

**GENERAL NOTES**

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 13135C0074F, AND THE DATE OF SAID MAP IS SEPTEMBER 29, 2006. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

PLEASE NOTE: TREES 6-INCH DBH (DIAMETER AT BREAST HEIGHT) AND LARGER WERE LOCATED FOR THIS SURVEY.

RIGHT-OF-WAY LINES SHOWN ON THIS SURVEY THAT ARE NOT ACTUAL BOUNDARIES OF THE SUBJECT TRACT(S) ARE DEPICTED GRAPHICALLY AND ARE SHOWN APPROXIMATELY FOR INFORMATIONAL PURPOSES ONLY. SAID RIGHT-OF-WAY LINES SHOULD NOT BE UTILIZED FOR DESIGN PURPOSES.

THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS, AND BASED ON POSITIONAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK DEVELOPED BY eGPS SOLUTIONS. THE HORIZONTAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983(2011)-STATE PLANE COORDINATE SYSTEM OF GEORGIA-WEST ZONE. THE VERTICAL REFERENCE FRAME IS NORTH AMERICAN VERTICAL DATUM OF 1988. ANY DIRECTIONS OR DIMENSIONS SHOWN ARE A RECTANGULAR, GROUND LEVEL PROJECTION OF THE STATE PLANE COORDINATE SYSTEM.

NO ZONING REPORT OR ZONING LETTER WAS PROVIDED TO THE SURVEYOR. THE SITE IS ZONED "BG" (GENERAL BUSINESS DISTRICT) AS SHOWN ON THE ZONING MAP OF GWINNETT COUNTY. THE MINIMUM YARD SETBACKS ARE: FRONT — 50 FEET; SIDE — 10 FEET; SIDE YARD ON STREET SIDE OF CORNER — 25 FEET; REAR — 10 FEET.

PLEASE NOTE: ZONING AND SETBACKS SHOULD BE CONFIRMED AND VERIFIED BY PLANNING AND ZONING PRIOR TO DESIGN OR CONSTRUCTION ACTIVITIES.

**SURVEY REFERENCES**

1> FINAL PLAT FOR LAWRENCEVILLE CENTER, RECORDED IN PLAT BOOK 139, PAGE 147.

**UTILITY NOTE**

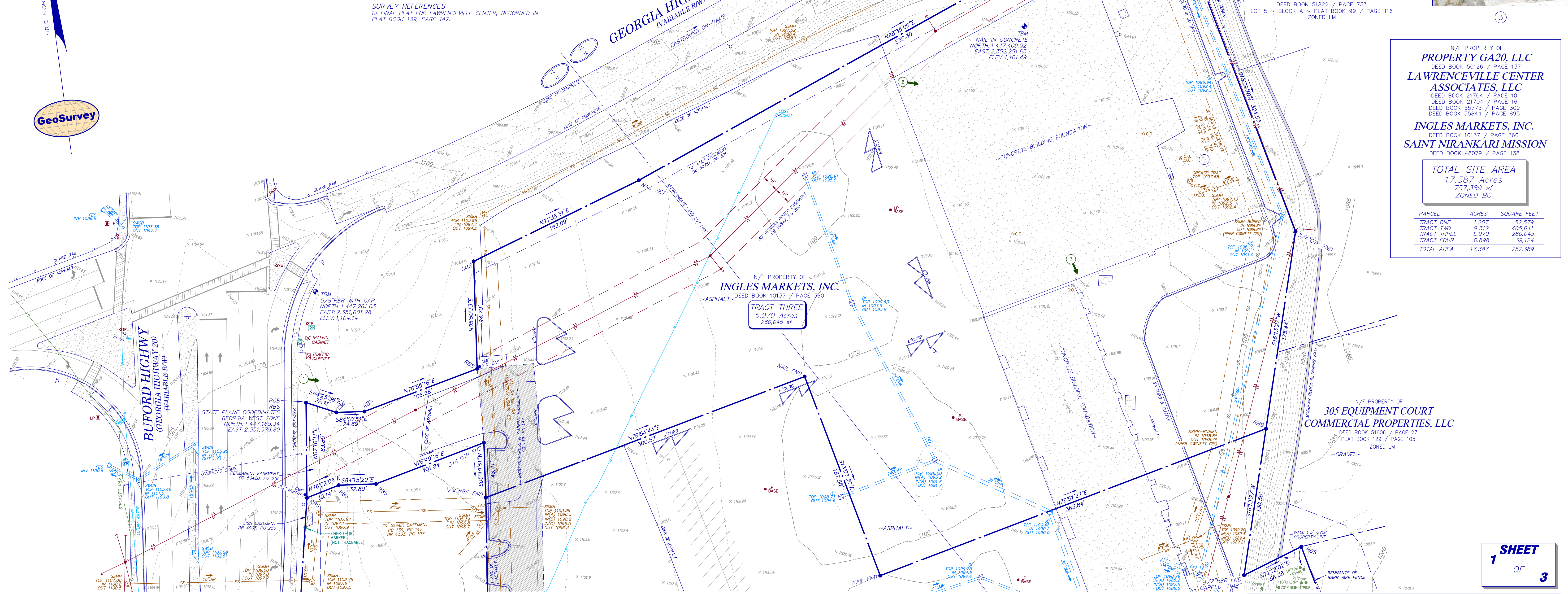
THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON LOCATION OF MARKINGS PROVIDED BY:

UTILISURVEY, LLC  
1227 NORTH PEACHTREE PARKWAY, STE 178  
PEACHTREE CITY, GA 30269

THE UNDERGROUND UTILITIES (EXCEPT THE LOCATION OF EXISTING DRAINAGE, SEWER AND IRRIGATION UTILITIES AS WELL AS UNDERGROUND STORAGE TANKS) WERE LOCATED BY UTILISURVEY, LLC, UTILIZING RADIO FREQUENCY TECHNIQUE. THIS TECHNIQUE IS CAPABLE OF LOCATING METALLIC UTILITIES AND TRACER WIRES. ANY NON-METALLIC UTILITIES (WITHOUT TRACER WIRE) ARE NOT LOCATED.

THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. UNDERGROUND UTILITIES NOT OBSERVED OR LOCATED UTILIZING THIS TECHNIQUE MAY EXIST ON THIS SITE BUT NOT BE SHOWN, AND MAY BE FOUND UPON EXCAVATION. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

INFORMATION REGARDING MATERIAL AND SIZE OF UTILITIES IS BASED ON RECORDS ACQUIRED FROM THE UTILITY OWNERS.



N/F PROPERTY OF  
**PROPERTY GA20, LLC**  
DEED BOOK 50126 / PAGE 137

**LAWRENCEVILLE CENTER ASSOCIATES, LLC**  
DEED BOOK 21704 / PAGE 10  
DEED BOOK 21704 / PAGE 16  
DEED BOOK 55775 / PAGE 309  
DEED BOOK 55844 / PAGE 895

**INGLES MARKETS, INC.**  
DEED BOOK 10137 / PAGE 360

**SAINT NIRANKARI MISSION**  
DEED BOOK 48079 / PAGE 138

**TOTAL SITE AREA**  
17.387 Acres  
757,389 sq ft  
ZONED BG

PARCEL	ACRES	SQUARE FEET
TRACT ONE	1.207	52,579
TRACT TWO	9.312	405,641
TRACT THREE	5.970	260,045
TRACT FOUR	0.898	39,124
<b>TOTAL AREA</b>	<b>17.387</b>	<b>757,389</b>

**CLOSURE STATEMENT**

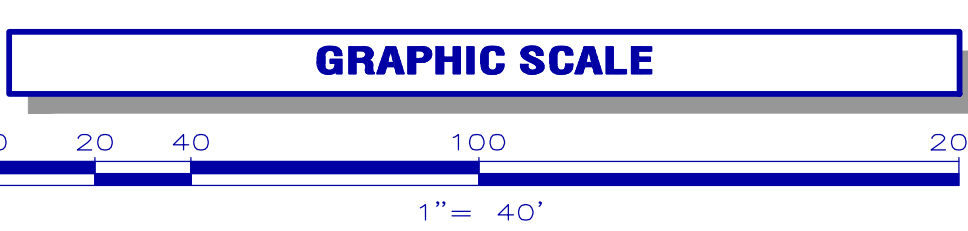
THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 209,953, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. A TRIMBLE "S" SERIES TOTAL STATION AND TRIMBLE TSC-3 DATA COLLECTOR WERE USED TO COLLECT THIS FIELD DATA.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 548,814 FEET. *JDH* INT.

**IF YOU DIG**

**811**

Know what's below.  
Call before you dig.  
Dial 811  
Or Call 800-282-7411



**LEGEND**

STANDARD ABBREVIATIONS	STANDARD SYMBOLS
CI CURB INLET	POWER POLE
CMP CORRUGATED METAL PIPE	GUY WIRE
CONC CONCRETE MONUMENT FND	POWER LINE
CO SANITARY CLEANOUT	LIGHT POLE
CPED COMMUNICATION PEDESTAL	ELECTRIC TRANSFORMER
DI DUCTILE IRON PIPE	WATER VAULT
DWCB DOUBLE WING CATCH BASIN	GAS VALVE
FND FOUND	GAS METER
GM GAS METER	WATER VALVE
INV INVERT	WATER METER
JB JUNCTION BOX	FIRE HYDRANT
MH MANHOLE	UNDERGROUND ELECTRIC LINE
OCB OUTLET CONTROL STRUCTURE	UNDERGROUND GAS LINE
OTF OPEN TOP PIPE	UNDERGROUND COMMUNICATION LINE
PM POWER METER	UNDERGROUND WATER LINE
PVC POINT OF BEGINNING	PHOTO POSITION INDICATOR
POC POINT OF COMMENCEMENT	TRITE POSITION INDICATOR
RCM REINFORCED CONCRETE PIPE	SIGN
RFR IRON REINFORCING BAR	
RSS 5/8" RFR SET CAPPED LSF 621	
SS SANITARY SEWER	
SWCB SINGLE WING CATCH BASIN	
TRANS ELECTRIC TRANSFORMER	

**SURVEYOR CERTIFICATION**

To: LIV Development, LLC  
Stewart Title Guaranty Company

This is to certify that this map and plat of the survey on which it is based were made in accordance with the 2016 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, 5, 6(a), 7(a), 7(b-1), 8, 9, 11, and 13 of Table A thereof. The field work was completed on July 24, 2019.

Date: July 24, 2019

*John T. Newman*  
Georgia Professional Land Surveyor # 3324

**REGISTERED PROFESSIONAL LAND SURVEYOR**  
JOHN T. NEWMAN

**SURVEYOR CERTIFICATION**

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated herein. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

*John T. Newman*  
Georgia Professional Land Surveyor # 3324

**GeoSurvey**

Land Surveying • 3D Laser Scanning

1660 Barnes Mill Road  
Marietta, Georgia 30062

Phone: (770) 795-9900  
Fax: (770) 795-8880

www.geosurvey.com  
EMAIL: info@geosurvey.com  
Certificate of Authorization #LSF-000621

ALTA/NSPS LAND TITLE SURVEY

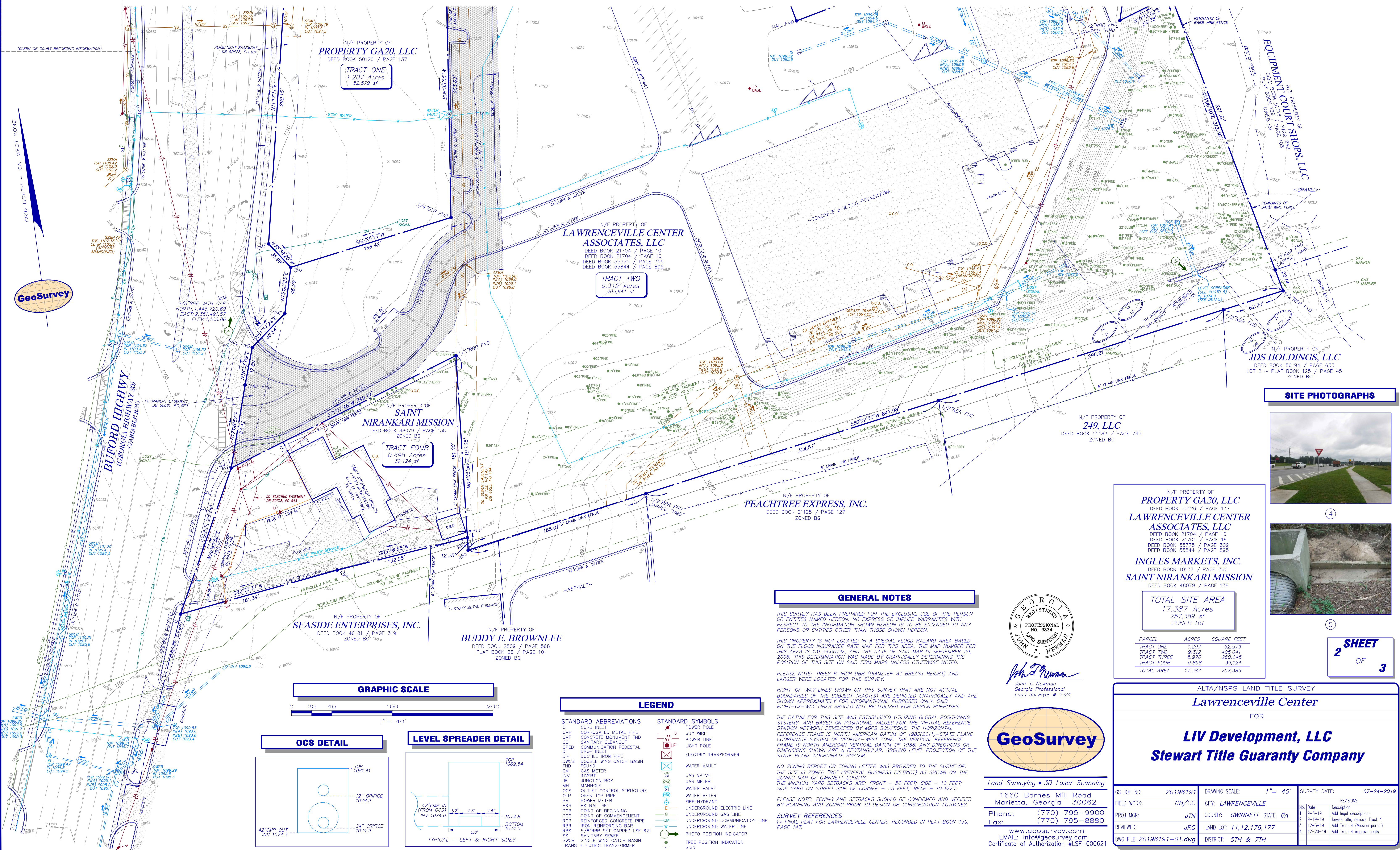
**Lawrenceville Center**

FOR

**LIV Development, LLC**  
**Stewart Title Guaranty Company**

GS JOB NO.	20196191	DRAWING SCALE:	1"= 40'	SURVEY DATE:	07-24-2019
FIELD WORK:	CB/CC	CITY:	LAWRENCEVILLE		
PROJ MGR:	JTN	COUNTY:	GWINNETT STATE: GA		
REVIEWED:	JRC	LAND LOT:	11, 12, 176, 177		
DWG FILE:	20196191-01.dwg	DISTRICT:	5TH & 7TH		

REVISIONS	
No.	Description
1.	9-3-19 Add legal descriptions
2.	9-19-19 Revise title, remove Tract 4
3.	12-5-19 Add Tract 4 (Mission parcel)
4.	12-20-19 Add Tract 4 improvements



## SITE PHOTOGRAPHS



**2** **SHEET**  
OF

N/F PROPERTY OF  
*PROPERTY GA20, LLC*  
DEED BOOK 50126 / PAGE 137  
*LAWRENCEVILLE CENTER*  
*ASSOCIATES, LLC*  
DEED BOOK 21704 / PAGE 10  
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*INGLES MARKETS, INC.*  
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TOTAL SITE AREA  
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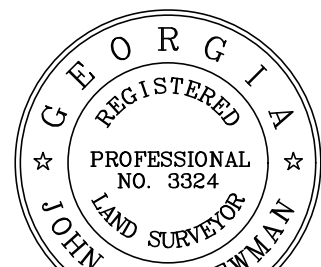
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1> FINAL PLAT FOR LAWRENCEVILLE CENTER, RECORDED IN PLAT BOOK 139,  
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*John T Newman*  
John T. Newman  
Georgia Professional  
Land Surveyor # 3324



Land Surveying • 3D Laser Scanning

1660 Barnes Mill Road  
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www.gocurley.com

EMAIL: [info@geosurvey.com](mailto:info@geosurvey.com)

Certificate of Authorization #ES1-000002

ALTA/NSPS LAND TITLE SURVEY

*Lawrenceville Center*

FOR

***LIV Development, LLC***  
***Stewart Title Guaranty Company***

GS JOB NO:	20196191	DRAWING SCALE:	1"= 40'	SURVEY DATE:	07-24-2019
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PROJ MGR:	JTC	COUNTY:	WINNETT STATE: GA	No.	Date Description
REVIEWED:	JRN	LAND LOT:	11, 12, 176, 177	1.	9-5-19 Add legal descriptions
DWG FILE:	20196191-01.dwg	DISTRICT:	5TH & 7TH	2.	9-19-19 Revise title, remove Tract 4
				3.	12-5-19 Add Tract 4. (Mission parcel)
				4.	12-20-19 Add Tract 4 improvements

**TITLE EXCEPTIONS - TRACT ONE (1.207 ACRES)**

PLEASE NOTE – A TITLE COMMITMENT FOR TRACT ONE WAS NOT PROVIDED

**TITLE EXCEPTIONS - TRACT THREE (5.970 ACRES)**

THE FOLLOWING EXCEPTIONS ARE LISTED IN SCHEDULE B, SECTION 2, OF A COMMITMENT FOR TITLE INSURANCE, AS PREPARED BY STEWART TITLE GUARANTY COMPANY, COMMITMENT NO. 19000034219, EFFECTIVE DATE DECEMBER 4, 2019, REVISED DECEMBER 19, 2019.

12. The following easements to Georgia Power Company in records of the Superior Court of Gwinnett County, Georgia, dated February 28, 1984, filed March 15, 1984 and recorded in Deed Book 2740, Page 565, aforesaid records.

A. From J.C. & J. B. Oakes, dated August 5, 1937, filed August 10, 1937 and recorded in Deed Book 63, Page 229, aforesaid records.

MAY AFFECT SITE – VAGUE DESCRIPTION – NOT PLOTTABLE

B. From Silvie Holman, dated December 5, 1949, filed December 7, 1949 and recorded in Deed Book 94, Page 275, aforesaid records.

MAY AFFECT SITE – VAGUE DESCRIPTION – NOT PLOTTABLE

C. From TLD, Inc., dated February 28, 1984, filed March 15, 1984 and recorded in Deed Book 2740, Page 565, aforesaid records.

AFFECTS SITE – BLANKET EASEMENT – NOT PLOTTABLE

14. Declaration of Reciprocal Easements and Covenants by TLD, Inc., a Georgia corporation, dated November 16, 1983, filed November 17, 1983 and recorded in Deed Book 2671, Page 486, aforesaid records, as amended by First Modification of Declaration of Reciprocal Easements and Covenants by TLD, Inc., a Georgia corporation, dated November 12, 1984, filed November 14, 1984 and recorded in Deed Book 2914, Page 417, aforesaid records; as may be further amended and/or supplemented.

AFFECTS SITE – BLANKET EASEMENTS – NOT PLOTTABLE

15. INTENTIONALLY DELETED

16. The following sanitary sewer easements to Gwinnett County.

A. From TLD, Inc., Georgia corporation, dated April 24, 1984, filed May 2, 1984 and recorded in Deed Book 2774, Page 310, aforesaid records.

AFFECTS SITE AS SHOWN

B. From TLD, Inc., a Georgia corporation, dated August 22, 1984, filed February 6, 1985 and recorded in Deed Book 2970, Page 263, aforesaid records.

AFFECTS SITE AS SHOWN

17. Easement between Phenix Concepts Corporation and TLD, Inc., dated January 17, 1984, filed May 14, 1984 and recorded in Deed Book 2783, Page 225, aforesaid records, as re-recorded on June 4, 1984 and recorded in Deed Book 2797, Page 127, aforesaid records.

AFFECTS SITE – BLANKET EASEMENT – NOT PLOTTABLE

18. Conveyance of Access Rights from TLD, Inc. to The Department of Transportation, dated August 8, 1984, filed November 13, 1984 and recorded in Deed Book 2915, Page 138, aforesaid records.

AFFECTS SITE – RELINQUISHES ACCESS RIGHTS EXCEPT AT DESIGNATED POINTS

19. Declaration of TLD, Inc., a Georgia corporation, dated December 20, 1984, filed December 27, 1984 and recorded in Deed Book 2943, Page 1, aforesaid records; as may be further amended and/or supplemented.

AFFECTS SITE – BLANKET EASEMENT – NOT PLOTTABLE

20. Condemnation styled Department of Transportation vs. 1,900 acres of land; certain easement rights; and certain access rights; and Ingles Markets, Incorporated, et al, File No. 104-10688-9 in the Superior Court of Gwinnett County, Georgia, dated December 1, 2010, filed December 8, 2010 and recorded in Deed Book 50428, Page 616, aforesaid records.

AFFECTS SITE AS SHOWN

21. Easement from Ingles Markets Inc. to Bellsouth Telecommunications, Inc. d/b/a AT&T Georgia, dated May 20, 2011, filed July 21, 2011 and recorded in Deed Book 50781, Page 525, aforesaid records.

AFFECTS SITE AS SHOWN

22. Easement from Ingles Markets Incorporated to Georgia Power Company, dated July 14, 2011, filed September 1, 2011 and recorded in Deed Book 50847, Page 800, aforesaid records.

AFFECTS SITE AS SHOWN

23. Condemnation styled Department of Transportation vs. 0.782 acres of land and Flagstar Enterprises, Inc., Discuits and Burgers, LLC; Hardee's Food Systems, Inc., TLD, Ingles Markets, Inc., Smart Growth, and City of Lawrenceville, individually, File No. 11A-00240-9 in the Superior Court of Gwinnett County, Georgia, dated January 4, 2011, filed January 15, 2014 and recorded in Deed Book 52742, Page 406, aforesaid records and in Deed Book 52742, Page 431, aforesaid records.

AFFECTS SITE

24. All matters affecting subject property as shown on Plat recorded in Plat Book 139, Page 147, aforesaid records.

EASEMENTS AFFECTS SITE ARE SHOWN HEREON

**TITLE EXCEPTIONS - TRACT FOUR (0.898 ACRES)**

THE FOLLOWING EXCEPTIONS ARE LISTED IN SCHEDULE B, SECTION 2, OF A COMMITMENT FOR TITLE INSURANCE, AS PREPARED BY STEWART TITLE GUARANTY COMPANY, COMMITMENT NO. 19000035378, EFFECTIVE DATE DECEMBER 4, 2019, REVISED DECEMBER 19, 2019.

6. Easement from M. D. Brownlee to Georgia Power Company, dated September 2, 1949, filed September 6, 1949 and recorded in Deed Book 90, Page 93, records of the Superior Court of Gwinnett County, Georgia.

MAY AFFECT SITE – VAGUE DESCRIPTION – NOT PLOTTABLE

7. Right of Way Easement M. D. Brownlee to Colonial Pipeline Company, a Delaware corporation, dated October 1, 1962, filed October 1, 1962 and recorded in Deed Book 190, Page 117, aforesaid records.

AFFECTS SITE AS SHOWN

8. Easement from M. D. Brownlee to Georgia Power Company, dated February 17, 1968, filed March 12, 1968 and recorded in Deed Book 292, Page 157, aforesaid records.

MAY AFFECT SITE – VAGUE DESCRIPTION – NOT PLOTTABLE

10. Temporary Construction Easement from Harry J. Mehre, Jr. and William L. Hooper to Department of Transportation, dated December 6, 1979, filed March 3, 1980 and recorded in Deed Book 1904, Page 125, aforesaid records.

DOES NOT AFFECT SITE – EASEMENT HAS EXPIRED

11. Temporary Construction/Perpetual Sewer Easement from Lawrenceville Associates, a tenancy in common to Wallace Enterprises, Inc., dated March 29, 1988, filed April 4, 1988 and recorded in Deed Book 4823, Page 191, aforesaid records.

AFFECTS SITE AS SHOWN

12. Easements as contained in that certain Right of Way Deed from Sant Nirankari Mission to Department of Transportation, dated June 3, 2010, filed June 17, 2010 and recorded in Deed Book 50124, Page 616, aforesaid records.

AFFECTS SITE AS SHOWN

13. Easement from Sant Nirankari Mission to Georgia Power Company, dated July 15, 2011, filed August 2, 2011 and recorded in Deed Book 50798, Page 543, aforesaid records.

AFFECTS SITE AS SHOWN

14. All matters affecting subject property as shown on the following plats, all aforesaid records:

A. Plat Book 20, Page 251;

EASEMENTS AFFECTING SITE ARE SHOWN

B. Plat Book 52, Page 138B

EASEMENTS AFFECTING SITE ARE SHOWN

**TITLE EXCEPTIONS - TRACT TWO (9.312 ACRES)**

THE FOLLOWING EXCEPTIONS ARE LISTED IN SCHEDULE B, SECTION 2, OF A COMMITMENT FOR TITLE INSURANCE, AS PREPARED BY STEWART TITLE GUARANTY COMPANY, COMMITMENT NO. 19000034220, EFFECTIVE DATE DECEMBER 4, 2019, REVISED DECEMBER 19, 2019.

6. Easement from J.C. & J.B. Oakes to Georgia Power Company, dated August 5, 1937, filed August 10, 1937 and recorded in Deed Book 63, Page 229, records of the Superior Court of Gwinnett County, Georgia.

MAY AFFECT SITE – VAGUE DESCRIPTION – NOT PLOTTABLE

7. Easement from M. D. Brownlee to Georgia Power Company, dated March 28, 1946, filed March 28, 1946 and recorded in Deed Book 77, Page 357, aforesaid records.

MAY AFFECT SITE – VAGUE DESCRIPTION – NOT PLOTTABLE

8. Easement from M. D. Brownlee to Georgia Power Company, dated September 2, 1949, filed September 6, 1949 and recorded in Deed Book 90, Page 93, aforesaid records.

MAY AFFECT SITE – VAGUE DESCRIPTION – NOT PLOTTABLE

9. Easement from H. E. Pass to Georgia Power Company, dated October 13, 1949, filed December 9, 1949 and recorded in Deed Book 94, Page 275, aforesaid records.

MAY AFFECT SITE – VAGUE DESCRIPTION – NOT PLOTTABLE

10. Right of Way Easement M. D. Brownlee to Colonial Pipeline Company, a Delaware corporation, dated October 1, 1962, filed October 1, 1962 and recorded in Deed Book 190, Page 117, aforesaid records, as affected by that Advance Construction Damage Release by M.D. Brownlee to Colonial Pipeline Company, dated December 28, 1977, filed January 5, 1978 and recorded in Deed Book 1399, Page 10, aforesaid records and by that Partial Release of Right of Way and Supplemental Agreement by M. D. Brownlee to Colonial Pipeline Company, dated October 1, 1962, filed February 16, 1984 and recorded in Deed Book 2722, Page 697, aforesaid records.

AFFECTS SITE AS SHOWN

11. Easement from M. D. Brownlee to Georgia Power Company, dated February 17, 1968, filed March 12, 1968 and recorded in Deed Book 292, Page 157, aforesaid records.

MAY AFFECT SITE – VAGUE DESCRIPTION – NOT PLOTTABLE

12. Permit for Anchors, Guy Poles and Wires from M. D. Brownlee to Georgia Power Company, dated February 14, 1968, filed March 12, 1968 and recorded in Deed Book 292, Page 158, aforesaid records.

MAY AFFECT SITE – VAGUE DESCRIPTION – NOT PLOTTABLE

13. INTENTIONALLY DELETED

14. Declaration of Reciprocal Easements and Covenants by TLD, Inc., a Georgia corporation, dated November 16, 1983, filed November 17, 1983 and recorded in Deed Book 2671, Page 486, aforesaid records, as modified by that First Modification of Declaration of Reciprocal Easements and Covenants by TLD, Inc., a Georgia corporation, dated November 12, 1984, filed November 13, 1984 and recorded in Deed Book 2914, Page 417, aforesaid records.

AFFECTS SITE – BLANKET EASEMENTS – NOT PLOTTABLE

15. Easement from TLD, Inc. to Georgia Power Company, dated February 28, 1984, filed March 15, 1984 and recorded in Deed Book 2740, Page 565, aforesaid records.

AFFECTS SITE – BLANKET EASEMENT – NOT PLOTTABLE

16. Easement from TLD, Inc., a Georgia corporation to Gwinnett County, dated April 24, 1984, filed May 2, 1984 and recorded in Deed Book 2774, Page 310, aforesaid records.

AFFECTS SITE AS SHOWN

17. Conveyance of Access Rights from TLD, Inc. to the Department of Transportation, dated August 8, 1984, filed November 13, 1984 and recorded in Deed Book 2915, Page 138, aforesaid records.

AFFECTS SITE – RELINQUISHES ACCESS RIGHTS EXCEPT AT DESIGNATED POINTS

18. Declaration by TLD, Inc., a Georgia corporation, dated December 20, 1984, filed December 27, 1984 and recorded in Deed Book 2943, Page 1, aforesaid records.

AFFECTS SITE – BLANKET EASEMENT – NOT PLOTTABLE

19. Easement from TLD, Inc., a Georgia corporation to Gwinnett County, dated August 22, 1984, filed February 6, 1985 and recorded in Deed Book 2970, Page 269, aforesaid records, as affected by that Quitclaim Deed from Gwinnett County to Gwinnett County Water and Sewerage Authority, dated December 30, 1985, filed December 31, 1985 and recorded in Deed Book 3310, Page 243, aforesaid records.

AFFECTS SITE AS SHOWN

20. Declarations of Reciprocal Covenants by Hal W. Lamb III and John S. Gipson, a tenants in common doing business as Lawrenceville Associates, dated December 17, 1986, filed December 29, 1986 and recorded in Deed Book 4005, Page 224, aforesaid records.

AFFECTS SITE – BLANKET EASEMENTS – NOT PLOTTABLE

21. Sign Easement Agreement between Cabe Enterprises, Inc., a Georgia corporation and Lawrenceville Associates, a tenancy-in-common among John H. Gipson and Hal W. Lamb III, dated December 17, 1986, filed December 29, 1986 and recorded in Deed Book 4005, Page 250, aforesaid records.

AFFECTS TRACT ONE AS SHOWN

22. INTENTIONALLY DELETED

23. Easement from Cabe Enterprises, Inc. to Gwinnett County, dated April 20, 1987, filed May 29, 1987 and recorded in Deed Book 4333, Page 197, aforesaid records.

AFFECTS SITE AS SHOWN

24. Temporary Construction/Perpetual Sewer Easement from Lawrenceville Associates, a tenancy in common to Wallace Enterprises, Inc., dated March 29, 1988, filed April 4, 1988 and recorded in Deed Book 4823, Page 194, aforesaid records.

AFFECTS SITE AS SHOWN

25. Easement from Lawrenceville Center Associates, LLC to Buddy Brownlee, dated October 9, 2000, filed October 10, 2000 and recorded in Deed Book 21454, Page 120, aforesaid records.

AFFECTS SITE AS SHOWN

26. All matters affecting subject property as shown on Plat recorded in Plat Book 139, Page 147, aforesaid records.

EASEMENTS AFFECTS SITE ARE SHOWN HEREON

27. Condemnation styled Department of Transportation vs. 0.031 acres of land; certain easement rights; and Lawrenceville Center Associates, LLC, et al, File No. 10A-08935-9 in the Superior Court of Gwinnett County, Georgia, dated October 7, 2010, filed October 7, 2010 and recorded in Deed Book 50325, Page 671, aforesaid records.

AFFECTS SITE

28. Condemnation styled Department of Transportation vs. 1,900 acres of land; certain easement rights; and certain access rights; and Ingles Markets, Incorporated, et al, File No. 10A-10688-9 in the Superior Court of Gwinnett County, Georgia, dated May 14, 2012, filed May 14, 2012 and recorded in Deed Book 51376, Page 95, aforesaid records.

AFFECTS SITE AS SHOWN

EXCEPTIONS 29-45 & 47 ARE COPIED FROM ABOVE

46. Condemnation styled Department of Transportation vs. 0.092 acres of land, and certain easement rights, and Hal W. Lamb, III, John H. Gipson, et al, Docket No. 10A-9685-2 in the Superior Court of Gwinnett County, Georgia, dated November 1, 2010, filed December 8, 2010 and recorded in Deed Book 50428, Page 640, aforesaid records; as affected by Petition and Declaration of Taking, filed May 3, 2011 and recorded in Deed Book 50661, Page 539, aforesaid records; as further affected by Consent Order and Final Judgment, dated November 8, 2011, filed December 15, 2011 and recorded in Deed Book 51009, Page 440, aforesaid records.

AFFECTS SITE AS SHOWN

OVERALL PROPERTY DESCRIPTION (TRACTS ONE, TWO, THREE, & FOUR)

All that tract or parcel of land lying or being in Land Lots 11 and 12 of the 7th District, and Land Lots 167 and 177 of the 5th District, City of Lawrenceville, Gwinnett County, Georgia, and being more particularly described as follows:

Beginning at a 5/8 inch rebar set at the intersection of the Easterly right-of-way of Buford Highway (Georgia Highway 20) (variable right-of-way) with the Southerly right-of-way of Georgia Highway 316 (variable right-of-way), said point having State Plane Coordinates of North 1,447,165.34, East 2,351,579.80, Georgia West Zone; thence along said right-of-way of Buford Highway 316 South 64 degrees 25 minutes 56 seconds East, a distance of 28.11 feet to a concrete monument found; thence South 84 degrees 10 minutes 51 seconds East, a distance of 24.69 feet to a 5/8 inch rebar set; thence North 76 degrees 55 minutes 16 seconds East, a distance of 106.28 feet to a 5/8 inch rebar set; thence North 05 degrees 50 minutes 33 seconds East, a distance of 94.70 feet to a concrete monument found; thence North 71 degrees 35 minutes 31 seconds East, a distance of 162.09 feet to a nail set; thence North 68 degrees 35 minutes 06 seconds East, a distance of 530.30 feet to a 5/8 inch rebar set; thence leaving said right-of-way South 13 degrees 09 minutes 10 seconds East, a distance of 324.55 feet to a 3/4 inch open top pipe found; thence South 16 degrees 13 minutes 27 seconds West, a distance of 306.00 feet to a 1/2 inch rebar found; thence North 71 degrees 12 minutes 02 seconds East, a distance of 56.38 feet to a 5/8 inch rebar set; thence South 13 degrees 06 minutes 40 seconds East, a distance of 313.46 feet to a 1/2 inch rebar found; thence South 80 degrees 02 minutes 50 seconds West, a distance of 847.98 feet to a 5/8 inch rebar set; thence North 04 degrees 06 minutes 50 seconds East, a distance of 12.25 feet to a 5/8 inch rebar set; thence South 83 degrees 46 minutes 55 seconds West, a distance of 132.95 feet to a 5/8 inch rebar set; thence South 82 degrees 02 minutes 37 seconds West, a distance of 161.39 feet to a concrete monument found on the Easterly right-of-way of Buford Highway; thence along said right-of-way North 26 degrees 49 minutes 50 seconds East, a distance of 153.27 feet to a 5/8 inch rebar set; thence North 17 degrees 08 minutes 52 seconds East, a distance of 83.42 feet to a nail found; thence North 18 degrees 33 minutes 09 seconds East, a distance of 37.89 feet to a nail found; thence North 51 degrees 39 minutes 24 seconds East, a distance of 46.54 feet to a concrete monument found; thence North 15 degrees 00 minutes 23 seconds East, a distance of 46.29 feet to a concrete monument found; thence North 35 degrees 38 minutes 20 seconds West, a distance of 31.99 feet to a concrete monument found; thence North 11 degrees 17 minutes 11 seconds East, a distance of 290.15 feet to a 5/8 inch rebar set; thence North 07 degrees 10 minutes 11 seconds East, a distance of 83.85 feet to a 5/8 inch rebar set, said point being the True Point of Beginning.

Said tract of land contains 17.387 Acres.

Beginning at a 5/8 inch rebar set at the intersection of the Easterly right-of-way of Buford Highway (Georgia Highway 20) (variable right-of-way) with the Southerly right-of-way of Georgia Highway 316 (variable right-of-way), said point having State Plane Coordinates of North 1,447,165.34, East 2,351,579.80, Georgia West Zone; thence along said right-of-way of Buford Highway 316 South 64 degrees 25 minutes 56 seconds East, a distance of 28.11 feet to a concrete monument found; thence South 84 degrees 10 minutes 51 seconds East, a distance of 24.69 feet to a 5/8 inch rebar set; thence North 76 degrees 55 minutes 16 seconds East, a distance of 106.28 feet to a 5/8 inch rebar set; thence North 05 degrees 50 minutes 33 seconds East, a distance of 94.70 feet to a concrete monument found; thence North 71 degrees 35 minutes 31 seconds East, a distance of 162.09 feet to a nail set; thence North 68 degrees 35 minutes 06 seconds East, a distance of 530.30 feet to a 5/8 inch rebar set; thence leaving said right-of-way South 13 degrees 09 minutes 10 seconds East, a distance of 324.55 feet to a 3/4 inch open top pipe found; thence South 16 degrees 13 minutes 27 seconds West, a distance of 306.00 feet to a 1/2 inch rebar found; thence North 71 degrees 12 minutes 02 seconds East, a distance of 56.38 feet to a 5/8 inch rebar set; thence South 13 degrees 06 minutes 40 seconds East, a distance of 313.46 feet to a 1/2 inch rebar found; thence South 80 degrees 02 minutes 50 seconds West, a distance of 847.98 feet to a 5/8 inch rebar set; thence North 04 degrees 06 minutes 50 seconds East, a distance of 12.25 feet to a 5/8 inch rebar set; thence South 83 degrees 46 minutes 55 seconds West, a distance of 132.95 feet to a 5/8 inch rebar set; thence South 82 degrees 02 minutes 37 seconds West, a distance of 161.39 feet to a concrete monument found on the Easterly right-of-way of Buford Highway; thence along said right-of-way North 26 degrees 49 minutes 50 seconds East, a distance of 153.27 feet to a 5/8 inch rebar set; thence North 17 degrees 08 minutes 52 seconds East, a distance of 83.42 feet to a nail found; thence North 18 degrees 33 minutes 09 seconds East, a distance of 37.89 feet to a nail found; thence North 51 degrees 39 minutes 24 seconds East, a distance of 46.54 feet to a concrete monument found; thence North 15 degrees 00 minutes 23 seconds East, a distance of 46.29 feet to a concrete monument found; thence North 35 degrees 38 minutes 20 seconds West, a distance of 31.99 feet to a concrete monument found; thence North 11 degrees 17 minutes 11 seconds East, a distance of 290.15 feet to a 5/8 inch rebar set; thence North 07 degrees 10 minutes 11 seconds East, a distance of 83.85 feet to a 5/8 inch rebar set, said point being the True Point of Beginning.

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