District, City of Norcross, Gwinnett County, Georgia, and being more particularly described as follows:

COMMENCING at an Iron Pin Found (IPF) at the intersection of the northeasterly right-of-way of Lively Avenue (40' R/W) and the southeasterly right-of-way of Fairmont Drive (40' R/W);  
 THENCE along the said right-of-way of Fairmont Drive N 26°19'39" E a distance of 364.37' to a point;  
 THENCE N 62°45'37" W a distance of 10.00' to an Iron Pin Set (IPS) and the POINT OF BEGINNING;

THENCE continuing along said right-of-way of Fairmont Drive N 26°19'45" E a distance of 161.76' to an Iron Pin Set (IPS);  
 THENCE leaving said right-of-way S 51°08'17" E a distance of 405.75' to an Iron Pin Set (IPS);  
 THENCE S 27°14'23" W a distance of 80.00' to an Iron Pin Set (IPS);  
 THENCE N 62°45'37" W a distance of 394.86' to an Iron Pin Set (IPS) and the POINT OF BEGINNING.

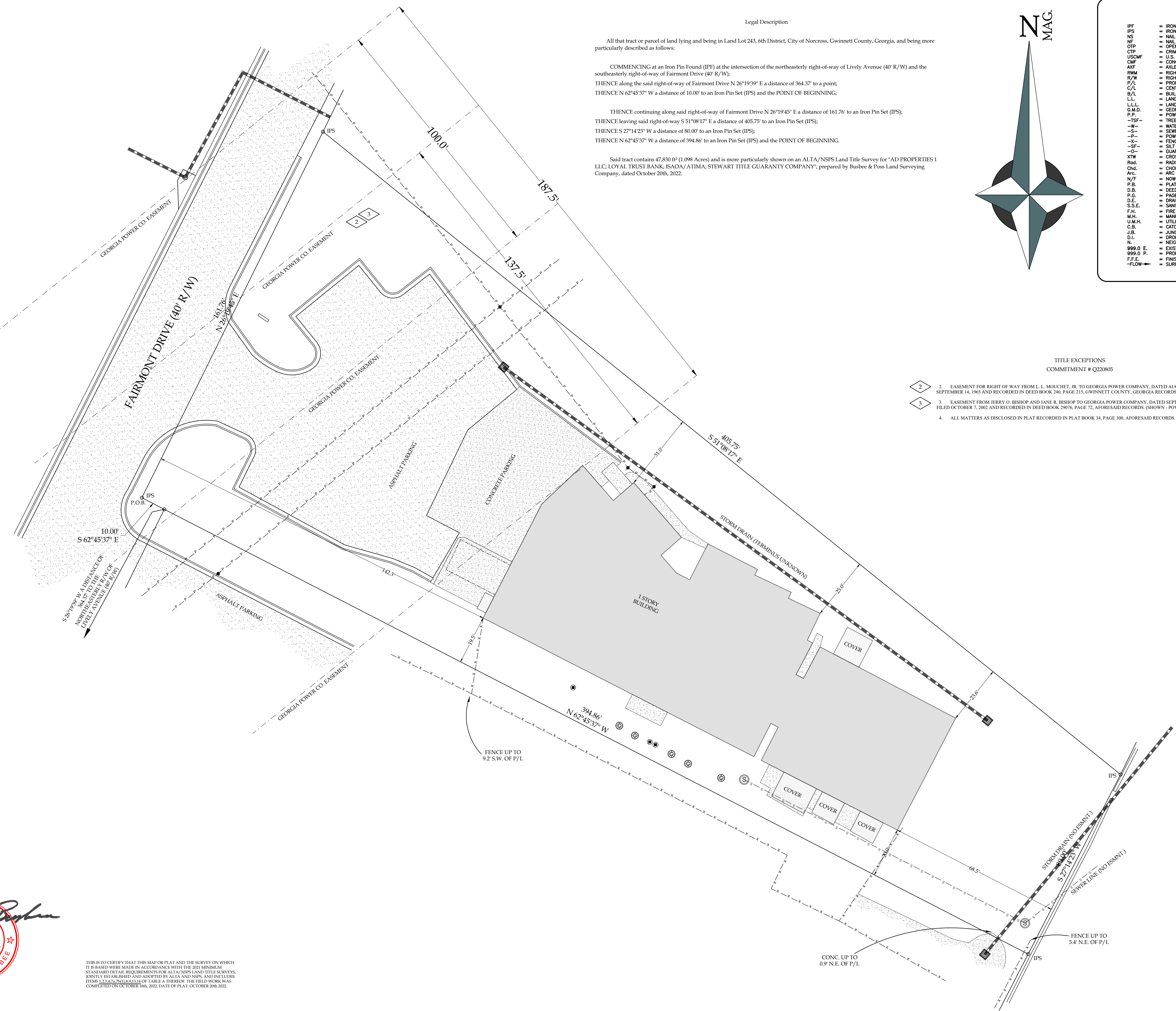
Said tract contains 47,830 ft<sup>2</sup> (1.098 Acres) and is more particularly shown on an ALTA/NSPS Land Title Survey for "AD PROPERTIES 1 LLC, LOYAL TRUST BANK; ISAOA/ATIMA; STEWART TITLE GUARANTY COMPANY", prepared by Busbee & Poss Land Surveying Company, dated October 20th, 2022.



IPF	= IRON PIN FOUND (1/2" REBAR)
IPS	= IRON PIN SET (1/2" REBAR)
NS	= NAIL SET
NF	= NAIL FOUND
OTF	= OPEN TOP PIPE
CTP	= CRIMPED TOP PIPE
USCAF	= U.S. CORP. MONUMENT FOUND
CMF	= CONCRETE MONUMENT FOUND
AXF	= AXLE FOUND
R/W	= RIGHT OF WAY MONUMENT
R/W	= RIGHT OF WAY
P/L	= PROPERTY LINE
C/L	= CENTER LINE
B/L	= BUILDING LINE
L/L	= LAND LOT
L.L.L.	= LAND LOT LINE
G.M.D.	= GEORGIA MALTHA DISTRICT
P.P.	= POWER POLE
-TSF-	= TREE SAW FENCE
-W-	= WATER LINE
-S-	= SEWER LINE
-P-	= POWER LINE
-X-	= FENCE LINE
-SF-	= SILT FENCE LINE
-O-	= GUARD RAIL
XTW	= CROSS TIE WALL
Rsd.	= RADIUS
Chd.	= CHORD
Ar.	= ARC LENGTH
N/F	= NOW OR FORMERLY
P.B.	= PLAT BOOK
D.B.	= DEED BOOK
P.C.	= PAGE
D.E.	= DRAINAGE EASEMENT
S.S.E.	= SANITARY SEWER EASEMENT
F.H.	= FIRE HYDRANT
M.H.	= MANHOLE
U.M.H.	= UTILITY MANHOLE
C.B.	= CATCH BASIN
J.B.	= JUNCTION BOX
D.I.	= DROP INLET
N.	= NEIGHBORS
999.0 E.	= EXISTING SPOT ELEVATION
999.0 P.	= PROPOSED SPOT ELEVATION
F.F.E.	= FINISHED FLOOR ELEVATION
-FLOW-	= SURFACE DRAINAGE FLOW

TITLE EXCEPTIONS  
COMMITMENT # Q220805

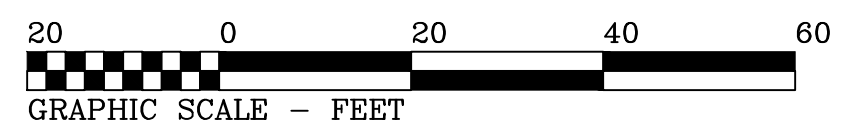
- EASEMENT FOR RIGHT OF WAY FROM L. L. MOUCHET, JR. TO GEORGIA POWER COMPANY, DATED AUGUST 16, 1965, FILED SEPTEMBER 14, 1965 AND RECORDED IN DEED BOOK 348, PAGE 215, GWINNETT COUNTY, GEORGIA RECORDS, (SHOWN - POWER)
- EASEMENT FROM JERRY O. BISHOP AND JANE R. BISHOP TO GEORGIA POWER COMPANY, DATED SEPTEMBER 23, 2002, FILED OCTOBER 7, 2002 AND RECORDED IN DEED BOOK 29076, PAGE 72, AFORESAID RECORDS, (SHOWN - POWER)
- ALL MATTERS AS DISCLOSED IN PLAT RECORDED IN PLAT BOOK 34, PAGE 300, AFORESAID RECORDS, (SHOWN - GENERAL)



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, 4, 5, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 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573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

SURVEYOR'S CERTIFICATION

This plat is a statement of an existing parcel or parcels of land and does not subdivide or create a new parcel or parcels in 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 JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSES 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 13-6-67.



**Notes:**

THIS SURVEY WAS PREPARED IN CONFORMANCE WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 1387 OF THE BOARD 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. 13-6-67.

THIS TRAVERSE HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 24,867 FEET. EQUIPMENT USED: TOPCON GTS-225

FLOOD NOTE:  
THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS AS PER COMMUNITY PANEL NO. 133500REG, DATED MARCH 08, 2013, ZONE "X".

REV.	DESCRIPTION	DATE

**REVISION NOTES**

**BUSBEE & POSS LAND SURVEYING COMPANY**  
 3408 HOWELL STREET, SUITE A  
 DULUTH, GEORGIA 30096  
 770.497.9866  
 FAX: 770.497.9881  
 www.busbeelandposs.com

**LEGAL:** LAND LOT 243, 6th DISTRICT  
CITY OF NORCROSS  
GWINNETT COUNTY, GEORGIA

**AREA:** 47,830 ft<sup>2</sup> (1.098 ACRES)

**SURVEY FOR:** AD PROPERTIES 1 LLC; LOYAL TRUST BANK; ISAOA/ATIMA; STEWART TITLE GUARANTY COMPANY

**LICENSING:** BUSBEE & POSS LAND SURVEYING CO., GA L.S.F. # 1056  
RICKY C. BUSBEE, GA P.L.S. # 2497  
MICHAEL W. POSS JR, GA P.L.S. # 3387

**SITE ADDRESS:** 301 FAIRMONT DRIVE  
NORCROSS, GA 30071

**TYPE OF SURVEY:** ALTA/NSPS LAND TITLE SURVEY

SCALE AT ANS B	PLAT DATE	FIELD CREW:	FIELD DATE:
1 INCH = 20 FEET	10/20/22	RB/RD	10/18/22
DRAWN BY:	JOB NUMBER:		SHEET #:
MP	BP15663		1 of 1