RESERVED FOR CLERK OF COURT FILING INFORMATION

CERTIFICATE OF TITLE FILE NO. MISC 21-343 & 21-344 EFFECTIVE DATE: SEPTEMBER 1, 2021

PROTECTIVE COVENANTS AND PLAT RESTRICTIONS

NO COMMENT a. No Restrictive Covenants found of record. THIS IS NOT A PUD. AFFECTS AS SHOWN b. All matters as shown on recorded plat at Plat Book 44, Page 67, aforesaid records

EASEMENTS, RIGHT-OF-WAY DEEDS AND AGREEMENTS

a. Easement in favor of Georgia Power Company, filed December 5, 1949, recorded in Deed Book 94, Page

ACCESS RIGHTS NO LONGER VALID DUE TO LIMITED ACCESS ALONG SR 20

c. Conveyance of Access Rights in favor of Georgia Department of Transportation filed January 21, 1988, recorded in Deed Book 4725, Page 160.

d. Declaration of Reserved Easements and Air Rights reserved to Gwen H. Harris filed February 5, 1988 recorded in Deed Book 4748, Page 8, aforesaid records.

AFFECTS AS SHOWN

Easement for Outdoor Advertising Sign in favor of Powell Outdoor Advertising, Inc., filed October 8, 1985, recorded in Deed Book 3436, Page 48, aforesaid records.

LOCATED 1550 FEET EAST OF SR 20 CL - DOES NOT AFFECT

h. Easement in favor of Georgia Power Company, filed December 5, 1949, recorded in Deed Book 94, Page

BOUNDS NO LONGER EXIST AND CANNOT BE PLOTTED

Easement for Outdoor Advertising Sign in favor of Powell Outdoor Advertising, Inc., filed September 18, 1985, recorded in Deed Book 3494, Page 152, aforesold records.

Easement Amendment for Outdoor Advertising Sign in favor of Powell Outdoor Advertising, Inc., filed September 18, 1985, recorded in Deed Book 3528, Page 119, aforesaid records.

ACCESS RIGHTS NO LONGER VALID DUE TO LIMITED ACCESS ALONG SR 20 OLD BILLBOARDS "A" AND "B"

k. Conveyance of Access Rights in Favor of the Department of Transportation filed January 21, 1980, recorded in Deed Book 4725, Page 160, aforesaid records.

 Declaration of Reserved Easements and Air Rights in favor of John W. Bennett, Robin F. Bennett and Charles C. Bennett filed February 5, 1988, recorded in Deed Book 4748, Page 8; as re-recorded at Deed m.Easement in favor of Georgia Power Company filed December 6, 2001, recorded in Deed Book 26664,

PARCEL 63 ON PI0004086

OLD BILLBOARD LOCATION PARCEL 63B ON PI0004086

Order and Judgement in favor of the Department of Transportation filed March 2, 2011, recorded in Deed OLD BILLBOARD LOCATION PARCEL 63A ON PI0004086 Book 50566, Page 90, aforesaid records.

. Order and Judgement in favor of the Department of Transportation filed May 31, 2011, recorded in Deed Book 50701, Page 715, aforesaid records.

OLD BILLBOARD LOCATION PARCEL 63A ON PI0004086

Order and Judgement in favor of the Department of Transportation filed January 7, 2013, recorded in Deed Book 51920, Page 171, aforesaid records.

OLD BILLBOARD LOCATION PARCEL 63B ON PI0004086 OLD BILLBOARD LOCATION PARCEL 63B ON PI0004086

t. Consent Final Order and Judgement in favor of the Department of Transportation filed January 7, 2013, recorded in Deed Book 51920, Page 192, aforesaid records.

Consent Settlement Agreement and Final Order in favor of the Department of Transportation filed January 10, 2014, recorded in Deed Book 52736, Page 261, aforesaid records.

ESTABLISHED CURRENT SR 316 R/W

Order and Judgement in favor of the Department of Transportation filed October 3, 2014, recorded in Deed Book 53163, Page 770, aforesaid records.

Amended Final Consent Judgment and Order in favor of the Department of Transportation filed September 25, 2014, recorded in Deed Book 53163, Page 774, aforesaid records.

Essements contained in Notice of Lease in favor of The Lamar Companies, filed July 7, 2011, recorded in Deed Book 51435, Page 570; as further Assigned in Deed Book 53337, Page 143, Deed Book 54329, Page 144, Deed Book 54329, Page 221 and Deed Book 54929, Page 231 and Deed Book 54989, Page 251 and Deed Boo

Grant of Easement in favor of Prime Sites, LLC., filed May 11, 2009, recorded in Deed Book 49479, Page 378; As affected by assignments in Deed Book 49479, page 440, and Deed Book 49695, Page 191.

aa. Easement in favor of Gwinnett County, Dated January 19, 1988, Filed August 5, 1988, Recorded in Deed Book 5037, Page 179, aforesaid records.

BULK AND AREA REGULATIONS ZONED LM CONDITIONS PER CITY OF LAWRENCEVILLE

Minimum		25,0	00	sq.
Minimum	Lot Width:		50	ft.
Maximum	Building Height:		50	ft.
Minimum	Front Yard:		50	ft.
Minimum	Side Yard:		10	ft.
Minimum	Side Yard on Corner lot:		10	ft.
Minimum	Rear Yard:		40	ft.
Maximum	Impervious Surface:	OFW		

BULK AND AREA REGULATIONS ZONED BG

CONDITIONS PER CITY OF LAWRENCEVILLE Minimum Lot Size: None for business Minimum Lot Wilding Height: None for business Moximum Bullding Height: None for business 35 ft. Minimum Front Yord: 50 ft. Minimum Side Yard: 10 ft. Minimum Side Yard on Corner lot: 25 ft. Minimum Rear Yard: 10 ft.

BULK AND AREA REGULATIONS ZONED C2 CONDITIONS PER GWINNETT COUNTY

Minimum Lot Size: No Minimum Lot Width: Maximum Bullding Height: Minimum Front Yard: Minimum Side Yard: Minimum Rear Yard: None for business None for business slaht: 45

SECTION 10.8 BILLBOARDS

- A. Billboards shall be allowed only in LM and HM Zoning Districts under the City of Lawrenceville zoning classifications and provided that a Special Use Permit is obtained from the Lawrenceville City Council. The Special Use Permit shall be issued if the billboard and application meet all of the following conditions:
- (a) Within the City Limits of the City of Lowrenceville, a Special Use Permit may be applied for to allow the construction of a billiboral within one of the City of Lowrence Construction of a billiboral within one test from the right—allow pine between the intersection of Georgia Highway 316 and Georgia Highway 20/124 and the intersection of Georgia Highway 316 and High Hope Road (Hit ENTIRE PROPOSED BULLBOARD STRUCTURE SHOWN HEREON IS WITHIN 100 TEET of ECROBAL HIGHWAY 316 R/M)
- The Special Use Permit shall be applied for by filing a standard sign permit application with the Department of Planning and Zoning. (NO COMMENT BY THIS SURVEYOR)
- The Special Use Permit may be granted only by the affirmative vote of the majority of the Mayor and Council after a review and recommendation from the Planning Commission. The standard procedure for securing a Special Use Permit under Article IV, Section 4.19 of this Ordinance shall

- The minimum space ... (1000) feet. (NO COMMENT BY THIS SURVEYOR)
- The dimensions of the sign shall not exceed fourteen (14) feet in height by forty-eight (48) feet in length with or without trim. The height of the entire structure shall not exceed forty-five (45) feet.
 (NO COMMENT BY THIS SURVETOR)
- Signs may only be located within one hundred (100) feet of Georgia Highway 316 R/W. (THE ENTREE PROPOSED BILLBOARD STRUCTURE SHOWN HEREON IS WITHIN 100 FEET OF GEORGIA HIGHWAY 316 R/W)
- No billboard shall rotate or have any moving parts. (NO COMMENT BY THIS SURVEYOR)
- No billboard shall be located within 1,500 feet of any residentially zoned property. (PROPOSED BILLBOARD WILL BE LOCATED WITHIN 485 FEET OF A R100 ZONED PARCEL)
- In order to construct a tillboord under the stockorts of this provision, the oppional is expensed to see a few simple properly interest in the site large enough for a foil Zone. A foil Zone is defined as on orea large enough and set looks for enough from only buildings structures or the stock for enough structures and the structure in the structure in the begins structure in the begins of the entire structure in every direction. Within the foil Zone, no buildings or other structures may be constructed. The AT AT OF EETE ASED ON 46-FT PROPOSED HEIGHT, THE FALL ZONE AS CALCULATED BY BELLBOAKD DESORM/MAINTACRIFTS MAY DEFERR MAY DEFERR.
- coch billiporra site shall have a resignated dintergy occass point which is about misches site from presented with the operation. The operation is a completed that the operation is a completed that have a property interest specifically providing for ingress and egrees to the site. The ingress and egrees sindeway shall be proved and two (2) maintenance and supervision of the billiborardised for inspection, (MC COMMETT 87 HIS SURVEY).
- All billboard construction must meet engineering standards which are capable of withstanding one hundred twenty-five (125) mile per hour wind
- All Burninsted billboards other than IMC, must use base mounted at Burninsted billboards other than IMC, must use base mounted and office the property of the
- Any structure extending beyond the face of any billboard, excluding the aprons is specifically prohibited. (NO COMMENT BY THIS SURVEYOR)
- All billboard applications shall meet all of the other requirements set forth in the current Article 10 of this Ordinance. (No COMMENT BY THIS SURVEYOR)

GDOT PARCEL - PROPERTY DESCRIPTION

All that took or posed of land high jis Land Lot 12, 7% (District, City of Lawrenceville, Gwinett Count), Gergia and being more particularly described as follows.

COMBINET, as counter depth—dress of memoral found and set of the counter and of the millered interaction.

COMBINET, as counter depth—dress of memoral found and with post-in-dressing and the millered interaction of the millered interaction. The counter of the co

Thence leaving said mitered right-of-way line, run North 62 degrees 40 minutes 08 seconds East for a distance of 251.20 feet to a point;

Thence run along said northerly right-of-way line, South 76 degrees 30 minutes 33 seconds West for a distance of 225.90 feet to the PONT OF BEGINNANG.

SURVEYOR'S NOTES

- 1. BASIS OF BEARING IS GEORGIA STATE PLANE GRID, WEST ZONE, NORTH AMERICAN DATUM (NAD '83).
- ELEVATIONS SHOWN HEREON ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM 88 (NAVD 88). THE CONTOUR INTERVAL SHOWN HEREON IS ONE FOOT.
- ALL DISTANCES SHOWN ARE GROUND DISTANCES. THE AVERAGE COMBINED SCALE FACTOR FOR THIS SITE IS 0.99985652.
- FIELD MEASUREMENTS FOR THIS SURVEY MERE OBTAINED WITH A LEICA TORP 1201 ROBOTIC TOTAL STATION AND A TRIMBLE 56 ROBOTIC TOTAL STATION. THE LEICA TORP 1201 WAS USED FOR THE TRANSERS.
- THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION RATIO OF ONE PART IN 62,429 AND WAS ADJUSTED USING THE NETWORK LEAST SQUARES METHOD.
- 6. THIS PLAT HAS BEEN CALCULATED FOR PLAT CLOSURE AND HAS BEEN FOUND TO HAVE CLOSURE PRECISION RATIOS OF

- THERE ARE NO GAPS OR GORES IN BOUNDARY LINE BETWEEN SUBJECT LAND AND THAT OF ADJOINING PARCELS, AND SAME ARE CONTIQUOUS WITH EACH OTHER.

- NO EVIDENCE THAT THE SITE HAS BEEN USED AS A DUMP, SUMP, NOR SANITARY LANDFILL WAS OBSERVED AT THE TIME OF SURVEY.

ALTA/NSPS LAND TITLE SURVEY CERTIFICATION To: DeThomas Investments, LLC

This is to certify that this map or plot and the survey on which it is based was made in accordance with 2021 Minimum Standard Detail Requirements for ALTA/NSPS_Land Title Surveys, jointly established and adopted by ALTA and NSPS_ond includes litera, 1, 2, 3, 4, 5, 6, 6b, 8, 11(a), 11(b), 13, 16, 17, 18, 19 (\$1,000,000) of Table A thereof. The fieldwork was completed on 11/23/2021.

No evidence of recent earth moving work, building construction, or building additions were observed.

No evidence of wetland flagging was observed on the subject property.

STATE OF GEORGIA SURVEYOR'S CERTIFICATION

This plot is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel. The recording information of the documents, maps, plats, or other creates and the property of any jurisdiction, availability to permits, compliance with local regulations or requirements, nor suitability for any use or purpose of the land furthermore, the undersigned land surveyor certifies that this plot complies with the minimum technical standards for property surveys in Georgia as set forth in CAA. Section 15–6.87.

Robert G. Garner, Georgia RLS No. 3060

LIGHT POLE ELECTRIC MANH TRANSFORMER PAD WATER VAULT WATER VALVE FIRE HYDRANT SPRINKLER HEAD TELEPHONE BOX COMMUNICATION HANDHOLE CATCH BASIN DOUBLE WING STORM DRAIN MANHOLE DROP INLET SEWER MANHOLE COMMON AREA END OF INFORMATION EASEMENT DEED BOOK P.O.C. POINT OF COMMENCEMENT P.O.B. POINT OF BEGINNING REBAR FOUND RIGHT-OF-WAY MONUMENT DUCTILE IRON PIPE FIBER OPTIC CABLE REINFORCED CONCRETE PIPE -SS(C)- SANITARY SEWER LINE -E(B) - UNDERGROUND POWER LINE -E(C) - OVERHEAD POWER LINE —G(B)— UNDERGROUND GAS LINE
—C(B)— UNDERGROUND COMMUNICATION LINE

No. Das Cosmition By Cost	Rev.	Date		,	CIRC	1.00
			Description	Bu	and	App'd

FOR INFORMATION

Atlanta, GA 30328

SO

DeThomas Investments, LLC

LAND TITLE SURVEY GDOT PARCEL

LAND LOT 12, 7TH DISTRICT CITY OF LAWRENCEVILLE

sie	Designed	Drawn	Checked	Authorized
AS SHOWN		RGG	AT	-
ginal Size	Date	Date	Date	Date
ARCH D	N/A	12/22/21	12/22/21	N/A
ject Number	Revision			

RZC2022-00033 Received: February 28, 2022 Planning and Development Department