

FIELD WORK COMPLETED ON: 5/2/2022
 PLAT COMPLETED ON: 05/17/2022

THIS SURVEY WAS PREPARED WITHOUT THE THE BENEFIT OF A TITLE COMMITMENT, THEREFORE, ALL EASEMENTS AND MATTERS OF RECORD MAY NOT BE SHOWN HEREON.

ALL OR A PORTION OF THIS SURVEY WAS PERFORMED BY GPS. 100% OF THIS SURVEY WAS PERFORMED BY GPS. TYPE OF GPS USED WAS REAL TIME KINEMATIC (RTK). THE GPS EQUIPMENT USED TO PERFORM THIS SURVEY IS MADE BY LEICA AND IS GPS UNITS GS16 OR GS18T AND ARE MULTI-FREQUENCY (GNSS) RECEIVERS. THE RELATIVE POSITION ACCURACY OF THIS SURVEY IS 0.05'.

REFERENCE MATERIALS INCLUDE:

PB 91, PG 118
 PB 91, PG 222-229
 DB 25712, PG 226
 DB 27874, PG 1
 DB 26188, PG 184
 GWINNETT COUNTY RECORDS

THE CURRENT PROPERTY OWNER IS SUGARLOAF MILLS RESIDUAL LP PER DEED BOOK 25712, PAGE 226 OF GWINNETT COUNTY, GEORGIA RECORDS.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 365,809 FEET.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USES OF THAT NAME APPEARING IN THE TITLE BLOCK AND IS CERTIFIED TO NO OTHER PARTY.



BLOCK RESERVED FOR CLERK OF SUPERIOR COURT

LEGEND

- A = ARC LENGTH
- B/L = BUILDING SETBACK LINE
- C/L = CENTERLINE
- CALC = CALCULATED POINT
- CB = CATCH BASIN
- CHB = CHORD BEARING
- CHL = CHORD LENGTH
- D = DELTA ANGLE
- DB = DEED BOOK
- IPF = IRON PIN FOUND
- IPP = IRON PIN PLACED
- JB = JUNCTION BOX
- L.L.L. = APPARENT LAND LOT LINE
- LL = LAND LOT
- MH = MANHOLE
- N/F = NOW OR FORMERLY
- OHW = OVERHEAD WIRE
- OTP = OPEN TOP PIPE
- P/L = PROPERTY LINE
- PB = PLAT BOOK
- PG = PAGE
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- PP = POWER POLE
- R = RADIUS
- R/W = RIGHT OF WAY
- RB = REBAR
- SMH = SEWER MANHOLE
- SQFT = SQUARE FOOT

SYMBOL LEGEND

- [Symbol] = CONCRETE
- [Symbol] = ASPHALT PAVEMENT
- [Symbol] = BUILDING OUTLINE
- [Symbol] = IRON PIN FOUND
- [Symbol] = IRON PIN PLACED (1/2" REBAR)
- [Symbol] = BOUNDARY POINT
- [Symbol] = IPF CONCRETE MONUMENT
- [Symbol] = OVERHEAD WIRE
- [Symbol] = RIGHT-OF-WAY
- [Symbol] = CENTERLINE OF ROAD
- [Symbol] = ORANGE UTILITY PAINT
- [Symbol] = YELLOW UTILITY PAINT
- [Symbol] = BLUE UTILITY PAINT
- [Symbol] = DRAINAGE LINE
- [Symbol] = DIRECTION OF PIPE
- [Symbol] = LIGHT POLE

BASED ON THE INFORMATION SHOWN ON THE FLOOD HAZARD BOUNDARY MAPS FURNISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, IT IS MY OPINION THAT THIS PROPERTY IS OUTSIDE OF THE 100 YEAR FLOOD HAZARD AREA. PANEL #1313500071F EFFECTIVE DATE: 9/29/2006

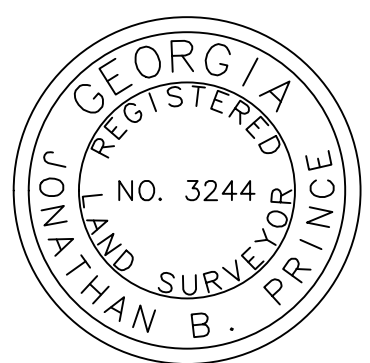


Contact 811 before you dig.

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

[Signature]
 JONATHAN B. PRINCE, R.L.S. #3244

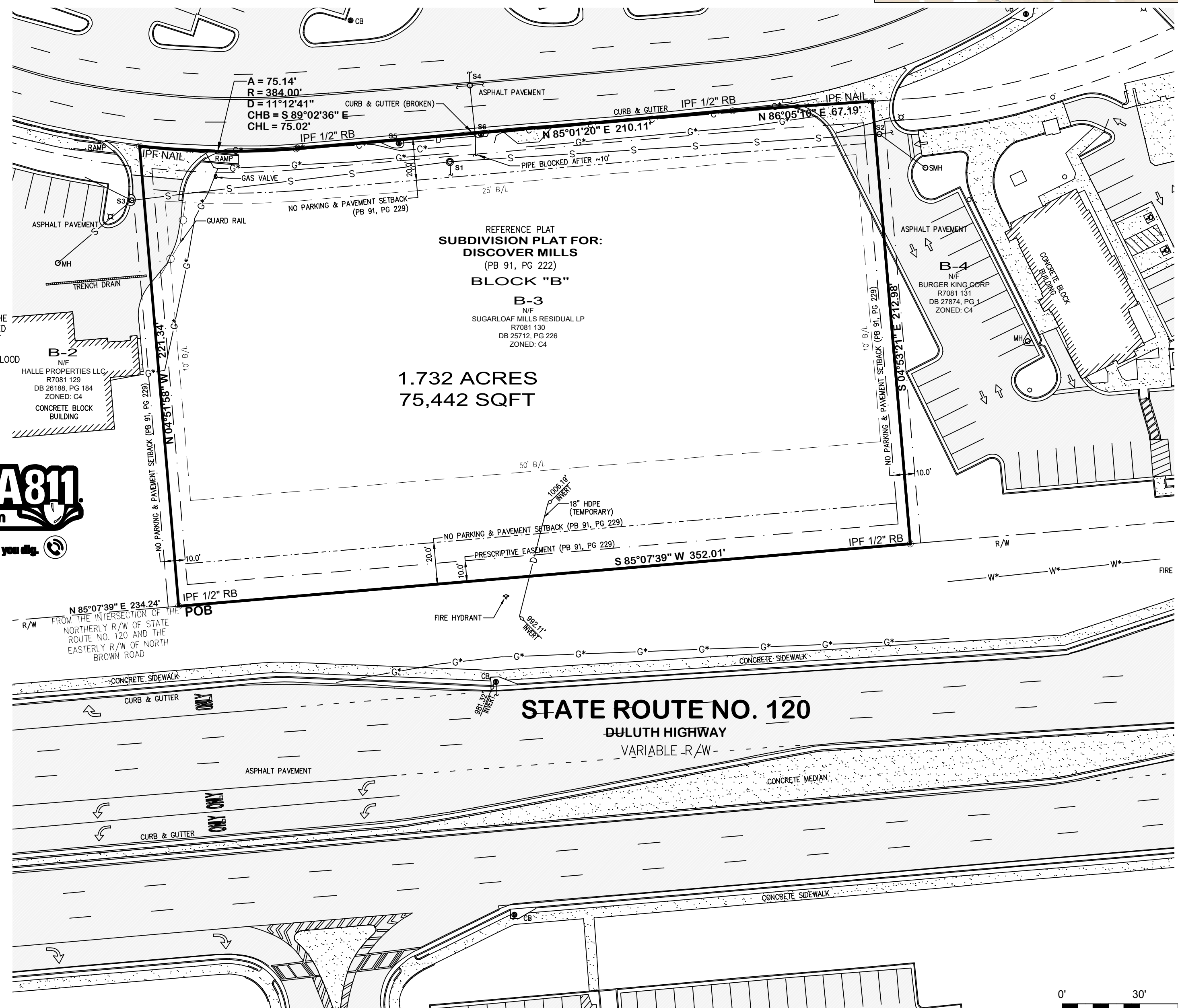
05/17/2022
 DATE



SITE ADDRESS: 1959 DULUTH HIGHWAY LAWRENCEVILLE, GEORGIA

INVERT TABLE

#	NAME	CODE	STRUCTURE	NOTE	RIM	INVERT	PIPE 1	DIRECTION	INVERT	PIPE 2	DIRECTION	INVERT	PIPE 3	DIRECTION
S1	SMH				1014.54	1000.06	10" UNKNOWN	S2	1000.51	10" UNKNOWN	SOUTH	999.96	10" UNKNOWN	S3
S2	SMH				1013.94	1002.52	10" UNKNOWN	EAST	1002.86	10" UNKNOWN	SE	1002.39	10" UNKNOWN	S1
S3	SMH				1014.13	998.84	10" UNKNOWN	S1	999.33	10" UNKNOWN	SW	998.76	10" UNKNOWN	WNW
S4	JB		NO ACCESS - OFFSITE		1013.85	992.22	30" CMP	C/L						
S5	DMH		BROKEN		1014.44			S6						
S6	DMH		BROKEN		1013.95	996.90	30" CMP	S4	997.62	30" CMP	SOUTH	996.95	30" CMP	S5



REFERENCE PLAT
**SUBDIVISION PLAT FOR:
 DISCOVER MILLS**
 (PB 91, PG 222)
BLOCK "B"
 B-3
 SUGARLOAF MILLS RESIDUAL LP
 R7081130
 DB 25712, PG 226
 ZONED: C4

1.732 ACRES
75,442 SQFT

THIS DRAWING IS THE PROPERTY OF IRONSTONE SURVEYING AND IS AN INSTRUMENT OF SERVICE NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF SAME.

DATE: _____
 DESCRIPTION OF REVISION: _____
 No. _____ JOB No. _____

IRONSTONE SURVEYING
 96 Ernest Biles Drive, Jackson, Georgia 30233
 Phone 770-957-4614 / Email office@ironstonesurveying.com

RETRACEMENT SURVEY FOR SUGARLOAF HOSPITALITY LLC
 IN LAND LOT 81, DISTRICT 7, GWINNETT COUNTY, GEORGIA

Original Plat Date: 05/17/2022
 Scale: 1" = 30'
 Drawn By: S.J.L.
 Checked By: JBP/RCL
 Original Field Date: 5/2/2022
 Crew: R/LAL
 Field Book: FIELD SKETCH
 Job No.: 220138
 Dwg. No.: 220138-B
 Sheet: 1 of 1

