

RZM2024-00016

RECEIVED: JUNE 17, 2024

PLANNING AND DEVELOPMENT DEPARTMENT

I. THE UNDERGROUND LITTLES SHOW MAKE BEEN LICATED FROM FIELD SPACE THE UNDERGROUND LITTLES SHOWN THE SHOWN THE SHOWN THE SHOWN THE SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SETTICE OF BABROOND. THE SHREYER SHETTER FOR THE UNDERGROUND LITTLES SHOWN COMPRISE ALL SUCH LITTLES IN THE AREA EITHER IN SETTICE OF THE SHOWN THE SHOW THE WAS THE COUNTY OF THE SHOWN THE SHOWN THE SHOWN THE SHET HOW SHET HOW THE SHET WHO SHET HOW THE SHET WHO SHET WHO SHET HOW THE SHET WHO SHET WHEN THE WAS THE SHET WHO SHE WHO SHET WHO SHET WHO SHET WHO SHE ADJOINING PUBLIC STREETS AND/OR EASEMENTS OF RECORD.

2. I HAVE EXAMINED THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR GWINNETT COUNTY, GEORGIA AND INCORPORATED AREAS, COMMUNITY PHASEL MUMBERT 13300075F, PHASE 13 OF 155, SETECTIVE DATE. SEPTEMBER 29, 2006 AND FOUND NO PORTION OF THE PROPERTY SHOWN HEREOUT TO FALL WITHIN A DESIGNATED THE PROPERTY SHOWN HEREOUT TO FALL WITHIN A DESIGNATED THE OF CONTROL THE PROPERTY SHOWN HEREOUT TO FALL WITHIN A DESIGNATED THEORY.

3. THE ORTHOMETRIC HEIGHTS (ELEVATIONS AND CONTOURS) SHOWN HEREON WERE DETERMINED BY GPS OBSERVATIONS AND WERE ADJUSTED BY PLANNERS AND ENGREEN CALAPORATIVE IN MAY 7024. NOTH AMERICAN DATING OF 1938 (NADS), NORTH AMERICAN PERIOLIL DATUM OF 1938 (NADS), GEORGIA WEST ZONE STATE FLANC COORDINATES.

4. 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.

5. THE PROPERTY DESCRIBED HERE ON (THE "<u>PROPERTY"</u>) IS THE SAME AS THE PROPERTY DESCRIBED IN COMMITMENT NO. 24-0072A WITH AN EFFECTIVE DATE OF PROFERIN DESCRIBED IN COMMINISHED IN C. 25 PORT AND A PERFORMENTS, COVERANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE PROPERTY.

6. NO ZONING INFORMATION PROVIDED FOR BUILDING SETBACKS.

THIS SURVEY WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF GEORGIA.

8. THE PROPERTY HAS DIRECT ACCESS TO HILLCREST GREEN DRIVE, A DEDICATED PUBLIC STREET OR HIGHWAY.

9. THERE IS NO OBSERVED EVIDENCE OF USE OF THE PROPERTY AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

11. SURVEYOR SUGGEST FOR CLIENT TO CONTACT COLONIAL PIPELINE COMPANY TO VERIFY EXACT LIMITS OF GAS LINE EASEMENT.

1. DEPARTMENT OF TRANSPORTATION, STATE OF GEOGGIA, RIGHT OF WAY OF PROPOSED OR 20 INTERCHANCE, LSLO0-0004-00(086), OWNNETT COUNTY, FEDERAL AND PROJECT, PLANS PREPARED BY PBS&J, PLANS COMPLETED DATE 10/11/07, LAST REVISED 01/18/11.

LEGAL DESCRIPTION - TITLE (TRACT 2)

All that tract or parcel of land lying and being in Land Lot 10 of the jth District of Gwinnett County, Georgia, being Lots 10 and 11, Block B of Northern Heights Owinnett County, Georgia, being Lots 10 and 11, Block & or Northern Heights Subdivision as shown on plot of Northern Heights Subdivision as sense is recorded in Subdivision as sense is recorded in property as contained on sold plot is breely incorporated herein and made an essential part of hereof by reference. Sold property boiling the address of 288 Dagwood Lane occording to the present system of numbering houses in the City of Lamenceville, Oriment County, Georgia.

ALTA/NSPS LAND TITLE SURVEY - TABLE "A" ITEMS

MONUMENTS PLACED OR FOUND AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE SURVEYED PROPERTY, AND SHOWN HEREON.

2. ADDRESS(ES) OF THE SURVEYED PROPERTY: HILLCREST GREEN DRIVE, LAWRENCEVILLE, GA 30092

3. FLOOD ZONE INFORMATION IS INCLUDED IN GENERAL NOTES, NOTE 2.

4. GROSS LAND AREA OF SUBJECT PROPERTY IS 17.470 ACRES.

6(A). IF THE CUPRENT ZUMINO CLASSIFICATION, STRACK REQUIREMENTS, THE HEIGHT AND TLONG SPACE, BEAR RESTRICTIONS, AND PARKING EXCURISIONIST SPECIFIC TO THE SURVIYED PROPERTY ARE SET FORTH IN A ZOWING REPORT OR LETTER PROMODED TO THE SURVIYEON BY THE CUENT OF THE CLEHT'S DESIGNAL REPRESENTATIVE, LIST THE ABOVE ITEMS ON THE PLAT OR MAP AND IDENTIFY TO DATE AND SOURCE OF THE REPORT OF LETTER.

6(B). IF THE ZONING SETBACK REQUIREMENTS SPECIFIC TO THE SURVEYED PROPERTY ARE SET FORTH IN A ZONING REPORT OR LETTER PROVIDED TO THE SURVEYOR BY THE CLUENT OR THE CLIENT'S DESIGNATED REPRESENTATIVE, AND IF THOSE REQUIREMENTS DO NOT REQUIRE AN INTERPRETATION BY THE SURVEYOR,

8. SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK ARE SOWN HEREON.

10. THERE ARE NO ENGROACHMENTS ONTO ADJOINING PREMISES, STREETS OR ALLEYS BY ANY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS LOCATED ON THE PROPERTY AND NO ENGROACHMENTS ONTO THE PROPERTY BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS STUATED ON ADJOINING PREMISES, EXCEPT AS FOLLOWS.

11. OBSERVED EVIDENCE OF UNDERGROUND UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY LOCATED AND SHOWN HEREON. NO ADDITIONAL LOCATE OR INVESTIGATION OF UTILITIES REQUESTED BY THE CLIENT.

13. ADJACENT OWNER INFORMATION IS SHOWN HEREON AS REQUIRED BY GEORGIA STANDARDS.

14. DISTANCE FROM PROPERTY TO INTERSECTION OF THE (NEAREST STREET) IS SHOWN HEREON.

16. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

17. NO PROPOSED CHANGES IN STREET RICHT OF WAY LINES IF SUCH INFORMATION IS MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION. NO EMPORACE OF RECENT STREET OR SUBMULK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

LEGAL DESCRIPTION - OVERALL TRACT (SURVEY)

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 10, of the 7th District, City of Lawrenceville, Gwinnet County, Georgia and being more particularly described as follows:

To find the TRUE EXPLIT OF BECIMANY COMMENCE at a found 1/2 inch reary said reborn braining coordinates at few in 1445,286 and Exert 2,344,290.7 coordinates based on MAD83 State Plane Coordinate system, Georgia West zone, sold reborn incoded at the intersection of the southeastery leph of way the or S.R. 316 (a.k.s. U.S. Hey 20) (variable public right of way) (finited access) and common lead lot 0.5 the southeastery leph of way the order of S.R. 316 (a.k.s. 164) (a.k.s

degrees 49 minutes 14 seconds East a distance of 40.37 feet to a found right of way mornium sold mornium to lengthe RTMC POINT OF EECHNING.

With the TRUE POINT OF EECHNING thus established thence leaving said common and follows and proceed adong said southeasterly right of way of S.R. 316 the following courses and altisances: North 49 degrees 44 minutes 30 seconds East of a second second and the second s

Tract or parcel contains 760,998 square feet or 17,470 acres.

LAND LOT(S) 10 DISTRICT 7TH

TITLE EXCEPTIONS - TRACT 2

First American Title Insurance Company Commitment number 24–0072A with an effective date of 04/16/2024 at 5:00 PM was used in the preparation of this survey and the listed exceptions or as follows:

8. All matters as shown on that certain ALTA/NSPS Survey for McKinley Homes US, LLC and First American Title Insurance Company prepared by Georgia RIS #______ dated

9. All matters shown on recorded plat filed in Plat Book H, page 183, Gwinnett County, Georgia records. Comment: Affects subject property, as shown on survey.

LEGAL DESCRIPTION - TRACT 1 (SURVEY)

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lat 10, of the 7t. District, City of Lawrenceville, Gwinnet County, Georgia and being more particularly described as follows:

To any the TRIS FOUR OF SERMINE COMBENCE of a found 1/2 high read-said reads along conditiones a few first 1.45.26.0 and East 2.34.52.20.2, coordinates believe the 1.45.26.0 and East 2.34.52.20.2, coordinates based on NADB3 State Plane Coordinate system, Georgie West zone, sold rebar located at the intersection of the southeastery light of way fine OS R. 316 (a.k. U.S. Hay 20) (variable public right of way) (limited access) and common land lot U.S. Hay 20) (variable public right of way) (limited access) and common land lot of SR. 316 (a.k. U.S. Hay 20) (described accessed and common land to life between Land Late 9 and 10 South 30 degrees 49 minutes 14 seconds East of distance of 49.37 feet to a found right of way manument, sold monument being the TRIS PORT OF ECCHANIST.

degrees 49 minutes 14 seconds East a distance of 49.37 feet to a found right of way monument, said monument being the TROE FORNIT & BECINNING.

With the TRUE FORNI OF BECINNING thus established thence leaving soid common and to life and proceed along soid southersterly right of way of S.R. 316 the distance of 759.70 feet to a found right of large soid southersterly right of way of S.R. 316 the distance of 759.70 feet to a found right of way monument; loting a curve turning to the right with an orc length of 2817.71 feet to a found right of way monument; loting a curve turning to the right with an orc length of 2817.71 feet to a found concrete monument; thence leaving soid southeasterly right of way and proceed concrete monument; thence leaving soid southeasterly right of way and proceed concrete monument; thence leaving soid southeasterly right of way and proceed concrete monument; thence leaving soid southeasterly right of way and proceed of 18.73 feet to a found concrete monument; thence leaving soid southeasterly right of way and proceed of 18.73 feet to a found concrete monument; thence leaving soid southeasterly right of way the soil of 18.73 feet to a found from pin with cop on the northeasterly right of way of Hillorest Green Drive (50 foot public right a way) thence dong soid in the right with an orc length of 52.7 feet to a point; cloning a curve turning to the right with an orc length of 52.7 feet to a point; cloning a curve turning to the right with an orc length of 52.7 feet to a point; cloning a curve turning to the feet with an arc length of 52.7 feet to a point; cloning a curve turning to the feet with an arc length of 52.7 feet to a point; of 60.00 feet, by a subtended by a chord bearing of South 33 degrees 50 minutes 04 seconds West of Minutes 04 seconds West of Minutes 05 seconds W

LEGAL DESCRIPTION - TRACT 2 (SURVEY)

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 10, of the 7th District, City of Lawrenceville, Gwinnet County, Georgia and being more particularly described as follows:

To find the TRUE POINT OF BECINNING COMMENCE at a found 1/2 inch rebor, said rebor having coordinates of North 1.445,286.0 and East: 2,145,226.7, coordinates based on NADSS State Piena Coordinate system, Georgia West race, said rebor located at the intersection of the southeasterly right of way like of S.R. 316 (a.k.a. like the southeasterly right of way like of S.R. 316 (a.k.a. like between Land Lats 9 and 10 South 30 degrees 49 million Latis 9 and 10 South 30 degrees 49 million Latis 9 and 10 South 30 degrees 49 million Latis 14 seconds Soat a distance of 49,37 feet to found right of way morument; thence leaving said southeasterly right of way of S.R. 316 said common conditions of the South 30 degrees 31 million Latis 20 south 30 degrees 49 million Latis 20 south 30 degrees 40 million Latis 20 south 30 degrees 31 million Latis 30 south 30 degrees 31 million Latis 30 south 30 degrees 31 million Latis 30 south 30 degrees 31 million 40 seconds 30 south 30 degrees 31 million 40 seconds 30 seconds 30

With the TRUE POINT OF BECOMMING thus established thence leaving sold common land tot line and proceed North 60 degrees 07 minutes 20 seconds East a distance of 195.55 feet to a point; thence North 60 degrees 22 minutes 15 seconds East a distance of 200.64 feet to a found 1 1/2 inch apart (op pipe; thence South 15 northerly right of way of Degreed clare (60 feet habit of pipe), thence south 15 northerly right of way of Degreed clare (60 feet habit right of way) thence olong said right of way of the pipe clare the pipe of the 15 feet with an arc length of 83.79 feet, howing a rodulus of 60.00 feet, being subtended by a chard bening of South 39 degrees 05 minutes 15 seconds West, and a chard length of 77.14 feet to a point; thence texting sud right of way both 73 degrees 50 minutes 92 seconds West and a chard length of 77.14 feet to a point; thence texting sud right of way both 73 degrees 50 minutes 92 seconds West and a chard length of 78.74 feet to a point; thence texting sud right of way both 73 degrees 50 minutes 92 seconds West and RNEE POINT OF BECOMMING.

Tract or parcel contains 38,234 square feet or 0.878 acres.



THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS COLLECTED USING A TOPCON TOTAL STATION "ESIOS", "ESIOS", GEOMAX ZOOMBO ROBOTIC STATION, A GEOMAX ZENUSBOD SERIES DATA COLLECTOR, GOTS 20TL GIVES RECEIVER WITH A SITE-LOCALIZED RTK NETWORK, AND HAS A RELATIVE POSITIONAL ACCURACY OF 0.1 FEET

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 594,403 FEET.

To McKinley Homes and First American Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in occordance with the 2021 Minimum Standard secretaries and advantage of the 2021 Minimum Standard established and adopted by M.J.A and NSPS, and includes Items 1-4, 8, 9, 10, 13, and 16 of Table A thereof. The field work was completed on: 5/31/2024

Date of Map or Plat: 6/5/2024

GWINNETT COUNTY GEORGIA

Printed name



AND PLANE

| | \bigcap | | REVISIONS | $\overline{}$ |
|---|-----------|------|-------------|---------------|
| Palt | 5 | | | |
| Planners & Engineers Collaborative+ | 4 | | | |
| INING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING | 2 | | | |
| S + SURVEYING & CONSTRUCTION + WATER RESOURCES | - | | | |
| RCH COURT PEACHTREE CORNERS, GEORGIA 30092 [770]451-2741 WWW.PEC.PLUS C.O.AI.SE000004 | REV | DATE | DESCRIPTION | BY |

ALTA/NSPS LAND TITLE SURVEY MCKINLEY HOMES

AND FIRST AMERICAN TITLE INSURANCE COMPANY

SHEET 2 OF 2 DRAWN BY: MS CHECKED BY: JNH FILE NO.: 21256.01 DATE: 6/5/2024 SCALE: 1 = 60' DATE OF FIELD WORK: 5/31/2

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