

N12°52'34"W
C=425.28'(M)
L=426.75'
R=1482.39'

N12°52'34"W
C=425.28'(R)
L=426.75'
R=1482.39'

N/F
HIDDEN COVE HOMEOWNERS ASSOCIATION, INC.
DB 48402 PG 377
PB 89 PG 209

Centerline of Crooked Creek is Property Line as located 10/13/16. This boundary is subject to change due to natural causes and may or may not represent the actual location of the limit of title. Flood Limits taken graphically from referenced FEMA Map.

N/F
GEORGIA PIEDMONT LAND TRUST, INC. & GWINNETT OPEN LAND TRUST, INC.
DB 41145 PG 221

N/F
3039 AMWILER PROPERT, LLC
DB 54111 PG 1

NOTE: ALL BEARINGS AND DISTANCES AROUND THIS TRACT ARE (R & M)

JIMMY CARTER BLVD./GA. HWY. 140 (R/W VARIES)
PUBLIC ROAD
R/W (SEE EX. l, m & n)
CONVEYANCE OF ACCESS RIGHTS (SEE EX. q)

S01°14'14"W C=263.60'(M) L=263.66' R=3303.22'

S01°14'14"W C=263.60'(R) L=263.66' R=3303.22'

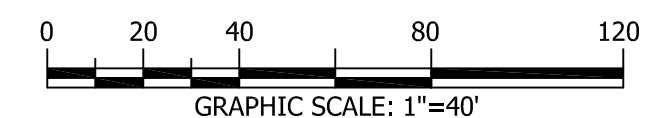
S03°24'50"E C=77.94'(M) L=77.96' R=1345.62'

S02°05'15"E C=19.55'(R) L=19.55' R=1345.62'

S03°51'31"E C=58.40'(R) L=58.41' R=1345.62'

SYMBOL LEGEND			
●	IRON PIN FOUND	○	WOOD FENCE
○	1/2" REBAR SET	○	CHAINLINK FENCE
—	UTILITY POLE/GUY WIRE	—	RETAINING WALL
⊙	LIGHT POLE	—	OVERHEAD POWER LINE
⊙	FIRE HYDRANT	—	CURB & GUTTER
⊙	WATER VALVE	—	PROPERTY LINE
⊙	GAS METER	—	ADJACENT LOT LINE
⊙	WATER METER	—	CONCRETE AREA
⊙	POWER METER	—	ASPHALT AREA
⊙	TRANSFORMER	—	BOLLARD/PIPE
⊙	SANITARY MANHOLE	—	CATCHBASIN
⊙		⊙	DROP INLET

TOTAL AREA:
10.05 ACRES±



THE UTILITIES SHOWN ON THIS PLAT WERE TAKEN FROM INFORMATION AVAILABLE AT THE TIME OF THE SURVEY AND MAY OR MAY NOT BE ACCURATE AS TO THE EXTENT AND OR LOCATION OF SAID UTILITIES.
THIS SURVEYOR DOES NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN.

ALTA CERTIFICATION:
To: WEPARTNER MANAGEMENT, LLC, a Georgia limited liability company; PEACHTREE CORNERS PARTNERS, LLC, WELLS FARGO BANK, NATIONAL ASSOCIATION, its successors and assigns; and NORTH 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 2, 4, 7(a), 7(b)(1), 7(c), 8, 9 & 13 of Table A thereof. The field work was completed on 10/18/16 and 8/28/19.
Mark A. Buckner, GA RLS 2422 Date:

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 herein. 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.
Mark A. Buckner, GA RLS 2422 Date:

The term "Certification" as used in Rule "180-6-.09(2) and (3)" and relating to professional engineering or land surveying services, as defined in O.C.G.A. 43-15-2(6) and (11), shall mean a signed statement based upon facts and knowledge known to the registrant and is not a guarantee or warranty, either expressed or implied. This survey complies with both the rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and the Official Code of Georgia Annotated (OCGA) 15-6-67, in that where a conflict exists between those two sets of specifications, the requirements of law prevail.

SES
ENGINEERING
PLANNING
SURVEYING
THIS DRAWING IS THE PROPERTY OF SCANLON ENGINEERING SERVICES, INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON, AND IS NOT TO BE USED ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT, OR REPRODUCED IN WHOLE OR IN PART, EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION.

SCANLON ENGINEERING SERVICES, INC.
221 EAST BANK STREET
GRiffin, GEORGIA 30223
PHONE: (678) 967-2051 FAX: (678) 967-2053
★ LSF 000859 ★

ALTA/NSPS LAND TITLE SURVEY FOR:
WEPARTNER MANAGEMENT, LLC, a Georgia limited liability company;
PEACHTREE CORNERS PARTNERS, LLC, WELLS FARGO BANK, NATIONAL ASSOCIATION, its successors and assigns; and
NORTH AMERICAN TITLE INSURANCE COMPANY
LOCATED IN LAND LOT 275 OF THE 6TH DISTRICT
CITY OF PEACHTREE CORNERS, GWINNETT COUNTY, GEORGIA

No.	Description	Date
1	UPDATE BOUNDARY AS REQUESTED BY CLIENT	02/28/17
2	UPDATE BY FIELD INSPECTION	09/13/19
3		
4		
5		
6		
7		
8		



ALTA/NSPS LAND TITLE SURVEY
Checked by: MAB Drawn by: RES
Project #: S16042471 Date: 8/3/2016

SHEET TITLE
201-D
SHEET # 1 OF 1