

All that tract or parcel of land lying and being in Land Lot 32 the 7th District, Gwinnett County, Georgia, being more particularly described as follows:

Beginning at an iron pin set the northwesterly Right of Way line of Lawrenceville – Suannee Road (Right of Way 9223.55 feet) southwesterly as measured along said Right of Way line from its point of intersection with 50 foot Right of Way line of Greenville Road and Lawrenceville – Suannee Road (If Extended); thence along the northwesterly Right of Way line of Lawrenceville Suannee Road following the arc of a curve to the right an arc distance 180.92 feet to an iron pin set; said curvature having a chord bearing and distance of South 59 Degrees 56 Minutes 31 Seconds East, 210.00 feet and having a radius of 656.20 feet; thence continue along the northwesterly Right of Way line of Lawrenceville Suannee Road following the arc of a curve to the right an arc distance 393.31 feet to an iron pin set; thence leaving the northwesterly Right of Way line of Lawrenceville – Suannee Road North 30 Degrees 03 Minutes 29 Seconds West, 389.56 feet to an iron pin set; thence North 59 Degrees 56 Minutes 31 Seconds East, 210.00 feet to an iron pin set; thence South 30 Degrees 03 Minutes 29 Seconds East, 393.31 feet to the Point of Beginning containing 1.91 Acres.

8
NOW OR FORMERLY
FAIRFORD PROPERTIES, LLC
678 GREENVALE ROAD
DB 48999 PG 351
TAX ID R7032 027
ZONED RM

7
NOW OR FORMERLY
GREENVALE, LLC
666 GREENVALE ROAD
DB 48999 PG 351
TAX ID R7032 026
ZONED RM

6
NOW OR FORMERLY
VIOLET COX & DAVID MULKEY
658 GREENVALE ROAD
DB 53046 PG 490
TAX ID R7032 025
ZONED RM

NOW OR FORMERLY
FIFTH THIRD BANK
870 LAWRENCEVILLE SUWANEE ROAD
DB 51333 PG 867
TAX ID R7032 319
ZONED C-2

NOW OR FORMERLY
STORE SPE O'CHARLEY'S LLC
830 LAWRENCEVILLE SUWANEE ROAD
DB 51183 PG 571
TAX ID R7032 327
ZONED C 2

(g) Right of Way Deed from William Webb to State Highway Department of Georgia, dated July 27, 1950, filed for record August 18, 1959 at 9:00 a.m., recorded in Deed Book 151, Page 133, Records of Gwinnett County, Georgia. The current Right of Way of Lawrenceville Suwanee has been shown on the survey. Conditions and Reservation remain in effect.

(h) Right of Way Easement from William Webb to Colonial Pipeline Company, a Delaware corporation, dated June 26, 1962, filed for record December 20, 1962 at 9:00 a.m., recorded in Deed Book 190, Page 135, aforesaid Records. No above ground evidence was found in the preparation of the survey that would indicate the presence of a Colonial Pipeline.

(i) Permanent Drainage Easement from Albert Tenebaum, Max Benator, et al to Gwinnett County, a political subdivision of the State of Georgia, dated October 26, 1992, filed for record November 9, 1992 at 9:03 a.m., recorded in Deed Book 8056, Page 40, aforesaid Records. The current drainage improvements of Lawrenceville Suwanee Road have been shown on the survey. Easement may or may not be in effect given the current drainage system.

(j) Right of Way Deed from Albert Tenebaum, Max Benator, et al to Gwinnett County, a political subdivision of the State of Georgia, dated October 26, 1992, filed for record November 9, 1992 at 9:05 a.m., recorded in Deed Book 8056, Page 47, aforesaid Records. The current Right of Way of Lawrenceville Suwanee has been shown on the survey. Right of Way Deed has been referenced.

(k) Easement from Albert Tenebaum, Max Benator, et al to Allen, Inc., dated February 27, 1995, filed for record February 27, 1995 at 2:00 p.m., recorded in Deed Book 11104, Page 29, aforesaid Records. Does affect subject property and shown on the survey.

(1) Access Easement Agreement by and between Albert Tenebaum, Max Benator, Asher Benator, Morris Benator, Samuel N. Werbin and First Union National Bank of Georgia, a national banking association, dated as of June 15, 1995, filed for record June 19, 1995 at 11:52 a.m., recorded in Deed Book 11396, Page 41, aforesaid Records, does affect subject property and shown on the survey.

(m) Easement Agreement and Declaration of Joint and Reciprocal Easement by and between Albert Tenebaum, Max Benator, et al, dated August 11, 1995, filed for record August 15, 1995 at 10:48 a.m., recorded in Deed Book 11612, Page 262, aforesaid Records. Does affect subject property and shown on the survey.

(n) Easement as contained in that certain General Warranty Deed from Albert Tenebaum, Max Benator, et al to Great American Restaurant Group, Unit One, a Georgia limited liability company, dated August 11, 1995, filed for record August 15, 1995 at 10:48 a.m., recorded in Deed Book 11612, Page 269, aforesaid Records; as re-recorded January 4, 1996 at 8:00 a.m., recorded in Deed Book 12155, Page 128, aforesaid Records. Does affect subject property and shown on the survey.

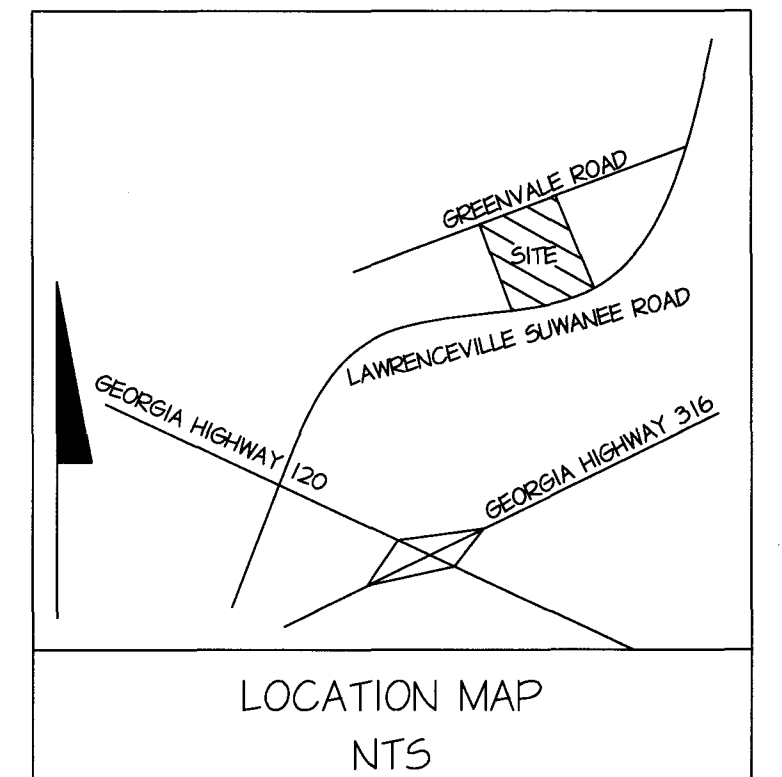
(o) Easement from Embury National Bank to Georgia Power Company, dated November 27, 1996, filed for record January 2, 1997 at 4:12 p.m., recorded in Deed Book 13628, Page 173, aforesaid Records. Blanket Type Easement for electrical service to subject property.

(p) All those matters as disclosed by that certain plat recorded in Plat Book B, Page 265, aforesaid Records. All pertinent matters have been shown on the survey.

(q) All those matters as disclosed by that certain plat recorded in Plat Book B, Page 237, aforesaid Records. All pertinent matters have been shown on the survey.

(r) All those matters as disclosed by that certain plat recorded in Plat Book 66, Page 128, aforesaid Records; as last revised in Plat Book 69, Page 62, aforesaid Records. All pertinent matters have been shown on the survey.

**50' R/W
GREENVILLE ROAD**



LEGEND:

CV	IRIGATION CONTROL VALVE
IP	IRON PIN FOUND
IPF	IRON PIN SET (1/2" X 3")
IFS	OPEN TOP PIPE
IT	CRIMP TOP PIPE
CT	CONCRETE MONUMENT FOUND
CMF	NAIL AND CAP
N	REBAR
C	POWER POLE
PP	TELEPHONE POLE
LP	LAND LOT
LL	LAND LOT LINE
PBB	POINT OF BEGINNING
BL	BUILDING LINE
CL	CENTER LINE
PL	PROPERTY LINE
FH	FIRE HYDRANT
CB	CATCH BASIN
D	DROP INLET
H	HEAD WALL
J	JUNCTION BOX
DE	DRAINAGE EASEMENT
WM	WATER METER
WV	WATER VALVE
GS	GAS VALVE
MH	MAN HOLE
TL	TELEPHONE LINE
BT	BURIED TELEPHONE CABLE
G	GAS LINE (APPROXIMATE LOCATION)
W	WATER LINE (APPROXIMATE LOCATION)
5/5-	SANITARY SEWER LINE
SD	STORM DRAIN LINE
BI	RIGHT OF WAY MONUMENT FOUND
	ANCHOR
	POWER LINE (OVERHEAD)
	FENCE
	FIRE HYDRANT
	TREE



The 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. 15-6-67. Authority O.C.G.A. Sec. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

To Dimension Development Partners, LLC & First American Title Insurance Company:

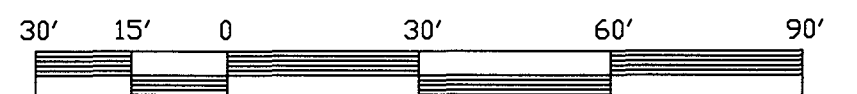
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1 thru 4, 6 thru 11, 13 and 14 of Table A thereof. The field work was completed on 08/06/18.

Date: 8-13-18
[Signature] Donald W. Harkleroad, Jr. Ga. R.L.S. #2453

Pursuant to Rule 180-6.09 of the Georgia State Board of Registration for Professional Engineers and Land Surveyors, the term "certity" or "certification" relating to land surveying services shall mean a signed statement based of facts and knowledge known to the land surveyor and is not a guarantee or warranty, either expressed or implied.

RECORDED PLATS

PB B - PG 265
PB 8 - PG 237
PG 66 - PG 128
PG 69 - PG 62



SCALE IN FEET
USE DIMENSIONS DO NOT SCALE DRAWING

DATE	NO.	REVISION	BY

ALTA/NSPS LAND TITLE SURVEY
FOR
DIMENSION DEVELOPMENT PARTNERS, LLC
FIRST AMERICAN TITLE INSURANCE COMPANY

LOCATED

850 LAWRENCEVILLE SUWANEE ROAD
LL 32 7TH DISTRICT
GWINNETT COUNTY, GEORGIA

PLAT PREPARED ON
DATE: 8/13/88

SCALE: 1"= 30'	JOB NO.: 6195SRVY	FIELD DATE: 08/06/18
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***Harkleroad and
Associates***

ENGINEERS - LAND SURVEYORS

1608 TREE LANE, BUILDING A SUITE 100, SNELLVILLE, GA 30078
PHONE (770) 982-1996 / FAX: (770) 982-1998

SHEET 1

THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVEGROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. NO CERTIFICATION IS MADE BY THIS SURVEYOR TO THE ACCURACY OR SUFFICIENCY OF THE INFORMATION CONTAINED HEREON. THE OWNER, CONTRACTORS, SUB-CONTRACTORS, AND/OR REAL AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE PART IN 101,079 AND ANGULAR ERROR OF 15 SECONDS 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 PART IN 100,000 +/-.

EQUIPMENT USED FOR SURVEY:

1. SOKKIA SET 3 TOTAL STATION.
2. TDS RECON DATA COLLECTOR.
3. TOPCON AUTOMATIC LEVEL.

ALL DISTANCES ARE "GROUND & HORIZONTAL"
UNLESS OTHERWISE NOTED.

TOTAL SITE AREA
83,321.5.5 S.F.
1.91 ACRES
CURRENTLY ZONED "C-2"
TRACT C - P.B. 66, PG. 128