

LEGAL DESCRIPTION

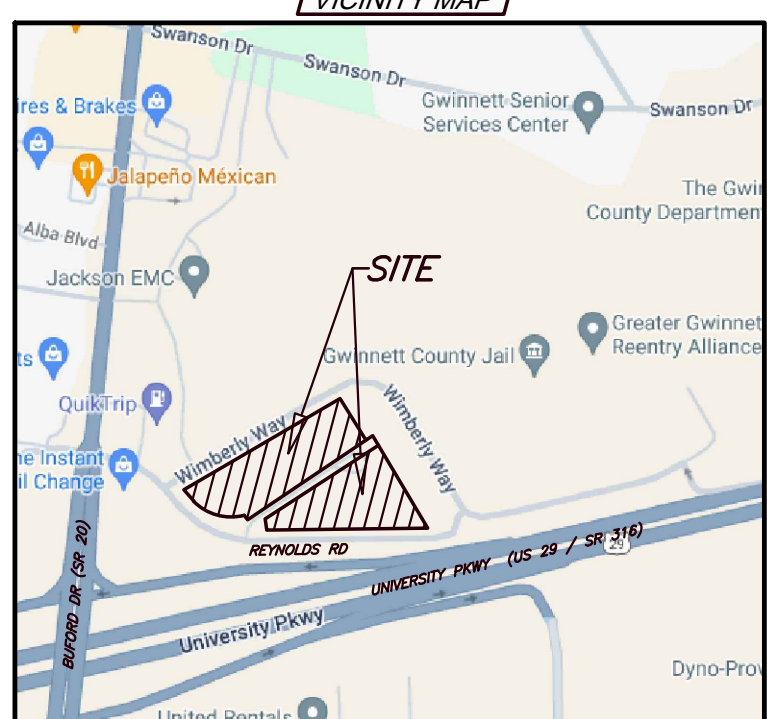
Tract 6
All that tract or parcel of land lying and being in Land Lot 12 of the 7th District, City of Lawrenceville, Gwinnett County, Georgia and being more particularly described as follows:

To reach the TRUE POINT OF BEGINNING commence at a 3/4" open top pipe found at the intersection of the westerly Right of Way of Reynolds Road (Variable R/W) and the southerly Right of Way of Wimberly Way (60' R/W); thence running along the southerly Right of Way of Wimberly Way the following courses: North 60° 15' 43" East a distance of 199.00 feet to a 1/2" open top pipe found; thence North 60° 15' 43" East a distance of 162.18 feet to a point; thence North 60° 15' 43" East a distance of 171.28 feet to a point; thence North 60° 15' 43" East a distance of 191.70 feet to a 1/2" rebar found; thence leaving said Right of Way South 29° 08' 42" East a distance of 235.10 feet to a 1" iron rod on the northerly Right of Way of Reynolds Road (30' R/W); thence South 30° 20' 07" East a distance of 30.06 feet to an iron pin set on the southerly Right of Way of Reynolds Road (30' R/W); thence continuing along said Right of Way South 56° 07' 14" West a distance of 116.09 feet to the TRUE POINT OF BEGINNING; from the point thus established and leaving said Right of Way South 25° 07' 45" East a distance of 304.22 feet to a point on the northerly Right of Way of Reynolds Road (Variable R/W); thence continuing along said Right of Way South 89° 10' 33" West a distance of 154.19 feet to a point; thence leaving said Right of Way North 17° 15' 44" West a distance of 226.02 feet to a point; thence North 56° 07' 14" East a distance of 110.88 feet to the TRUE POINT OF BEGINNING. Said tract contains 0.768 Acres (33,381 Square Feet).

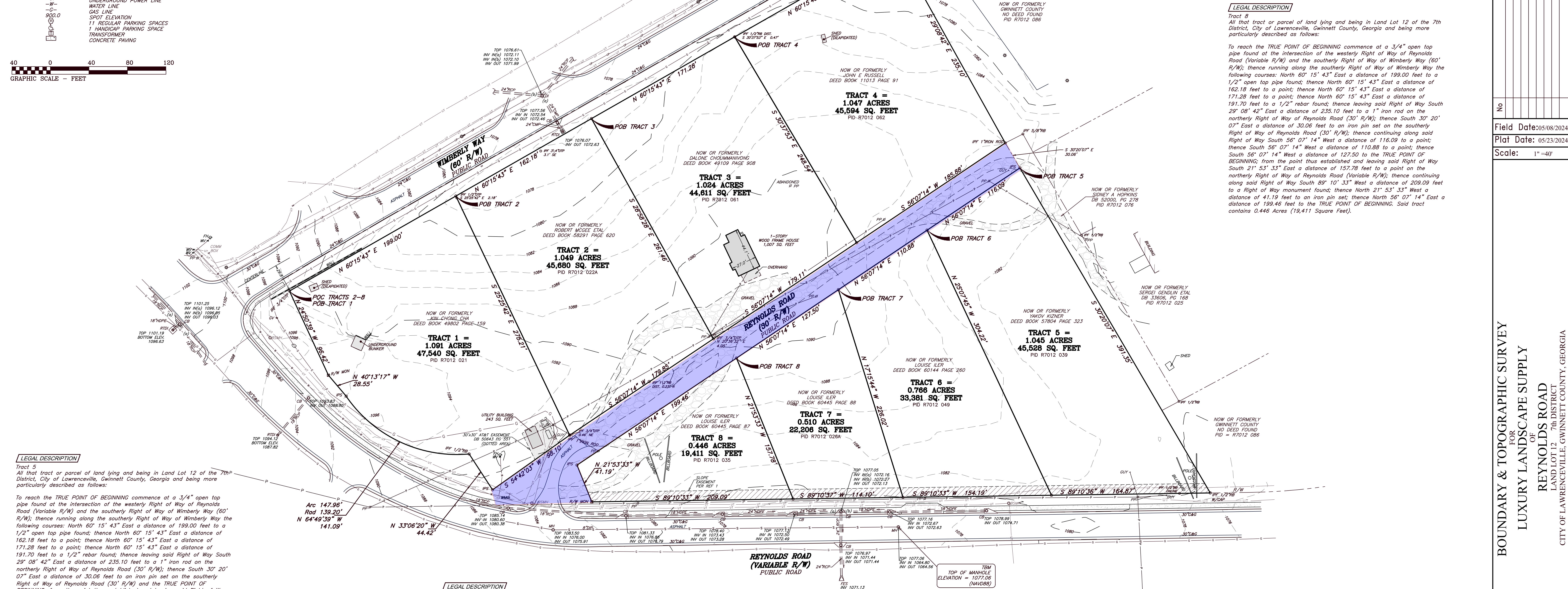
LEGAL DESCRIPTION

Tract 7
All that tract or parcel of land lying and being in Land Lot 12 of the 7th District, City of Lawrenceville, Gwinnett County, Georgia and being more particularly described as follows:

To reach the TRUE POINT OF BEGINNING commence at a 3/4" open top pipe found at the intersection of the westerly Right of Way of Reynolds Road (Variable R/W) and the southerly Right of Way of Wimberly Way (60' R/W); thence running along the southerly Right of Way of Wimberly Way the following courses: North 60° 15' 43" East a distance of 199.00 feet to a 1/2" open top pipe found; thence North 60° 15' 43" East a distance of 162.18 feet to a point; thence North 60° 15' 43" East a distance of 171.28 feet to a point; thence North 60° 15' 43" East a distance of 191.70 feet to a 1/2" rebar found; thence leaving said Right of Way South 29° 08' 42" East a distance of 235.10 feet to a 1" iron rod on the northerly Right of Way of Reynolds Road (30' R/W); thence South 30° 20' 07" East a distance of 30.06 feet to an iron pin set on the southerly Right of Way of Reynolds Road (30' R/W); thence continuing along said Right of Way South 56° 07' 14" West a distance of 116.09 feet to a point; thence South 56° 07' 14" West a distance of 110.88 feet to the TRUE POINT OF BEGINNING; from the point thus established and leaving said Right of Way South 17° 15' 44" East a distance of 226.02 feet to a point on the northerly Right of Way of Reynolds Road (Variable R/W); thence continuing along said Right of Way South 89° 10' 33" West a distance of 154.19 feet to a point; thence leaving said Right of Way North 21° 53' 33" West a distance of 226.02 feet to a point; thence North 56° 07' 14" East a distance of 127.50 feet to the TRUE POINT OF BEGINNING. Said tract contains 0.510 Acres (22,206 Square Feet).



Date	
Revision	
No	
Field Date: 05/08/2024	
Plot Date: 05/23/2024	
Scale: 1"=40'	



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Tract 5
All that tract or parcel of land lying and being in Land Lot 12 of the 7th District, City of Lawrenceville, Gwinnett County, Georgia and being more particularly described as follows:

To reach the TRUE POINT OF BEGINNING commence at a 3/4" open top pipe found at the intersection of the westerly Right of Way of Reynolds Road (Variable R/W) and the southerly Right of Way of Wimberly Way (60' R/W); thence running along the southerly Right of Way of Wimberly Way the following courses: North 60° 15' 43" East a distance of 199.00 feet to a 1/2" open top pipe found; thence North 60° 15' 43" East a distance of 162.18 feet to a point; thence North 60° 15' 43" East a distance of 171.28 feet to a point; thence North 60° 15' 43" East a distance of 191.70 feet to a 1/2" rebar found; thence leaving said Right of Way South 29° 08' 42" East a distance of 235.10 feet to a 1" iron rod on the northerly Right of Way of Reynolds Road (30' R/W); thence South 30° 20' 07" East a distance of 30.06 feet to an iron pin set on the southerly Right of Way of Reynolds Road (30' R/W); thence continuing along said Right of Way South 56° 07' 14" West a distance of 116.09 feet to the TRUE POINT OF BEGINNING; from the point thus established and leaving said Right of Way South 25° 07' 45" East a distance of 304.22 feet to a point; thence North 56° 07' 14" East a distance of 110.88 feet to the TRUE POINT OF BEGINNING. Said tract contains 1.045 Acres (45,528 Square Feet).

REFERENCES

1. RIGHT OF WAY PLANS FOR STATE OF GEORGIA DEPARTMENT OF TRANSPORTATION PROJECT NUMBER MSLO-0004-00(086) PREPARED BY PBS&J DATED MAY 5, 2011.

UNDERGROUND UTILITY NOTE

UNDERGROUND UTILITIES SHOWN WERE LOCATED AS FLAGGED BY AN UNDERGROUND UTILITY LOCATOR. TECHNICAL SURVEY SERVICES, INC. DOES NOT CERTIFY OR ASSUME RESPONSIBILITY TO THE EXACT LOCATION OR THE ACCURACY OF THE TYPE OF THOSE UTILITIES SHOWN.

TOPOGRAPHIC NOTE

THE TOPOGRAPHIC INFORMATION SHOWN IS A GROUND RUN TOPOGRAPHIC SURVEY BY TECHNICAL SURVEY SERVICES, INC. USING TRIGONOMETRIC METHODS AND A POLE PRISM. THE VERTICAL DATUM IS NAVD 88.

CLOSURE STATEMENT

THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 25,522 FEET AND AN ANGULAR ERROR OF .2" PER ANGLE AND WAS ADJUSTED USING THE COMPASS RULE.

A LEICA TS12 TOTAL STATION AND AN CARLSON DATA COLLECTOR WERE USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAN.

THIS MAP OR PLAN HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 101,762 FEET.

ZONING NOTE

THE SUBJECT PROPERTY IS ZONED BG. (GENERAL BUSINESS)

FLOOD NOTE

THE SUBJECT PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA PER FIRM MAP NUMBER 13135C0074F, DATED SEPTEMBER 28, 2006. THE SUBJECT PROPERTY LIES WITHIN A ZONE X, WHICH IS DEFINED AS AREAS OUTSIDE THE 500 YEAR FLOODPLAIN.

CONFORMITY STATEMENT

This survey was prepared in conformity with The Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-2 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plot Act O.C.G.A. 15-6-67.

LEGAL DESCRIPTION

Tract 1
All that tract or parcel of land lying and being in Land Lot 12 of the 7th District, City of Lawrenceville, Gwinnett County, Georgia and being more particularly described as follows:

Beginning at a 3/4" open top pipe found at the intersection of the westerly Right of Way of Reynolds Road (Variable R/W) and the southerly Right of Way of Wimberly Way (60' R/W); from the point thus established and running along the southerly Right of Way of Wimberly Way North 60° 15' 43" East a distance of 199.00 feet to a 1/2" open top pipe found; thence leaving said Right of Way South 25° 25' 42" East a distance of 275.21 feet to a 1" iron rod found on the northerly Right of Way of Reynolds Road (30' R/W); thence running along said Right of Way the following courses: South 54° 42' 03" West a distance of 98.10 feet to an iron pin set; thence North 33° 06' 20" West a distance of 44.42 feet to a 1/2" rebar found; thence running along a curve to the right an arc length of 147.96 feet, (said curve having a radius of 139.20 feet, with a chord bearing of North 64° 49' 39" West, and a chord length of 141.09 feet) to an iron pin set; thence North 40° 13' 17" West a distance of 28.55 feet to a Right of Way monument found; thence North 24° 50' 39" West a distance of 96.42 feet to the TRUE POINT OF BEGINNING. Said tract contains 1.091 Acres (47,540 Square Feet).

Tract 2
All that tract or parcel of land lying and being in Land Lot 12 of the 7th District, City of Lawrenceville, Gwinnett County, Georgia and being more particularly described as follows:

To reach the TRUE POINT OF BEGINNING commence at a 3/4" open top pipe found at the intersection of the westerly Right of Way of Reynolds Road (Variable R/W) and the southerly Right of Way of Wimberly Way (60' R/W); thence running along the southerly Right of Way of Wimberly Way North 60° 15' 43" East a distance of 199.00 feet to a 1/2" open top pipe found and the TRUE POINT OF BEGINNING; from the point thus established and running North 60° 15' 43" East a distance of 162.18 feet to a point; thence leaving said Right of Way South 28° 58' 28" East a distance of 261.46 feet to a point on the northerly Right of Way of Reynolds Road (30' R/W); thence continuing along said Right of Way South 56° 07' 14" West a distance of 179.85 feet to a 1" iron rod; thence leaving said Right of Way North 25° 25' 42" West a distance of 275.21 feet to the TRUE POINT OF BEGINNING. Said tract contains 1.049 Acres (45,680 Square Feet).

LEGAL DESCRIPTION

Tract 3
All that tract or parcel of land lying and being in Land Lot 12 of the 7th District, City of Lawrenceville, Gwinnett County, Georgia and being more particularly described as follows:

To reach the TRUE POINT OF BEGINNING commence at a 3/4" open top pipe found at the intersection of the westerly Right of Way of Reynolds Road (Variable R/W) and the southerly Right of Way of Wimberly Way (60' R/W); thence running along the southerly Right of Way of Wimberly Way North 60° 15' 43" East a distance of 199.00 feet to a 1/2" open top pipe found; thence North 60° 15' 43" East a distance of 162.18 feet to a point; thence leaving said Right of Way South 30° 37' 53" East a distance of 248.54 feet to a point on the northerly Right of Way of Reynolds Road (30' R/W); thence continuing along said Right of Way South 56° 07' 14" West a distance of 179.11 feet to a point; thence leaving said Right of Way North 28° 58' 28" West a distance of 261.46 feet to the TRUE POINT OF BEGINNING. Said tract contains 1.024 Acres (44,611 Square Feet).

Tract 4
All that tract or parcel of land lying and being in Land Lot 12 of the 7th District, City of Lawrenceville, Gwinnett County, Georgia and being more particularly described as follows:

To reach the TRUE POINT OF BEGINNING commence at a 3/4" open top pipe found at the intersection of the westerly Right of Way of Reynolds Road (Variable R/W) and the southerly Right of Way of Wimberly Way (60' R/W); thence running along the southerly Right of Way of Wimberly Way North 60° 15' 43" East a distance of 199.00 feet to a 1/2" open top pipe found; thence North 60° 15' 43" East a distance of 162.18 feet to a point; thence leaving said Right of Way South 30° 37' 53" East a distance of 248.54 feet to a point on the northerly Right of Way of Reynolds Road (30' R/W); thence continuing along said Right of Way South 56° 07' 14" West a distance of 185.88 feet to a point; thence leaving said Right of Way North 30° 37' 53" West a distance of 248.54 feet to the TRUE POINT OF BEGINNING. Said tract contains 1.047 Acres (45,594 Square Feet).

SITE INFORMATION

TRACT 1
356 REYNOLDS RD.
LAWRENCEVILLE, GA. 30043
PID R7012 021

TRACT 2
378 REYNOLDS RD.
LAWRENCEVILLE, GA. 30043
PID R7012 022A

TRACT 3
396 REYNOLDS RD.
LAWRENCEVILLE, GA. 30043
PID R7012 023

TRACT 4
408 REYNOLDS RD.
LAWRENCEVILLE, GA. 30043
PID R7012 062

TRACT 5
368 REYNOLDS RD.
LAWRENCEVILLE, GA. 30043
PID R7012 039

TRACT 6
441 REYNOLDS RD.
LAWRENCEVILLE, GA. 30043
PID R7012 049

TRACT 7
REYNOLDS RD.
LAWRENCEVILLE, GA. 30043
PID R7012 026A

TRACT 8
365 REYNOLDS RD.
LAWRENCEVILLE, GA. 30043
PID R7012 035

SURVEYOR'S CERTIFICATION

I certify that this survey was prepared in conformity with The Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-2 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plot Act O.C.G.A. 15-6-67.



Aubrey J. Akin, R.L.S. #3138 Date May 23, 2024

BOUNDARY & TOPOGRAPHIC SURVEY FOR LUXURY LANDSCAPE SUPPLY REYNOLDS ROAD LAND LOT 12 7th DISTRICT CITY OF LAWRENCEVILLE, GWINNETT COUNTY, GEORGIA