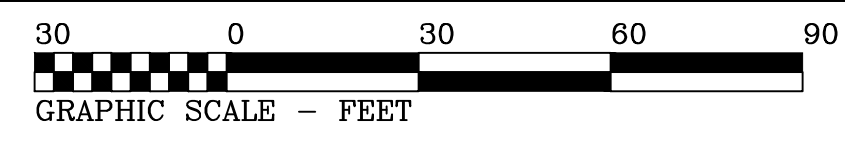


LEGEND	
IP.F.	IRON PIN FOUND (1/2" REBAR)
IP.S.	IRON PIN SET (1/2" REBAR)
N/S.	WALL SET
O.T.P.	OPEN TOP PIPE
C.T.P.	CORNER TOP PIPE
U.S.C.M.F.	U.S. CORP MONUMENT FOUND
C.M.F.	CONCRETE MONUMENT FOUND
A.X.F.	AXLE FOUND
R.W.M.	RIGHT OF WAY MONUMENT
R/W.	RIGHT OF WAY
P/L.	PROPERTY LINE
C/L.	CEILING LINE
B/L.	BUILDING LINE
L.L.	LAND LOT
L.L.L.	LAND LOT LINE
G.M.D.	GEORGIA METRA DISTRICT
P.P.	POWER POLE
P.	POWER LINE
-P-	FENCE LINE
-SF-	SILT FENCE LINE
-C-	GUARD RAIL
XTW	CROSS TIE WALL
Rod.	RADIUS
Chd.	CHORD
ARC	ARC LENGTH
N/O	NOW OR FORMERLY
P.B.	PLAT BOOK
S.B.	SEED BOOK
P.D.	PAGE
S.E.	SEWAGE 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

NOTES:
 1. THE SURVEYOR FINDS NO INSTRUMENT OF CONVEYANCE IN THE PUBLIC RECORD REGARDING A CONVEYANCE OF ROW THAT WOULD LINE THE NORTH BOUNDARY OF THE SUBJECT SITE WITH THE NORTH BOUNDARY OF THE ADJACENT SITE TO THE WEST. HOWEVER, IT'S THE SURVEYOR'S OPINION THAT A CONVEYANCE 7.80 FEET OF ROW MAY HAVE BEEN MADE, OR A CONVEYANCE OF SIMILAR SIZE MAY BE REQUIRED IN THE FUTURE.

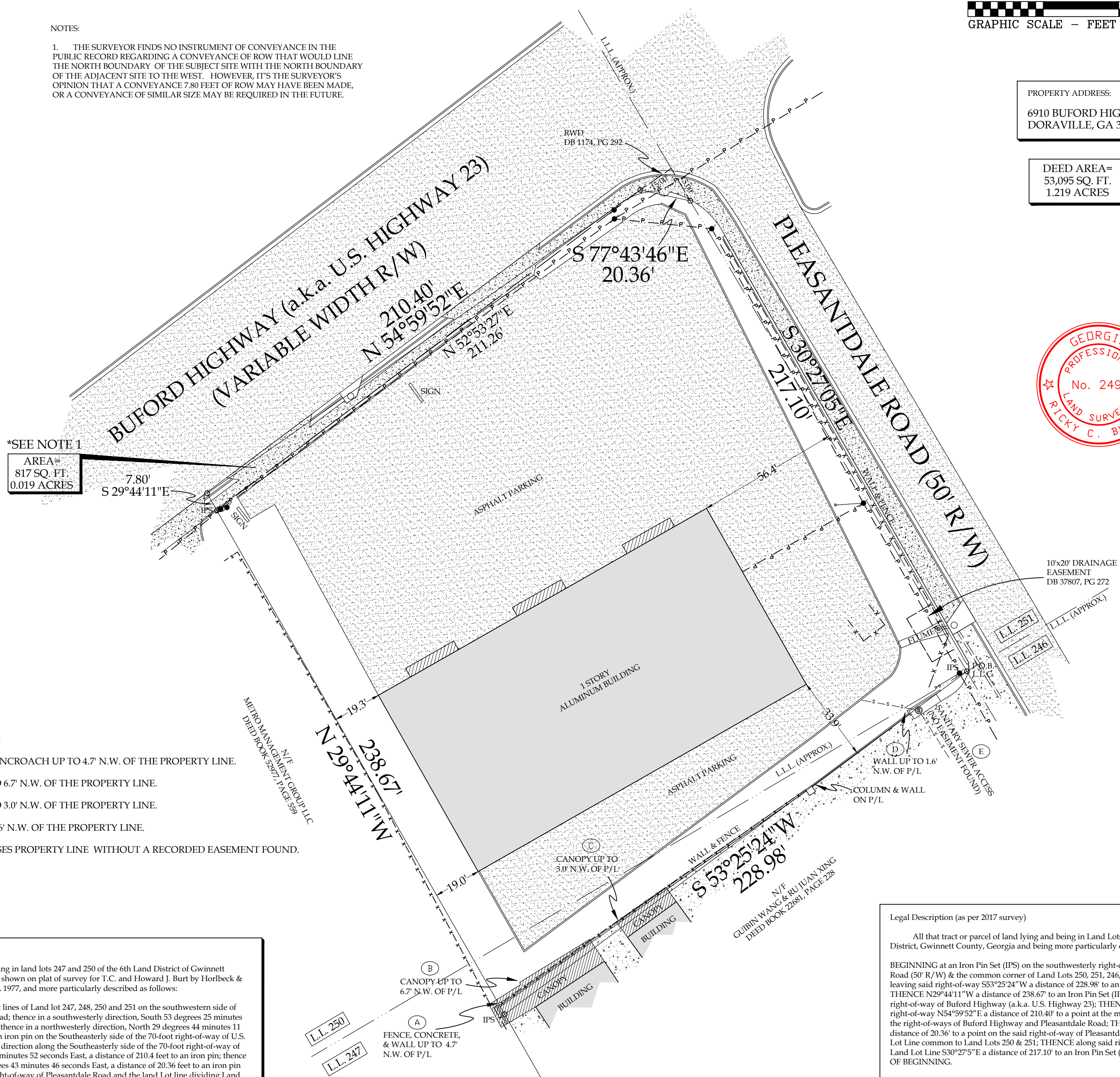


PROPERTY ADDRESS:
 6910 BUFORD HIGHWAY
 DORAVILLE, GA 30340

DEED AREA=
 53,095 SQ. FT.
 1.219 ACRES



*SEE NOTE 1
 AREA=
 817 SQ. FT.
 0.019 ACRES



STATEMENT OF ENCROACHMENTS:

- (A) FENCE, CONCRETE, & WALL ENCROACH UP TO 4.7' N.W. OF THE PROPERTY LINE.
- (B) CANOPY ENCROACHES UP TO 6.7' N.W. OF THE PROPERTY LINE.
- (C) CANOPY ENCROACHES UP TO 3.0' N.W. OF THE PROPERTY LINE.
- (D) WALL ENCROACHES UP TO 1.6' N.W. OF THE PROPERTY LINE.
- (E) SANITARY SEWER LINE CROSSES PROPERTY LINE WITHOUT A RECORDED EASEMENT FOUND.

Legal Description (vesting)
 All that tract or parcel of land lying and being in land lots 247 and 250 of the 6th Land District of Gwinnett County, Georgia, containing 1.22 acres and shown on plat of survey for T.C. and Howard J. Burt by Horlbeck & Associates, Inc., surveyors, dated August 2, 1977, and more particularly described as follows:
 BEGINNING at the intersection of Land lot lines of Land lot 247, 248, 250 and 251 on the southwestern side of the 50-foot right-of-way of Pleasantdale Road; thence in a southwesterly direction, South 53 degrees 25 minutes 24 seconds West, 228.98 feet to an iron pin; thence in a northwesterly direction, North 29 degrees 44 minutes 11 seconds West, 238.67 feet to an iron pin on the Southeast side of the 70-foot right-of-way of U.S. Highway No. 23; thence in a Northeasterly direction along the Southeast side of the 70-foot right-of-way of U.S. Highway No. 23, North 54 degrees 59 minutes 52 seconds East, a distance of 210.4 feet to an iron pin; thence in a Southeasterly direction, South 77 degrees 43 minutes 46 seconds East, a distance of 20.36 feet to an iron pin on the Southwesterly side of the 50-foot right-of-way of Pleasantdale Road and the land Lot line dividing Land Lots 250 and 251; thence in a Southeasterly direction, South 30 degrees 27 minutes 07 seconds East a distance of 217.1 feet to the point of BEGINNING.
 The foregoing being the same property conveyed by Warranty Deed from Uhland F. Freeman, Sr. and T.R. Dorsey to T.C. Burt and Howard Burt, dated August 3, 1977, filed for record August 5, 1977, and recorded in Deed Book 1318, Page 229, Gwinnett County Deed Records.

Legal Description (as per 2017 survey)
 All that tract or parcel of land lying and being in Land Lots 247 & 250 of the 6th District, Gwinnett County, Georgia and being more particularly described as follows:
 BEGINNING at an Iron Pin Set (IPS) on the southwesterly right-of-way of Pleasantdale Road (50' R/W) & the common corner of Land Lots 250, 251, 246, & 247; THENCE leaving said right-of-way S53°25'24"W a distance of 228.98' to an Iron Pin Set (IPS); THENCE N29°44'11"W a distance of 238.67' to an Iron Pin Set (IPS) on the southeasterly right-of-way of Buford Highway (a.k.a. U.S. Highway 23); THENCE along said right-of-way N54°59'52"E a distance of 210.40' to a point at the mitered intersection of the right-of-ways of Buford Highway and Pleasantdale Road; THENCE S77°43'46"E a distance of 20.36' to a point on the said right-of-way of Pleasantdale Road and the Land Lot Line common to Land Lots 250 & 251; THENCE along said right-of-way and said Land Lot Line S30°27'5"E a distance of 217.10' to an Iron Pin Set (IPS) and the POINT OF BEGINNING.
 Said tract contains 53,095 square feet (1.219 acres) and is more particularly shown on an As-built Survey for "GEBHART LLC, FIRST CITIZENS BANK & TRUST COMPANY; JAMES N. BROWN, P.A.; STEWART TITLE GUARANTY COMPANY", prepared by Busbee Surveying Company, dated December 20th, 2017.

BUSBEE & POSS LAND SURVEYING, L.S.F. 1056
 THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 186-7 OF THE BOARD RULES OF THE GEORGIA SURVEYORS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT (O.C.G.A. 15-6-67).
 THIS TRAVESSE HAS BEEN CALCULATED FOR GEORGIA AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN "DEED" FEET EQUIPMENT USED (TOPCON GTS-825)
 FIELD WORK - RB/JM - 12/20/17 DRAWN BY MP/JN - BPT13305

AS-BUILT SURVEY FOR:
 GEBHART LLC; FIRST CITIZENS BANK & TRUST COMPANY; JAMES N. BROWN, P.A.; STEWART TITLE GUARANTY COMPANY
 DEED BOOK 33905, PAGE 214
 LAND LOTS 247 & 250, 6th DISTRICT GWINNETT COUNTY, GEORGIA
 SCALE: 1"=30' DATE: DECEMBER 20th, 2017

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

DATE: _____ REVISION NOTES: _____