

- REFERENCES:**
- 1) PLAT OF SURVEY FOR GWINNETT WALK ASSOCIATES, LTD., BY WOOLEY & ASSOCIATES, INC., DUNWOODY, GEORGIA, DATED JULY 17, 1984, AND LAST REVISED AUGUST 28, 1985.
  - 2) PLAT OF 7' FOOT WIDE RIGHT-OF-WAY DEDICATION FOR HOLCOMBE BRIDGE ROAD, BY FEDERER, RUPPERT & ASSOCIATES, INC., DORAVILLE, GEORGIA, GRANTING SAID RIGHT-OF-WAY TO GWINNETT COUNTY BY J.M. BEESON, JR., DATED MAY 17, 1984, AND RECORDED IN PLAT BOOK 27, PAGE 116 OF GWINNETT COUNTY RECORDS.
  - 3) CONVEYANCE OF ACCESS RIGHTS BETWEEN GEORGIA DEPARTMENT OF TRANSPORTATION AND J.M. BEESON, JR., DATED MAY 1, 1984, AND RECORDED IN DEED BOOK 2884, PAGE 107 OF GWINNETT COUNTY RECORDS (FOR ENTRANCE DRIVEWAY PERMITS ON HOLCOMBE BRIDGE ROAD).
  - 4) GENERAL EASEMENT BETWEEN GEORGIA POWER COMPANY AND J.J.W., INC., DATED AUGUST, 1984, AND RECORDED IN DEED BOOK 2868, PAGE 549, OF GWINNETT COUNTY RECORDS.
  - 5) GENERAL EASEMENT BETWEEN GEORGIA POWER COMPANY AND J.H. SELLARS, DATED SEPTEMBER 25, 1968, AND RECORDED IN DEED BOOK 308, PAGE 113 OF GWINNETT COUNTY RECORDS.
  - 6) GENERAL EASEMENT BETWEEN GEORGIA POWER COMPANY AND ALBERT PHILLIPS, DATED JUNE 19, 1947, AND RECORDED IN DEED BOOK 87, PAGE 48(2) OF GWINNETT COUNTY RECORDS.
  - 7) GENERAL EASEMENT BETWEEN GEORGIA POWER COMPANY AND MRS. ROSE BENTLEY, DATED SEPTEMBER 10, 1953, AND RECORDED IN DEED BOOK 111, PAGE 526(1) OF GWINNETT COUNTY RECORDS.
  - 8) GENERAL EASEMENT BETWEEN GEORGIA POWER COMPANY AND JACK BENTLEY, DATED JANUARY 22, 1959, AND RECORDED IN DEED BOOK 141, PAGE 217(2) OF GWINNETT COUNTY RECORDS.
  - 9) RIGHT-OF-WAY DEED BETWEEN GWINNETT COUNTY AND JACK T. BENTLEY, DATED SEPTEMBER 17, 1981 AND RECORDED IN DEED BOOK 2263, PAGE 266 & 267 OF GWINNETT COUNTY RECORDS.
  - 10) RIGHT-OF-WAY DEED BETWEEN GWINNETT COUNTY AND LEWIS A. & PAULINE BENTLEY, DATED SEPTEMBER 17, 1981, AND RECORDED IN DEED BOOK 2263, PAGE 268 OF GWINNETT COUNTY RECORDS.
  - 11) EASEMENT FOR INGRESS AND EGRESS GRANTED TO C.R. HEFNER, JR. BY J.M. BEESON, JR., DATED SEPTEMBER 13, 1984, AND RECORDED IN DEED BOOK 2874, PAGE 179 OF GWINNETT COUNTY RECORDS.
  - 12) MUTUAL RECIPROCAL PARKING EASEMENT GRANTED TO C. R. HEFNER, JR. BY J.M. BEESON, JR., DATED JULY 20, 1984, AND RECORDED IN DEED BOOK 2874, PAGE 183, OF GWINNETT COUNTY RECORDS.

**NOTES:**

Surface utilities are field located. Underground utilities represent a composite of records from utility companies and plat from reference Note No. 1 and are shown in their proximity for informational purposes only. Below grade and concealed conditions other than those noted were not field verified. No warranty is made about exact location and sizes. For further information, contact utility companies responsible for services. They are as follows:

Georgia Power Company: 325-5000  
 Atlanta Gas Light Company: 325-5000  
 Southern Bell: 325-5000  
 Gwinnett County Water: 962-1507

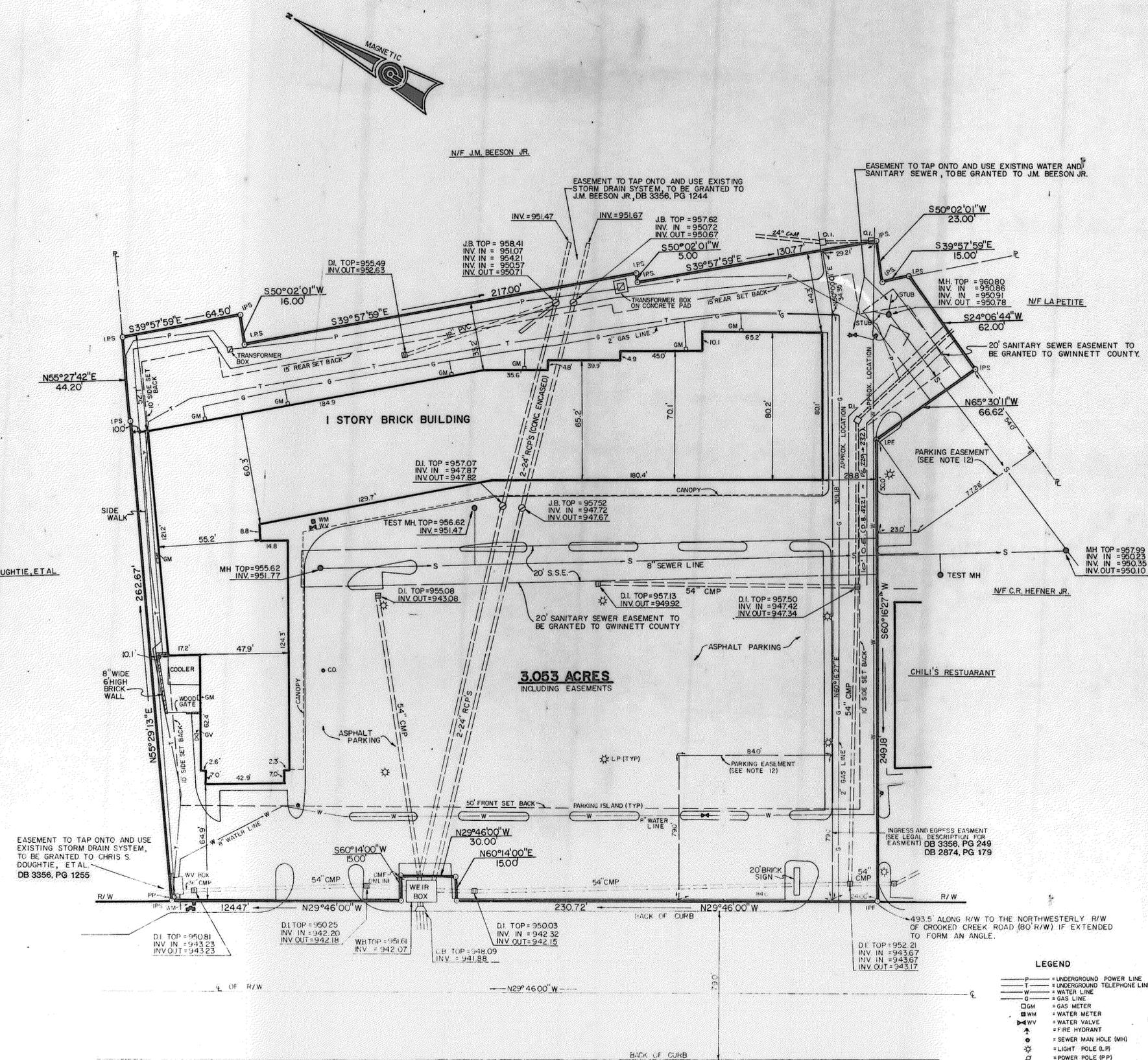
**A TOPCON GTS-2 TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.**

**THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 690,241 FEET AND AN ANGULAR ERROR OF 00'00.00" PER ANGLE POINT, AND WAS ADJUSTED USING CRANDALL'S RULE.**

**THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 663,912 FEET.**

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.

*Randall W. Dixon*  
 MEMBER SURVEYING AND MAPPING SOCIETY OF GEORGIA  
 Jan. 20, 1986  
 DATED



**LEGAL DESCRIPTION**

All that tract or parcel of land, lying and being, in Land Lot 283 of the 6th Land District of Gwinnett County, Georgia and being more particularly described as follows:

To find the True Point of Beginning, commence at a point at the intersection of the northeasterly right-of-way of Holcomb Bridge Road and the northwesterly right-of-way of Crooked Creek Road (80 foot right-of-way, formerly Honea Road) if extended to form an angle; running thence northwesterly along the northeasterly right-of-way of Holcomb Bridge Road, a distance of 493.5 feet to an iron pin found, said point being the True Point of Beginning. From said True Point of Beginning, thus established, thence N29°46'00"W along the northeasterly right-of-way of Holcomb Bridge Road, a distance of 230.72 feet to a point; running thence N60°14'00"E, a distance of 15.00 feet to a point; running thence N29°46'00"W, a distance of 30.00 feet to a point; running thence S60°14'00"W, a distance of 15.00 feet to a point; thence running N29°46'00"W, a distance of 124.47 feet to an iron pin set; departing thence from the northeasterly right-of-way of Holcomb Bridge Road running N55°29'13"E, a distance of 44.20 feet to an iron pin set; running thence N55°27'42"E, a distance of 44.20 feet to an iron pin set; running thence S39°57'59"E, a distance of 64.50 feet to an iron pin set; running thence S50°02'01"W, a distance of 16.00 feet to an iron pin set; running thence S39°57'59"E, a distance of 217.00 feet to an iron pin set; running thence S50°02'01"W, a distance of 5.00 feet to an iron pin set; running thence S50°02'01"W, a distance of 23.00 feet to an iron pin set; running thence S39°57'59"E, a distance of 15.00 feet to an iron pin set; running thence S24°06'44"W, a distance of 62.00 feet to an iron pin set; running thence N65°30'11"W, a distance of 66.62 feet to an iron pin set; running thence S60°16'27"W a distance of 249.18 feet to an iron pin found, said pin being the True Point of Beginning, with which the aforescribed parcel of land contains 3.053 acres of land, more or less.

**LEGAL DESCRIPTION**  
 For Ingress-Egress Easement

All that tract or parcel of land lying and being in Land Lot 283 of the 6th Land District of Gwinnett County, Georgia and being more particularly described as follows:

To find the True Point of Beginning, commence at a point at the intersection of the northeasterly right-of-way of Holcomb Bridge Road and the northwesterly right-of-way of Crooked Creek Road (80 foot right-of-way, formerly Honea Road) if extended to form an angle; running thence northwesterly along the northeasterly right-of-way of Holcomb Bridge Road, a distance of 493.5 feet to an iron pin found, said point being the True Point of Beginning. From said True Point of Beginning, thus established, thence running N29°46'00"W along the northeasterly right-of-way of Holcomb Bridge Road, a distance of 24.00 feet to a point; thence running N60°16'27"E, a distance of 319.18 feet to a point along the line between J.M. Beeson and Gwinnett Walk Associates, Ltd.; thence running along said line S39°57'59"E, a distance of 29.21 feet to an iron pin set; thence running S50°02'01"W, a distance of 23.00 feet to an iron pin set; thence running S39°57'59"E, a distance of 15.00 feet to an iron pin set; thence running S24°06'44"W a distance of 62.00 feet to an iron pin set; thence running N65°30'11"W, a distance of 66.62 feet to an iron pin found; thence running S60°16'27"W, a distance of 249.18 feet to an iron pin found, said pin being the True Point of Beginning, with which the aforescribed Ingress-Egress Easement contains 0.264 acres of land, more or less. The aforescribed Ingress-Egress Easement embraces the easement for Ingress and Egress granted to C.R. Hefner, Jr. by J.M. Beeson, Jr., dated September 9, 1984 and recorded in Deed Book 2874, Page 179 of Gwinnett County Records, in addition to a continuation of said easement to the lands of J. M. Beeson, Jr. as the aforescribed easement illustrates.

- LEGEND**
- P- UNDERGROUND POWER LINE
  - T- UNDERGROUND TELEPHONE LINE
  - W- WATER LINE
  - G- GAS LINE
  - DGM = GAS METER
  - WM = WATER METER
  - WV = WATER VALVE
  - FW = FIRE HYDRANT
  - SMH = SEWER MAN HOLE (MH)
  - LP = LIGHT POLE (LP)
  - PP = POWER POLE (PP)
  - T = TRANSFORMER
  - DI = DROP INLET (DI)
  - JB = JUNCTION BOX (JB)
  - CO = CLEAN OUT
  - GV = GAS VALVE
  - CMP = CORRUGATED METAL PIPE
  - RCP = REINFORCED CONCRETE PIPE



**SURVEY FOR**

**WIN WIN GROUP, L.L.C.**  
**SOUTHTRUST BANK OF GEORGIA, N.A.**  
**FIRST AMERICAN TITLE INSURANCE COMPANY**

LAND LOT 283, SIXTH DISTRICT, GWINNETT COUNTY, GEORGIA

No.	By	Date	Revision
1	LWJ	5/19/91	REVISE TO ADDRESS COMMENTS
2	LWJ	5/8/91	REVISE TO UPDATE CHANGE NAME

**PRECISION PLANNING, INC.**  
 CONSULTING PLANNERS & ENGINEERS  
 400 PIKE BOULEVARD, P.O. BOX 1288  
 LAWRENCEVILLE, GEORGIA 30246  
 (404) 963-4018

Date: 1/20/86 Scale: 1" = 30'

Designed By: J.G. Project No.: C-86-033 Sheet No. \_\_\_\_\_  
 Drawn By: R.S. File No.: 27-057 1 of 1  
 Checked By: G.N.

