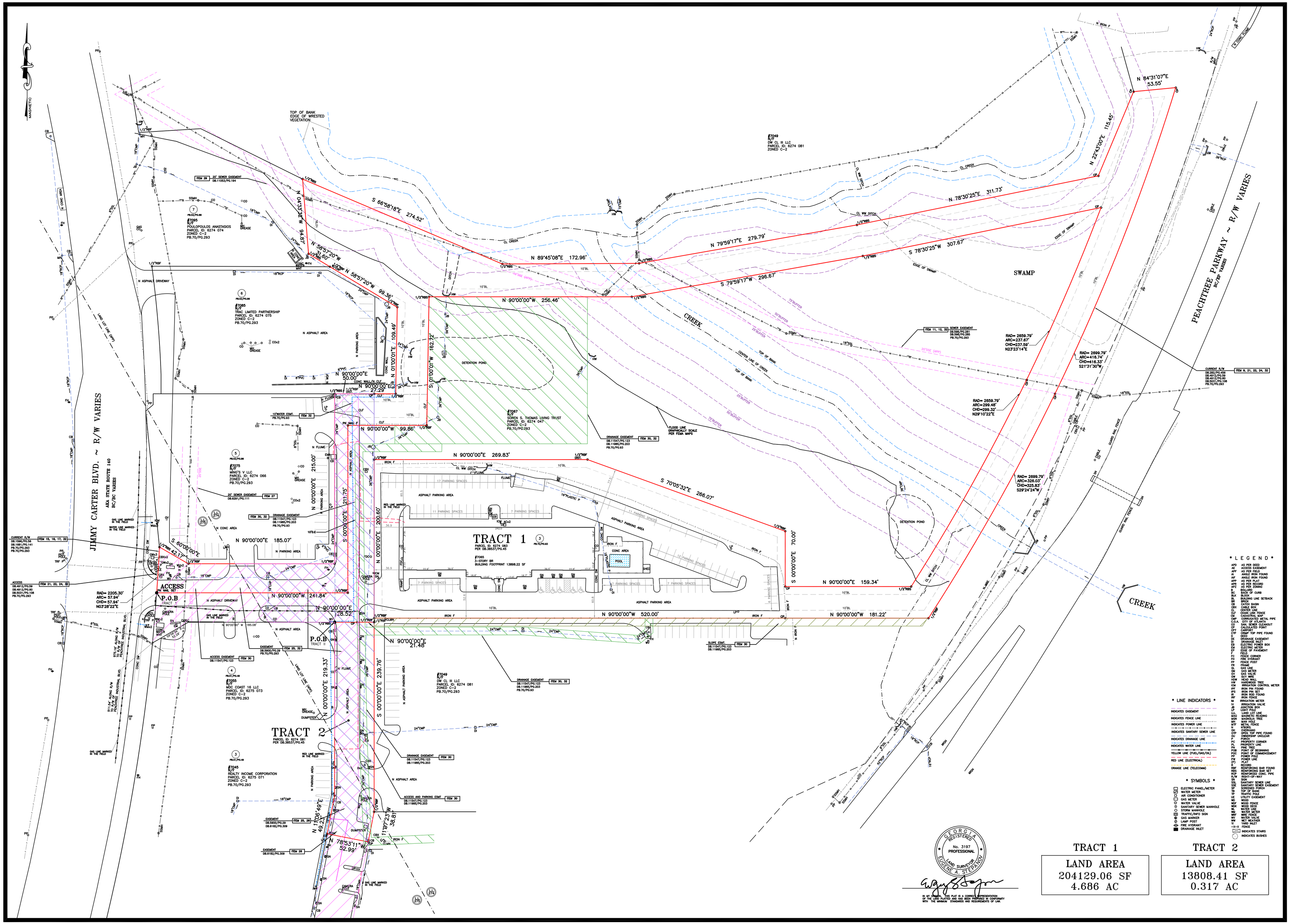
MAGNETIC
JIMMY CARTER BLVD. ~ R/W VARIES
AKA STATE ROUTE 140
BC/BC VARIES
PEACHTREE PARKWAY ~ R/W VARIES
80'/70' VARIES
TRACT 1
PARCEL ID: 6274 083
PER DB.38537/PG.45
#7061
3-STORY BR
BUILDING FOOTPRINT 13898.22 SF
TRACT 2
PARCEL ID: 6274 081
PER DB.38537/PG.45
SWAMP
CREEK
DETENTION POND
ASPHALT PARKING AREA
ACCESS
P.O.B
TRACT I
P.O.B
TRACT II
S 66°58'18"E 274.52'
N 89°45'08"E 172.96'
N 79°59'17"E 279.79'
S 79°59'17"W 296.67'
S 78°30'25"W 307.67'
N 78°30'25"E 311.73'
N 22°43'00"E 115.45'
N 84°31'07"E 53.55'
N 90°00'00"W 256.46'
S 70°05'32"E 266.07'
N 90°00'00"E 269.83'
N 90°00'00"E 159.34'
N 90°00'00"W 520.00'
N 90°00'00"W 181.22'
N 90°00'00"E 185.07'
N 90°00'00"W 241.84'
N 90°00'00"E 128.52'
N 90°00'00"E 21.48'
N 90°00'00"W 99.86'
N 90°00'00"E 50.00'
N 90°00'00"E 27.29'
N 01°00'01"E 109.49'
S 01°00'01"W 162.72'
N 00°00'00"E 211.75'
S 00°00'00"E 70.00'
N 00°00'00"E 200.60'
S 00°00'00"E 239.76'
N 00°00'00"E 219.33'
S 60°00'00"E 42.12'
N 58°57'20"W 98.36'
N 58°57'20"W 31.60'
N 00°36'53"W 94.87'
N 11°06'49"E 49.23'
N 78°53'11"W 52.99'
N 11°97'23"W 38.81'
RAD= 2205.30'
ARC= 57.94'
CHD= 57.94'
N03°28'22"E
RAD= 2659.79'
ARC= 237.67'
CHD= 237.59'
N23°23'14"E
RAD= 2659.79'
ARC= 416.74'
CHD= 416.33'
S21°31'30"W
RAD= 2659.79'
ARC= 299.48'
CHD= 299.32'
N29°10'22"E
RAD= 2699.79'
ARC= 326.03'
CHD= 325.83'
S29°24'24"W
N ASPHALT DRIVEWAY
N ASPHALT AREA
N CONC AREA
N PARKING AREA
N FLUME
N ASPHALT PARKING AREA
N IRON F
N ASPHALT AREA
N ASPHALT DRIVEWAY
N CONC AREA
N PARKING AREA
N ASPHALT PARKING AREA
N ASPHALT AREA
N ASPHALT PARKING AREA
N ASPHALT AREA
N ASPHALT AREA
N PARKING AREA
N FLUME
N ASPHALT AREA
N IRON F
N IRON F
N IRON F

TITLE EXCEPTIONS

Commitment file No. 23000070016GA1
SCHEDULE B, PART II
EXCEPTIONS

Item 1-6 Not Plottable

7. Easement from J. W. Coker and R. D. Hale to Georgia Power Company, dated August 5, 1949, filed for record November 22, 1949 at 4:00 p.m., recorded in Deed Book 94, Page 214. (Not Plottable)
8. Easement from J. J. Westbrooks to Georgia Power Co., dated November 27, 1953, filed for record January 25, 1954 at 9:00 a.m., recorded in Deed Book 115, Page 161. (Not Plottable)
9. Right of Way Deed (Limited Access) from Jess W. Coker and Roy D. Hale to State Highway Department of Georgia, dated September 2, 1967, filed for record October 13, 1967 at 3:00 p.m., recorded in Deed Book 282, Page 456. (Plotted)
10. Right of Way Deed from Paul A. Duke to Gwinnett County, Georgia, undated, recorded in Deed Book 324, Page 492. (Not Plottable)
11. Sewer Easement from Roy D. Hale to Gwinnett County, Georgia, dated August 12, 1970, filed for record January 4, 1973 at 8:13 a.m., recorded in Deed Book 598, Page 281. (Plotted)
12. Sewer Easement from J. W. Coker to Gwinnett County, Georgia, dated May 20, 1970, filed for record January 4, 1973 at 8:13 a.m., recorded in Deed Book 598, Page 285. (Plotted)
13. Easement for Right of Way from Duke Enterprises, Inc., a Georgia corporation to Gwinnett County, a political subdivision of the State of Georgia, dated June 29, 1976, filed for record July 2, 1976 at 8:34 a.m., recorded in Deed Book 1135, Page 107. (Not Plottable)
14. Easement for Right of Way from Duke Enterprises, Inc., a Georgia corporation to Gwinnett County, a political subdivision of the State of Georgia, dated June 29, 1976, filed for record July 2, 1976 at 8:34 a.m., recorded in Deed Book 1135, Page 110. (Not Applicable)
15. Right of Way Deed from Banca Commerciale Italiana to Gwinnett County, a political subdivision of the State of Georgia, dated October 26, 1978, filed for record November 28, 1978 at 12:47 p.m., recorded in Deed Book 1596, Page 56. (Plotted)
16. Right of Way Deed from Roy D. Hale to Gwinnett County, a political subdivision of the State of Georgia, dated December 1, 1978, filed for record April 12, 1979 at 10:14 a.m., recorded in Deed Book 1681, Page 141. (Plotted)
17. Right of Way Deed from Jess W. Coker to Gwinnett County, a political subdivision of the State of Georgia, dated December 1, 1978, filed for record April 12, 1979 at 10:14 a.m., recorded in Deed Book 1681, Page 142. (Plotted)
18. Easement from Banca Commerciale Italiana to City of Norcross, a political subdivision of the State of Georgia, dated June 1, 1979, filed for record January 17, 1980 at 8:54 a.m., recorded in Deed Book 1875, Page 300. (Not Applicable, expired)
19. Easement from BCI Development, Inc. to Georgia Power Company, dated June 10, 1982, filed for record June 15, 1982 at 12:43 p.m., recorded in Deed Book 2408, Page 141. (Not Plottable)
20. Slope Easement from Larry M. Kraxberger to The Intco Corporation, dated June 20, 1984, filed for record June 22, 1984 at 12:17 p.m., recorded in Deed Book 2812, Page 488. (Not Applicable)
21. Conveyance of Access Rights from BCI Development, Inc. to Department of Transportation, State of Georgia, dated May 16, 1988, filed for record May 25, 1988 at 1:05 p.m., recorded in Deed Book 4912, Page 59. (Plotted)
22. Conveyance of Access Rights recorded in Deed Book 4912, Page 60. (Plotted)
23. Warranty Deed from BCI Development, Inc., to State of Georgia Department of Transportation, dated May 26, 1988, filed for record May 26, 1988 at 3:28 p.m., recorded in Deed Book 4913, Page 209. (Not Applicable)
24. Corrected Conveyance of Access Rights from BCI Development, Inc. to Department of Transportation, State of Georgia, dated July 8, 1988, filed for record August 2, 1988 at 1:57 p.m., recorded in Deed Book 5031, Page 108. (Plotted)
NOTE: The corrective conveyance does not reference which instrument it corrects.
25. Easement Agreement by and between Carter Peachtree, L.P., a Georgia limited partnership and First American Bank of Georgia, N.A., a national banking association, dated February 15, 1990, filed for record February 23, 1990 at 4:17 p.m., recorded in Deed Book 5900, Page 29. (Plotted)
26. Declaration of Covenants and Easements by Carter Peachtree, L.P., a Georgia limited partnership, dated August 31, 1990, filed for record September 5, 1990 at 4:12 p.m., recorded in Deed Book 6182, Page 309. (Plotted)
27. Easement from Carter Peachtree, L.P., a Georgia limited partnership to Gwinnett County, Georgia, undated, filed for record November 21, 1990 at 3:31 p.m., recorded in Deed Book 6291, Page 111. (Plotted)
28. Easement (sewer purposes) from Carter Peachtree, L.P. to Gwinnett County, dated January 1, 1994, filed for record January 12, 1994 at 2:39 p.m., recorded in Deed Book 9846, Page 75. (Not Applicable)
29. Right of Way Deed from Carter Peachtree, L.P. to Gwinnett County, a political subdivision of the State of Georgia, dated January 25, 1995, filed for record February 3, 1995 at 9:47 p.m., recorded in Deed Book 11053, Page 194. (Plotted)
30. Easement Agreement by and between Carter Peachtree, L.P., a Georgia limited partnership, Maha-Laxmi Investments, Inc., a Georgia corporation and Atlantic Homestead Village Incorporated, a Maryland corporation, dated July 27, 1995, filed for record August 1, 1995 at 8:00 a.m., recorded in Deed Book 11547, Page 123, as re-recorded November 16, 1995 at 11:48 a.m., in Deed Book 11985, Page 203. (Plotted)
31. All those matters as disclosed by that certain plat recorded in Plat Book 68, Page 146. (Plotted)
32. All those matters as disclosed by that certain plat recorded in Plat Book 70, Page 293. (Plotted)
33. Intentionally deleted.
34. Terms and conditions of that Lease to ESA P Portfolio Operating Lessee LLC, a Delaware limited liability company, as evidenced by that Short Form Lease, dated June 16, 2021, by and between from ESA P Portfolio L.L.C. ("Landlord") and ESA P Portfolio Operating Lessee LLC ("Tenant"), recorded July 13, 2021, in Deed Book 58949, Page 261. (Plotted, Subject Property)

SURVEY CERTIFICATION

This survey is made for the benefit of:

HOME LOAN INVESTMENT BANK, FSB.
SPRING SWALLOW LODGE LLC.
STEWART TITLE GUARANTY COMPANY

I, Eugene Stepanov, Registered Land Surveyor in the State of Georgia, do hereby certify to the aforesaid parties, their successors and assigns, as of the date set forth above, that I have made a careful survey of a tract of land (the "Premises") described as follows: see legal description shown on survey.

1. 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, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 8, 9, 13, 14, 16, 17 and 18 of Table A thereof. The fieldwork was completed on 04/21/2023. Date of Plat or Map signed: 05/04/2023.

2. The survey correctly shows the location of all buildings, structures and other improvements situated on the premises.
3. All utilities serving the premises enter through adjoining public streets and/or easements of record; that except as shown, there are no know or visible easements or right of ways across said premises; that the property described hereon is the same as the property described in ALTA Commitment for Stewart Title Guaranty Company, Commitment No:23000070016GA1 with effective date of commitment January 12, 2023 at 8:00 a.m., and that all known easements, covenants and restrictions referenced in said title commitment, and easements which the undersigned has been advised of has knowledge, have been plotted hereon or otherwise noted as to their effect on the subject property.
4. There are no known or observable encroachments, see the drawing, onto adjoining premises, streets or alley by any buildings, structures or other improvements located on the premises, and there are no known or observable encroachments onto said premises by buildings, structures or other improvements situated on adjoining premises;
5. There is no observable evidence of recent earth moving work, building construction, or building additions.
6. No observed evidence of changes in the Right of Way lines.
7. No evidence of wetlands on site.
8. No evidence of cemeteries, gravesites, or burial grounds was observed on the property.
9. No plottable offsite easements disclosed in documents provided to surveyor.
10. The property has direct physical access to Jimmy Carter Boulevard and Peachtree Parkway.
11. The number of striped parking spaces located on the subject property is 85 regular, and 5 handicapped are graphically shown hereon.

Eugene Stepanov
GA Reg. Land Surveyor No. 3197

LEGAL DESCRIPTION

#7065 JIMMY CARTER BLVD.

TRACT 1

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 274 AND 275, DISTRICT 6, GWINNETT COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT WHERE THE EASTERN RIGHT OF WAY LINE OF JIMMY CARTER BOULEVARD, STATE ROUTE 140, INTERSECTS WITH NORTHERN RIGHT OF WAY LINE OF PEACHTREE INDUSTRIAL BOULEVARD, STATE ROUTE 141, THENCE RUN NORTHERLY 975.16 FEET ALONG THE EASTERN RIGHT OF WAY LINE OF JIMMY CARTER BOULEVARD TO A POINT AND THE TRUE POINT OF BEGINNING.

THENCE RUN NORTHERLY ALONG THE EASTERN RIGHT OF WAY LINE OF JIMMY CARTER BOULEVARD ALONG THE ARC OF A CURVE TO THE LEFT AN ARC DISTANCE OF 57.94 FEET (SAID CURVE HAVING A RADIUS OF 2205.30 FEET AND BEING SUBTENDED BY A CHORD BEARING NORTH 03 DEGREES 28 MINUTES 22 SECONDS EAST A CHORD DISTANCE OF 57.94 FEET) TO A 0.5"RBS;

THENCE RUN SOUTH 60 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 42.17 FEET TO A 0.5"RBF,

THENCE RUN NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 185.07 FEET TO A 0.5"RBF;

THENCE RUN NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 215.00 FEET TO A 0.5"RBS;

THENCE RUN NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 50.00 FEET TO A POINT;

THENCE RUN NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 27.29 FEET TO A 0.5"RBF;

THENCE RUN NORTH 01 DEGREES 00 MINUTES 01 SECONDS EAST FOR A DISTANCE OF 109.49 FEET TO A 0.5"RBF;

THENCE RUN NORTH 58 DEGREES 57 MINUTES 20 SECONDS WEST FOR A DISTANCE OF 99.36 FEET TO A 0.5"RBF;

THENCE RUN NORTH 58 DEGREES 57 MINUTES 20 SECONDS WEST FOR A DISTANCE OF 31.60 FEET TO A 0.5"RBS;

THENCE RUN NORTH 04 DEGREES 33 MINUTES 32 SECONDS WEST FOR A DISTANCE OF 94.87 FEET TO A 0.5"RBS,

THENCE RUN SOUTH 66 DEGREES 58 MINUTES 18 SECONDS EAST FOR A DISTANCE OF 274.52 FEET TO A 0.5"RBS;

THENCE RUN NORTH 89 DEGREES 45 MINUTES 08 SECONDS EAST FOR A DISTANCE OF 172.96 FEET TO A 0.5"RBS;

THENCE RUN NORTH 79 DEGREES 59 MINUTES 17 SECONDS EAST FOR A DISTANCE OF 279.79 FEET TO A 0.5"RBS;

THENCE RUN NORTH 78 DEGREES 30 MINUTES 25 SECONDS EAST FOR A DISTANCE OF 311.73 FEET TO A POINT;

THENCE RUN NORTH 22 DEGREES 43 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 115.45 FEET TO A POINT;

THENCE RUN NORTH 84 DEGREES 31 MINUTES 07 SECONDS EAST FOR A DISTANCE OF 53.55 FEET TO A POINT;

THENCE RUN ALONG THE ARC OF A CURVE TO THE RIGHT AN ARC DISTANCE OF 416.74 FEET (SAID CURVE HAVING A RADIUS OF 2699.79 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 21 DEGREES 31 MINUTES 30 SECONDS WEST A CHORD DISTANCE OF 416.33 FEET) TO A POINT

THENCE RUN ALONG THE ARC OF A CURVE TO THE RIGHT AN ARC DISTANCE OF 326.03 FEET (SAID CURVE HAVING A RADIUS OF 2699.79 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 29 DEGREES 24 MINUTES 24 SECONDS WEST A CHORD DISTANCE OF 325.83 FEET) TO A 0.5"RBF;

THENCE RUN NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 181.22 FEET TO A POINT;

THENCE RUN NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 520.00 FEET TO A 0.5"RBF,

THENCE RUN NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 200.60 FEET TO A 0.5"RBF;

THENCE RUN NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 269.83 FEET TO A 0.5"RBF;

THENCE RUN SOUTH 70 DEGREES 05 MINUTES 32 SECONDS EAST FOR A DISTANCE OF 266.07 FEET TO A 0.5"RBF;

THENCE RUN SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 70.00 FEET TO A POINT,

THENCE RUN NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 159.34 FEET TO A 0.5"RBS;

THENCE RUN ALONG THE ARC OF A CURVE TO THE RIGHT AN ARC DISTANCE OF 299.48 FEET (SAID CURVE HAVING A RADIUS OF 2659.79 FEET AND BEING SUBTENDED BY A CHORD BEARING NORTH 29 DEGREES 10 MINUTES 22" EAST A CHORD DISTANCE OF 299.32 FEET) TO A POINT;

THENCE RUN ALONG THE ARC OF A CURVE TO THE RIGHT AN ARC DISTANCE OF 237.67 FEET (SAID CURVE HAVING A RADIUS OF 2659.79 FEET AND BEING SUBTENDED BY A CHORD BEARING NORTH 23 DEGREES 23 MINUTES 14 SECONDS EAST A CHORD DISTANCE OF 237.59 FEET) TO A POINT;

THENCE RUN SOUTH 78 DEGREES 30 MINUTES 25 SECONDS WEST FOR A DISTANCE OF 307.67 FEET TO A 0.5"RBS;

THENCE RUN SOUTH 79 DEGREES 59 MINUTES 17 SECONDS WEST FOR A DISTANCE OF 296.67 FEET TO A 0.5"RBS;

THENCE RUN NORTH 90 DEGREES 00 MINUTES 00" WEST FOR A DISTANCE OF 256.46 FEET TO A 0.5"RBS;

THENCE RUN SOUTH 01 DEGREES 00 MINUTES 01 SECONDS WEST FOR A DISTANCE OF 162.72 FEET TO A 0.5"RBF,

THENCE RUN SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 99.86 FEET TO A PK NAIL FOUND;

THENCE RUN SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 211.75 FEET TO A 0.5"RBF;

THENCE RUN NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 241.84 FEET TO A PK NAIL SET, SAID POINT BEING THE TRUE POINT OF BEGINNING.

Land Area = 4.686 AC

The End

LEGAL DESCRIPTION

TRACT2

ALL THAT TRACT OF PARCEL OF LAND LYING AND BEING IN LAND LOTS 274 AND 275, DISTRICT 6, GWINNETT COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT WHERE THE EASTERN RIGHT OF WAY LINE OF JIMMY CARTER BOULEVARD, STATE ROUTE 140, INTERSECTS WITH NORTHERN RIGHT OF WAY LINE OF PEACHTREE INDUSTRIAL BOULEVARD, STATE ROUTE 141, THENCE RUN NORTHERLY 911.54 FEET ALONG THE EASTERN RIGHT OF WAY LINE OF JIMMY CARTER BOULEVARD TO A POINT AND THE TRUE POINT OF BEGINNING.

TO REACH THE POINT OF BEGINNING COMMENCE AT A POINT ON THE EAST RIGHT-OF-WAY OF JIMMY CARTER BOULEVARD, STATE ROUTE 140, SAID POINT BEING LOCATED 911.54 FEET NORTH OF THE INTERSECTION OF THE EAST RIGHT-OF-WAY OF JIMMY CARTER BOULEVARD, STATE ROUTE 140, AND THE NORTH RIGHT-OF-WAY OF PEACHTREE INDUSTRIAL BOULEVARD, STATE ROUTE 141;

THENCE RUN NORTH 59 DEGREES 58 MINUTES 56 SECONDS EAST FOR A DISTANCE OF 52.29 FEET TO A POINT;

THENCE RUN NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 185.08 FEET 0.5"RBS AND THE TRUE POINT OF BEGINNING;

THENCE RUN NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 28.52 FEET TO A POINT;

THENCE RUN NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 21.48 FEET TO A 0.5"RBF;

THENCE RUN SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 239.76 FEET TO A 0.5"RBF;

THENCE RUN SOUTH 11 DEGREES 07 MINUTES 23 SECONDS WEST FOR A DISTANCE OF 38.81 FEET TO A POINT;

THENCE RUN NORTH 78 DEGREES 53 MINUTES 11 SECONDS WEST FOR A DISTANCE OF 52.99 FEET TO A POINT;

THENCE RUN NORTH 11 DEGREES 06 MINUTES 49 SECONDS EAST FOR A DISTANCE OF 49.23 FEET TO A POINT;

THENCE RUNNING NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 219.33 FEET TO A 0.5"RBS, SAID POINT BEING THE TRUE POINT OF BEGINNING.
LAND AREA = 0.317 AC

The End

FLOOD NOTE

I HAVE THIS DATE, EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL IS IN AN AREA HAVING SPECIAL FLOOD HAZARDS, WITHOUT AN ELEVATION CERTIFICATION SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE DUE ITS OPINION FOR SAID PARCEL.
MAP ID 13135C0081G
EFFECTIVE DATE: 03/04/2013
ZONE X & AE

THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA A SECOND OPINION OR COMPREHENSIVE FLOOD EVALUATION STUDY IS SUGGESTED FOR MORE ACCURATE INFORMATION, FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS AND INSURANCE COMPANY OR AN APPRAISER.

FUTURE FLOOD DISCLAIMER:

THE FLOOD DATA SHOWN HEREON IS PER FEMA ACTIVE PANEL MAP WITH EFFECTIVE DATE, AS SHOWN. THERE MAY BE FUTURE FLOOD ELEVATION INFORMATION STUDIED INTERNALLY BY THE LOCAL GOVERNING MUNICIPALITY IN WHICH THE SUBJECT PROPERTY SITUATES AND THAT INFORMATION MAY NOT BE AVAILABLE TO THE PUBLIC, THEREBY NOT REFLECTED ON THE CURRENT FEMA PANEL MAP ON THE DATE OF THIS SURVEY. WE REQUEST ANY AND ALL FUTURE FLOOD INFORMATION FROM THE APPLICABLE MUNICIPALITIES AND SHOW THAT INFORMATION HEREON WHENEVER POSSIBLE. IT IS THE RESPONSIBILITY OF THE END USER OF THIS SURVEY TO VERIFY THE APPLICABLE FLOOD INFORMATION DURING THE DEVELOPMENT PHASE, OR OTHER FUTURE USE, BEYOND THE DATE OF THIS SURVEY.

SURVEY NOTES

1. Storm sewer, sanitary sewer and other buried utilities may have been paved or covered over. the location of underground utilities as shown hereon are based on above ground structures and record drawings provided to the surveyor. location of underground may vary from locations shown hereon. additional buried utilities may be encountered. no excavations were made during the process of this survey to locate buried utilities. before excavations are begun, telephone, electric, water and sewer, gas companies should be contacted for verification of utility type and for field locations.
2. This plat was prepared to show the approximate location of the improvements and is not recordable. fences should not be located using side dimensions from the house. all matters of the title are excepted. This plat is subject to all legal easements and right of way public or private.
3. Surveyor has made no investigation or independent search for easements of record recorded and not recorded, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
4. Survey land express, inc is not responsible for and does not warrant the zoning information and interpretation as provided herein. this information is obtained using on-line sources, telephone conversation with zoning office at the county or city, etc. and cannot guarantee its accuracy. it is recommended that the client or user of this data verify this information with the issuing authority.
5. This plat was prepared for the exclusive use of the person, persons or entity named hereon. this plat does not extend to any unnamed person, persons, or entity without the express recertification of the surveyor naming such person, persons, entity.

NOTES:

1. PROPERTY ADDRESS: 7065 JIMMY CARTER BLVD, NORCROSS, GA 30092
2. TAX PARCEL I.D. NO.:
   TRACT 1: 6274 083
   TRACT 2: 6274 081
3. PROPERTY ZONING
   ZONING C-2
   UNINC. GWINNETT
   SETBACKS PER ZONING ARE:
   FRONT: 50'
   SIDE: 10'
   REAR: 15'
   MAX. BUILDING HEIGHT: 3 STORIES / 35'

NOTE:

BEFORE DEVELOPMENT OF THIS PROPERTY, DEVELOPER AND ARCHITECT TO CONFIRM ZONING DISTRICT, PER ZONING DEPARTMENT.
ZONING INFORMATION SHOWN HEREON WAS DERIVED FROM ONLINE SOURCE MUNICODE.

NOTE A

UNABLE TO FIELD VERIFY AT THE TIME OF SURVEY EXACT PIPE LOCATION WITHOUT EXCAVATION

LOCATION MAP | SITE
(NOT TO SCALE)

SURVEY LAND EXPRESS, INC
PROFESSIONAL LAND SURVEYING SERVICES
24 LENOX POINTE
ATLANTA, GA 30324
OFFICE 404-252-5747
FAX 404-601-0941
EMAIL INFO@SURVEYLANDEXPRESS.COM

ALTA/NSPS LAND TITLE SURVEY FOR:
HOME LOAN INVESTMENT BANK, FSB.
SPRING SWALLOW LODGE LLC.
STEWART TITLE GUARANTY COMPANY

7065 JIMMY CARTER BLVD, NORCROSS, GA 30092
GWINNETT COUNTY, GEORGIA
6TH DISTRICT
LAND LOT 274 & 275

JOB No.	20230625
COORD No.	20230625
FIELD WORK	04/21/2023
DATE SIGNED	05/05/2023
DRAWN BY	AP
CHECKED BY	ES

REVISIONS	BY

0 50
SCALE 1" = 50'

SHEET NUMBER
2 OF 2
24x36 PAPER SIZE