ALTA/NSPS BOUNDARY SURVEY
1747 BUFORD HIGHWAY
LOCATED IN LAND LOT 429 OF THE 2ND LAND DISTRICT, 1ST SECTION
FORSYTH COUNTY, GEORGIA
TAX ID: 200 229
TOTAL AREA= 1.228 ACRES

MAP CLOSURE 1: 125, 718

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

SURVEYOR'S CERTIFICATION

To: [redacted]

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1,2,3,4,5,6a-b,8,11,13,14,16,17,18, and 19 of Table A thereof. The fieldwork was completed on 4-25-2023.

Jp Brewer
JOSEPH P. BREWER, RLS 3209 APRIL 27, 2023

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE 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.

Jp Brewer
JOSEPH P. BREWER, RLS 3209 APRIL 27, 2023

SITE INFORMATION

-FORSYTH COUNTY, GEORGIA
-PROPERTY IS ZONED CBD (COMMERCIAL BUSINESS DISTRICT) WITH CONDITIONS
ZONING- ZA2531

-BUILDING SETBACKS- (TAKEN FROM P.B. 80, PG. 149-150)
FRONT- 40'
SIDE- 10'
REAR- 25'
-FRONT YARD LANDSCAPE BUFFER- 10'

SURVEY REFERENCES

-PRELIMINARY AS-BUILT SURVEY FOR 1747 BUFORD HWY PREPARED BY D&S LAND SURVEYING, INC DATED 8-15-2002.

TITLE COMMITMENT LEGAL DESCRIPTION

Legal Description

All that tract or parcel of land lying in and being in Land Lot 429 of the 2nd District, 1st Section of Forsyth County, Georgia, and being Outparcel #5 of Cruse Marketplace Subdivision and being recorded in Plat Book 170, page 91, Forsyth County Records, and being more particularly described as follows:

Commencing at the intersection of the Northerly right-of-way of Georgia State Route 20 (aka Buford Highway) a 100 foot right-of-way and the Easterly right-of -way of Samples Road (80 foot right-of-way); thence along said right-of-way of Georgia State Route 20 the following courses and distances: South 54 degrees 07 minutes 12 seconds East 51.14 feet to an iron pin placed; thence South 54 degrees 07 minutes 12 seconds East, 105.62 feet to a rebar found; thence South 54 degrees 07 minutes 12 seconds East, 137.45 feet to a rebar found, thence South 54 degrees 07 minutes 30 seconds East, 94.84 feet to a point; thence South 54 degrees 07 minutes 30 seconds East, 108.86 feet to a point; thence South 54 degrees 13 minutes 32 seconds East, 52.45 feet to a point; thence South 54 degrees 13 minutes 32 seconds East, 152.53 feet to a point; thence South 54 degrees 13 minutes 32 seconds East 60.43 feet to a rebar found and the true Point of Beginning; thence leaving said right-of-way North 13 degrees 45 minutes 48 seconds East, 52.04 feet to a rebar found; thence North 34 degrees 49 minutes 55 seconds East, 30.07 feet to a rebar found; thence North 38 degrees 59 minutes 55 seconds East, 166.94 feet to a rebar found, thence South 51 degrees 00 minutes 05 seconds East, 208.26 feet to a rebar found, thence South 01 degrees 16 minutes 20 seconds East, 142.18 feet to a rebar found; thence South 34 degrees 50 minutes 40 seconds West, 101.25 feet to a rebar found on the Northerly right-of-way of said Georgia Route 20; thence along said right-of-way North 54 degrees 13 minutes 32 seconds West 292.11 feet back to the true Point of Beginning. Said parcel contains 1.392 acres/60,624 square feet

Together with easements appurtenant to the Land as contained in the Declaration of Restrictions, Covenants and Conditions and Grant of Easements, dated July 31, 2002, filed for record August 2,2002, recorded in Deed Book 2380, Page 77, Records of Forsyth County.
Less and Except any portion of the property set forth above contained within that certain Right of Way Deed from Venture Gallatin Associates, a Georgia general partnership to Department of Transportation, dated April 23, 2012, filed May 2, 2012 and recorded in Deed Book 6273, Page 257, aforesaid records.

SURVEYED LEGAL DESCRIPTION

Legal Description

All that tract or parcel of land lying and being in Land Lot 429 of the 2nd District, 1st Section, Forsyth County, Georgia and being more particularly described as follows:

COMMENCING at a point at the intersection of the northerly right of way of Buford Highway (S.R. 20) (right of way varies) and the land lot line common to land lots 429 and 420, said point being the **POINT OF COMMENCEMENT;**

THENCE continuing along the right of way of Buford Highway the following three (3) courses and distances North 57 degrees 39 minutes 24 seconds West for a distance of 158.48 feet to a concrete monument found; THENCE North 34 degrees 33 minutes 47 seconds East for a distance of 43.16 feet to a concrete monument found; THENCE North 55 degrees 32 minutes 11 seconds West for a distance of 22.49 feet to an iron pin set, said point being the **POINT OF BEGINNING.**

THENCE continuing along the right of way of Buford Highway the following six(6) courses and distances North 55 degrees 32 minutes 11 seconds West for a distance of 5.57 feet to a concrete monument found; THENCE South 36 degrees 16 minutes 29 seconds West for a distance of 43.43 feet to a concrete monument found; THENCE North 46 degrees 25 minutes 06 seconds West for a distance of 79.55 feet to a concrete monument found; THENCE North 56 degrees 12 minutes 40 seconds West for a distance of 99.39 feet to a concrete monument found; THENCE North 56 degrees 25 minutes 19 seconds West for a distance of 66.73 feet to a concrete monument found; THENCE North 10 degrees 00 minutes 07 seconds West for a distance of 73.37 feet to an iron pin set; THENCE leaving the right of way North 40 degrees 03 minutes 14 seconds East for a distance of 161.32 feet to a ½ inch rebar found with cap; THENCE South 49 degrees 56 minutes 18 seconds East for a distance of 208.16 feet to a ½ inch rebar found with cap; THENCE South 00 degrees 20 minutes 11 seconds East for a distance of 142.10 feet to a 5/8-inch rebar found; THENCE South 35 degrees 46 minutes 49 seconds West for a distance of 42.93 feet to an iron pin set on the right of way of Buford Highway, said point being the **POINT OF BEGINNING.**

Said tract described contains 1.228 acres.

SURVEYOR'S NOTES

1. **THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS REPORTED HEREON WAS A CARLSON BRX7 MULTI-FREQUENCY GPS BASE AND ROVER SYSTEM.**

2. **THE RELATIVE POSITIONAL TOLERANCE OF ALL FIELD LOCATED SURVEY POINTS USED IN THE PREPARATION OF THIS PLAT IS 0.04' HORIZONTAL AND 0.07' VERTICAL AT THE 95% CONFIDENCE LEVEL.**

3. **THE HORIZONTAL AND VERTICAL DATUM FOR WHICH THIS SURVEY IS BASED WAS OBTAINED BY THE USE OF GPS. A CARLSON NETWORK RTK ROVER WAS USED TO COLLECT CORRECTED MEASUREMENTS REPORTED BY A REAL TIME NETWORK OPERATED BY EGPS SOLUTIONS, INC.**

4. **VERTICAL DATUM SHOWN HEREON IS NAVD 88 AND AS REPORTED BY THE RTN OPERATED BY EGPS SOLUTIONS, INC.**

5. **THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE.**

6. **THE RIGHT OF WAY SHOWN HEREON WAS CALCULATED FROM DEEDS AND PLATS OF RECORD AND MONUMENTS FOUND IN THE FIELD. THE CENTERLINE OF THE ROADWAY DOES NOT REPRESENT THE CENTERLINE OF THE RIGHT OF WAY.**

7. **UTILITY PIPES, LINES, AND APPARATUS'S SHOWN ARE FROM OBSERVED EVIDENCE ONLY BY WHAT WAS VISIBLE ABOVE GROUND OR MARKED ON THE GROUND BY OTHERS. ALL BELOW GROUND UTILITIES SHOWN ON THIS MAP SHOULD BE CONSIDERED APPROXIMATE LOCATIONS.**

8. **THE BEARING BASIS USED TO PREPARE THIS PLAT IS BASED UPON NAD-83, GEORGIA STATE PLANE, WEST ZONE COORDINATES. ALL DIRECTIONS AND DISTANCES SHOWN HEREON ARE A GROUND LEVEL PROJECTION OF THE SYSTEM.**

9. **THE CONTOUR INTERVAL IS 2 FOOT.**

10. **THERE WAS NO EVIDENCE OF OF WETLANDS OR DELINEATION OBSERVED DURING THE FIELD WORK.**

11. **THERE WAS NO EVIDENCE OF CEMETERIES OR FAMILY BURIALS OBSERVED DURING THE FIELD WORK.**

12. **THERE WAS NOT EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.**

13. **THE PROPERTY SHOWN ON THE SURVEY IS THE SAME PROPERTY DESCRIBED IN THE COMMITMENT.**

14. **NO RECENT STREET AND/OR SIDEWALK CONSTRUCTION AND/OR PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES.**

STATEMENTS REQUESTED BY CLIENT:

1. THE SUBJECT PROPERTY DEPICTED HEREON IS THE SAME PROPERTY AS DESCRIBED IN THE TITLE COMMITMENT.

2. THE SUBJECT PROPERTY IS ADJACENT TO AND ABUTTING BUFORD HIGHWAY AND A PRIVATE STREET THAT IS DESCRIBED IN TITLE EXCEPTION #24.

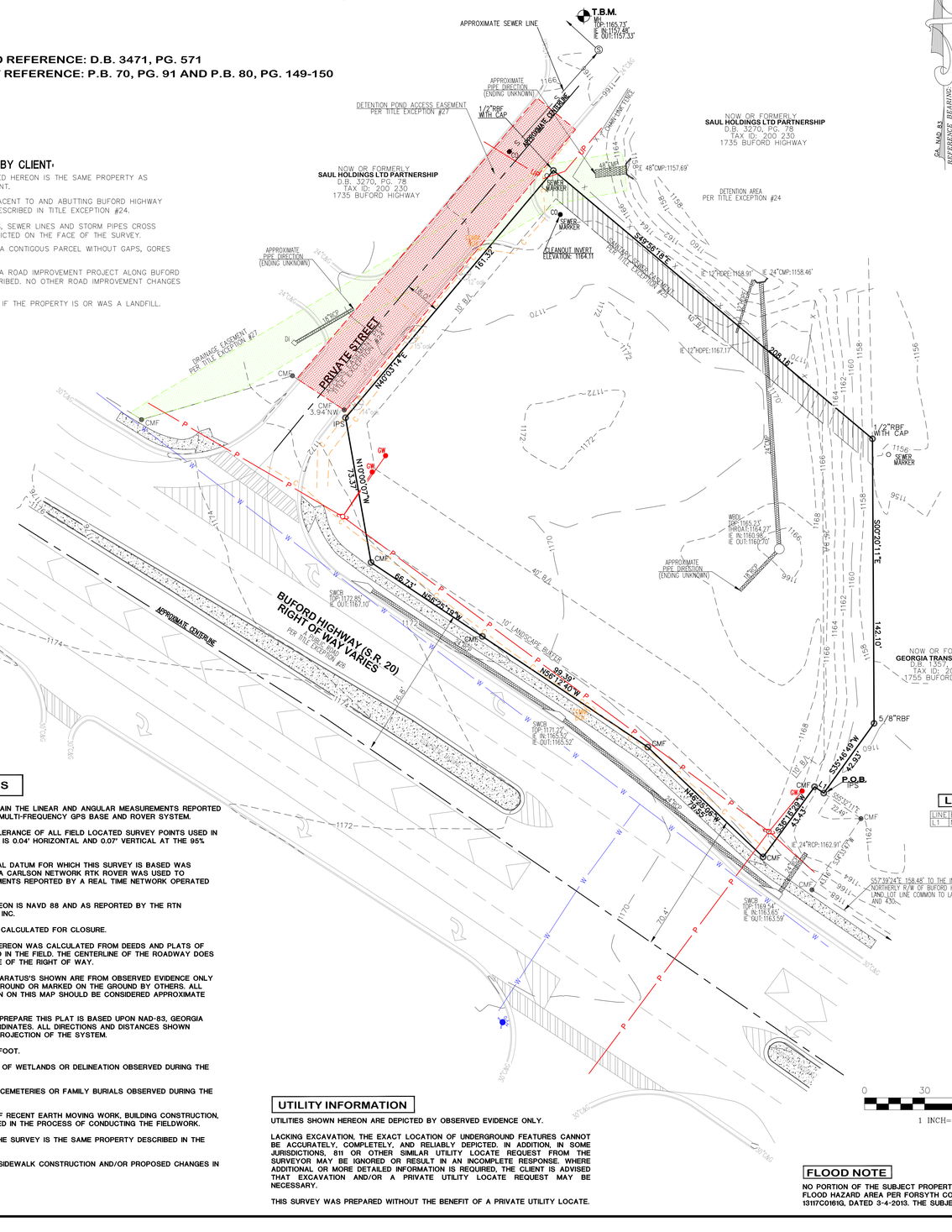
3. POWER LINES, FIBER OPTIC LINES, SEWER LINES AND STORM PIPES CROSS OVER THE PROPERTY LINES AS DEPICTED ON THE FACE OF THE SURVEY.

4. THE SUBJECT PROPERTY FORMS A CONTIGOUS PARCEL WITHOUT GAPS, GORES AND OVERLAPS.

5. RIGHT OF WAY WAS TAKEN FOR A ROAD IMPROVEMENT PROJECT ALONG BUFORD HIGHWAY AND IS PLOTTED AS DESCRIBED. NO OTHER ROAD IMPROVEMENT CHANGES WERE PROVIDED TO THE SURVEYOR.

6. THE SURVEYOR DOES NOT KNOW IF THE PROPERTY IS OR WAS A LANDFILL.

VESTING DEED REFERENCE: D.B. 3471, PG. 571
VESTING PLAT REFERENCE: P.B. 70, PG. 91 AND P.B. 80, PG. 149-150



UTILITY INFORMATION

UTILITIES SHOWN HEREON ARE DEPICTED BY OBSERVED EVIDENCE ONLY.

LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUEST FROM THE SURVEYOR MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A PRIVATE UTILITY LOCATE.

FLOOD NOTE

NO PORTION OF THE SUBJECT PROPERTY LIES IN A DESIGNATED SPECIAL FLOOD HAZARD AREA PER FORSYTH COUNTY FEMA FLOOD MAP NUMBER 13117C0161G, DATED 3-4-2013. THE SUBJECT PROPERTY LIES IN A ZONE "X".

TEXT LEGEND

C/L=	CENTERLINE
C&G=	CURB & GUTTER
DB=	DEED BOOK
RCP=	REINFORCED CONCRETE PIPE
CMP=	CORRUGATED METAL PIPE
X=	SPOT ELEVATION
EP =	EDGE OF PAVEMENT
FFE=	FINISHED FLOOR ELEVATION
IE=	INVERT ELEVATION
LL =	LAND LOT
N/F =	NOW OR FORMERLY
P/L =	PROPERTY LINE
PB=	PLAT BOOK
P.O.B.=	POINT OF BEGINNING
P.O.C.=	POINT OF COMMENCEMENT
R.O.W.=	RIGHT OF WAY
DI=	DROP INLET
WM=	WATER METER
WV=	WATER VALVE
FES=	FLARED END STRUCTURE
SSMH=	SANITARY SEWER MANHOLE
T.B.M.=	TEMPORARY BENCH MARK
GT=	GREASE TRAP COVER
UTP=	UNDERGROUND TELEPHONE MARKER
BOL=	TRAFFIC BOLLARD
GW =	GUY WIRE FOR POWER POLE

BOUNDARY MONUMENT LEGEND

CMF=	CONCRETE MONUMENT FOUND
IPS=	1/2" IRON PIN SET
RBF=	REBAR PIN FOUND

SYMBOL LEGEND

LP =	LIGHT POLE
PP =	POWER POLE
M.H.=	SANITARY SEWER MANHOLE
SWCB=	SINGLE WING CATCH BASIN
TRAN=	TRANSFORMER ELECTRIC
=	FENCE LINE
=	TITLE EXCEPTION
FH =	FIRE HYDRANT
=	WATER VALVE
=	STORM PIPE
=	SANITARY SEWER CLEAN OUT

UTILITY LEGEND

W	UNDERGROUND WATER LINES
C	UNDERGROUND TELEPHONE OR COMMUNICATION LINES OR FIBER OPTICS
P	OVERHEAD POWER LINES
UP	UNDERGROUND POWER LINES
S	UNDERGROUND SEWER LINE
X	CHAIN LINK FENCE LINE

LINE CHART

LINE	BEARING	DISTANCE
L1	N55°32'11"W	5.57'

SCHEDULE B-PART II EXCEPTIONS

FIDELITY NATIONAL TITLE INSURANCE COMPANY
COMMITMENT NUMBER 2307530A DATE: MARCH 14, 2023

11. Clearance Permit from Duskie Barrett to Southern Bell Telephone and Telegraph Company, dated May 14, 1945, filed July 19, 1945 and recorded in Deed Book B, Page 554, aforesaid records. Unable to determine exact location based on the information provided.

12. Clearance Permit from Olivia Hansard to Southern Bell Telephone and Telegraph Company, dated May 14, 1945, filed July 19, 1945 and recorded in Deed Book B, Page 557, aforesaid records. Unable to determine exact location based on the information provided.

13. General Permit from Duskie Barrett to Southern Bell Telephone and Telegraph Company, dated October 4, 1949, filed January 5, 1950 and recorded in Deed Book C, Page 163, aforesaid records. Unable to determine exact location based on the information provided.

14. Easements as contained within that certain Right-of-Way deed from Mrs. R. T. Barrett to Highway Board of Georgia, dated August 3, 1938, filed September 6, 1940 and recorded in Deed Book 18, Page 122, aforesaid records. Unable to determine exact location based on the information provided.

15. Easement as contained with that certain Right-of-Way Deed from Elas Olevia Hansard to Highway Board of Georgia, dated August 3, 1938, filed September 6, 1940 and recorded in Deed Book 18, Page 123, aforesaid records. Unable to determine exact location based on the information provided.

16. Right-of-Way Easement from J.L. Cruse, Jr. to Sawnee Electric Membership Corporation, a corporation, dated March 12, 1964, filed April 8, 1964 and recorded in Deed Book 49, Page 409, aforesaid records. Per letter from Sawnee Electric Membership Corporation dated June 9, 2023, this Right of Way Easement does not apply to the property.

17. Right-of-Way Easement J. L. Cruse to Sawnee Electric Membership, a corporation, dated December 30, 1968, filed January 31, 1969 and recorded in Deed Book 82, Page 187, aforesaid records. Per letter from Sawnee Electric Membership Corporation dated June 9, 2023, this Right of Way Easement does not apply to the property.

18. Easements as contained within that certain Right-of-Way Deed from J.L. Cruse et al; to Forsyth County, a political subdivision of the State of Georgia, dated September 16, 1975, filed March 9, 1976, aforesaid recorded in Deed Book 151, Page 656, aforesaid records. Does not affect the subject property.

19. Right-of-Way Easement from J.L. Cruse, Jr. to Sawnee Electric Membership Corporation, a corporation, dated April 30, 1978, filed September 28, 1979 and recorded in Deed Book 194, Page 168, aforesaid records. Per letter from Sawnee Electric Membership Corporation dated June 9, 2023, this Right of Way Easement does not apply to the property.

20. Right-of-Way Easement from Bobbie Jo Cruse and J.L. Cruse Jr. to Sawnee Electric Membership Corporation, a corporation, dated November 7, 1986, filed November 24, 1986 and recorded in Deed Book 349, Page 667, aforesaid records. Per letter from Sawnee Electric Membership Corporation dated June 9, 2023, this Right of Way Easement does not apply to the property.

21. Right-of-Way Easement from J.L. Cruse Jr. to Sawnee Electric Membership Corporation, a corporation, dated November 10, 1986, filed November 24, 1986 and recorded in Deed Book 349, Page 668, aforesaid records. Does not affect the subject property.

22. Right-of-Way Easement from J.L. Cruse to Sawnee Electric Membership Corporation, dated February 11, 1987, filed March 19, 1987 and recorded in Deed Book 362, Page 522, aforesaid records. Per letter from Sawnee Electric Membership Corporation dated June 9, 2023, this Right of Way Easement does not apply to the property.

23. Unrecorded Lease Agreement dated as of December 20, 2001, as evidenced by Memorandum of Lease from NAP Cruse Marketplace, LLC, an Ohio limited liability company ("Landlord") to Publix Super Markets, Inc., a Florida corporation ("Tenant"), dated as of December 20, 2001, filed January 7, 2002 and recorded in Deed Book 2168, Page 343, aforesaid records. Affects the subject property, nothing to plot.

24. Declaration of Restrictions, Covenants and Conditions and Grant of Easements by NAP Cruse Marketplace LLC, an Ohio limited liability company, dated as of July 31, 2002, filed August 2, 2002 and recorded in Deed Book 2380, Page 77, aforesaid records; as may be further amended and/or supplemented. Affects the subject property, nothing to plot

25. Grant of Sewer Easement from Venture Gallatin Associates to The City of Cumming, Georgia, dated January 4, 2005, filed January 19, 2005 and recorded in Deed Book 3652, Page 61, aforesaid records. Affects the subject property and is plotted as described.

26. Relinquishment of access rights (except where designated by the Department of Transportation) and easements as contained in that certain Right of Way Deed from Venture Gallatin Associates, a Georgia general partnership to Department of Transportation, dated April 23, 2012, filed May 2, 2012 and recorded in Deed Book 6273, Page 257, aforesaid records. Describes the current right of way of Buford Highway (S.R. 20) the easements described were temporary in nature and have been terminated.

27. All matters affecting subject property as shown on the following plats, all aforesaid records:

(A) Plat Book 70, Page 91; and
(B) Plat Book 80, Page 149-150.

Affects the subject property and is plotted as described.

PREPARED BY:
acre
PROFESSIONAL SURVEYORS
A Georgia Land Surveying Firm: LSF# 001105
ACRE GROUP, INC.
139 W WASHINGTON STREET | MADISON | GEORGIA 30650 | 706.431.4990

GEORGIA REGISTERED PROFESSIONAL LAND SURVEYOR No. 3209 JOSEPH P. BREWER

NO.	DATE:	REVISION:

SURVEY INFORMATION:
DATE: 4/27/2023 LAND LOT: 429 DISTRICT: 2ND COUNTY: FORSYTH
CITY: N/A SCALE: 1"=30' DRAWN BY: J BENNETT
JOB NUMBER: 23-719 DATE OF FIELD WORK: 4/25/2023

ALTA/NSPS LAND TITLE SURVEY FOR:

SHEET:
1 OF 1