Plot Date: Wednesday, April 22, 2020 4:06:08 PM

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

ZONING

THE SUBJECT PROPERTY IS ZONED B2 PER CITY OF WINDER ZONING MAP DATED OCT. 3, 2017.

THE SETBACKS FOR ZONE "B2" BUSINESS COMMUNITY PER CITY OF WINDER MUNICODE ACCESSED ON 12/9/19 ARE:

FRONT:	35 FEET
SIDE:	15 FEET
REAR:	15 FEET
HEIGHT:	50 FEET

0 20 40 60

1 INCH = 20 FEET

GRID NORTH GEORGIA WEST STATE PLANE NAD 83 (2011)

LEGEND

	SIGN
	LIGHT POLE
	WATER VALVE
	FIRE HYDRANT
	GRATE INLET
	STORM SEWER MANHOLE
	SANITARY SEWER MANHOLE
	ELECTRIC BOX
	TELEPHONE PEDESTAL
	HARDWOOD TREE
	BORE LOCATION
	IRON PIN FOUND
	IRON PIN SET
	R/W MARKER
INV.	INVERT
	ASPHALT
(M)	MEASURED DISTANCE
(C)	CALCULATED DISTANCE
(R)	RECORD DISTANCE
	UNDERGROUND COMMUNICATION
	STORM SEWER LINE
	SANITARY SEWER
	WATER LINE
	GAS LINE
	UNDERGROUND ELECTRIC
	PROPERTY LINE
	ADJACENT PROPERTY LINE

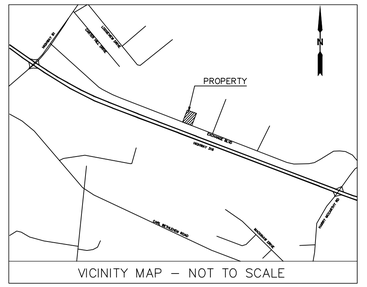
UTILITY CONTACTS

GAS AND WATER:
CITY OF WINDER–TABATHA KNIGHT– 770.867.7978

POWER:
JACKSON EMC–TONYA SOSEBEE–706.367.5281

COMMUNICATION:
ATT–ANGELO HINES–305.409.1542
COMCAST–OLIVER BROOKS–470.787.4657
WINDSTREAM–LOCATE DESK–800.289.1901

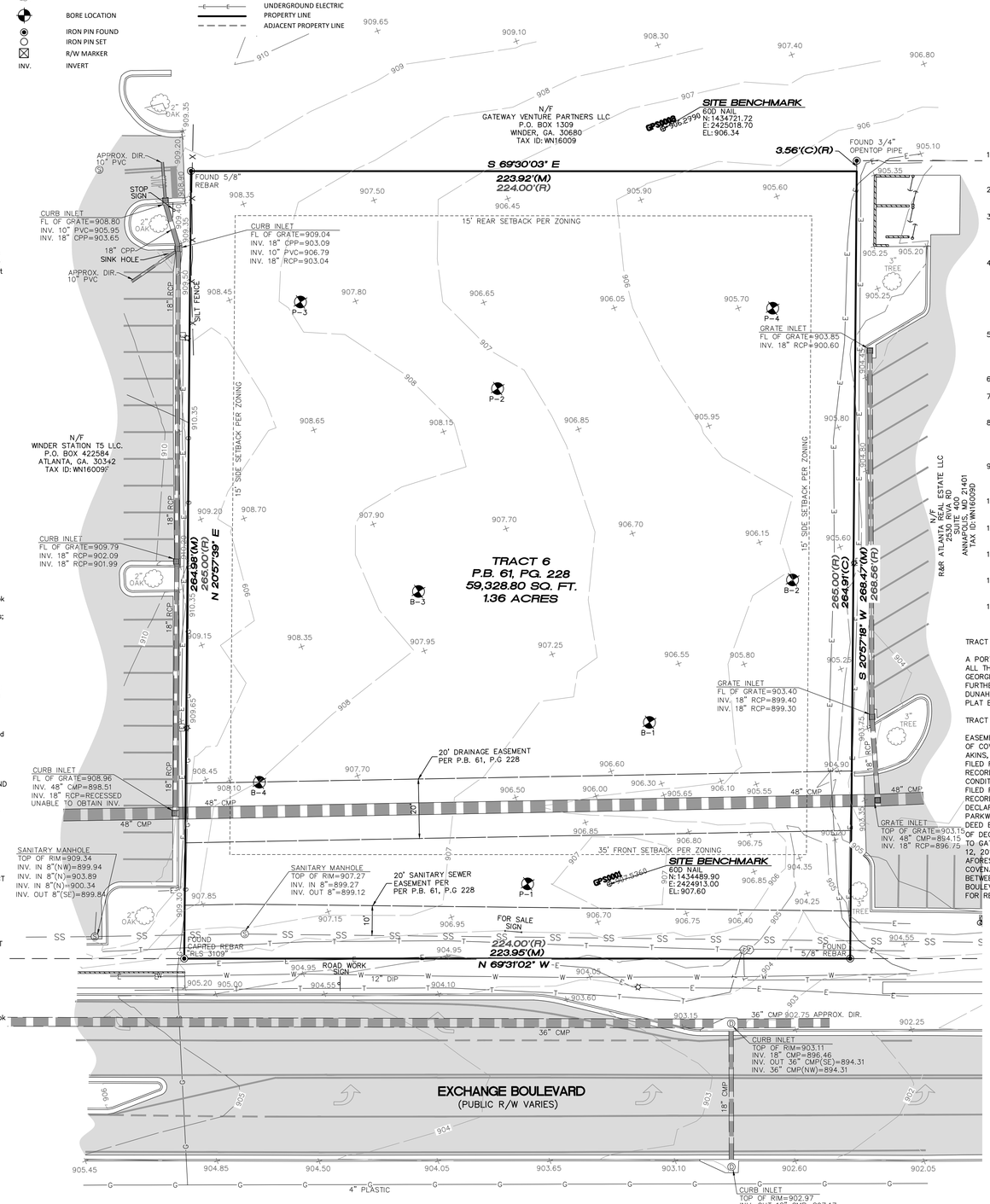
THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180–7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15–6–67.



TITLE COMMITMENT

SURVEYORS COMMENTS ON B–II EXCEPTIONS AS SHOWN IN THAT COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, SAID COMMITMENT HAVING A FILE NO: NCS–988852–ONT1 AND AN EFFECTIVE DATE OF OCTOBER 8, 2019.

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interest or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachments, encumbrances, violations, variations, or adverse circumstances affecting Title that would be disclosed by an accurate and complete land survey of the Land or that could be ascertained by an inspection of the Land.
5. Any minerals or mineral rights leased, granted or retained by current or prior owners.
6. Taxes and assessments for the year 2020 and subsequent years, not yet due and payable, and taxes for prior years arising from reassessments or digest disputes. The 2019 City of Winder, State and Barrow County, Georgia taxes were paid September 14, 2019 in the amount of $9,107.99 for tax map reference number WN16–009E. Note: Tax Map Reference No. WN16–009E is assessed as a 1.36 acre tract, and encompasses subject property and other property not located within the boundaries of subject property.
7. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest covered by this Commitment.
8. Any lien or right to a lien for services, labor, material or equipment, unless such lien is shown by the Public Records at Date of Policy and not otherwise excepted from coverage herein.
9. No insurance is afforded as to the amount of acreage or square footage contained in the Land.
10. Rights of upper and lower riparian owners in and to the waters of any creek or stream that bounds or traverses the Land, free from increase, decrease or pollution.
11. Rights of tenants in possession, as tenants only, under unrecorded occupancy agreements.
12. Easement from Charles O. Maddox, Jr. to Georgia Power Company, dated February 9, 1950, filed for record February 10, 1950, and recorded in Deed Book Y, Page 133, Barrow County, Georgia records. LEGAL DESCRIPTION IS VAGUE IN NATURE AND MAY OR MAY NOT AFFECT.
13. Easements as conveyed in Right–of–Way Deed from Willie H. Hill, et al. to Barrow County, a Georgia political subdivision, dated August 18, 1962, filed for record August 20, 1962 and recorded in Deed Book MM, Page 236, aforesaid records. LEGAL DESCRIPTION DOES NOT INCLUDE THE SUBJECT PROPERTY.
14. Joint Access Agreement by and between Brad Akins and Charles O. Maddox, Jr., dated January 5, 1999, filed for record January 7, 1999, and recorded in Deed Book 462, Page 48, aforesaid records; and as amended by that certain First Amendment to Joint Access Agreement by and between Akins, Maynard & Bartlett, LLP, a Georgia limited partnership and Charles O. Maddox, Jr., dated April 9,2007, filed for record April 25, 2007, and recorded in Deed Book 1300, Page 320, aforesaid records. JOINT ACCESS AGREEMENT IS REFERING TO EXCHANGE BLVD AS SHOWN HEREON.
15. Terms and provisions of that certain Declaration of Covenants, Conditions, and Restrictions for the Gateway at University Parkway by Akins, Maynard & Bartlett, LLP, a Georgia limited partnership, dated November 30, 2007, filed for record December 10, 2007, and recorded in Deed Book 1366, Page 1, aforesaid records; as amended by that certain First Amendment to Declaration of Covenants, Conditions and Restrictions for the Gateway at University Parkway, dated July 15, 2009, filed for record July 27, 2007, and recorded in Deed Book 1475, Page 581, aforesaid records; as affected by that certain Second Amendment and Partial Release of Declaration of Covenants, Conditions and Restrictions of the Gateway at University Parkway, dated August 21, 2013, filed for record August 28, 2013, and recorded in Deed Book 1750, Page 170, aforesaid records; as affected by that certain Assignment of Declarant's Right from Akins, Maynard & Bartlett, LLP, a Georgia limited partnership to Gateway Venture Partners, LLC, a Georgia limited liability company, dated November 12, 2013, filed for record January 28, 2014, and recorded in Deed Book 1780, Page 512, aforesaid records; and as amended by that certain Third Amendment of Declaration of Covenants, Conditions and Restrictions of the Gateway at University Parkway by and between Gateway Venture Partners, LLC, a Georgia limited liability company and Boulevard Shoppes, LLC, a Georgia limited liability company, dated May 14, 2019, filed for record May 17, 2019, and recorded in Deed Book 2223, Page 532, aforesaid records. D.B. 1366, PG. 1 IS BLANKET AND INCLUDES THE SUBJECT PROPERTY; D.B. 1475, PG. 581 DOES NOT INCLUDE THE SUBJECT PROPERTY; D.B. 1750, PG. 170 DOES NOT INCLUDE THE SUBJECT PROPERTY; D.B. 1780, PG. 512 LEGAL DESCRIPTION IS BLANKET AND INCLUDES THE SUBJECT PROPERTY; D.B. 2223, PG. 532 DOES NOT INCLUDE THE SUBJECT PROPERTY.
16. Terms and provisions of Temporary Landscape Easement and Maintenance Agreement from The City of Winder, Georgia, a Georgia municipal corporation to The Gateway Venture Partners, LLC, a Georgia limited liability company, dated March 20, 2014, filed for record March 21, 2014, and recorded in Deed Book 1789, Page 683, aforesaid records; and as amended by that First Amendment to Temporary Landscape Easement and Maintenance Agreement, dated January 13, 2017, filed for record dated January 17, 2017, and recorded in Deed Book 2004, Page 683, aforesaid records. D.B. 1789, PG. 683 DOES NOT INCLUDE THE SUBJECT PROPERTY; D.B. 2004, PG. 683 DOES NOT INCLUDE THE SUBJECT PROPERTY.
17. Matters as shown on that certain plat recorded in Plat Book 46, Page 292–293, aforesaid records. P.B. 46, PG. 292 IS BLANKET IN NATURE AND INCLUDES THE SUBJECT PROPERTY, HOWEVER SAID DOCUMENT DOES NOT CREATE ANY MATTERS ACROSS THE SUBJECT PROPERTY.
18. Matters as shown on that certain plat recorded in Plat Book 61, Page 190, aforesaid records. P.B. 61, PG. 190 DOES NOT INCLUDE THE SUBJECT PROPERTY.
19. Matters as shown on that certain plat recorded in Plat Book 61, Page 164, aforesaid records. P.B. 61, PG. 164 IS BLANKET IN NATURE AND INCLUDES THE SUBJECT PROPERTY, HOWEVER SAID DOCUMENT DOES NOT CREATE ANY MATTERS ACROSS THE SUBJECT PROPERTY.
20. Matters as shown on that certain plat recorded in Plat Book 61, Page 207, aforesaid records. P.B. 61, PG. 207 DOES NOT INCLUDE THE SUBJECT PROPERTY.
21. Matters as shown on that certain plat recorded in Plat Book 61, Page 228, aforesaid records. P.B. 61, PG. 228 IS BLANKET IN NATURE AND INCLUDES THE SUBJECT PROPERTY. EASEMENTS SHOWN HEREON.
22. Matters as shown on that certain plat recorded in Plat Book 62, Page 148, aforesaid records. PB. 62, PG. 148 DOES NOT INCLUDE THE SUBJECT PROPERTY.
23. Matters as shown on that certain plat recorded in Plat Book 64, Page 41, aforesaid records. P.B. 64, PG. 41 DOES NOT INCLUDE THE SUBJECT PROPERTY.
24. Terms and provisions of Permanent Sign Easement between Barrow County, Georgia, a political subdivision of the State of Georgia to Akins, Maynard & Bartlett, LLP, a Georgia limited liability company, dated February 7, 2012, filed for record February 8, 2012, and recorded in Deed Book 1616, Page 120, aforesaid records; re–filed May 11, 2012, and re–recorded in Deed Book 1643, Page 177, aforesaid records; as assigned by Assignment of Permanent Easement between Akins, Maynard & Bartlett, LLP, to AMBC, LLC, dated May 7, 2012, filed for record June 27, 2012, and recorded in Deed Book 1651, Page 433, aforesaid records. D.B. 1616, PG. 120 DOES NOT INCLUDE THE SUBJECT PROPERTY, D.B. 1643, PG. 177 DOES NOT INCLUDE THE SUBJECT PROPERTY.
25. Matters as would be disclosed by a current and accurate survey and inspection of the Land.



SURVEY NOTES

1. All easements and rights of way of which the surveyor has knowledge are shown hereon; others may exist of which the surveyor has no knowledge and of which there is no observable evidence.
2. The property shown hereon is subject to all easements and restrictions of record both written and unwritten.
3. According to the Flood Insurance Rate Map (FIRM) for Barrow County, Georgia, (Community–panel number 13013C 0128 C, dated December 18, 2009), all of the subject property lies within Zone X, defined as "areas determined to be outside the 0.2% annual chance floodplain."
4. The locations of underground utilities shown hereon are based on visible structures and maps and/or field located markings provided by Subsurface Utility Investigations Inc. and are approximate only. The property shown hereon may be served by underground utilities which are not shown hereon. Alliance makes no warranties or claims that all utilities are marked or accurate. All Utility Companies should be contacted before beginning any design or construction. SUI's report can be provided upon request.
5. North arrow and bearings shown hereon are based on GA West Zone – NAD 83 adjusted 2011. Using Global Positional System (GPS) and obtained by RTK observations on 12–7–2016 using the Leica Smartnet System. All distances are horizontal ground measurements expressed in U.S. Survey Feet.
6. The field data upon which this plat is based was gathered with a two point traverse .
7. This plat has been calculated for closure and is found to be accurate within one foot in 156,989 feet.
8. Equipment used for measurement:
   Angular: Leica TS16I Robotic Total Station
   Linear: Leica TS16I Robotic Total Station
   GPS: Leica GS GPS Reciever
9. This plat was prepared for the exclusive use of the person, persons, or entity named hereon. This Plat does not extend to any unnamed person, persons or entity without express written certification by the surveyor naming said person, persons, or entity.
10. State, County, & Local Buffers and Setbacks might exist on the subject property that are not shown hereon.
11. Contours and spot elevations shown hereon are based on U.S.G.S. datum (NAVD 88), Site Benchmarks are shown hereon.
12. This survey is not valid without the Original Signature and Seal of a Georgia Licensed Surveyor.
13. There was no observable evidence of Human Burials or Cemeteries on the Subject Property at the time of the field Survey.
14. Atwell LLC does not warrant the existence or nonexistence of any wetlands or hazardous wastes located on the Subject Property.

TITLE LEGAL DESCRIPTION

TRACT 1

A PORTION OF THE FOLLOWING:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 249TH G.M. D., STATE OF GEORGIA, BARROW COUNTY, GEORGIA, AND BEING TRACT 6, CONTAINING 1.363 ACRES, AND BEING FURTHER DESCRIBED IN SURVEY FOR GATEWAY VENTURE PARTNERS, AS CERTIFIED BY W. T. DUNAHOO OF W. T. DUNAHOO AND ASSOCIATES, L.L.C., DATED AUGUST 11, 2015, AND RECORDED IN PLAT BOOK 61, PAGE 228, BARROW COUNTY, GEORGIA RECORDS.

TRACT 2

EASEMENTS AND OTHER INTERESTS IN REAL PROPERTY CONTAINED IN THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE GATEWAY AT UNIVERSITY PARKWAY BY AKINS, MAYNARD & BARTLETT, LLP, A GEORGIA LIMITED PARTNERSHIP, DATED NOVEMBER 30, 2007, FILED FOR RECORD DECEMBER 10, 2007, AND RECORDED IN DEED BOOK 1366, PAGE 1, AFORESAID RECORDS; AS AMENDED BY THAT CERTAIN FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE GATEWAY AT UNIVERSITY PARKWAY, DATED JULY 15, 2009, FILED FOR RECORD JULY 27, 2007, AND RECORDED IN DEED BOOK 1475, PAGE 581, AFORESAID RECORDS; AS AFFECTED BY THAT CERTAIN SECOND AMENDMENT AND PARTIAL RELEASE OF DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF THE GATEWAY AT UNIVERSITY PARKWAY, DATED AUGUST 21, 2013, FILED FOR RECORD AUGUST 28, 2013, AND RECORDED IN DEED BOOK 1750, PAGE 170, AFORESAID RECORDS; AS AFFECTED BY THAT CERTAIN ASSIGNMENT OF DECLARANT'S RIGHT FROM AKINS, MAYNARD & BARTLETT, LLP, A GEORGIA LIMITED PARTNERSHIP TO GATEWAY VENTURE PARTNERS, LLC, A GEORGIA LIMITED LIABILITY COMPANY, DATED NOVEMBER 12, 2013, FILED FOR RECORD JANUARY 28, 2014, AND RECORDED IN DEED BOOK 1780, PAGE 512, AFORESAID RECORDS; AND AS AMENDED BY THAT CERTAIN THIRD AMENDMENT OF DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF THE GATEWAY AT UNIVERSITY PARKWAY BY AND BETWEEN GATEWAY VENTURE PARTNERS, LLC, A GEORGIA LIMITED LIABILITY COMPANY AND BOULEVARD SHOPPES, LLC. A GEORGIA LIMITED LIABILITY COMPANY, DATED MAY 14, 2019, FILED FOR RECORD MAY 17, 2019, AND RECORDED IN DEED BOOK 2223, PAGE 532, AFORESAID RECORDS.

SURVEYOR'S CERTIFICATION

TO: QUIKTRIP CORPORATION, AN OKLAHOMA CORPORATION & 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, 2, 3, 4, 5, 6(a)(b), 8, 11, 13, 14, 16, 17, 18, AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED DURING THE MONTH OF NOVEMBER OF 2019.

GEORGIA REGISTERED LS003305 LAND SURVEYOR DAVID L. ANDERSON

David L Anderson 12–10–2019
DAVID L. ANDERSON, GA. R.L.S. #3305 DATE

12–10–2019

SURVEY CERTIFICATION:

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 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.

David L Anderson 12–10–2019
DAVID L. ANDERSON, GA. R.L.S. #3305 DATE

ALLIANCE LAND SURVEYING
L.S.F. 1322
299 S. MAIN STREET, SUITE 1001 Alpharetta, GA 30009
770.225.4730 | www.asepll.com

LOCATED IN
249th GENERAL MILITIA DISTRICT
BARROW COUNTY
GEORGIA

ALTA/NSPS LAND TITLE SURVEY
TRACT 6 – P.B. 61, PG. 228
BETHLEHEM, GEORGIA

FOR
INGENIUM ENTERPRISES
ALPHARETTA, GEORGIA

Issue:	Date:	Description:
Issue	4/22/20	
Rev (1)	4/22/20	ADDRESSED COMMENTS
Rev (2)	4/22/20	REVISED SHEET NO.
Rev (3)		
Rev (4)		
Rev (5)		
Rev (6)		
Rev (7)		

Drafted by D.L.A.
Checked by D.L.A.
Project # ??-???-???

811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

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SHEET NO.
C02.0

File Location: c:\users\davidanderson\dropbox (asepll)\04-survey projects\03-projects\19075-tract 6-winder-ingenium\19075-tract 6-winder-ingenium