

LOT 1
VILLAGE SHOPPES OF SUGARLOAF
3370 SUGARLOAF PARKWAY HOLDINGS, LLC
DB 52015 PG 210
R5-084-309
15.47 ACRES
#3370 SUGARLOAF PARKWAY
ZONED: "H5B"

LOT 2
3370 SUGARLOAF PARKWAY HOLDINGS, LLC
DB 52015 PG 210
ZONED: "H5B"
1.00 ACRES
#3410 SUGARLOAF PARKWAY
TAX PARCEL NUMBER
5-084-310

NO ABOVE GROUND EVIDENCE OF A CEMETERY OR ARCHAEOLOGICAL ARTIFACTS FOUND ON THE SUBJECT PROPERTY. NO ARCHAEOLOGICAL SURVEY WAS PERFORMED.

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. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS 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 37,138 AND ANGULAR ERROR OF 3.3 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 +/-.

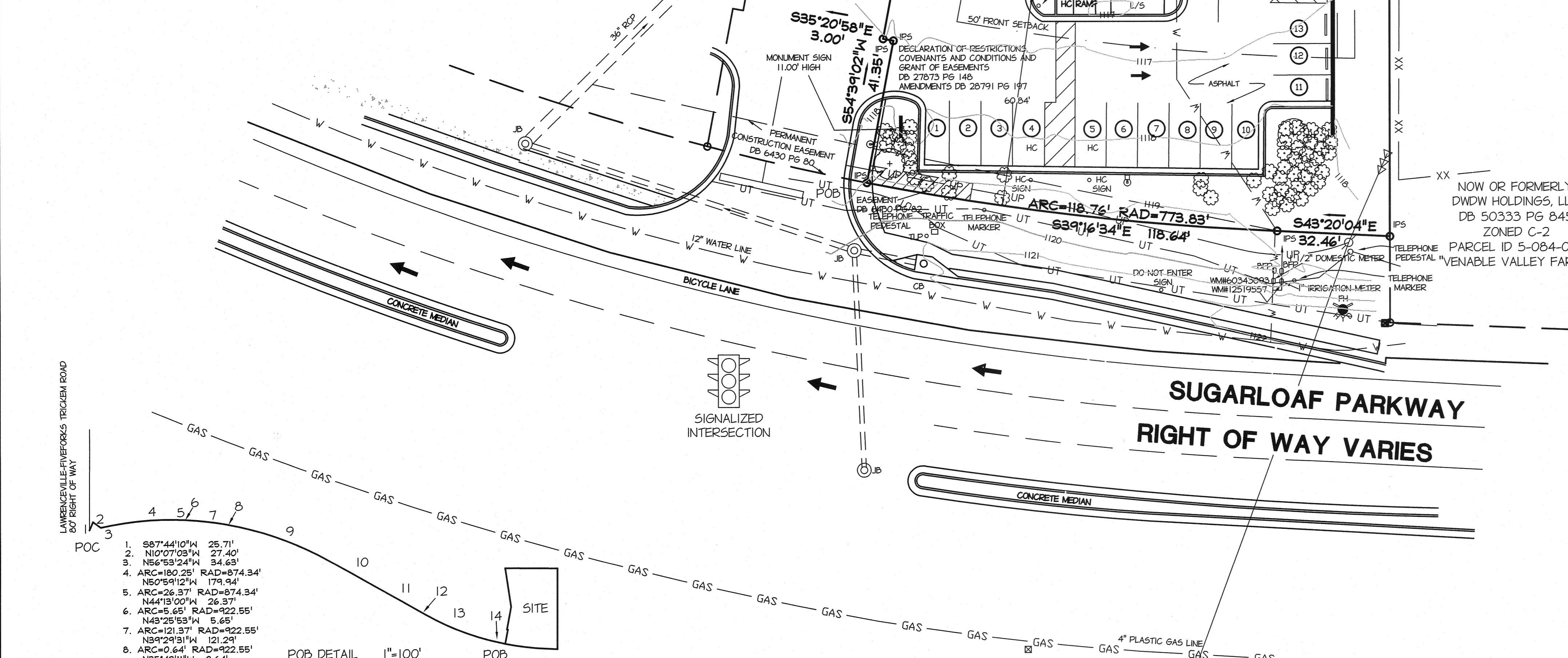
EQUIPMENT USED FOR SURVEY:

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

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

NOW OR FORMERLY
FALLNER HOLDINGS, LLC
DB 28791 PG 225
ZONED: "H5B"

LOT 4
0.98 ACRES
#3390 SUGARLOAF PARKWAY
R5-084-312



Site Description
Wendy's
#3400 Sugarloaf Parkway

All that tract or parcel of land lying and being in Land Lot 84 of the 5th District, City of Lawrenceville, Gwinnett County, Georgia, and being more particularly described as follows:

Commence at a Right-of-Way monument found on the southern miter end located at the southwest intersection of Sugarloaf Parkway (Right-of-Way varies) and Lawrenceville-Five Forks Tricolum Road (60-foot Right-of-Way); THENCE leaving said Right-of-Way, South 87 Degrees 44 Minutes 10 Seconds West a distance of 25.71 feet to a point; THENCE North 10 Degrees 07 Minutes 03 Seconds West a distance of 27.40 feet to a point; THENCE North 56 Degrees 53 Minutes 24 Seconds West a distance of 34.63 feet to a point; THENCE along a curve to the right having a radius of 874.34 feet and an arc length of 180.25 feet, being subtended by a chord of North 50 Degrees 59 Minutes 12 Seconds West a distance of 179.94 feet to a point; THENCE along a curve to the right having a radius of 874.34 feet and an arc length of 26.37 feet, being subtended by a chord of North 44 Degrees 13 Minutes 00 Seconds West a distance of 26.37 feet to a point; THENCE along a curve to the right having a radius of 922.55 feet and an arc length of 5.65 feet, being subtended by a chord of North 43 Degrees 25 Minutes 53 Seconds West a distance of 5.65 feet to a point; THENCE along a curve to the right having a radius of 922.55 feet and an arc length of 121.37 feet, being subtended by a chord of North 39 Degrees 29 Minutes 31 Seconds West a distance of 121.29 feet to a point; THENCE along a curve to the right having a radius of 922.55 feet and an arc length of 0.64 feet, being subtended by a chord of North 35 Degrees 42 Minutes 11 Seconds West a distance of 0.64 feet to a point; THENCE along a curve to the right having a radius of 923.83 feet and an arc length of 306.09 feet, being subtended by a chord of North 26 Degrees 11 Minutes 50 Seconds West a distance of 304.69 feet to a point; THENCE North 16 Degrees 46 Minutes 04 Seconds West for a distance of 187.75 feet to a point; THENCE North 16 Degrees 46 Minutes 04 Seconds West for a distance of 111.66 feet to a point; THENCE North 16 Degrees 46 Minutes 04 Seconds West for a distance of 20.38 feet to a point; THENCE along a curve to the left having a radius of 773.83 feet, and an arc length of 197.83 feet, being subtended by a chord of North 24 Degrees 04 Minutes 22 Seconds West a distance of 197.29 feet to a point; THENCE along a curve to the left having a radius of 773.83 feet, and an arc length of 47.04 feet, being subtended by a chord of North 33 Degrees 08 Minutes 17 Seconds West a distance of 47.04 feet to a point, said point being the TRUE POINT OF BEGINNING.

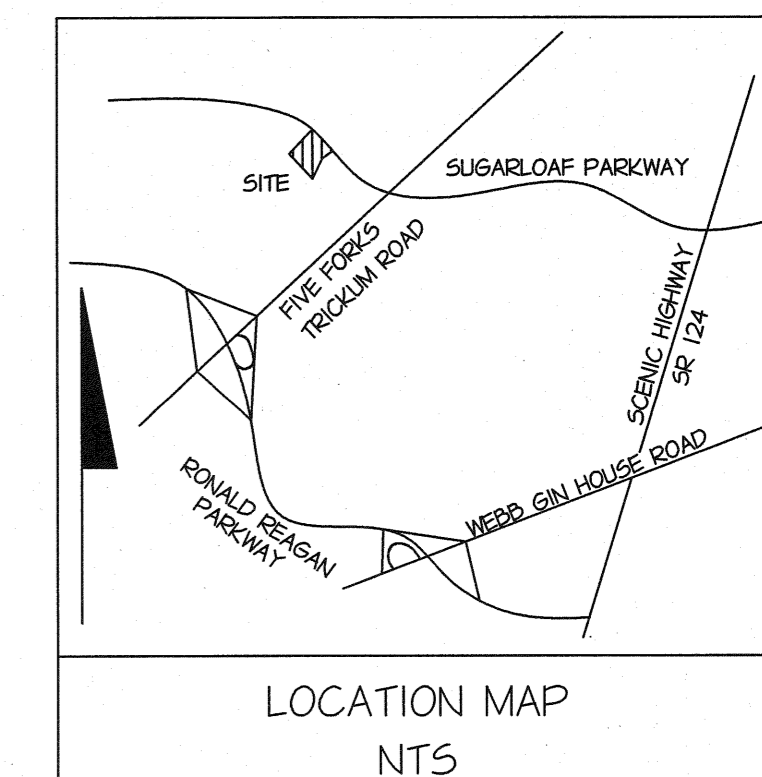
From the TRUE POINT OF BEGINNING as thus established: THENCE South 54 Degrees 39 Minutes 02 Seconds West for a distance of 41.35 feet to a point; THENCE South 35 Degrees 20 Minutes 53 Seconds East for a distance of 3.00 feet to a point; THENCE South 54 Degrees 39 Minutes 02 Seconds West for a distance of 66.06 feet to a point; THENCE South 35 Degrees 17 Minutes 37 Seconds West for a distance of 147.66 feet to a point; THENCE North 45 Degrees 43 Minutes 34 Seconds West for a distance of 155.61 feet to a point; THENCE North 43 Degrees 58 Minutes 47 Seconds East for a distance of 266.73 feet to a point; THENCE South 43 Degrees 20 Minutes 04 Seconds East for a distance of 32.46 feet to a point; THENCE along a curve to the right having a radius of 773.83 feet and an arc length of 118.76 feet, being subtended by a chord of South 39 Degrees 16 Minutes 34 Seconds East for a distance of 118.64 feet to a point, said point being the TRUE POINT OF BEGINNING. Property is also known as Lot 3 of the Final Plat for Village Shops at Sugarloaf as recorded in Plat Book 98, Page 138.

BASED ON THE INFORMATION SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM * FLOOD INSURANCE RATE MAP "FIRM" OR FLOOD WAY BOUNDARY MAP * COMMUNITY PANEL NUMBER 130322-0103 F, GWINNETT COUNTY, GEORGIA DATED SEPTEMBER 29, 2006, FURNISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY THROUGH THE FEDERAL INSURANCE ADMINISTRATION, IT IS MY OPINION THAT THE PROPERTY SHOWN HEREON IS OUTSIDE A FLOOD HAZARD AREA.

NO EVIDENCE OF POTENTIAL WETLANDS WAS OBSERVED ON THE SUBJECT PROPERTY AT THE TIME OF THE SURVEY WAS CONDUCTED. NOR HAVE WE RECEIVED ANY DOCUMENTATION OF ANY WETLANDS BEING LOCATED ON THE SUBJECT PROPERTY.

NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

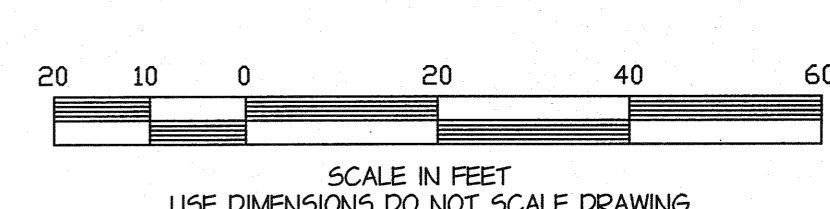
NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.



- LEGEND:
- ICV - IRRIGATION CONTROL VALVE
 - IPF - IRON PIN FOUND
 - IPS - IRON PIN SET (1/2" RB)
 - OT - OPEN TOP PIPE
 - CT - CRIMP TOP PIPE
 - OMP - CONCRETE MONUMENT FOUND
 - N+C - NAIL AND CAP
 - REBAR - REBAR
 - PP - POWER POLE
 - TP - TELEPHONE POLE
 - LL - LAND LOT
 - LL - LAND LOT LINE
 - POB - POINT OF BEGINNING
 - BL - BUILDING LINE
 - CL - CENTER LINE
 - PL - PROPERTY LINE
 - FH - FIRE HYDRANT
 - CB - CATCH BASIN
 - DI - DROP INLET
 - HJ - HEAD WALL
 - DB - DRAINAGE EASEMENT
 - WM - WATER METER
 - WV - WATER VALVE
 - GV - GAS VALVE
 - MH - MAN HOLE
 - T - TELEPHONE LINE
 - UT - BURIED TELEPHONE CABLE
 - G - GAS LINE (APPROXIMATE LOCATION)
 - W - WATER LINE (APPROXIMATE LOCATION)
 - S/S - SANITARY SEWER LINE
 - SD - STORM DRAIN LINE
 - RM - RIGHT OF WAY MONUMENT FOUND ANCHOR
 - PH - POWER LINE (OVERHEAD)
 - F - FENCE
 - FH - FIRE HYDRANT
 - T - 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.



SCALE IN FEET
USE DIMENSIONS DO NOT SCALE DRAWING

DATE	NO.	REVISION	BY

Wendy's

MR. AARON BESMER
MERITAGE HOSPITALITY GROUP
PROJECT MANAGER
3310 EAGLE PARK DRIVE
SUITE 205
GRAND RAPIDS, MICHIGAN 49525
(616) 776-2600

ALTA/NSPS AS-BUILT SURVEY
FOR
MERITAGE HOSPITALITY GROUP

LOCATED
3400 SUGARLOAF PARKWAY
LL 84 5TH DISTRICT
CITY OF LAWRENCEVILLE, GEORGIA
GWINNETT COUNTY, GEORGIA

PLAT PREPARED ON
DATE: 03/20/16
SCALE: 1"=20'
JOB NO.: 54985RV16
FIELD DATE: 03/25/16

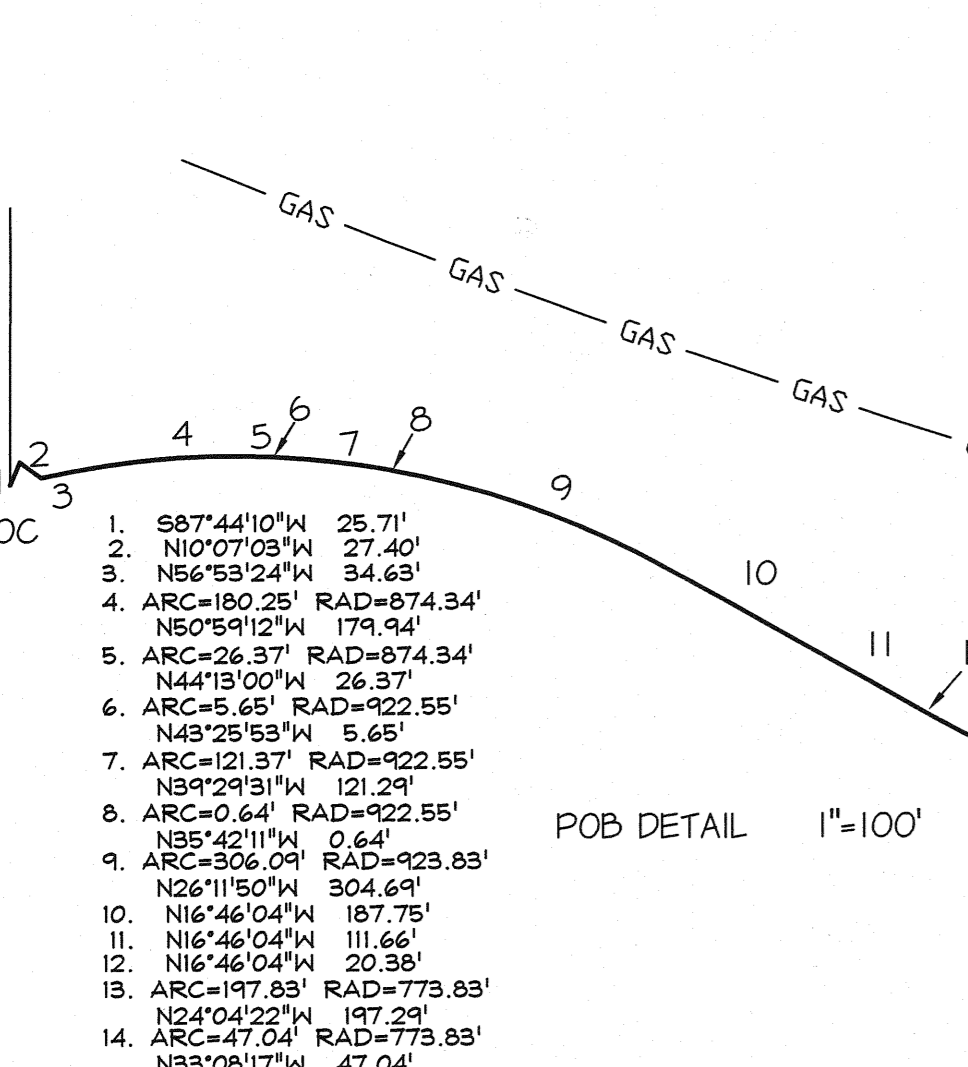
Harklerod and Associates
ENGINEERS - LAND SURVEYORS
1608 TREE LANE, BUILDING A SUITE 100, SNELLVILLE, GA 30078
PHONE (770) 982-1996 / FAX (770) 982-1998

SHEET 1

TOTAL SITE AREA
37,580.3 S.F.
0.86 ACRES
CURRENTLY ZONED "H5B"
HIGHWAY SERVICE BUSINESS DISTRICT
TAX PARCEL 5-84-311

UNLESS STATED OTHERWISE HEREON, THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF AN ABSTRACT OF TITLE. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR LOSS RELATING TO ANY MATTER THAT MIGHT BE DISCOVERED BY AN ABSTRACT OR TITLE SEARCH OF THE PROPERTY.

NO INVESTIGATION WAS MADE DURING THE PERFORMANCE OF THE SURVEY TO DISCOVER EVIDENCE OF THE EXISTENCE OF ANY STRUCTURES WHICH MAY INDICATE THE LOCATION OF BURIED UTILITIES OR BURIED PIPELINES ON THE PREMISES. BURIED UTILITIES MAY OR MAY NOT EXIST. INTERESTED PARTIES SHOULD INVESTIGATE THE EXISTENCE OF UTILITIES, IF ANY, AND VERIFY. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR ANY LOSS THAT MAY BE ASSOCIATED WITH THE EXISTENCE OF ANY BURIED UTILITIES OR BURIED PIPELINES ON THE PREMISES.



- DEEDS CREATING SUGARLOAF PARKWAY
- DB 1224 PG 281
 - DB 1224 PG 286
 - DB 6430 PG 82
 - DB 7939 PG 223
 - DB 7939 PG 227
 - DB 7939 PG 231
 - DB 7939 PG 237
 - DB 1224 PG 275
 - DB 7891 PG 178
 - DB 10457 PG 204
 - DB 22839 PG 198
 - DB 25884 PG 149

- VILLAGE SHOPPES OF SUGARLOAF
REFERENCE PLATS
- PB 4 PG 244
 - PB 95 PG 194
 - PB 96 PG 218
 - PB 97 PG 167
 - PB 98 PG 138