

VICINITY MAP  
SCALE: NTS  
SOURCE: USGS

All that tract or parcel of land lying and being in Land Lot 160 of the 5th District, Gwinnett County, containing 31.568 acres, as shown on a Boundary Survey for CLM-GA DDC, LLC, by Blue Landworks LLC, dated April 25, 2014, and being more particularly described as follows:  
BEGINNING at a rock found on land lot line 160 and 122, solid rock being South 60 degrees 55 minutes 14 seconds West 38.65 feet from the terminus of the westerly right-of-way of Brandy Road having a 45 foot right-of-way. Thence continuing along solid land lot line North 28 degrees 57 minutes 24 seconds West 139.81 feet to an IPS solid point, being the TRUE POINT OF BEGINNING; Thence continuing along solid land lot line North 28 degrees 57 minutes 23 seconds West 773.02 feet to a rock found; Thence North 60 degrees 15 minutes 39 seconds East 356.60 feet to an IPS solid point with cap; Thence North 29 degrees 49 minutes 40 seconds West 218.54 feet to an IPS 1/4 rebar with cap; Thence North 11 degrees 16 minutes 48 seconds East 119.37 feet to a point; Thence North 09 degrees 18 minutes 16 seconds East to an IPS 1/4 rebar with cap; Thence North 29 degrees 43 minutes 02 seconds West 224.77 feet to an IPS 1/4 rebar with cap; Thence North 59 degrees 40 minutes 43 seconds East 257.50 feet to an IPF 1/2 rebar with Alcoy Surveying cap; Thence South 29 degrees 10 minutes 23 seconds East 544.43 feet to an IPF 1/2 rebar with Alcoy Surveying cap; Thence North 60 degrees 33 minutes 00 seconds East 653.85 feet to an IPF 1/2 rebar with Alcoy Surveying cap; Thence North 35 degrees 28 minutes 48 seconds East 58.01 feet to an IPF 1/2 rebar with Alcoy cap, solid point being on the westerly right-of-way of US Highway 78/State Route 10/Athens Highway right-of-way varies; Thence continuing along solid right-of-way South 50 degrees 06 minutes 06 seconds East 64.91 feet to an IPF 1/2 rebar; Thence departing said right-of-way South 76 degrees 07 minutes 05 seconds West 40.96 feet to an IPF 1/2 rebar; Thence 52.91 feet along the arc of a curve to the right having a radius of 237.46 feet and a chord bearing and distance of South 52 degrees 35 minutes 32 seconds West 52.80 feet to an IPF 1/2 rebar; Thence South 29 degrees 22 minutes 13 seconds West 98.05 feet to an IPF 1/2 rebar; Thence South 29 degrees 30 minutes 14 seconds West 318.55 feet to an IPF 1/2 rebar; Thence North 59 degrees 54 minutes 51 seconds East 128.11 to an IPF 1/2 rebar; Thence South 48 degrees 29 minutes 55 seconds East 189.12 feet to an IPF 1/4 rebar; Thence North 60 degrees 56 minutes 10 seconds East 182.47 feet to an IPF 1/2 rebar solid point being on the westerly right-of-way of US Highway 78/State Route 10/Athens Highway right-of-way varies; Thence continuing along solid right-of-way South 50 degrees 17 minutes 10 seconds East 249.17 to an IPF 1/2 rebar with cap; Thence departing said right-of-way South 57 degrees 44 minutes 36 seconds West 56.53 feet to a PK nail set; Thence North 32 degrees 32 minutes 14 seconds West 35.96 feet to a PK nail found; Thence South 60 degrees 10 minutes 11 seconds West 511.68 feet to an IPF 1/2 rebar; Thence South 29 degrees 47 minutes 28 seconds East 213.98 feet to an IPF 1/2 open top; Thence South 60 degrees 55 minutes 14 seconds West 990.84 feet to an IPS; Thence North 29 degrees 50 minutes 24 seconds West 140.29 feet to an IPS; Thence South 60 degrees 50 minutes 36 seconds West to an IPS solid point being the TRUE POINT OF BEGINNING.

CERTIFICATION OF SURVEYOR:

TO CLM-GA DDC, A LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS: THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE JULY 1, 2013 MINIMUM TECHNICAL STANDARDS.  
DATED: MAY 2, 2014  
THOMAS W. WOODSMALL, RLS  
SIGNED: \_\_\_\_\_  
REGISTRATION NO.: 2767 (GEORGIA)

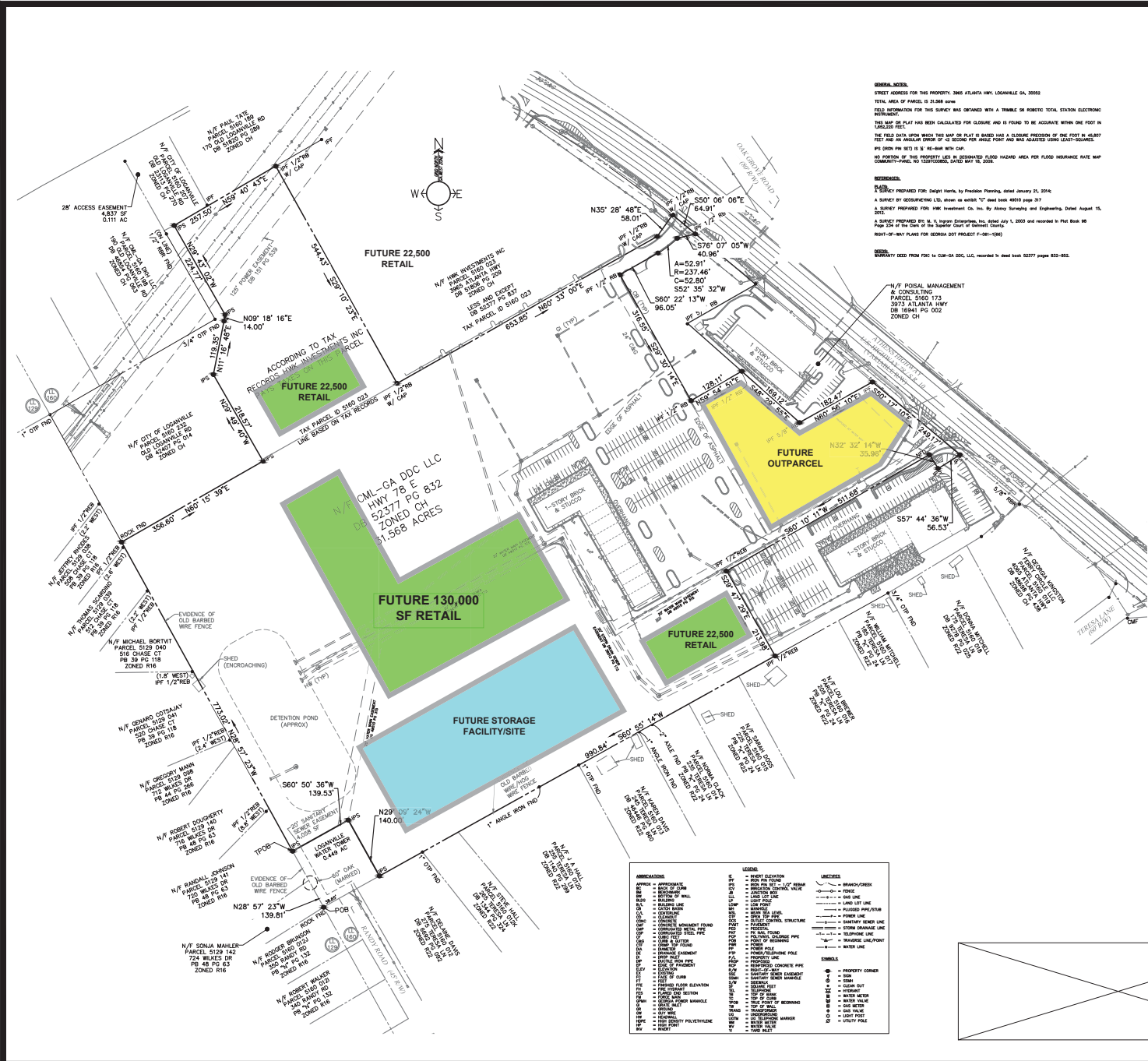
**BLUE LANDWORKS LLC**  
CONSULTING ENGINEERS & SURVEYORS  
4154 SILVER PEAK PARKWAY  
SUITE 3  
DUNWOODY, GEORGIA 30024  
TELEPHONE: (478) 824-8888  
WWW.BLUELANDWORKS.COM

PREPARED FOR:  
CLM-GA DDC LLC  
2000 LINDSEY HANWAY NE  
SUITE 200  
ATLANTA, GEORGIA 30328  
(770) 990-4000

ISSUE #	DATE

SCALE: 1" = 100'  
0 100 200 300 feet  
scope

FAITHS CROSSING RETAIL CENTER
LAND LOTS 160
GINNETT COUNTY, GA
CITY OF LOONVILLE
CHECKED: TWW DRAWING: GC



GENERAL NOTES:  
STREET ADDRESS FOR THIS PROPERTY: 2865 ATLANTA HWY, LOONVILLE, GA, 30050  
TOTAL AREA OF PARCEL IS 31.568 ACRES  
FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED WITH A TRIMBLE 58 ROBOTIC TOTAL STATION ELECTRONIC INSTRUMENT.  
THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN LARGEST FEET.  
THIS MAP OR PLAT ONLY REPRESENTS THE PROPERTY AND DOES NOT REPRESENT A GUARANTEE OF THE SIZE OR ADJACENT AREAS OR THE BOUNDARY OF ADJACENT PARCELS NOR DOES IT REPRESENT THE LOCATION OF UTILITIES OR THE LOCATION OF ANY EASEMENTS OR RIGHTS. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY SUCH EASEMENTS OR RIGHTS.  
NO PORTION OF THIS PROPERTY LIES IN A DESIGNATED FLOOD HAZARD AREA PER FLOOD INSURANCE RATE MAP COMMUNITY-FLOOD NO. 123500000, DATED MAY 16, 2006.  
REFERENCES:  
1. SURVEY PREPARED FOR: Faiths Retail, by Precision Planning, dated January 21, 2014.  
A SURVEY BY GEOSURVING LLC, shown as sheet 1 of sheet book 49010 page 317.  
2. SURVEY PREPARED FOR: Blue Landworks LLC, by Alcoy Surveying and Engineering, dated August 15, 2011.  
3. SURVEY PREPARED FOR: N. V. Bogdan Consulting & Consulting, Inc., dated July 1, 2008 and recorded in Plat Book 68 Page 224 of the Clerk of the Superior Court of Gwinnett County.  
ADDITIONAL NOTES:  
VELOCITY USED FROM FDC 14 CLM-GA DDC, LLC, recorded in sheet book 63377 page 833-830.

ABBREVIATIONS	LEGEND	LINES	SYMBOLS
AW	ADJUSTED WORK	BL	BUILDING/FOREN
BL	BLIND POINT	BO	BOND
BM	BENCH MARK	BR	BOUNDARY
BR	BOUNDARY	BS	BORING
BS	BORING	CB	CAD LINE
CB	CAD LINE	CA	CAD LINE
CA	CAD LINE	CD	CONCRETE
CD	CONCRETE	CE	CEMENT
CE	CEMENT	CF	CONCRETE FLOOR
CF	CONCRETE FLOOR	CG	CONCRETE GRADE
CG	CONCRETE GRADE	CH	CONCRETE
CH	CONCRETE	CI	CONCRETE
CI	CONCRETE	CJ	CONCRETE
CJ	CONCRETE	CK	CONCRETE
CK	CONCRETE	CL	CONCRETE
CL	CONCRETE	CM	CONCRETE
CM	CONCRETE	CN	CONCRETE
CN	CONCRETE	CO	CONCRETE
CO	CONCRETE	CP	CONCRETE
CP	CONCRETE	CQ	CONCRETE
CQ	CONCRETE	CR	CONCRETE
CR	CONCRETE	CS	CONCRETE
CS	CONCRETE	CT	CONCRETE
CT	CONCRETE	CU	CONCRETE
CU	CONCRETE	CV	CONCRETE
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ER	CONCRETE	ES	CONCRETE
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EV	CONCRETE	EW	CONCRETE
EW	CONCRETE	EX	CONCRETE
EX	CONCRETE	EY	CONCRETE
EY	CONCRETE	EZ	CONCRETE