TITLE COMMITMENT LEGAL DESCRIPTION

PARCEL I:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 256 OF THE 6TH DISTRICT OF GWINNETT COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, BEGIN AT A POINT FORMED BY THE INTERSECTION OF THE NORTHEASTERLY MARGIN OF THE RIGHT-OF-WAY OF LANGFORD ROAD (80-FOOT RIGHT-OF-WAY) WITH THE SOUTHEASTERLY MARGIN OF THE RIGHT-OF-WAY OF NORTHWOODS PARKWAY (VARIABLE RIGHT-OF-WAY), THENCE RUN NORTHEASTERLY ALONG THE SOUTHEASTERLY MARGIN OF NORTHWOODS PARKWAY (VARIABLE R/W) A DISTANCE OF 468.32 FEET TO A 5/8" REINFORCING BAR FOUND ON THE SOUTHEASTERLY MARGIN OF THE RIGHT-OF-WAY OF NORTHWOODS PARKWAY, WHICH IS THE POINT OF BEGINNING; FROM THE POINT OF BEGINNING, AS THUS ESTABLISHED, RUN THENCE ALONG THE SOUTHEASTERLY MARGIN OF THE RIGHT-OF-WAY OF NORTHWOODS PARKWAY NORTH 56° 11' 22" EAST, A DISTANCE OF 107.59 FEET TO A POINT; THENCE CONTINUING ALONG SAID MARGIN ALONG AN ARC OF A CURVE TO THE LEFT (SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 51° 22' 52" EAST, A DISTANCE OF 171.84 FEET), A DISTANCE OF 172.43 FEET TO A POINT; THENCE CONTINUING ALONG SAID MARGIN NORTH 39° 57' 52" EAST, A DISTANCE OF 16.73 FEET TO A POINT; THENCE LEAVING THE SOUTHEASTERLY MARGIN OF THE RIGHT-OF-WAY OF NORTHWOODS PARKWAY AND RUNNING SOUTH 40° 39' 45" EAST, A DISTANCE OF 366.27 FEET TO A POINT LOCATED ON THE NORTHWESTERLY MARGIN OF THE RIGHT-OF-WAY OF SOUTHERN RAILROAD COMPANY (200-FOOT RIGHT-OF-WAY); THENCE RUNNING ALONG SAID RAILROAD RIGHT-OF-WAY MARGIN AND RUNNING SOUTH 49° 23' 21" WEST, A DISTANCE OF 295.53 FEET TO A POINT; THENCE LEAVING SAID RAILROAD RIGHT-OF-WAY MARGIN AND RUNNING NORTH 40° 35' 30" WEST, A DISTANCE OF 382.24 FEET TO A 5/8" REINFORCING BAR FOUND ON THE SOUTHEASTERLY MARGIN OF THE RIGHT-OF-WAY OF NORTHWOODS PARKWAY, WHICH IS THE POINT OF BEGINNING.

PARCEL II:

TOGETHER WITH THE EASEMENTS APPURTENANT TO PARCEL I CREATED IN DECLARATION OF COVENANTS AND EASEMENTS DATED JUNE 26, 1986, FILED FOR RECORD DECEMBER 17, 1986 AT 9:00 A.M., RECORDED IN DEED BOOK 3985, PAGE 95, GWINNETT COUNTY, GEORGIA RECORDS.

PARCEL III:

TOGETHER WITH THE EASEMENTS APPURTENANT TO PARCEL I CREATED IN DECLARATION OF COVENANTS, CONDITIONS, RESERVATIONS AND RESTRICTIONS FOR NORTHWOODS, GWINNETT COUNTY, GEORGIA MADE BY CROW-CHILDRESS-MOBLEY #2, A TEXAS LIMITED PARTNERSHIP, DATED AS OF MARCH 18, 1983, FILED FOR RECORD MARCH 23, 1983 AT 9:00 A.M., RECORDED IN DEED BOOK 2524, PAGE 677, AFORESAID RECORDS; AS AMENDED BY FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESERVATIONS AND RESTRICTIONS FOR NORTHWOODS, GWINNETT COUNTY, GEORGIA MADE BY CROW-CHILDRESS-MOBLEY #2, A TEXAS LIMITED PARTNERSHIP, DATED AS OF MARCH 18, 1983, FILED FOR RECORD APRIL 20, 1983 AT 8:00 A.M., RECORDED IN DEED BOOK 2540, PAGE 30, AFORESAID RECORDS; AS FURTHER AMENDED BY SECOND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESERVATIONS AND RESTRICTIONS FOR NORTHWOODS, GWINNETT COUNTY, GEORGIA BY AND BETWEEN CROW-CHILDRESS-MOBLEY #2, A TEXAS LIMITED PARTNERSHIP, AND CROW-CHILDRESS-MOBLEY #7(A), A TEXAS LIMITED PARTNERSHIP, COLLECTIVELY, AND CROW-CHILDRESS-MOBLEY #2, A TEXAS LIMITED PARTNERSHIP, SEPARATELY, DATED JUNE 25, 1986, FILED FOR RECORD JUNE 26, 1986 AT 4:51 P.M., RECORDED IN DEED BOOK 3630, PAGE 94, AFORESAID RECORDS; AS FURTHER AMENDED BY THIRD AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESERVATIONS AND RESTRICTIONS FOR NORTHWOODS, GWINNETT COUNTY, GEORGIA BY AND BETWEEN CROW-CHILDRESS-MOBLEY #2, A TEXAS LIMITED PARTNERSHIP, AND CROW-CHILDRESS-MOBLEY #7(A), A TEXAS LIMITED PARTNERSHIP, COLLECTIVELY, AND CROW- CHILDRESS-MOBLEY #2, A TEXAS LIMITED PARTNERSHIP, SEPARATELY, DATED MARCH 6, 1987, FILED FOR RECORD MARCH 12, 1987 AT 11:30 A.M., RECORDED IN DEED BOOK 4164, PAGE 328, AFORESAID RECORDS; AS AFFECTED BY LIMITED WARRANTY DEED FROM CROW-CHILDRESS-MOBLEY #2, A TEXAS LIMITED PARTNERSHIP, TO NORTHWOODS/ATLANTA, INC., A GEORGIA CORPORATION, DATED MAY 29, 1989, FILED FOR RECORD JUNE 8, 1989 AT 9:00 A.M., RECORDED IN DEED BOOK 5509, PAGE 317, AFORESAID RECORDS; AND AS FURTHER AMENDED BY FOURTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESERVATIONS AND RESTRICTIONS FOR NORTHWOODS, GWINNETT COUNTY, GEORGIA BY AND AMONG CROW-C-MOBLEY #2, A TEXAS LIMITED PARTNERSHIP, CROW-C-MOBLEY #2(A) LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP, CROW-C-MOBLEY #2(A)(I) LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP, ATLANTA BUSINESS SERVICE-NORTHEAST NO. 1 LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP, J. ROBERT MOBLEY, J. MCDONALD WILLIAMS, JOEL C. PETERSON, HARLAN R. CROW, TRAMMELL CROW FOUNDATION, A TEXAS GENERAL PARTNERSHIP, TRAMMELL CROW PARTNERS, LTD., A TEXAS LIMITED PARTNERSHIP, TRAMMELL CROW COMPANY EMPLOYEES, INC., A TEXAS CORPORATION, NORTHWOODS/ATLANTA, INC., A GEORGIA CORPORATION, AND GEC AVIONICS, INC., A NEW YORK CORPORATION, COLLECTIVELY, AND NORTHWOODS/ATLANTA, INC., A GEORGIA CORPORATION, SEPARATELY, DATED EFFECTIVE MAY 30, 1989, FILED FOR RECORD JUNE 28, 1989 AT 9:00 A.M., RECORDED IN DEED BOOK 5540, PAGE 46 AFORESAID RECORDS; AND AS SUPPLEMENTED BY SUPPLEMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESERVATIONS AND RESTRICTIONS FOR NORTHWOODS, GWINNETT COUNTY, GEORGIA MADE BY NORTHWOODS/ATLANTA, INC., A GEORGIA CORPORATION, AND JOINED BY ATLANTA BUSINESS SERVICE-NORTHEAST NO. 1(A) LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP, DATED JULY 14, 1989, WITH CONSENT AND SUBORDINATION MADE BY WELLS FARGO REALTY ADVISORS FUNDING, INCORPORATED, A COLORADO CORPORATION, DATED JULY 24, 1989, FILED FOR RECORD AUGUST 8, 1989 AT 9:00 A.M., RECORDED IN DEED BOOK 5602, PAGE 309 AFORESAID RECORDS.

PARCEL IV:

TOGETHER WITH THE EASEMENTS APPURTENANT TO PARCEL I CREATED IN THAT CERTAIN FINAL SUBDIVISION MAP FOR CROW-CHILDRESS-MOBLEY NO. 2, A TEXAS LIMITED PARTNERSHIP, NORTHWOODS PHASE I, DATED APRIL 8, 1983, FILED FOR RECORD FEBRUARY 13, 1987 AT 4:00 P.M., RECORDED IN PLAT BOOK 39, PAGE 201 AFORESAID RECORDS; AS LAST REVISED AND FILED FOR RECORD DECEMBER 20, 1995 AT 12:30 P.M., RECORDED IN PLAT BOOK 68, PAGE 274 AFORESAID RECORDS.

EXCEPTIONS

NUMBERS CORRESPOND TO SCHEDULE B EXCEPTION ITEMS
CHICAGO TITLE INSURANCE COMPANY
COMMITMENT NO. 230195GA
DATED: JANUARY 17, 2023

(11) LEASE EVIDENCED BY MEMORANDUM OF LEASE BY AND BETWEEN STORE MASTER FUNDING VI, LLC AND ADVANCED CONTROL SYSTEMS, INC., DATED AS OF JUNE 24, 2014 AND RECORDED JUNE 30, 2014 IN DEED BOOK 52994, PAGE 693, GWINNETT COUNTY, GEORGIA RECORDS, AS ASSIGNED, AS EVIDENCED BY MEMORANDUM OF ASSIGNMENT OF LEASE BY AND BETWEEN STORE MASTER FUNDING VI, LLC AND G&I IX NORTHWOODS GA LLC, FILED AND RECORDED SEPTEMBER 24, 2019 IN DEED BOOK 56902, PAGE 782, AFORESAID RECORDS. NOT SURVEY RELATED.

(12) EASEMENT FROM CROW-CHILDRESS-MOBLEY #2 TO GEORGIA POWER COMPANY, DATED AUGUST 22, 1983, FILED FOR RECORD SEPTEMBER 1, 1983 AT 9:00 A.M., RECORDED IN DEED BOOK 2623, PAGE 376, AFORESAID RECORDS. OBSERVED UNDERGROUND ELECTRIC AS SHOWN HEREON, EASEMENT NOT DEFINED.

(13) EASEMENT FROM CROW-CHILDRESS-MOBLEY #7A TO GEORGIA POWER COMPANY, DATED JUNE 18, 1985, FILED FOR RECORD JULY 11, 1985 AT 9:00 A.M., RECORDED IN DEED BOOK 3092, PAGE 350, AFORESAID RECORDS. OBSERVED UNDERGROUND ELECTRIC AS SHOWN HEREON, EASEMENT NOT DEFINED.

(14) TERMS AND CONDITIONS OF DECLARATION OF COVENANTS AND EASEMENTS DATED JUNE 26, 1986, FILED FOR RECORD DECEMBER 17, 1986 AT 9:00 A.M., RECORDED IN DEED BOOK 3985, PAGE 95, AFORESAID RECORDS. AS PLOTTED/NOTED HEREON.

(15) DECLARATION OF COVENANTS, CONDITIONS, RESERVATIONS AND RESTRICTIONS FOR NORTHWOODS, GWINNETT COUNTY, GEORGIA MADE BY CROW-CHILDRESS-MOBLEY #2, A TEXAS LIMITED PARTNERSHIP, DATED AS OF MARCH 18, 1983, FILED FOR RECORD MARCH 23, 1983 AT 9:00 A.M., RECORDED IN DEED BOOK 2524, PAGE 677, AFORESAID RECORDS; AS AMENDED BY FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESERVATIONS AND RESTRICTIONS FOR NORTHWOODS, GWINNETT COUNTY, GEORGIA MADE BY CROW-CHILDRESS-MOBLEY #2, A TEXAS LIMITED PARTNERSHIP, DATED AS OF MARCH 18, 1983, FILED FOR RECORD APRIL 20, 1983 AT 8:00 A.M., RECORDED IN DEED BOOK 2540, PAGE 30, AFORESAID RECORDS; AS FURTHER AMENDED BY SECOND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESERVATIONS AND RESTRICTIONS FOR NORTHWOODS, GWINNETT COUNTY, GEORGIA BY AND BETWEEN CROW-CHILDRESS-MOBLEY #2, A TEXAS LIMITED PARTNERSHIP, AND CROW-CHILDRESS-MOBLEY #7A, A TEXAS LIMITED PARTNERSHIP, COLLECTIVELY, AND CROW- CHILDRESS -MOBLEY #2, A TEXAS LIMITED PARTNERSHIP, SEPARATELY, DATED JUNE 25, 1986, FILED FOR RECORD JUNE 26, 1986 AT 4:51 P.M., RECORDED IN DEED BOOK 3630, PAGE 94, AFORESAID RECORDS; AS FURTHER AMENDED BY THIRD AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESERVATIONS AND RESTRICTIONS FOR NORTHWOODS, GWINNETT COUNTY, GEORGIA BY AND BETWEEN CROW-CHILDRESS-MOBLEY #2, A TEXAS LIMITED PARTNERSHIP, AND CROW-CHILDRESS-MOBLEY #7A, A TEXAS LIMITED PARTNERSHIP, COLLECTIVELY, AND CROW-CHILDRESS-MOBLEY #2, A TEXAS LIMITED PARTNERSHIP, SEPARATELY, DATED MARCH 6, 1987, FILED FOR RECORD MARCH 12, 1987 AT 11:30 A.M., RECORDED IN DEED BOOK 4164, PAGE 328, AFORESAID RECORDS; AS AFFECTED BY LIMITED WARRANTY DEED FROM CROW-CHILDRESS-MOBLEY #2, A TEXAS LIMITED PARTNERSHIP, TO NORTHWOODS/ATLANTA, INC., A GEORGIA CORPORATION, DATED MAY 29, 1989, FILED FOR RECORD JUNE 8, 1989 AT 9: A.M., RECORDED IN DEED BOOK 5509, PAGE 317, AFORESAID RECORDS; AS FURTHER AMENDED BY FOURTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESERVATIONS AND RESTRICTIONS FOR NORTHWOODS, GWINNETT COUNTY, GEORGIA BY AND AMONG CROW-C-MOBLEY #2, A TEXAS LIMITED PARTNERSHIP, CROW-C-MOBLEY #2A LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP, J. ROBERT MOBLEY, J. MCDONALD WILLIAMS, JOEL C. PETERSON, HARLAN R. CROW, TRAMMELL CROW FOUNDATION, A TEXAS GENERAL PARTNERSHIP, TRAMMELL CROW COMPANY EMPLOYEES, INC., A TEXAS CORPORATION, NORTHWOODS/ATLANTA, INC., A GEORGIA CORPORATION, AND GEC AVIONICS, INC., A NEW YORK CORPORATION, COLLECTIVELY, AND NORTHWOODS/ATLANTA, INC., A GEORGIA CORPORATION, SEPARATELY, DATED EFFECTIVE MAY 30, 1989, FILED FOR RECORD JUNE 28, 1989 AT 9:00 A.M., RECORDED IN DEED BOOK 5540, PAGE 46, AFORESAID RECORDS; AND AS SUPPLEMENTED BY SUPPLEMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESERVATIONS AND RESTRICTIONS FOR NORTHWOODS, GWINNETT COUNTY, GEORGIA MADE BY NORTHWOODS/ATLANTA, INC., A GEORGIA CORPORATION, AND JOINED BY ATLANTA BUSINESS SERVICE-NORTHEAST NO. 1(A) LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP, DATED JULY 14, 1989, WITH CONSENT AND SUBORDINATION MADE BY WELLS FARGO REALTY ADVISORS FUNDING, INCORPORATED, A COLORADO CORPORATION, DATED JULY 24, 1989, FILED FOR RECORD AUGUST 8, 1989 AT 9:00 A.M., RECORDED IN DEED BOOK 5602, PAGE 309, AFORESAID RECORDS. SAID DECLARATION INCLUDES, WITHOUT LIMITATION, EASEMENTS AND PRIVATE CHARGES OR ASSESSMENTS. DB 5602, PG 309 DOES NOT TOUCH, OTHERWISE AS PLOTTED/NOTED WHERE APPLICABLE.

(16) ALL MATTERS DISCLOSED BY FINAL SUBDIVISION MAP FOR CROW-CHILDRESS-MOBLEY NO. 2, A TEXAS LIMITED PARTNERSHIP, NORTHWOODS PHASE I, DATED APRIL 8, 1983, FILED FOR RECORD FEBRUARY 13, 1987 AT 4:00 P.M., RECORDED IN PLAT BOOK 39, PAGE 201, AFORESAID RECORDS; AS LAST REVISED AND FILED FOR RECORD DECEMBER 20, 1995 AT 12:30 P.M., RECORDED IN PLAT BOOK 68, PAGE 274, AFORESAID RECORDS. AS PLOTTED/NOTED HEREON.

SURVEYOR'S NOTES

1. THERE IS NO OBSERVED EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

2. THERE ARE NO KNOWN CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION AND REFERENCE PLAT INFORMATION

3. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

4. THERE IS NO OBSERVED EVIDENCE OF SUBSTANTIAL AREAS OF REFUSE LOCATED ON SUBJECT PROPERTY.

5. NO GAPS OR OVERLAPS OBSERVED.

6. WITH REGARD TO TABLE A, ITEM 11, SOURCE INFORMATION FROM PLANS AND MARKINGS WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.

7. THERE IS NO OBSERVED EVIDENCE OF THE LOCATION OF CEMETERIES AND/OR BURIAL GROUNDS.

8. ALL DRIVES /PARKING ARES ARE ASPHALT UNLESS OTHERWISE LABELED.

9. NO PARTY WALL OBSERVED AT TIME OF SURVEY.

10. NO OFFSITE EASEMENTS, OTHER THAN SHOWN HEREON WERE PROVIDED.

ACCESS NOTE

THE SUBJECT PROPERTY HAS DIRECT ACCESS TO NORTHWOODS PKWY AND INDIRECT ACCESS TO LANGFORD RD, BOTH DEDICATED PUBLIC STREETS OR HIGHWAYS, VIA INGRESS/EGRESS EASEMENT IN DB 3985, PG 95.

ENCROACHMENTS/PROJECTIONS

(A) 4.9' SIGN PROJECTION INTO R/W

REFERENCE PLAT

1. PLAT ENTITLED "ALTA/NSPS LAND TITLE SURVEY 2755 NORTHWOODS PARKWAY" PREPARED BY SITE DESIGN, INC, DATED JULY 25, 2019 AND LAST REVISED 9/16/19.
2. PLAT ENTITLED "STORE CAPITAL 7210/02-254.1" PREPARED BY SITE DESIGN, INC. DATED 6/16/2014.

TAX ASSESSOR PARCEL NO.

R6256-126

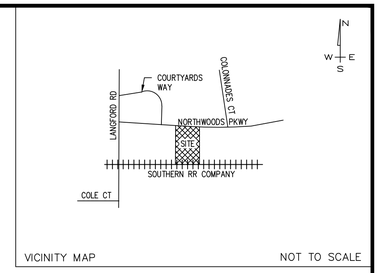
BASIS OF BEARINGS

THE BEARING SOUTH 49°24'30" WEST ON THE SOUTHERN MOST PROPERTY LINE OF THE SUBJECT PROPERTY PER REF. PLAT NO. 2 NOTED HEREON, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY

FLOOD ZONE

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS, GWINNETT COUNTY, STATE OF GEORGIA WITH AN EFFECTIVE DATE OF 03/04/2013, THE PROPERTY SURVEYED AND SHOWN HEREON LIES WITHIN ZONE "X" PER COMMUNITY MAP NO. 13135C0082G.

ZONE "X" DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN



VICINITY MAP NOT TO SCALE

SURVEYOR'S CERTIFICATE

TO: DUME LLC, A GEORGIA LIMITED LIABILITY COMPANY, RAINTREE CAPITAL PARTNERS, LLC, A GEORGIA LIMITED LIABILITY COMPANY, NORCROSSCO, LLC, A GEORGIA LIMITED LIABILITY COMPANY, AND G&I IX NORTHWOODS GA LLC, A DELAWARE LIMITED LIABILITY COMPANY; CLOVELLY LLC, A GEORGIA LIMITED LIABILITY COMPANY; STANDARD INSURANCE COMPANY, AN OREGON CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS AS THEIR RESPECTIVE INTERESTS MAY APPEAR AND CHICAGO TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 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, 6(A), 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 13, 14, 16, 17, 19 AND 20 OF TABLE A THEREOF.
THE FIELD WORK WAS COMPLETED ON FEBRUARY 14, 2023.

DATE OF PLAT OR MAP: FEBRUARY 17, 2023

GEORGIA REGISTERED No. 3378 LAND SURVEYOR

BY: JOSEPH T. DYCHES, JR., P.E., P.L.S.

GA REG. NO 3378
STATE OF GEORGIA

THIS BEING THE SAME PROPERTY AS DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY ORDER NO. 230195GA WITH AN EFFECTIVE DATE OF JANUARY 17, 2023.

DATA

ZONED: M-1 LIGHT INDUSTRIAL

SETBACK REQUIREMENTS:
FRONT: 50'
SIDE: 20'
REAR: 15'
MAX. BLDG. HEIGHT: 1 STORY
MAX. LOT COVERAGE: NONE STATED
MIN. LOT AREA: 1 ACRE
MIN. LOT WIDTH: 100'

SITE AREA

108,381 SQ.FT.
2.488 ACRES

PARKING TABLE

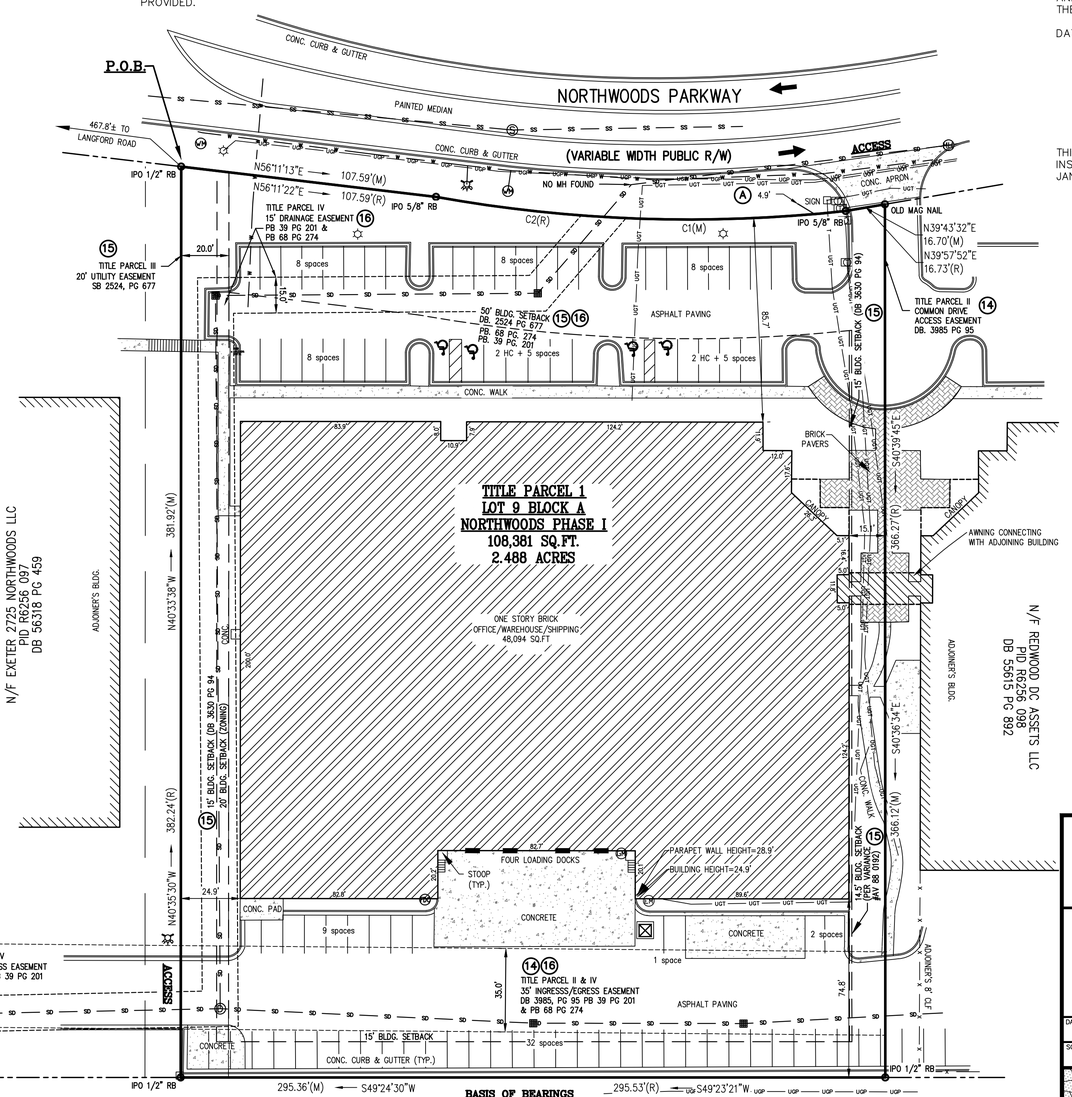
TYPE OF SPACES	NO. OF SPACES
REGULAR	86
COMPACT	0
HANDICAP	4
TOTAL	90

SOURCE OF DATA

CITY OF PEACHTREE CORNERS
ZONING LETTER
DATED 2/8/2023

PARKING REQUIREMENTS

1 SPACE FOR EACH 2,500 SQ.FT



CURVE TABLE

CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD
C1(M)	172.43	600.00	N51°22'45"E	171.84
C2(R)	172.43	600.00	N51°22'52"E	171.84

LEGEND

BL BUILDING LINE
CL CENTERLINE
CMP CORRUGATED METAL PIPE
CT CRIMP TOP
DE DRAINAGE EASEMENT
EP EDGE OF PAVEMENT
IPO IRON PIN OLD
IPS IRON PIN SET
N&C NAIL & CAP
OT OPEN TOP
RB REBAR
RCP REINFORCED CONC PIPE
R/W RIGHT OF WAY
SD STORM DRAIN
SS SANITARY SEWER
SSE SS EASEMENT
POST INDICATOR VALVE
UG POWER SPLICE BOX
UG FOC SPLICE BOX
UG WATER VAULT
UG SIGNAL BOX
TEL TELEPHONE PEDESTAL
CATV CABLE TV PEDESTAL
ELECTRIC METER
CB CATCH BAIN
DI DROP INLET
ELEC TRANS
90.0 ELEVATION
FIRE HYDRANT
GAS METER
GV GAS VALVE
LP LIGHT POLE
PP POWER POLE
GP GUY ANCHOR
SDMH SD MANHOLE
SSMH SS MANHOLE
MHGT GREASE TRAP MANHOLE
TMH TELEPHONE MANHOLE
CO CLEAN OUT
UG TELE SPLICE BOX
UG CABLE SPLICE BOX
BACK FLOW PREVENTION
TC/BC TOP/BOTTOM CURB
TW/BW TOP/BOTTOM WALL
VCP VITRIFIED CLAY PIPE
WATER METER
WV WATER VALVE
CTV CABLE TV
X CHAIN LINK FENCE LINE
O METAL FENCE LINE
O WOOD FENCE LINE
FOC FIBER OPTIC CABLE
GAS GAS LINE
OHP OVERHEAD POWER
OHT OVERHEAD TELEPHONE
SD STORM DRAIN
SS SANITARY SEWER
UGP UNDERGROUND POWER
UGT UNDERGROUND TEL
W WATER LINE
RIGHT OF WAY LINE
FOC MARKER
POINT

"ALTA / NSPS LAND TITLE SURVEY"
FOR
CLOVELLY LLC

2755 NORTHWOODS PARKWAY
GWINNETT COUNTY
PEACHTREE CORNERS, GEORGIA

DATE	FIELD CREW	DRAWN BY	CHECKED BY
2/14/23	AM/WT	GCC	JFG

SCALE 1" = 30' (30 0 30 60)

DATE	REVISION	BY	AP'VD
3/15/23	CLIENT COMMENTS	GCC	ACJ

SITE DESIGN, INC.
CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS
225 ROCKY CREEK ROAD, GREENVILLE, SC 29615
PH: (864)271-0496
www.sitedesign-inc.com

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