

VICINITY MAP
NOT TO SCALE

GWINNETT
DRIVE

- LEGEND
- IPS 1/2" IRON PIN SET
 - RFB REBAR FOUND
 - RMF CONCRETE RIGHT-OF-WAY MONUMENT FOUND
 - IPF IRON PIN FOUND
 - PKF PK NAIL FOUND
 - DB PG DEED BOOK & PAGE
 - PLAT PG PLAT BOOK & PAGE
 - PP POWER POLE
 - PP1R POWER POLE, 1 RISER
 - LP LIGHT POLE
 - GW GUY WIRE
 - TSP TRAFFIC SIGNAL POLE
 - TSB TRAFFIC SIGNAL BOX
 - EB ELECTRIC BOX
 - EM ELECTRIC METER
 - UTB UNDERGROUND TELEPHONE BOX
 - UTM UNDERGROUND TELEPHONE LINE MARKER
 - XWP CROSS WALK POLE
 - ICV IRRIGATION CONTROL VALVE
 - FH FIRE HYDRANT
 - TP TELEPHONE POLE
 - GP GUY POLE
 - WV WATER VALVE
 - WM WATER METER
 - UGM UNDERGROUND GAS LINE MARKER
 - GV GAS VALVE
 - GM GAS METER
 - CO CLEANOUT
 - BO BOLLARD
 - SP SIGN POST
 - MB MAIL BOX
 - T OVERHEAD TELEPHONE LINE
 - E OVERHEAD POWER LINE
 - X FENCE LINE
 - S SANITARY SEWER LINE
 - D BROKEN LINE NOT TO SCALE
 - DI STORM WATER DROP INLET
 - JB STORM WATER JUNCTION BOX
 - CSBW SINGLE WING CATCH BASIN
 - CLAY CLAY PIPE
 - FES FLARED END SECTION
 - RCP REINFORCED CONCRETE PIPE
 - DIP DUCTILE IRON PIPE
 - MHSS SANITARY SEWER MANHOLE
 - INV INVERT ELEVATION
 - FFE FINISHED FLOOR ELEVATION
 - TBM TEMPORARY BENCHMARK
 - BSL BUILDING SETBACK LINE
 - CP CONCRETE PAD
 - 6"HC 6 INCH WIDE HEADER CURB
 - 24"CG 24 INCH WIDE CURB & GUTTER
 - XWP CROSS-WALK POST
 - C-100.00' DEED CALL FOR DISTANCE

REFERENCE TO TITLE EXCEPTION ITEM

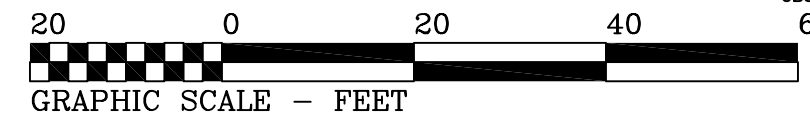
REFERENCE TO ENCROACHMENT ITEM

PARKING SPACE COUNT

REGULAR PARKING SPACES = 21
HANDICAPPED PARKING SPACES = 1
TOTAL PARKING SPACES = 22

UTILITY WARNING

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM VISIBLE FIELD EVIDENCE INFORMATION ONLY. THE UNDERSIGNED SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPREHEND ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THEIR EXACT LOCATION. ADDITIONAL BURIED UTILITY LINES AND/OR STRUCTURES MAYBE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITY LINES AND/OR STRUCTURES.



STATE ROUTE 20
A/K/A GRAYSON HWY
(100' R/W PER DB 57 PC 591)

CENTERLINE OF PAVEMENT
(NOT INCLUDING ACCEL/DECEL LANES)
N 22°25'43"W

GENERAL NOTES

- ALL UNDERGROUND UTILITIES SHOWN ON THIS SURVEY SHOULD BE CONSIDERED APPROXIMATE ONLY AND THE CONTRACTOR MUST NOTIFY THE UTILITY PROTECTION SERVICE AT (800) 282-7411 OR (770) 623-4344 THREE WORKING DAYS PRIOR TO CONSTRUCTION.
- ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 89 OF 155, DATED SEPTEMBER 29, 2008 FOR GWINNETT COUNTY, GA. THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY F.E.M.A.
- CURRENT ZONING ACCORDING TO THE CITY OF LAWRENCEVILLE IS LISTED AS BG, GENERAL BUSINESS. THE CITY OF LAWRENCEVILLE ZONING DEPARTMENT MUST BE REFERENCED FOR ALL REQUIREMENTS UNDER THIS ZONING.
BUILDING SETBACKS:
MINIMUM FRONT SETBACK = 50 FEET.
MINIMUM REAR SETBACK = 10 FEET (ADJOINING COMMERCIAL)
MINIMUM SIDE SETBACK = 10 FEET.
MAXIMUM BUILDING HEIGHT IS 35 FEET.
- HORIZONTAL REFERENCE SHOWN HEREON WAS TAKEN FROM PLAT REFERENCE #1

SPECIAL NOTES

- CERTIFICATION AND DECLARATION IS MADE TO THE ENTITIES AS LISTED IN THE TITLE BLOCK AND/OR CERTIFICATIONS. THE CERTIFICATIONS AND DECLARATIONS ON THIS PLAT ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
- PURSUANT TO RULE 180-6.09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS, THE TERM "CERTIFICATION" RELATING TO PROFESSIONAL ENGINEERING AND LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

PLAT REFERENCES

- "SURVEY FOR PAYLESS SHOESOURCE" PREPARED BY PLANNERS AND ENGINEERS COLLABORATIVE, DATED 03/31/95.
- "DEVELOPMENT SURVEY OF GWINNETT SQUARE..." PREPARED BY LARRY W. GROGAN, RECORDED AT PLAT BOOK 59, PAGE 204, GWINNETT COUNTY GEORGIA RECORDS.
- "WATER EASEMENT SURVEY FOR GWINNETT SQUARE PARTNERS..." PREPARED BY LARRY W. GROGAN, RECORDED AT PLAT BOOK 63, PAGE 124, AFORESAID RECORDS.
- "AS-BUILT SURVEY FOR (SANITARY SEWER AND ACCESS ROAD EASEMENT)..." FOR GWINNETT SQUARE PARTNERS... PREPARED BY LARRY W. GROGAN, RECORDED AT PLAT BOOK 63, PAGE 125, AFORESAID RECORDS.

STATE OF GEORGIA PLAT ACT CERTIFICATION

I CERTIFY THAT THIS SURVEY WAS DONE UNDER MY SUPERVISION USING A TOPCON 302 TOTAL STATION WITH AN ANGULAR ERROR OF 1 SECOND PER STATION. THE TRAVERSE UPON WHICH THIS PLAT IS BASED, HAS BEEN CALCULATED FOR CLOSURE BY THE LEAST SQUARE RULE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 55,880 FEET. THE ADJUSTED ACCURACY OF THIS PLAT IS WITHIN ONE FOOT IN 106,366 FEET.



BOUNDARY SURVEY FOR:

GEORGE W. ROHRIG, JR.,
THOMAS P. BOND, JR.,
BANK OF NORTH GEORGIA, AND
CHICAGO TITLE INSURANCE COMPANY

LAND LOT 148 5TH DISTRICT CITY OF LAWRENCEVILLE GWINNETT COUNTY GEORGIA

VALENTINO & ASSOCIATES, INC.

LAND SURVEYORS

1280 WINCHESTER PARKWAY SUITE 243 SWYRNA, GEORGIA 30080
PHONE (770) 438-0015 FAX (770) 435-6050

REVISIONS

9/11/07: REVIEW TITLE
COMMITMENT AND ADD
EXCEPTIONS TO SURVEY, ADD
POC TIE.

LEGAL DESCRIPTION (BASED ON THIS SURVEY)

All that tract or parcel of land lying and being in Land Lot 148 of the 5th Land District, City of Lawrenceville, Gwinnett County, Georgia, said tract or parcel of land being more fully shown and designated on a plat of survey prepared by Valentino and Associates, Inc., (JOB #27067; Drawing #27067), bearing the seal of Glenn A. Valentino, Ga. Registered Land Surveyor #2528, and being more particularly described as follows:

BEGINNING at a 1/2" iron pin found on the northeasterly right-of-way line of State Route 20 (AKA Grayson Highway); 100' r/w per Deed Book 57, Page 591; said 1/2" iron pin found being located 1079.15' southeast of the centerline of Applewood drive, as measured along a relatively straight course (said point is located 1084.15' southeast of the centerline of Applewood drive, as measured along the apparent r/w line, including a jog in said r/w);

THENCE departing said northeasterly right-of-way line of State Route 20, North 64 degrees 26 minutes 47 seconds East for a distance of 47.01 feet to a 1/2" rebar found;

THENCE North 25 degrees 30 minutes 24 seconds West for a distance of 27.54 feet to a 1/2" iron pin set on the southeasterly line of an access easement (per Deed Book 9197, Page 100);

THENCE proceeding along said southeasterly line of said access easement the following courses and distances: North 64 degrees 32 minutes 29 seconds East for a distance of 18.87 feet to a 1/2" rebar found;

THENCE along a curve to the right having a radius of 250.22 feet for an arc distance of 63.82 feet (said arc being subtended by a chord of South 73 degrees 14 minutes 05 seconds East for a distance of 66.45 feet) to a 1/2" iron pin found;

THENCE North 50 degrees 51 minutes 38 seconds East for a distance of 3.78 feet to a 1/2" iron pin found;

THENCE along a curve to the right having a radius of 288.48 feet for an arc distance of 60.63 feet (said arc being subtended by a chord of South 73 degrees 17 minutes 19 seconds East for a distance of 66.45 feet) to a 1/2" iron pin found;

THENCE North 61 degrees 50 minutes 04 seconds East for a distance of 25.18 feet to a 1/2" iron pin found;

THENCE South 62 degrees 16 minutes 21 seconds West for a distance of 272.09 feet to a 1/2" iron pin set on the northeasterly right-of-way line of State Route 20;

THENCE proceeding along said northeasterly right-of-way line of State Route 20, North 25 degrees 27 minutes 54 seconds West for a distance of 110.41 feet to a 1/2" iron pin found, said 1/2" iron pin found being the POINT OF BEGINNING.

Together with and subject to covenants, easements, and restrictions of record.

Said tract or parcel of land contains 0.834 acres or 36,312 square feet, and is intended to be the same tract of land that was previously conveyed in Deed Book 11963, Page 242, Gwinnett County Georgia Records.

FIELD DATES: 7/27/07 THRU 8/7/07

BOUNDARY
SURVEY

SHEET

1 OF 1