



**PUBLIC HEARING APPLICATION  
REZONING, SPECIAL USE PERMIT, OR CHANGE IN CONDITIONS**

A properly completed application and fees are due at the time of submittal. **An incomplete application will not be accepted.** Original signatures are required for the Application.

REQUIRED ITEMS	NUMBER OF COPIES	REQUIRED	PROVIDED
Completed Application Form	• 1 original	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Boundary Survey with Legal Description	• 1 full size copy • 1- 8-1/2" x 11" or 11" x 17" reduction	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Site Plan	• 1 full size Copy • 1- 8-1/2" x 11" or 11" x 17" reduction	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Architectural Elevations	• 1 copy	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Letter of Intent	• 1 copy	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Applicant Certification with Notarized Signature	• 1 copy	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Property Owner Certification with Notarized Signature	• 1 copy	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Standards Governing Exercise of the Zoning Power	• 1 copy	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Disclosure Report Form (Conflict of Interest Certification/Campaign Contributions)	• 1 copy	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Verification of Paid Property Taxes (most recent year)	• One (1) Copy (per tax parcel)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Electronic copy of complete package	• One (1) copy	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Application Fee	• Make checks payable to the City of Peachtree Corners	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Community Information Meeting Certification	• 1 copy	<input type="checkbox"/>	<input type="checkbox"/>
Specimen Tree Survey	• 1 copy	<input type="checkbox"/>	<input type="checkbox"/>
Supplemental Form for Specific Uses	• 1 copy	<input type="checkbox"/>	<input type="checkbox"/>
<b>ADDITIONAL EXHIBITS (IF REQUIRED)</b>			
Additional site plan requirements for the RM Districts, R-TH, R-ZT, Modified, CSO, OBP, MUD or MUO rezoning requests	• 1 copy	<input type="checkbox"/>	<input type="checkbox"/>
Traffic Study	• 1 copy	<input type="checkbox"/>	<input type="checkbox"/>
Development of Regional Impact Review Form	• 1 copy	<input type="checkbox"/>	<input type="checkbox"/>
Other Information Needed to Review Application (as determined by Community Development staff)	•	<input type="checkbox"/>	<input type="checkbox"/>

**REZONING, SPECIAL USE PERMIT, OR CHANGE IN CONDITIONS APPLICATION**

AN APPLICATION TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF PEACHTREE CORNERS, GEORGIA

<b>APPLICANT INFORMATION</b>	<b>PROPERTY OWNER INFORMATION</b>
NAME: <u>E. Andrew Isakson</u>	NAME: <u>Southern Technology Park Investors, LLC</u>
ADDRESS: <u>4994 Lower Roswell Road, Suite 16</u>	ADDRESS: <u>4994 Lower Roswell Road, Suite 16</u>
CITY: <u>Marietta</u>	CITY: <u>Marietta</u>
STATE: <u>GA</u> ZIP: <u>30068</u>	STATE: <u>GA</u> ZIP: <u>30068</u>
PHONE: <u>404.941.1320</u>	PHONE: <u>404.941.1326</u>
E-MAIL: <u>aisakson@isaksonliving.com</u>	E-MAIL: <u>aisakson@isaksonliving.com</u>
<b>APPLICANT CONTACT, IF DIFFERENT THAN ABOVE</b>	
CONTACT PERSON: _____ PHONE: _____	
CONTACT'S E-MAIL: _____	

**APPLICANT IS THE:**

OWNER'S AGENT     PROPERTY OWNER     CONTRACT PURCHASER

PRESENT ZONING DISTRICTS(S): M-1 REQUESTED ZONING DISTRICT: RM-13

LAND DISTRICT(S): 6 LAND LOT(S): 272 & 285 ACREAGE: 3.222

ADDRESS OF PROPERTY: 25 Technology Parkway South, Peachtree COmers, GA 30092

PROPOSED DEVELOPMENT: Residential Condominiums

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*Staff Use Only This Section*

Case Number: \_\_\_\_\_ Hearing Date: P/C \_\_\_\_\_ C/C \_\_\_\_\_ Received Date: \_\_\_\_\_

Fees Paid: \_\_\_\_\_ By: \_\_\_\_\_

Related Cases & Applicable Conditions:

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Description:

**RESIDENTIAL DEVELOPMENT****NON-RESIDENTIAL DEVELOPMENT**

No. of Lots/Dwelling Units 12  
 Dwelling Unit Size (Sq. Ft.): 1500 - 2000

No. of Buildings/Lots: \_\_\_\_\_  
 Total Bldg. Sq. Ft.: \_\_\_\_\_  
 Gross Density: \_\_\_\_\_

**FEE SCHEDULE**

**1. Rezoning / Change-in-Conditions / Special Use Permit: Residential Zoning Districts**  
 (note: a Special Use Permit related to a rezoning case shall not incur an additional fee)

A. For the following single-family residential zoning districts: RA-200, R-100, or R-75

0 - 5 Acres = \$ 500  
 > 5 - 10 Acres = \$ 1,000  
 > 10 - 20 Acres = \$ 1,500  
 > 20 - 100 Acres = \$ 2,000  
 > 100 - Acres = \$ 2,500 plus \$40 for each additional acre over 100  
 Maximum Fee: \$10,000

B. For the following single and multifamily residential zoning districts: R-TH, RMD, RM-6, RM-8, RM-10, RM-13, R-SR, MH, R-60, R-ZT, R-75 MOD or CSO, and R-100 MOD or CSO

0 - 5 Acres = \$ 850  
 > 5 - 10 Acres = \$1,600  
 > 10 - 20 Acres = \$2,100  
 > 20 - 100 Acres = \$2,600  
 > 100 - Acres = \$3,200 plus \$40 for each additional acre over 100  
 Maximum Fee: \$10,000

**2. Rezoning / Change-in-Conditions / Special Use Permit: Non-Residential Zoning Districts**  
 (note: a Special Use Permit related to a rezoning case shall not incur an additional fee)

For the following office, commercial and industrial zoning districts: C-1, C-2, C-3, O-I, OBP, M-1, or M-2

0 - 5 Acres = \$ 850  
 > 5 - 10 Acres = \$1,600  
 > 10 - 20 Acres = \$2,100  
 > 20 - 100 Acres = \$2,600  
 > 100 - Acres = \$3,200 plus \$50 for each additional acre over 100  
 Maximum Fee: \$10,000

**3. Rezoning / Change-in-Conditions / Special Use Permit: Mixed-Use Development (MUD) District**

Application Fee = \$1,200  
 + \$75 per acre or portion thereof (for rezoning only)  
 Maximum Fee: \$10,000

**4. Buffer Reduction (Greater than 50%): \$500**

**5. Comprehensive Plan Amendment: \$1000**

**APPLICANT'S CERTIFICATION**

The undersigned below states under oath that they are authorized to make this application. The undersigned is aware that no application or reapplication affecting the same land shall be acted upon within 12 months from the date of last action by the city council unless waived by the city council. In no case shall an application or reapplication be acted upon in less than six (6) months from the date of last action by the city council.

*E. Andrew Isakson*

5.1.2024

Signature of Applicant

Date

**E. Andrew Isakson, Manager**

Type or Print Name and Title

*Hayden M. Herrick*

05/02/2024

Signature of Notary Public

Date



**PROPERTY OWNER'S CERTIFICATION**

The undersigned below states under oath that they are authorized to make this application. The undersigned is aware that no application or reapplication affecting the same land shall be acted upon within 12 months from the date of last action by the city council unless waived by the city council. In no case shall an application or reapplication be acted upon in less than six (6) months from the date of last action by the city council. As the property owner, I authorize the above noted applicant to act on my behalf with regard to this application.

*E. Andrew Isakson*

5.1.2024

Signature of Property Owner

Date

**E. Andrew Isakson, Manager**

Type or Print Name and Title

*Hayden M. Herrick*

05/02/2024

Signature of Notary Public

Date





**APPLICANT'S RESPONSE**  
**STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER**

- A. Will this proposed rezoning, special use permit, or change in conditions permit a use that is suitable in view of the use and development of adjacent and nearby property?
- The property's location is bordered by RM-13 to the West and MUD to the East and will be located adjacent to M-1 parcels. The proposed rezoning will provide a pedestrian friendly residential development within the existing structure and building footprint, while adding an entrance ramp and platform for views of the lake.
- B. Will this proposed rezoning, special use permit, or change in conditions will adversely affect the existing use or usability of adjacent or nearby property?
- The proposed rezoning will positively affect the existing use of nearby properties by providing housing near existing office used. Additionally, it will reduce site impervious surface area and provide residential amenities within the property.
- C. Does the property to be affected by a proposed rezoning, special use permit, or change in conditions have reasonable economic use as currently zoned?
- Given the current occupancy of the building and overall office occupancy of surrounding office buildings, the proposed development seeks to activate this site as well as surrounding properties with active residential property owners.
- D. Will the proposed rezoning, special use permit, or change in conditions will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?
- The proposed development will have 12 Condominiums which will not have an excessive or burdensome use of streets, transportation, utilities or schools. Overall use for these services will be less than allowable under the existing zoning.
- E. Will the proposed rezoning, special use permit, or change in conditions is in conformity with the policy and intent of the land use plan?
- The 2045 Comprehensive plan indicates development in Technology Park should "provide opportunities for more Peachtree Corners residents to work where they live. In turn, revitalizing traditional office parks into walkable, mixed-use environments will motivate young, educated professionals who wish to live where they work to live in Peachtree Corners." While this development site is not large enough for a MUD, this project will provide quality pedestrian friendly residential options for professionals which would like to purchase and own a condominium, rather than renting an apartment.
- F. Are there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposed rezoning, special use permit, or change in conditions?
- The applicant has reviewed the proposed project concept with Technology Park, which has offered support for the initial concept

**DISCLOSURE REPORT FORM  
CONFLICT OF INTEREST CERTIFICATION/CAMPAIGN CONTRIBUTIONS**

WITHIN THE (2) YEARS IMMEDIATELY PRECEDING THE FILING OF THIS ZONING PETITION HAVE YOU, AS THE APPLICANT FOR THE REZONING, SPECIAL USE PERMIT, OR CHANGE IN CONDITIONS PETITION, OR AN ATTORNEY OR AGENT OF THE APPLICANT FOR THE REZONING, SPECIAL USE PERMIT, OR CHANGE IN CONDITIONS PETITION, MADE ANY CAMPAIGN CONTRIBUTIONS AGGREGATING \$250.00 OR MORE OR MADE GIFTS HAVING AN AGGREGATE VALUE OF \$250.00 TO THE MAYOR OR ANY MEMBER OF THE CITY COUNCIL?

CHECK ONE:       YES       NO  
(If yes, please complete the "Campaign Contributions" section below)

E. Andrew Isakson

Print Name

1. CAMPAIGN CONTRIBUTIONS

Name of Government Official	Total Dollar Amount	Date of Contribution	Enumeration and Description of Gift Valued at \$250.00 or more

2. THE UNDERSIGNED ACKNOWLEDGES THAT THIS DISCLOSURE IS MADE IN ACCORDANCE WITH THE OFFICIAL CODE OF GEORGIA, SECTION 36-67A-1 ET. SEQ. CONFLICT OF INTEREST IN ZONING ACTIONS, AND THAT THE INFORMATION SET FORTH HEREIN IS TRUE TO THE UNDERSIGNED'S BEST KNOWLEDGE, INFORMATION AND BELIEF.

E. Andrew Isakson      May 1, 2024      E. Andrew Isakson  
Signature of Applicant      Date      Type or Print Name and Title

\_\_\_\_\_  
Signature of Applicant's Attorney or Representative      Date      Type or Print Name and Title

Hayden M. Herrick      05/02/2024  
Signature of Notary      Date



**VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING**

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED CERTIFIES THAT ALL CITY OF PEACHTREE CORNERS PROPERTY TAXES BILLED TO DATE FOR THE PARCEL LISTED BELOW HAVE BEEN PAID IN FULL TO THE TAX COMMISSIONER OF GWINNETT COUNTY, GEORGIA. IN NO CASE SHALL A PUBLIC HEARING APPLICATION BE PROCESSED WITHOUT SUCH PROPERTY VERIFICATION.

**A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE REZONING REQUEST.**

PARCEL I.D. NUMBER:                      6                      272 & 285                      R6272 047  
(Map Reference Number)                      District                      Land Lot                      Parcel

                      5.1.2024  
Signature of Applicant                      Date

E. Andrew Isakson, Manager  
Type or Print Name and Title

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*Tax Commissioners Use Only*

(PAYMENT OF ALL PROPERTY TAXES BILLED TO DATE FOR THE ABOVE REFERENCED PARCEL HAVE BEEN VERIFIED AS PAID CURRENT AND CONFIRMED BY THE SIGNATURE BELOW)

\_\_\_\_\_  
NAME                      TITLE

\_\_\_\_\_  
DATE

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**As a result of the record number of delays occurring with the U.S. Postal Service we encourage you to use our website to conduct services online. Use kiosks to renew and immediately get your decal in hand. If mail arrives postmarked by the deadline, it will be honored as received by the deadline.**



## ACCOUNT DETAIL

[View/Pay Your Taxes](#) / [Account Detail](#)

### Tax Account

**Mailing Address:**

SOUTHERN TECHNOLOGY PARK INV  
4994 LOWER ROSWELL RD STE 16  
MARIETTA, GA 30068-5648

[Change Mailing Address](#)

**SITUS:**

25 TECHNOLOGY PKWY S

**Tax District:**

PEACHTREE CORNERS

### Pay Now

No payment due for this account.

Parcel ID	Property Type	Last Update
R6272 047	Real Property	4/30/2024 8:14:12 PM

**Legal Description**

TECHNOLOGY PARKWAY NORTH

**Print Tax Bill**

**Click here to view and print your 2023 tax bill.\***

\* Bill as of August 15, 2023. For current amount due see information below.

**Tax Bills**

Note: Email [tax@gwinnettcountry.com](mailto:tax@gwinnettcountry.com) to request other years.

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Due Date	Amount Due
2023	\$22,451.40	\$22,451.40	\$0.00	\$0.00	3/1/2024	\$0.00
2022	\$30,011.40	\$30,011.40	\$0.00	\$0.00	3/1/2023	\$0.00
2021	\$24,299.40	\$24,299.40	\$0.00	\$0.00	10/15/2021	\$0.00
2020	\$24,459.40	\$24,459.40	\$0.00	\$0.00	12/1/2020	\$0.00
2019	\$23,569.16	\$23,569.16	\$0.00	\$0.00	10/15/2019	\$0.00
<b>Total</b>						<b>\$0.00</b>



**gwinnettcountry**  
**Assessor's Office**  
 GIS & Property Record Detail

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Due Date	Amount Due
2018	\$23,665.16	\$23,665.16	\$0.00	\$0.00	10/15/2018	\$0.00
2017	\$23,851.40	\$23,851.40	\$0.00	\$0.00	12/1/2017	\$0.00
2016	\$20,476.10	\$20,476.10	\$0.00	\$0.00	10/15/2016	\$0.00
Total						\$0.00



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Translate our website:

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Copyright 2024 by Aumentum Technologies | Site Map

[Administration Login](#)

May 1, 2024

**Via Hand Delivery**

City of Peachtree Corners, Georgia  
c/o Shaun Adams  
Assistant City Attorney  
310 Technology Parkway  
Peachtree Corners, GA 30092

Re: Rezoning Application by Southern Technology Park Investors, LLC  
("Owner") to rezone 25 Technology Parkway South, Peachtree Corners,  
Georgia 30092 (Gwinnett County Tax Parcel Number R6272 047) (the  
"Property")

**Letter of Intent**

Ladies & Gentlemen:

Please find this letter as an outline of our Application. Applicant respectfully submits for consideration the Application, seeking a rezoning of the Property from M-1 to RM-13 to allow for development of a vacant office building to use as for sale condominiums.

**Existing Zoning and Conditions**

The property is a parcel, approximately 3.22 acres, located near the Eastern end of Technology Parkway South near the intersection with Peachtree Industrial Blvd. The existing building is a 2-story office building, approximately 27,800 gross square feet, with 79 surface parking spaces. The property is currently zoned M-1 and is located in Technology Park within the Central Business District.

Other than interior tenant modifications, there has been no material change to the Property from a land use perspective by the Owner. The Owner has not sought any land use entitlement changes prior to this Application.

**Proposed Rezoning**

The Owner has been in possession of the property since 1995 and has maintained occupancy in the office building for much of that time. The owner as a long-time real

owner knew that it was coming time to have a major renovation to this office building. While planning a renovation, the Pandemic came along and was followed by a seismic change in the office market along with companies and worker's view of office space. We may not know where that all lands, but we do know that office vacancy rate in Atlanta has declined to a record 33% vacancy rate and the bottom has not yet been reached. The owner, like many other office building owners, cannot justify an investment in a major renovation of a building with office use. Without a change in use this building will remain vacant and be taken out of service as it is currently.

As an alternative use, the owner believes that for sale condominiums can be an attractive use for the property and an addition to Tech Park and the central business district. The owner believes that a product attractive to young professionals and active adults can be successful and add a different element to the central business district not currently found. If proven successful, which we believe it will, this offers a new product type that is an attractive alternative to office which will be problematic for an undetermined period which could be lengthy. Removing office space and adding an attractive use to the mix in the central business district only strengthens the market.

Specifically, Owner, as applicant, is proposing to rezone the property to RM-13 pursuant to the provisions of the April 1, 2023 Ordinance to activate the property to a vibrant pedestrian friendly Multifamily For Sale project.

As illustrated on the attached site plan, the project will reduce the overall impervious surface on the property and will provide connectivity to the future Technology Park walking path that will surround the lake.

The attached conceptual elevations demonstrate the high quality of construction and materials proposed. These also illustrate the architectural style which fits well with the overall design of Technology Park. These proposed improvements have been designed with updated design, cementitious exterior materials, glass & glazing and unique architectural designs, and accents to achieve a unique yet visually attractive property.

### **Application Requirements**

The City of Peachtree Corners Public Hearing Application sets forth the requirements applicable to the rezoning application. Responses to the application are included within this letter as well as within the supporting documentation included.

Specifically, in support of the Application, Applicant submits the following Documents:

1. Completed Application Form
2. Boundary Survey with Legal Description
3. Site Plan
4. Architectural Elevations
5. This Letter of Intent
6. Applicant Certification with Notarized Signatures
7. Property Owner Certification with Notarized Signatures
8. Standards Governing Exercise of the Zoning Power
9. Disclosure Report Form
10. Verification of Paid Property Taxes
11. Electronic copy of complete package
12. Application Fees
13. Community Information Meeting Certification (to be submitted within 30 days)
14. Specimen Tree Survey – Not currently required per Pre-App Meeting

Applicant welcomes the opportunity to meet with the staff of the City of Peachtree Corners Department of Planning & Development to answer any questions or to address any concerns relating to this Application. Owner, as Applicant, respectfully requests approval of this Application.

Sincerely,



E. Andrew Isakson, Manager

# 25 TP Condos

## Milestone Activity Summary

Updated: May 1, 2024

Milestone Activity	Planned Milestone	Forecast / Actual (A) Milestone	Days ahead / (behind)	Comments / Explanation of Change
<b>Design</b>				
Schematic Documents Issued	June 1, 2024			
50% DD's Issued	July 1, 2024			
100% DD's Issued	August 1, 2024			
100% Construction Documents Issued	September 1, 2024			
GMP Established	October 1, 2024			
<b>Zoning &amp; Permitting</b>				
Pre Application Meeting	May 1, 2024	May 1, 2024	A 0	
Submit Zoning Package	May 3, 2024			
Zoning Withdrawal Deadline	June 21, 2024			
Planning Commission Hearing	July 16, 2024			
City Council Hearing	August 27, 2024			
Submit for Building Permit	September 1, 2024			
Receive Building Permit	November 1, 2024			
<b>Building Construction</b>				
Start Demolition	October 1, 2024			
Start Exterior Skin	November 1, 2024			
Building Dryin	April 1, 2024			
Building Substantial Completion	December 1, 2025			
Punchlist Completion	January 1, 2026			





1028 RIDGECREST DR. SE  
SWYNA, GEORGIA 30080  
1770/688 6941

25 TECH CONDOMINIUM  
PEACHTREE CORNERS, GA 30092  
SOUTHERN TECHNOLOGY PARK  
INVESTORS, LLC

NO. 25204 REZONING SUBMISSION

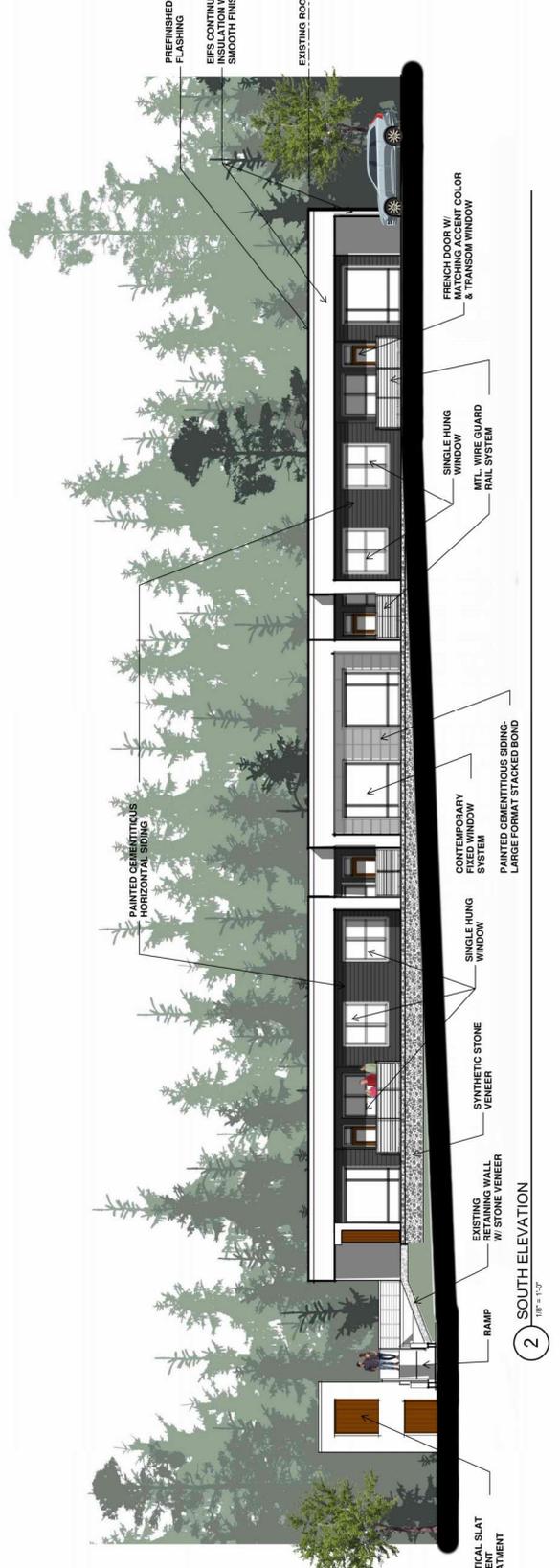
BUILDING  
ELEVATIONS

Project No.: 202416

A2.1



1 NORTH ELEVATION  
1/8" = 1'-0"



2 SOUTH ELEVATION  
1/8" = 1'-0"



THIS SURVEY HAS BEEN CALCULATED FOR CLOSURE BY LATITUDES & DEPARTURES & FOUND TO BE WITHIN ONE FOOT IN 758,761 FEET.

LEGEND  
IRON PIN SET  
IRON PIN FOUND  
L.P.F.  
R/W  
P.L.  
PROPERTY LINE  
M.H.  
M.W.  
M.C.  
L.L.  
LAND LOT LINE  
S.E.  
SEWER EAST  
S.E.L.  
CHAIN LINK

NOTE: REFERENCE TO BE PLACED USING SURVEYORS' DIMENSIONS FROM HOUSE OR STRUCTURE.

RIGHTS TO FLOOD AS CONTAINED IN WARRANTY DEED RECORDED IN DEED BOOK 414, PAGE 17

MATTERS THAT AFFECT PROPERTY:  
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN DEED BOOK 389, PAGE 635 AND EXTENSION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN DEED BOOK 6464, PAGE 116  
BELL SOUTH TELECOMMUNICATIONS, EASEMENT RECORDED IN DEED BOOK 72439, PAGE 200  
SEWER EASEMENT RECORDED IN DEED BOOK 604, PAGE 264.

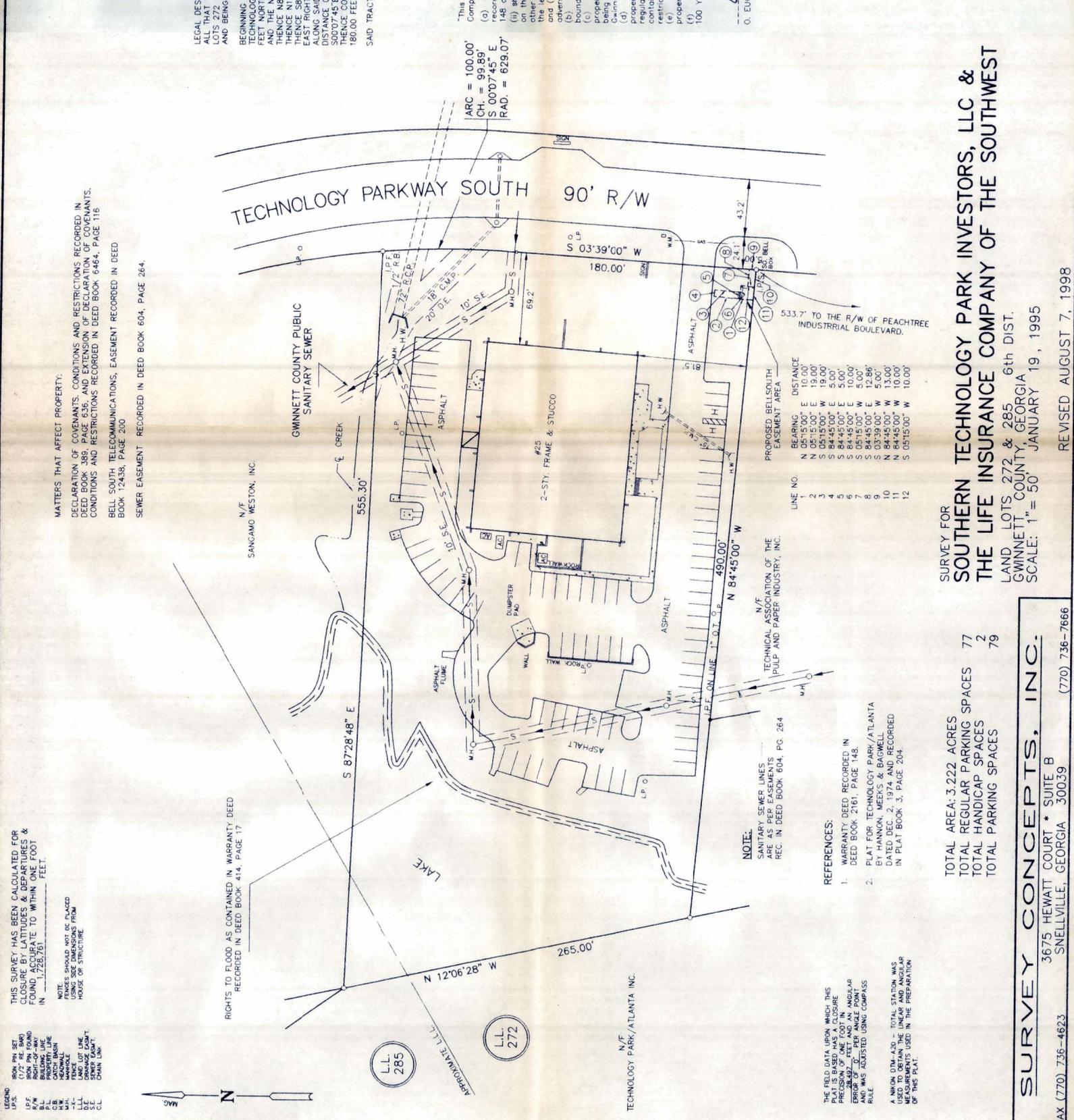
LEGAL DESCRIPTION  
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 272 AND 285 OF THE 6TH DISTRICT OF GWINNETT AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT AN IRON PIN ON THE EAST RIGHT-OF-WAY OF TECHNOLOGY PARKWAY SOUTH (90' R/W), SAID POINT BEING 533.7 FEET NORTHERLY FROM THE INTERSECTION OF SAID RIGHT-OF-WAY AND THE NORTH RIGHT-OF-WAY OF PEACHTREE INDUSTRIAL BOULEVARD; THENCE N12°06'28" W, 490.00 FEET TO A POINT IN A LAKE; THENCE N12°06'28" W, 555.30 FEET TO AN IRON PIN; THENCE EAST 87°28'48" E, 265.00 FEET TO AN IRON PIN; THENCE EAST RIGHT-OF-WAY OF TECHNOLOGY PARKWAY SOUTH, THE THENCE ALONG SAID RIGHT-OF-WAY A CURVE TO THE RIGHT AN ARC DISTANCE OF 100.00 FEET ( SAID CURVE HAVING A CHORD OF 50.0745 FEET, 99.89 FEET AND A RADIUS OF 629.07 FEET) THENCE ALONG SAID RIGHT-OF-WAY 503'39"00"E, 180.00 FEET TO AN IRON PIN AND THE POINT OF BEGINNING.  
SAID TRACT CONTAINS 3.222 ACRES.

This survey is made for the benefit of The Life Insurance Company of the Southwest. I hereby certify:  
(a) that this survey, (i) was made on the ground as per the plat hereon, (ii) was duly recorded in Deed Book 2161, page 148 of the Official Record of Gwinnett County, and is correct; (iii) shows the location of all improvements and any other matters on the subject; (iv) shows the location of all easements and other matters of record affecting the subject property; and (v) shows any other matters on the ground which may adversely affect title to the subject property.  
(b) that the easements and encroachments either way across the boundary lines of the subject property are:  
(c) that adequate ingress and egress to the subject property is provided by Technology Parkway South being paved, dedicated, public rights of way maintained by Gwinnett County.  
(d) that the location of all improvements on the subject property is shown on the plat hereon, and that the laws regulating the use of the subject property, including laws containing minimum setback provisions, and covenants and restrictions of record known to me.  
(e) that the subject property does not serve any adjoining property for ingress and egress, or any other purpose.  
(f) that the subject property does not lie within a F.I.R.M. 100 Year Flood Hazard Area.

*O. Eugene Kay*  
O. EUGENE KAY, P.L.S. 1943



IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE REQUIREMENTS OF THE SURVEYING ACT OF 1917 OF THE STATE OF GEORGIA.



PROPOSED BELLSOUTH EASEMENT AREA

LINE NO.	BEARING	DISTANCE
1	N 05°15'00" E	10.00'
2	N 05°15'00" E	19.00'
3	S 05°15'00" W	19.00'
4	S 84°45'00" E	5.00'
5	S 84°45'00" E	10.00'
6	S 05°15'00" E	10.00'
7	S 84°45'00" E	12.86'
8	S 84°45'00" W	5.00'
9	S 03°39'00" W	13.00'
10	N 84°45'00" W	10.00'
11	N 84°45'00" W	10.00'
12	S 05°15'00" W	10.00'

- REFERENCES:
- WARRANTY DEED RECORDED IN DEED BOOK 2161, PAGE 148.
  - PLAT FOR TECHNOLOGY PARK/ATLANTA BY HANNON, MEERS & BAGWELL, DATED DEC. 2, 1974 AND RECORDED IN PLAT BOOK 3, PAGE 204.

TOTAL AREA: 3.222 ACRES  
TOTAL REGULAR PARKING SPACES 77  
TOTAL HANDICAP SPACES 2  
TOTAL PARKING SPACES 79

SURVEY FOR  
**SOUTHERN TECHNOLOGY PARK INVESTORS, LLC & THE LIFE INSURANCE COMPANY OF THE SOUTHWEST**  
LAND LOTS 272 & 285 6th DIST.  
GWINNETT COUNTY, GEORGIA  
SCALE: 1" = 50' JANUARY 19, 1995

**SURVEY CONCEPTS, INC.**  
3675 HEWATT COURT \* SUITE B  
SNELLVILLE, GEORGIA 30039  
FAX (770) 736-4623 (770) 736-7666  
REVISED AUGUST 7, 1998