

GENERAL NOTES

- 1) THE FIELD SURVEY WAS PERFORMED ON JULY 9, 2018. ISSUE OR REVISION DATES ARE BASED ON FIELD OBSERVATIONS MADE AT THAT TIME. ANY CHANGES MADE TO THE SITE CONDITIONS AFTER THE DATE OF THE FIELD SURVEY ARE NOT REFLECTED HEREON.
2) HORIZONTAL AND VERTICAL CONTROL WAS ESTABLISHED WITH A TOPCON HIPER-GPS RECEIVER. GROUND MEASUREMENTS WERE OBTAINED USING A TOPCON PS-103A TOTAL STATION.
3) THE FIELD DATA UPON WHICH THIS MAP OR PLAN IS BASED HAS A CLOSURE PRECISION OF 1 FOOT IN 24,883 FEET, AN ANGULAR ERROR OF 11 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.
4) THIS MAP OR PLAN HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1 FOOT IN 162,853 FEET.
5) TOPOGRAPHY AND ELEVATIONS SHOWN ARE BASED ON NAVD 83 DATUM, AS ESTABLISHED BY GPS GNS REAL TIME NETWORK. THE CONTOUR INTERVAL IS 1 FOOT.
6) THE BEARING BASIS IS GRID NORTH, NAD 83. GEORGIA COORDINATE SYSTEM OF 1985, WEST ZONE, AS ESTABLISHED BY GPS GNS REAL TIME NETWORK. ALL DISTANCES SHOWN ARE GROUND DISTANCES.
7) THIS DRAWING WAS PRODUCED ON A 24" X 36" SHEET UTILIZING ELECTRONIC MEDIA. ALL PRINTS WERE PRODUCED IN BLACK INK AND SIGNED BY THE SURVEYOR IN BLUE INK. A COPY OF THE ORIGINAL DRAWING IS KEPT IN THE OFFICE OF THE SURVEYOR. ANY CHANGES MADE TO COPIES OF THE ORIGINAL DRAWINGS WERE DONE WITHOUT THE SURVEYOR'S AUTHORIZATION AND ARE NOT TO BE CONSIDERED PART OF THE SURVEY INFORMATION.
8) ALL CORNER MONUMENTS SET ARE 1/2-INCH REBAR WITH YELLOW PLASTIC CAP INSCRIBED "LECRAW LSF 1160" UNLESS OTHERWISE NOTED.
9) THIS SURVEY WAS BASED ON CURRENT COUNTY TAX RECORDS, INFORMATION PROVIDED BY THE CLIENT, OR OTHER FACTS KNOWN BY THE SURVEYOR AT THE TIME OF THE SURVEY, AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED. ANY FEATURES SHOWN ARE BASED ON A SPECIFIC AGREEMENT WITH THE CLIENT AND ANY FIELD OBSERVATIONS MADE WERE BASED ON VISIBLE SURFACE EVIDENCE. OTHER SUB-SURFACE IMPROVEMENTS OR FEATURE LOCATIONS NOT REQUESTED AS PART OF THIS SURVEY MAY EXIST AND NOT BE SHOWN HEREON.
10) BASED ON F.E.M.A. FLOOD INSURANCE RATE MAP NUMBER 13135C00820, GWINNETT COUNTY, GEORGIA AND MANDATED AREAS, EFFECTIVE DATE MARCH 4, 2013, THE SUBJECT PROPERTY LIES WITHIN F.E.M.A. ZONE: "X" (OTHER AREAS). DESIGNATED THEREON AS FOLLOWS: ZONE "X" (OTHER AREAS); AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. OTHER LOCAL FLOODING CONDITIONS MAY EXIST OR SEVERE LOCAL STORMS MAY OCCUR. NO PART OF THIS SURVEY IS A GUARANTEE, EITHER EXPRESSED OR IMPLIED, THAT FLOODING WILL NOT OCCUR ON THE PROPERTY. ENGINEERING STUDIES SHOULD BE PERFORMED IF CONDITIONS EXIST THAT MAY CAUSE FLOODING.
11) THE SANITARY & STORM SEWER PIPE LOCATIONS, SIZES, AND MATERIALS SHOWN WERE OBTAINED BY STANDARD SURVEYING PROCEDURES FROM OUTSIDE OF THE MANHOLES, OR FROM RECORD INFORMATION PROVIDED, AND MAY BE INACCURATE. NO CONFINED SPACE ENTRY, TELEVISIONING OF LINES, OR ANY OTHER INVESTIGATION METHODS WERE USED. ANY CLEANOUT INVERT ELEVATIONS SHOWN MAY BE TO THE WYE. MORE DETAILED INVESTIGATION MAY BE NECESSARY FOR DESIGN PURPOSES. OTHER UNDERGROUND UTILITY LOCATIONS, SIZES, AND MATERIALS SHOWN ARE BASED ON VISIBLE APPURTENANCES, AVAILABLE DESIGN PLANS AND FLAGSPRINT MARKINGS PROVIDED BY A SUB-CONSULTANT. FLAGSPRINT MARKINGS WERE ONLY PLACED UTILIZING RADIO FREQUENCY TECHNIQUES COVER CERTAIN METALLIC UTILITIES OR UTILITIES WITH TRACER WIRES. NO POT-HOLING OR OTHER INVESTIGATION METHODS WERE USED AND THE ACTUAL LINES WERE NOT VISIBLE AT THE TIME OF THE FIELD SURVEY. TRAFFIC CONTROL WIRES OR OTHER NON-METALLIC UTILITIES, SUCH AS UNDERGROUND STORAGE TANKS, IRRIGATION SYSTEMS, OR NON-METALLIC PIPING, WERE NOT MARKED. UNDERGROUND UTILITIES MAY EXIST WITHIN THE SUBJECT AREA THAT ARE NOT SHOWN AND ANY LOCATIONS SHOWN MAY BE INACCURATE. THE SURVEYOR SHOWS UNDERGROUND UTILITY LOCATIONS SOLELY AS AN ACCOMMODATION AND THOSE LOCATIONS SHOULD NOT BE USED FOR EXCAVATION. NO CERTIFICATION IS MADE REGARDING THE ACCURACY, THOROUGHNESS OR PRESENCE OF UNDERGROUND UTILITY STRUCTURES. THE GEORGIA ONE CALL SYSTEM SHOULD BE CONTACTED PRIOR TO THE COMMENCEMENT OF ANY EARTH DISTURBING ACTIVITIES.
12) THE SURVEYOR WAS UNABLE TO DETERMINE WETLANDS. NO WETLANDS WERE DELINEATED AND NO WETLANDS INFORMATION WAS PROVIDED.
13) A NEW LEGAL DESCRIPTION WAS PREPARED DUE TO DIFFERENCES IN SURVEY MEASUREMENTS OR DATUM AS WELL AS THE NATURE OR LOCATION OF BOUNDARY EVIDENCE FOUND ON THE GRAMM AND OR INFORMATION REVEALED BY OTHER RECORD DOCUMENTS. ALTHOUGH MEASUREMENTS MAY DIFFER SLIGHTLY, THE MEASURED LEGAL DESCRIPTION DESCRIBES THE SAME REAL ESTATE AS THE RECORD DESCRIPTION.
14) NO BUILDINGS WERE OBSERVED ON THE SUBJECT PROPERTY.
15) THE SURVEYOR WAS NOT PROVIDED WITH ZONING INFORMATION PURSUANT TO ALTA TABLE A - ITEM 6. NO ZONING INFORMATION IS SHOWN.
16) NO CEMETERY PLOTS OR INDIVIDUAL BURIAL SITES WERE OBSERVED ON THE SUBJECT PROPERTY WHILE CONDUCTING THIS SURVEY. HOWEVER, NO RESEARCH OR SUB-SURFACE INVESTIGATION WAS PERFORMED OR PROVIDED DURING THE COURSE OF THIS SURVEY WHICH WOULD INDICATE THE EXISTENCE OR NON-EXISTENCE OF BURIAL SITES. MORE COMPLETE INVESTIGATION MAY BE NECESSARY.

PARCEL SUMMARY (SUBJECT PROPERTY)

Table with 2 columns: OWNER, REFERENCES, PARCEL ID, ACREAGE. Values include HOLLINGSWORTH FAMILY LIMITED PARTNERSHIP, ET AL., DB 12336, PG 152, PB 134, PG 232 (TRACT 2), PB 138, PG 110 (TRACT 2), 6272.327, 1.122 AC. OR 48,880 SQ. FT.

REFERENCES

- 1. SUBDIVISION PLAT PREPARED BY GEOSURVEY LTD. FOR E. RAY MORRIS, HOLLINGSWORTH FAMILY LIMITED PARTNERSHIP, DATED NOVEMBER 18, 2014, RECORDED IN PLAT BOOK 138, PAGE 232 AND RE-RECORDED IN PLAT BOOK 138, PAGE 110, GWINNETT COUNTY, GEORGIA RECORDS.

RECORD LEGAL DESCRIPTION

EXHIBIT "A" LEGAL DESCRIPTION
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 272, 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING PROPOSED TRACT 2, A 1.121-ACRE TRACT, AS SHOWN ON PLAT BOOK 138, PAGE 110, GWINNETT COUNTY, GEORGIA REAL PROPERTY RECORDS, WHICH PLAT IS MADE A PART HEREOF AND INCORPORATED HEREIN BY REFERENCE.

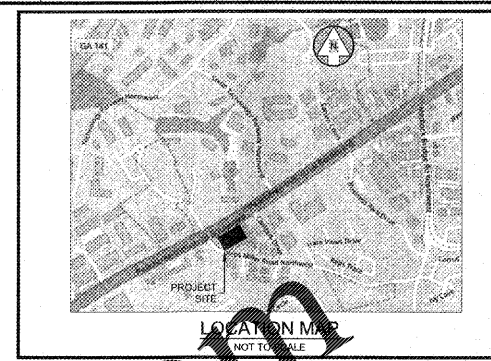
MEASURED LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN LAND LOT 272 OF THE 6TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A POINT AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF PEACHTREE INDUSTRIAL BOULEVARD (VARIABLE RIGHT-OF-WAY) AND THE NORTHEASTERLY RIGHT-OF-WAY LINE OF REPS MILLER ROAD (80-FOOT RIGHT-OF-WAY), THENCE ALONG SAID RIGHT-OF-WAY LINE OF SAID PEACHTREE INDUSTRIAL BOULEVARD THE FOLLOWING 2 COURSES AND DISTANCES: NORTH 36°57'15" EAST A DISTANCE OF 93.97 FEET TO A POINT AND FOLLOWING THE ARC OF A CURVE TO THE LEFT A DISTANCE OF 241.29 FEET (SAID ARC BEING SUBTENDED BY A RADIUS OF 5859.58 FEET AND A CHORD OF NORTH 59°52'39" EAST A DISTANCE OF 241.27 FEET) TO A PK NAIL SET, SAID POINT BEING THE POINT OF BEGINNING.
THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING 4 COURSES AND DISTANCES: FOLLOWING THE ARC OF A CURVE TO THE LEFT A DISTANCE OF 65.82 FEET (SAID ARC BEING SUBTENDED BY A RADIUS OF 5859.58 FEET AND A CHORD OF NORTH 58°24'42" EAST A DISTANCE OF 65.82 FEET) TO A 1/2-INCH REBAR WITH CAP FOUND, NORTH 54°46'50" EAST A DISTANCE OF 101.92 FEET TO A 1/2-INCH REBAR WITH CAP FOUND, FOLLOWING THE ARC OF A CURVE TO THE RIGHT A DISTANCE OF 55.97 FEET (SAID ARC BEING SUBTENDED BY A RADIUS OF 5854.79 FEET AND A CHORD OF NORTH 56°52'53" EAST A DISTANCE OF 55.97 FEET) TO A 1/2-INCH REBAR WITH CAP FOUND AND NORTH 56°32'38" EAST A DISTANCE OF 21.72 FEET TO A 1/2-INCH REBAR WITH CAP FOUND; THENCE LEAVING SAID RIGHT-OF-WAY LINE AND FOLLOWING THE DIVISION LINE BETWEEN E. RAY MORRIS (PER DEED BOOK 18994, PAGE 240, GWINNETT COUNTY, GEORGIA RECORDS) TO THE NORTHEAST AND HOLLINGSWORTH FAMILY LIMITED PARTNERSHIP, ET AL., TRACT 2 (PER DEED BOOK 12336, PAGE 232, AFORESAID RECORDS) TO THE SOUTHWEST, SOUTH 33°30'09" EAST A DISTANCE OF 208.46 FEET TO A 1/2-INCH REBAR WITH CAP SET; THENCE FOLLOWING THE DIVISION LINE BETWEEN SAID HOLLINGSWORTH FAMILY LIMITED PARTNERSHIP, ET AL., TRACT 2 TO THE NORTHWEST AND HOLLINGSWORTH FAMILY LIMITED PARTNERSHIP, ET AL., TRACT 3 (PER DEED BOOK 12336, PAGE 152, AFORESAID RECORDS) TO THE SOUTHWEST, SOUTH 57°24'59" WEST A DISTANCE OF 231.81 FEET TO A PK NAIL SET; THENCE FOLLOWING THE DIVISION LINE BETWEEN SAID HOLLINGSWORTH FAMILY LIMITED PARTNERSHIP, ET AL., TRACT 2 TO THE NORTHEAST AND SPEEDWAY EAST #3, LLC (PER DEED BOOK 53811, PAGE 165, AFORESAID RECORDS) TO THE SOUTHWEST, THE FOLLOWING 2 COURSES AND DISTANCES: FOLLOWING THE ARC OF A CURVE TO THE LEFT A DISTANCE OF 19.82 FEET (SAID ARC BEING SUBTENDED BY A RADIUS OF 133.25 FEET AND A CHORD OF NORTH 31°29'09" WEST A DISTANCE OF 19.80 FEET) TO A PK NAIL SET AND NORTH 37°55'29" WEST A DISTANCE OF 185.04 FEET BACK TO THE POINT OF BEGINNING.

CONTAINING 1.122 ACRES OR 48,880 SQUARE FEET.

TITLE EXCEPTIONS

- 10. EASEMENT FROM J.B. WHITE IN FAVOR OF GEORGIA POWER, DATED NOVEMBER 12, 1946, FILED DECEMBER 8, 1946, AND RECORDED AT BOOK 83, PAGE 321, AFORESAID RECORDS, MAY AFFECT SUBJECT SITE. NOT LOCATABLE.
11. ITEM INTENTIONALLY DELETED PER SURVEYOR'S NOTE.
12. EASEMENT BETWEEN BANCA COMMERCIALE ITALIANA AND THE CITY OF NORCROSS, A POLITICAL SUBDIVISION OF THE STATE OF GEORGIA, DATED JUNE 1, 1979, FILED JANUARY 17, 1980, AND RECORDED IN DEED BOOK 1875, PAGE 300, AFORESAID RECORDS, NOT LOCATABLE. REFERENCED DOCUMENT BY HAYES, JAMES & ASSOCIATES, INC NOT PROVIDED.
13. ITEM INTENTIONALLY DELETED PER SURVEYOR'S NOTE.
14. DECLARATION OF EASEMENT AND RESTRICTION BY AND BETWEEN NORCROSS HOLDINGS, INC., A GEORGIA CORPORATION AND E. RAY MORRIS, BILL K. BRYANT AND L.F. HOLLINGSWORTH, DBIA VENTURE INVESTMENTS, DATED FEBRUARY 15, 1993, FILED MAY 9, 1993, AND RECORDED AT DEED BOOK 2550, PAGE 411, AFORESAID RECORDS, AS AFFECTED BY THAT MODIFICATION OF DECLARATION OF EASEMENT AND RESTRICTION DATED NOVEMBER 30, 1992, FILED JUNE 10, 1993, AND RECORDED AT BOOK 2571, PAGE 396, AFORESAID RECORDS, BENEFITS THE SUBJECT PROPERTY AS SHOWN.
15. EASEMENT BETWEEN PERIMETER MANAGEMENT, INC. AGENTS FOR NORCROSS HOLDINGS, INC. TO GEORGIA POWER COMPANY, DATED AUGUST 1983, FILED DECEMBER 20, 1983, AND RECORDED AT DEED BOOK 2689, PAGE 182, AFORESAID RECORDS, AFFECTS SUBJECT SITE. BLANKET EASEMENT.
16. ITEM INTENTIONALLY DELETED PER SURVEYOR'S NOTE.
17. CROSS ACCESS EASEMENT AND MAINTENANCE AGREEMENT BY AND BETWEEN E. RAY MORRIS AND HOLLINGSWORTH FAMILY LIMITED PARTNERSHIP, DBIA VENTURE INVESTMENTS, A CO-TENANCY, AND SPEEDWAY LLC, A DELAWARE LIMITED LIABILITY COMPANY, DATED OCTOBER 29, 2015, FILED OCTOBER 30, 2015, AND RECORDED AT BOOK 53911, PAGE 170, AFORESAID RECORDS, AS AFFECTED BY THAT CORRECTIVE CROSS ACCESS EASEMENT AND MAINTENANCE AGREEMENT, DATED JANUARY 9, 2016, FILED JANUARY 21, 2016 AND RECORDED AT BOOK 54058, PAGE 680, AFORESAID RECORDS, AFFECTS THE SUBJECT SITE. SHOWN HEREON.
18. ITEM INTENTIONALLY DELETED.



SYMBOL LEGEND

Table mapping symbols to field features: RBFB REBAR FOUND, OTPF OPEN TOP PIPE FOUND, CTFP CRIMP TOP PIPE FOUND, P.O.B. POINT OF BEGINNING, P.O.C. POINT OF COMMENCEMENT, etc.

LINE LEGEND

Table mapping line styles to boundary types: SITE BOUNDARY LINE, ADJACENT BOUNDARY LINE, INTERIOR BOUNDARY LINE, etc.

ALTA CERTIFICATION

TO: CHRISTIAN BROTHERS AUTOMOTIVE CORPORATION AND CHICAGO TITLE INSURANCE COMPANY. THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTANSIPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

SURVEYOR'S CERTIFICATION

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 116-7 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. 15-6-67 AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-18, 43-15-22.

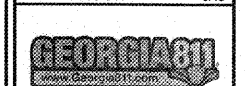
LECRAW ENGINEERING, INC. 3475 CORPORATE WAY SUITE A DULUTH, GA 30098 PHONE 478.548.5100 WWW.LECRAWENGINEERING.COM LSP001160

Table with columns: NAME, TITLE, DATE, DRAWN BY, CHECKED BY, etc.

CLIENT: CHRISTIAN BROTHERS AUTOMOTIVE 17725 KATY FREEWAY SUITE 200 HOUSTON, TEXAS 77084 PROJECT: ALTANSIPS LAND TITLE SURVEY LOCATED IN LAND LOT 272, 6TH DISTRICT GWINNETT COUNTY, GEORGIA

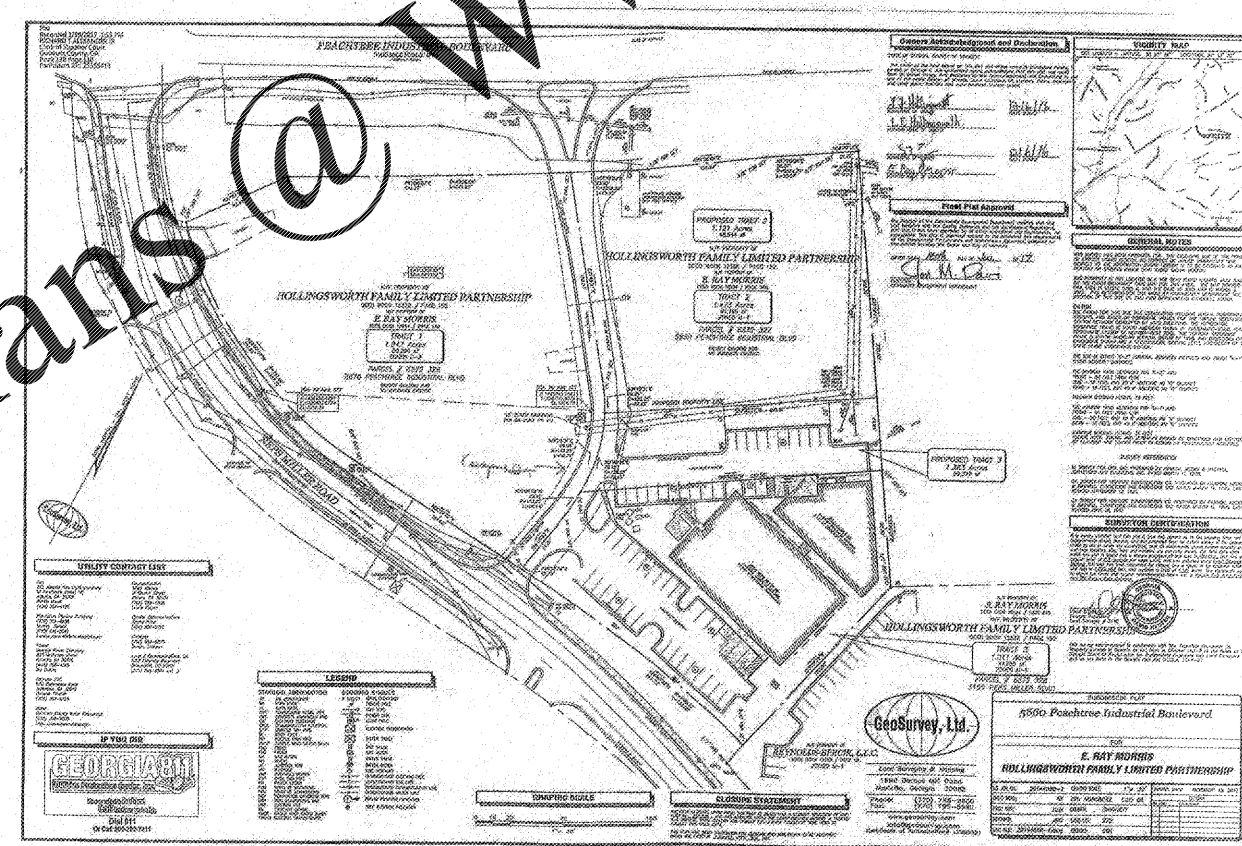
SEAL: REGISTERED LAND SURVEYOR No. 2865 JAMES A. CANNINGTON 11-13-2018 AS SURVEYOR FOR LECRAW ENGINEERING, INC.

SURVEY TEAM: DRAWN BY: AU FIELD WORK BY: BES REVIEWED BY: JAC



SCALE & NORTH ARROW:

JOB #: 186005 SHEET: 1 of 2



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