



**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 checked="" type="checkbox"/>	<input type="checkbox"/>
Boundary Survey with Legal Description	• 1 full size copy • 1- 8-1/2" x 11" or 11" x 17" reduction	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Site Plan	• 1 full size Copy • 1- 8-1/2" x 11" or 11" x 17" reduction	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Architectural Elevations	• 1 copy	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Letter of Intent	• 1 copy	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Applicant Certification with Notarized Signature	• 1 copy	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Property Owner Certification with Notarized Signature	• 1 copy	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Standards Governing Exercise of the Zoning Power	• 1 copy	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Disclosure Report Form (Conflict of Interest Certification/Campaign Contributions)	• 1 copy	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Verification of Paid Property Taxes (most recent year)	• One (1) Copy (per tax parcel)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Electronic copy of complete package	• One (1) copy	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Application Fee	• Make checks payable to the City of Peachtree Corners	<input type="checkbox"/>	<input type="checkbox"/>
Community Information Meeting Certification	• 1 copy	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Specimen Tree Survey	• 1 copy	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Supplemental Form for Specific Uses	• 1 copy	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ADDITIONAL EXHIBITS (IF REQUIRED)			
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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
NAME: <u>Sivlys Romero</u>	NAME: <u>Jasmine Properties, LLC.</u>
ADDRESS: <u>1213 Lakeview Cove Drive</u>	ADDRESS: <u>2330 Sugarleaf Club Dr.</u>
CITY: <u>Grayson</u>	CITY: <u>Duluth</u>
STATE: <u>GA</u> ZIP: <u>30017</u>	STATE: <u>GA</u> ZIP: <u>30097</u>
PHONE: <u>(770) 560.0853</u>	PHONE: <u>(678) 717.7049</u>
E-MAIL: <u>SivlysRomero1995@gmail.com</u>	E-MAIL: <u>jsadhia0929@gmail.com</u>
APPLICANT CONTACT, IF DIFFERENT THAN ABOVE	
CONTACT PERSON: _____	PHONE: _____
CONTACT'S E-MAIL: _____	

APPLICANT IS THE:

OWNER'S AGENT PROPERTY OWNER CONTRACT PURCHASER

PRESENT ZONING DISTRICTS(S): C2 REQUESTED ZONING DISTRICT: C2 with SUP

LAND DISTRICT(S): 6 LAND LOT(S): 284 ACREAGE: 0.16

ADDRESS OF PROPERTY: 3435 Medlock Bridge Rd, St 205, Peachtree Corners, GA, 30092.

PROPOSED DEVELOPMENT: Tattoo Shop

Staff Use Only This Section

Case Number: _____ Hearing Date: P/C _____ C/C _____ Received Date: _____

Fees Paid: _____ By: _____

Related Cases & Applicable Conditions:

Description:

RESIDENTIAL DEVELOPMENT

No. of Lots/Dwelling Units _____

Dwelling Unit Size (Sq. Ft.): _____

NON-RESIDENTIAL DEVELOPMENTNo. of Buildings/Lots: 1Total Bldg. Sq. Ft.: 1,500 sq. ft.Gross Density: N/A**FEE PAID**

Application fees are set by fee schedule which is included in the application materials for convenient reference. **Fees may be paid by credit card or check in person at City Hall.** Following acceptance of the application, the City will not solicit applicants for additional fees by invoice or other means. Applicants are encouraged to report any suspicious emails or requests for additional payment related to their application to the Community Development Department.

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

Standards Governing the Exercise of the Zoning Power

1. Will the proposed special use be consistent with the policies of the Comprehensive Plan?

Yes. The proposed use of a professional tattoo and piercing studio is consistent with the goals of the Comprehensive Plan, as it supports small business development, revitalization of commercial areas, and diversified service offerings within designated commercial corridors.

2. Is the proposed use suitable in view of the zoning and development of adjacent and nearby property?

Yes. The property is located within a commercially zoned area (C-2) and surrounded by compatible uses such as retail, service providers, and food establishments. The proposed studio fits well within this environment without causing conflict or disruption.

3. Will the proposed use adversely affect the existing use or usability of adjacent or nearby property?

No. The studio will operate professionally and respectfully, with no noise, environmental, or safety impacts on neighboring businesses. Operations will take place indoors in a clean, hygienic, and regulated space.

4. Will the proposed use result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?

No. Diamond Tattoo Studio is a low-traffic service business that will not place a burden on public infrastructure. All utilities are already in place, and no additional strain on services is expected.

5. Is the proposed use supported by new or emerging neighborhood conditions, trends, or facts?

Yes. There is growing demand for high-quality, professional tattoo and piercing services in the area. The business aligns with current cultural and artistic trends, and will contribute to a vibrant, diverse local economy.

Supplemental Form for Specific Uses

Applicant Name: Siulys Romero Rivero

Business Name: Diamond Tattoo Studio

Proposed Use: Tattoo and Body Piercing Studio

Business Address: 3435 Medlock Bridge Road, Norcross, GA 30092

Current Zoning: C-2 with Activity Center Corridor Overlay District

1. Describe the proposed use:

Diamond Tattoo Studio is a professional tattoo and body piercing establishment that will operate entirely within an existing commercial unit. The business will offer licensed tattoo services, body piercings, and a small retail section for branded merchandise.

2. Explain how the proposed use complies with the current zoning and regulations:

The proposed use is permitted in the C-2 zoning district with a Special Use Permit. No exterior modifications are proposed. All services will comply with state and county health and sanitation codes. The business will not generate excessive noise, odor, or traffic and will operate by appointment or walk-in, with licensed professionals on-site.

3. Provide details regarding parking, signage, and hours of operation:

The studio is located in an existing shopping center with adequate shared parking. No new signage requiring a permit is proposed. Business hours are expected to be Monday through Sunday, from 11:00 AM to 8:00 PM.

4. Additional Comments (if applicable):

The proposed business promotes safe, hygienic, and artistic services and will serve local residents

respectfully within an established commercial corridor.

Signature of Applicant: Siulys Romero

Date: 6/18/2025

Printed Name: Siulys Romero Rivero

Siulys Romero Rivero

1213 Lakeview Cove Drive

Grayson, GA 30017

(770) 560-0853

siulysromero1995@gmail.com

Date: June 17, 2025

To Whom It May Concern,

This letter serves as a formal statement regarding the requirement for a Specimen Tree Survey as part of the Special Use Permit (SUP) application for Diamond Tattoo Studio, located at:

3435 Medlock Bridge Road, Norcross, GA 30092.

There are no specimen trees impacted by this application. The proposed business will operate entirely within an existing developed commercial structure, and no exterior construction, grading, land disturbance, or tree removal is planned.

As such, no specimen tree survey is necessary for this application.

Sincerely,

Siulys Romero Rivero

Owner - Diamond Tattoo Studio

Siulys Romero Rivero

1213 Lakeview Cove Drive

Grayson, GA 30017

(770) 560-0853

siulysromero1995@gmail.com

Date: June 17, 2025

To Whom It May Concern,

My name is Siulys Romero Rivero, and I am writing to formally express my intent to establish and operate a professional tattoo studio, Diamond Tattoo Studio, at the property located at 3435 Medlock Bridge Road, Norcross, GA 30092, within the City of Peachtree Corners, Georgia.

The primary purpose of Diamond Tattoo Studio is to provide high-quality tattoo and body piercing services in a safe, hygienic, and modern environment, in full compliance with all health and safety regulations established by the State of Georgia and Gwinnett County.

The proposed studio will include:

- A designated reception and waiting area
- Six (6) tattoo stations operated by licensed tattoo artists
- A private enclosed room for body piercing services
- A handwashing sink that meets health code requirements
- A photography wall for capturing finished artwork
- A small retail area offering branded merchandise

I am committed to complying with all zoning, permitting, health, and safety requirements set by the City of Peachtree Corners and the Gwinnett County Health Department. I will also ensure that the business will operate respectfully within the community and will not disrupt the surrounding environment.

Thank you in advance for your time and consideration in reviewing this request for a special use permit and zoning approval. Please feel free to contact me if additional information or documentation is needed.

Sincerely,

Siulys Romero Rivero

Owner - Diamond Tattoo Studio

siulysromero1995@gmail.com

(770) 560-0853

Siulys Romero Rivero

1213 Lakeview Cove Drive

Grayson, GA 30017

(770) 560-0853

siulysromero1995@gmail.com

Date: June 17, 2025

To Whom It May Concern,

This letter is to formally state that there will be no proposed architectural or structural changes to the exterior of the building located at 3435 Medlock Bridge Road, Norcross, GA 30092, for the operation of Diamond Tattoo Studio.

The business will operate entirely within the existing interior space. All planned modifications are internal and will comply with relevant building codes and health department requirements.

Therefore, architectural elevation drawings are not applicable to this application.

Thank you for your consideration.

Sincerely,

Siulys Romero Rivero

Owner - Diamond Tattoo Studio

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: 4 - 284 - 016
(Map Reference Number) District Land Lot Parcel

[Signature] 6/24/2025
Signature of Applicant Date

Julius Hauke
Type or Print Name and Title

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)

Syrena Johnson TSA 1
NAME TITLE

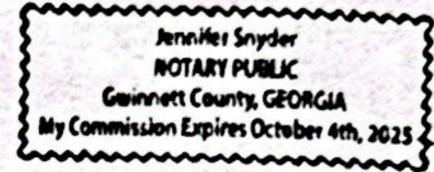
7/3/2025
DATE

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.

Sulys Rameo 6/24/2025
Signature of Applicant Date
Sulys Rameo
Type or Print Name and Title

Jennifer Snyder 6/24/2025
Signature of Notary Public Date Notary Seal

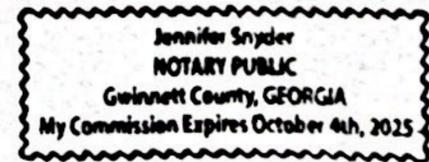


PROPERTY OWNER'S CERTIFICATION

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.

J. Gadhia 6/24/2025
Signature of Property Owner Date
Jasmine Gadhia owner
Type or Print Name and Title

Jennifer Snyder 6/24/2025
Signature of Notary Public Date Notary Seal



Community Information Meeting Certification

I, Siulys Romero Rivero, certify that I hosted a Community Information Meeting regarding my application

for a Special Use Permit (SUP) for the operation of Diamond Tattoo Studio, located at:

3435 Medlock Bridge Road, Norcross, GA 30092

The meeting was held on: 6/25/2025

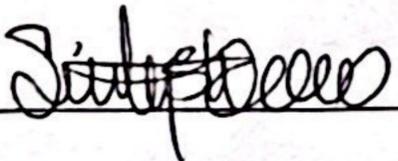
at the following location or platform (in-person/virtual): 3435 Medlock Bridge Rd, Norcross GA 30092

I notified nearby property owners within 500 feet of the subject property about the meeting.

Number of attendees: 11

Summary of discussion or comments made during the meeting:

I informed them about the tattoo studio I want to open and make my good intentions clear, to wish everyone is excited on the idea of my business.

Signature of Applicant: 

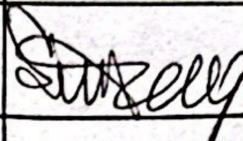
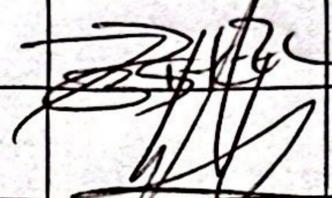
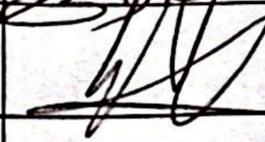
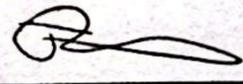
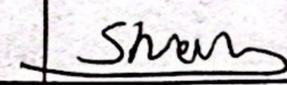
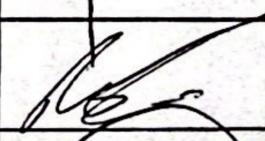
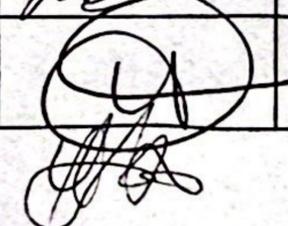
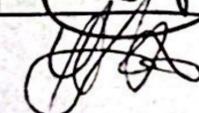
Date: 6/28/2025

Printed Name: Siulys Romero Rivero

Diamond Tattoo Studio - Community Meeting Attendance Sheet

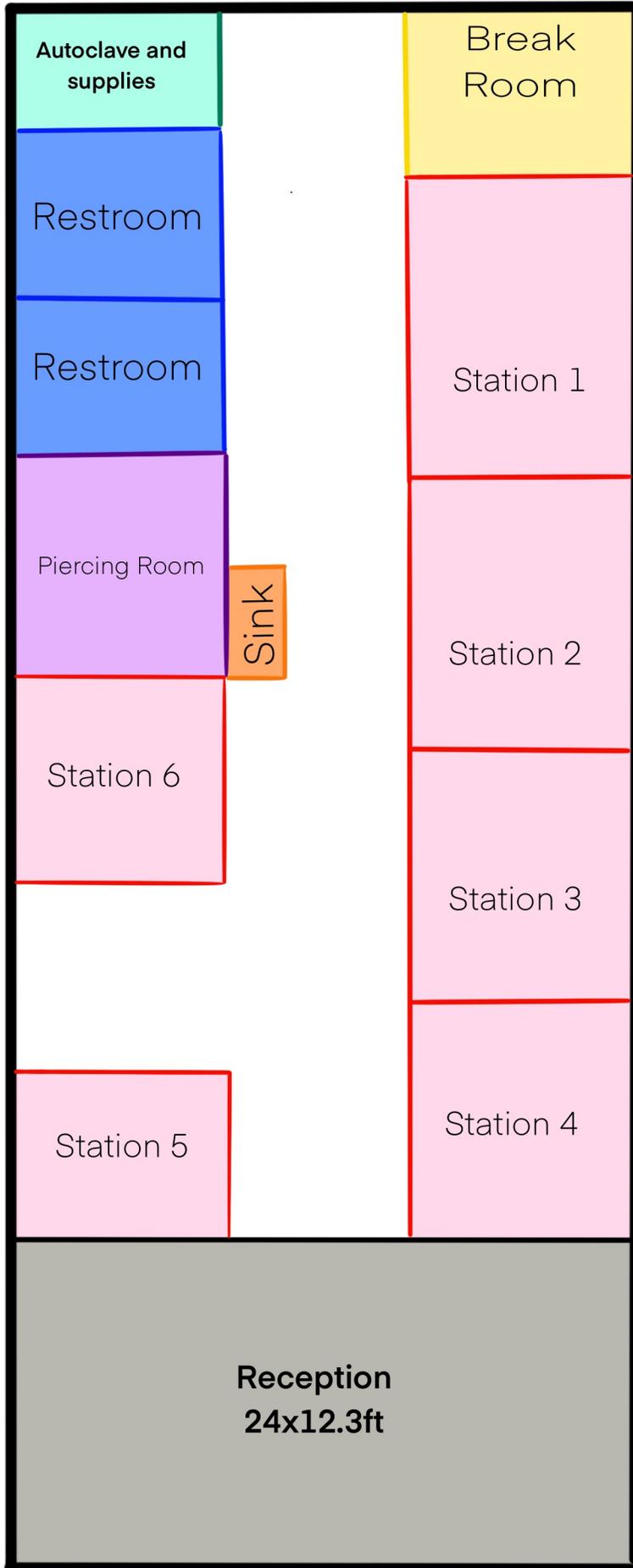
Address of Meeting: 3435 Medlock Bridge Road, Norcross, GA 30092

Date of Meeting: 6/25/2025 Time: 5:00pm

Name	Address or Relation	Signature	Comments
Jasmine Gadhia	Owner		
Sulph Ramon	Applicant		
TORREZ BLACK-EL	OWNER		
JIMENA	APPLICANT		
Javed Lafani	Neighbors		
Shuzil Hidarin	Employee		
Jazal Khan	Manager		
EVELSON MARTINEZ	OWNER		
Poojy Patel	Manager		
Yoube Pierre-Louis	OWNER		
Yvan Vaele P.	Manager		

64ft

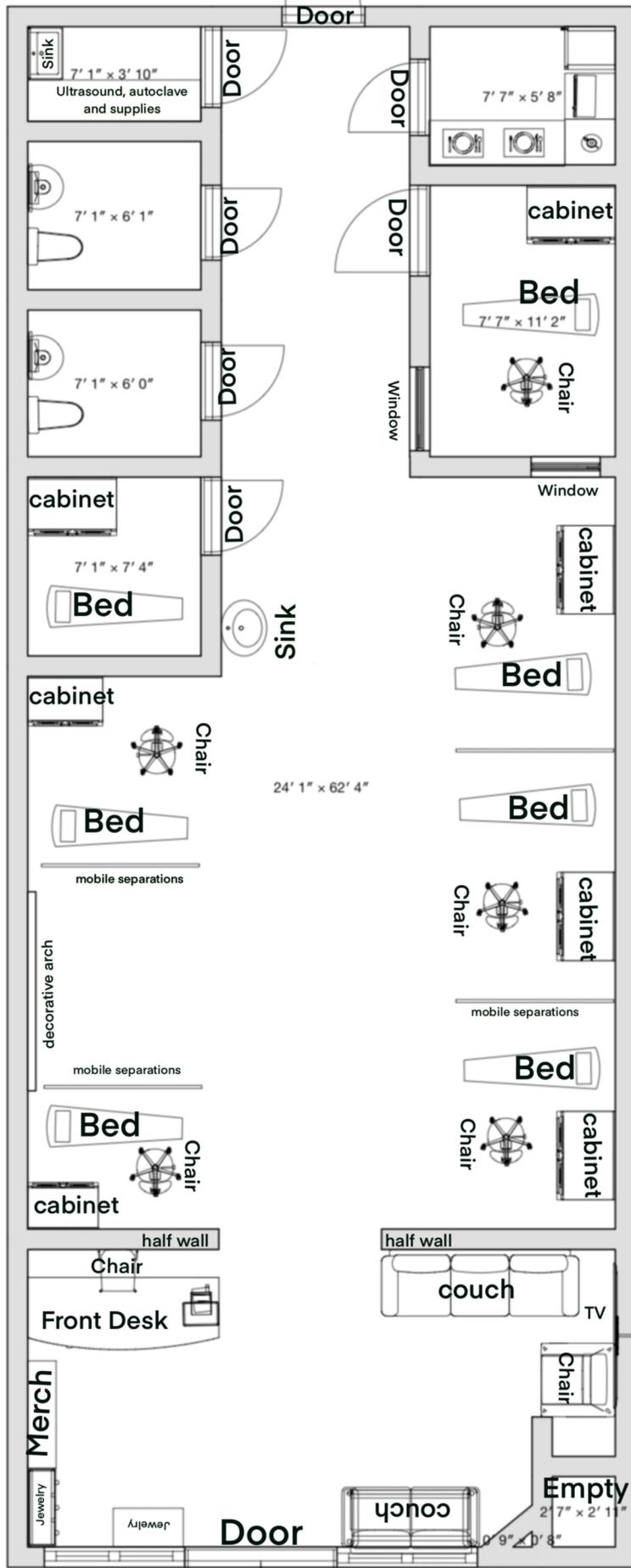
24ft



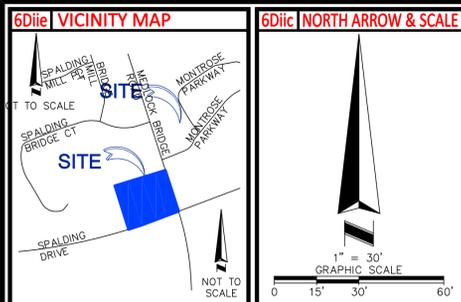
-  *Break Room*
-  *Autoclave and supplies*
-  *Stations
Tattoo*
-  *Reception*
-  *Piercing Room*
-  *Restroom*
-  *Sink*

24 ft

62.4 ft



12.3 ft



CURVE DATA					
NUMBER	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	1449.50'	00°25'25"	10.72'	10.72'	S70°49'23"W
C2(R)	1449.50'	07°08'46"	180.99'	180.67'	S74°36'34"W
C2(C)	1449.50'	07°09'15"	180.99'	180.87'	S74°36'48"W

5Ciii OBSERVED POTENTIAL ENCROACHMENTS

▲ SIDEWALK CROSSES INTO TITLE TRACT AS SHOWN.

3 FLOOD INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X", AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 131716 0067 G (MAP NO. 13135C0067G), WHICH BEARS AN EFFECTIVE DATE OF 03/04/2013, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. ZONE "X" DENOTES AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

6Dii LEGEND AND ABBREVIATIONS

CONCRETE SURFACE	GAS METER	UTILITY VAULT
ASPHALT	UTILITY POLE	CONCRETE CURB & GUTTER
PARKING	DA	DUMPSTER AREA
PARKING SPACE	LA	LANDSCAPED AREA
STORM MANHOLE	POB	POINT OF BEGINNING
CATCH BASIN	POC	POINT OF COMMENCEMENT
SANITARY MANHOLE	RW	SQ.FT. SQUARE FEET
CLEANOUT	(C)	CALCULATED DATA
SIGN	(R)	TITLE DESCRIPTION
GREASE MANHOLE	X	CHAIN LINK FENCE
FIRE HYDRANT	●	OVERHEAD UTILITY LINE
WATER VALVE		BOLLARD
LIGHT POLE		
ELECTRIC TRANSFORMER		
MANHOLE (UNKNOWN)		
CURB STORM INLET		
ELECTRIC METER		
AIR CONDITIONER		
TRAFFIC SIGNAL BOX		
RECOVERED MONUMENT AS NOTED SET MONUMENT AS NOTED		

6Cviii PLATTED SETBACK OR RECORDED BUILDING RESTRICTION LINES

10', 20', 40', 50' SETBACKS, 50' BUFFER PER PLAT BOOK 108, PAGE 213

5Ei "SCHEDULE B - SECTION 2" ITEMS

- 11 TERMS AND CONDITIONS OF, AND EASEMENTS CONTAINED IN, RECIPROCAL EASEMENT AGREEMENT BY AND BETWEEN SPALDING STATION, LLC AND SPALDING STATION RETAIL, LLC, RECORDED DECEMBER 29, 2006 IN BOOK 47418, PAGE 0546, AFORESAID RECORDS. (AFFECTS, BLANKET IN NATURE - NOTHING TO PLOT.)
- 12 MATTERS AFFECTING THE PROPERTY AS MAY BE SHOWN ON EXEMPTION PLAT RECORDED MARCH 23, 2005 IN PLAT BOOK 108, PAGE 213, AFORESAID RECORDS. (AFFECTS, AS SHOWN.)
- 13 WATER METERING DEVICE EASEMENT FROM SPALDING STATION, LLC GRANTED TO GWINNETT COUNTY DISCLOSED BY INSTRUMENT RECORDED IN BOOK 33534, PAGE 0146 ON JULY 10, 2003, AFORESAID RECORDS. (AFFECTS, AS SHOWN.)
- 14 ELECTRIC TRANSMISSION LINE EASEMENT FROM SPALDING STATION, LLC IN FAVOR OF GEORGIA POWER COMPANY, RECORDED APRIL 19, 2004 IN BOOK 37987, PAGE 234, AFORESAID RECORDS. (AFFECTS, BLANKET IN NATURE - NOTHING TO PLOT.)
- 15 PERMIT FOR ANCHORS, GUY POLES AND WIRES FROM LOVELY I. STEPHENS AND PERRY J. STEPHENS AND CARMEN DENISE STEPHENS AND HALLIE Y. STEPHENS MCLendon IN FAVOR OF GEORGIA POWER COMPANY, A GEORGIA CORPORATION, RECORDED MARCH 30, 2001 IN DEED BOOK 22662, PAGE 230, AFORESAID RECORDS. (AFFECTS, BLANKET IN NATURE - NOTHING TO PLOT.)
- 16 GAS MAIN EASEMENT FROM LOVELY STEPHENS, ET AL IN FAVOR OF ATLANTA GASLIGHT COMPANY RECORDED JANUARY 7, 1997 IN DEED BOOK 13653, PAGE 201, AFORESAID RECORDS. (AFFECTS, AS SHOWN.)
- 17 RIGHTS OF THE PUBLIC AND GWINNETT COUNTY AS MAY BE CREATED IN RURAL POST ROADS RIGHT OF WAY DEEDS FROM DIXIE STEPHENS TO GWINNETT COUNTY, RECORDED APRIL 24, 1953 IN BOOK 111, PAGE 255, AFORESAID RECORDS AND RIGHT OF WAY DEED FROM PERRY J. STEPHENS & CLARA Y. NESBIT TO GWINNETT COUNTY, RECORDED APRIL 22, 1953 IN BOOK 111, PAGE 256, AFORESAID RECORDS. (UNABLE TO DETERMINE LOCATION FROM RECORD DOCUMENT - VAGUE.)
- 18 RIGHTS OF THE PUBLIC AND GWINNETT COUNTY AS MAY BE CREATED IN RIGHT OF WAY DEED FROM LOVELY I. STEPHENS, ET AL TO GWINNETT COUNTY RECORDED OCTOBER 9, 2000 IN BOOK 21443, PAGE 270, AFORESAID RECORDS. (AFFECTS, ENCOMPASSED IN SPALDING DRIVE RIGHT OF WAY.)
- 19 RIGHTS OF THE PUBLIC AND THE STATE OF GEORGIA AS MAY BE CREATED IN RIGHT OF WAY DEED FROM CLARA NESBIT TO GWINNETT COUNTY, RECORDED APRIL 16, 1948 IN BOOK 87, PAGE 455, AFORESAID RECORDS. (UNABLE TO DETERMINE LOCATION FROM RECORD DOCUMENT - VAGUE.)
- 20 TERMS AND PROVISIONS OF MAINTENANCE AGREEMENT BY AND BETWEEN SPALDING STATION, LLC AND GWINNETT COUNTY RECORDED DECEMBER 1, 2004 IN BOOK 40753, PAGE 118, AFORESAID RECORDS. (AFFECTS, AS SHOWN.)
- 21 EASEMENTS FOR SLOPES, FILLS, DRAINAGE, MAINTENANCE, AND UTILITIES, IF ANY, AS MAY BE CONVEYED IN RIGHT OF WAY DEED FROM SPALDING STATION, LLC TO GWINNETT COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF GEORGIA, RECORDED APRIL 28, 2003 IN BOOK 32182, PAGE 56, AFORESAID RECORDS. (AFFECTS, AS SHOWN.)
- 22 SEWER AND/OR WATER LINE EASEMENT FROM SPALDING STATION, LLC IN FAVOR OF GWINNETT COUNTY WATER AND SEWERAGE AUTHORITY RECORDED APRIL 20, 2006 IN BOOK 46407, PAGE 723, AFORESAID RECORDS. (AFFECTS, AS SHOWN.)

ALTA/NSPS LAND TITLE SURVEY IDENTIFICATION TABLE

2	"TABLE A" PROPERTY ADDRESS	6Bvii	CONTIGUITY STATEMENT	8	"TABLE A" SUBSTANTIAL FEATURES OBSERVED
3	"TABLE A" FLOOD INFORMATION	6Bxii	TITLE COMMITMENT INFORMATION	9	"TABLE A" PARKING SPACES
4	"TABLE A" LAND AREA	6Cviii	REDUCED SETBACKS/RESTRICTIONS PROVIDED BY INSUR	10	"TABLE A" DIVISION/PARTY WALLS
5Biii	ACCESS TO PROPERTY	6Dii	"TABLE A" UTILITY INFORMATION	11	"TABLE A" UTILITY INFORMATION
5Ciii	SURVEYOR OBSERVED POTENTIAL ENCROACHMENTS	6Dii	LEGEND & ABBREVIATIONS	13	"TABLE A" ADJOINING OWNERS
5Ei	"SCHEDULE B - SECTION 2" ITEMS	6Dii	VICINITY MAP	14	"TABLE A" INTERSECTING STREET
5F	CEMETERY NOTE	6Dii	SURVEYOR'S NOTES	16	"TABLE A" EARTH MOVING NOTE
6	"TABLE A" ZONING INFORMATION	6Dii	TYPE OF SURVEY	17	"TABLE A" RIGHT OF WAY CHANGES
6Bii	TITLE DESCRIPTION	7	SURVEYOR'S CERTIFICATE	18	"TABLE A" OFFSITE EASEMENTS OR SERVICES
6Biv	BEARING BASIS	7c	"TABLE A" BUILDING AREA		
			"TABLE A" BUILDING HEIGHT		

"THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 19-6-67."

"THIS SURVEY IS A RETRACEMENT OF AN EXISTING PARCEL OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL. THE RECORDING INFORMATION OF THE DOCUMENT(S), MAP(S), PLAT(S) OR OTHER INSTRUMENT(S) WHICH CREATED THE PARCEL(S) ARE STATED HEREON. RECORDATION OF THIS SURVEY DOES NOT IMPLY APPROVAL OF THE LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, NOR SUITABILITY FOR ANY USE."

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1 FOOT IN 255533 FEET.

TABLE OF REFERENCES

BOOK 56505, PAGE 551
PLAT BOOK 108, PAGE 213

GLOBAL POSITIONING SYSTEM NOTE

POSITIONAL ACCURACY:	DOES NOT EXCEED 0.07' PLUS 50 PARTS PER MILLION
TYPE OF GPS FIELD PROCEDURE:	RTK
TYPE OF EQUIPMENT USED:	SOKKIA GRX 3
DATE OF SURVEY:	04/13/2025
DATUM/EPOCH:	NAD 83(2011) (EPOCH:2010.0000)
PUBLISHED/FIXED-CONTROL USE:	LOCAL
GEOD MODEL:	18
COMBINED GRID FACTOR(S):	18
CONFIDENCE LEVEL:	95%
DISTANCES SHOWN HEREON ARE GROUND DISTANCES AND ARE IN INTERNATIONAL FEET.	

AS SURVEYED DESCRIPTION

ALL THAT TRACT OF PARCEL OF LAND LYING AND BEING IN LAND LOT 286, OF THE 6TH LAND DISTRICT, GWINNETT COUNTY, GEORGIA, AND BEING PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A 1/2" IRON ROD WITH CAP "ASM" AT THE SOUTHWESTERN END OF A METEDED CORNER FORMED BY THE RIGHT OF WAY INTERSECTION OF THE NORTHERN RIGHT OF WAY OF SPALDING DRIVE (RIGHT OF WAY VARIES) AND THE WESTERLY RIGHT OF WAY OF MEDLOCK BRIDGE ROAD (RIGHT OF WAY VARIES); THENCE RUNNING ALONG THE NORTHERN RIGHT OF WAY OF SPALDING DRIVE; SOUTH 70 DEGREES 36 MINUTES 38 SECONDS WEST, A DISTANCE OF 189.12 FEET TO A FOUND 1/2" IRON ROD WITH CAP "ASM"; THENCE CONTINUING ALONG SAID NORTHERN RIGHT OF WAY LINE RUNNING AROUND A CURVE TO THE RIGHT AN ARC DISTANCE OF 189.12 FEET (SAID CURVE HAVING A RADIUS OF 1,449.50 FEET, A CHORD BEARING SOUTH 70 DEGREES 49 MINUTES 23 SECONDS WEST AND A CHORD LENGTH OF 10.72 FEET); THENCE LEAVING SAID NORTHERN RIGHT OF WAY LINE RUNNING AROUND A CURVE TO THE RIGHT AN ARC DISTANCE OF 189.12 FEET (SAID CURVE HAVING A RADIUS OF 1,449.50 FEET, A CHORD BEARING SOUTH 70 DEGREES 49 MINUTES 23 SECONDS WEST AND A CHORD LENGTH OF 10.72 FEET); 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