

**LOCATION MAP**

- LEGEND:**
- ARC LENGTH OF CURVE
  - AVC AIR-CONDITIONED
  - BC BACK OF CURB
  - BFP BACKFLOW PREVENTER
  - BSL BUILDING SETBACK LINE
  - BSMH BELLSOUTH MANHOLE
  - CHD CHAIN LINK FENCE
  - CLF CORRUGATED METAL PIPE
  - CGG CURB AND GUTTER
  - CO CLEAN OUT
  - COM COMMUNICATIONS
  - CONC CONCRETE
  - CPB CONDO PLAT BOOK
  - CTP CRIMP-TOP PIPE
  - DB DEED BOOK
  - DI DUCTILE-IRON PIPE
  - DWCB DOUBLE-WING CATCH BASIN
  - EB ELECTRIC BOX
  - EM ELECTRIC METER
  - EP EDGE OF PAVEMENT
  - ESM-T EASEMENT
  - FH FIRE HYDRANT
  - FDC FIRE DEPARTMENT CONNECTION
  - GI GRATE INLET
  - GN GAS METER
  - GL GROUND LIGHT
  - GP GUARD POST
  - GV GAS VALVE
  - GW GUY WIRE
  - HW HEADWALL
  - IPF IPF (5/8" REBAR)
  - IPS IRON PIN SET
  - JB JUNCTION BOX
  - LL LAND LOT
  - LP LIGHT POLE
  - N/BORS NEIGHBORS
  - N/O FORMERLY
  - OTP OPEN TOP PIPE
  - OC OVERHEAD CABLE
  - PC PLAT BOOK
  - PV POST INDICATOR VALVE
  - PL PROPERTY LINE
  - P.O.B. POINT OF BEGINNING
  - P.O.C. POINT OF COMMENCEMENT
  - PP POLYESTER POLE
  - PVC POLYVINYL CHLORIDE
  - RAD RADIUS OF CURVE
  - RCP REINFORCED CONCRETE PIPE
  - R/W RIGHT-OF-WAY
  - SDM STORM DRAIN MANHOLE
  - SSE SANITARY SEWER EASEMENT
  - SSMH SANITARY SEWER MANHOLE
  - SS SANITARY SEWER LINE
  - SSV SPIRIT VALVE
  - SWCB SINGLE-WING CATCH BASIN
  - S/W SIDEWALK
  - TBX TELEPHONE BOX
  - TRN TRANSFORMER
  - TYP TYPICAL
  - UGC UNDERGROUND CABLE
  - UE UNDERGROUND ELECTRIC CABLE
  - UT UNDERGROUND TELEPHONE
  - UMH UTILITY MANHOLE
  - WL WATER LINE
  - WI WEIR INLET
  - WM WATER METER
  - WRF WIRE FENCE
  - WV WATER VALVE

**6611 BAY CIRCLE**  
**SITE AREA =**  
**5.196 acres**  
**226,329 sf**

**6621 BAY CIRCLE**  
**SITE AREA =**  
**4.267 acres**  
**185,857 sf**

**ARC = 151.88'**  
**RAD = 170.00'**  
**CHD = 146.88'**  
**N05°57'15"W**

**PARKING SPACES: 6611:**  
**REGULAR - 196**  
**HANDICAPPED - 10**  
**TOTAL - 206 SPACES**

**PARKING SPACES: 6621:**  
**REGULAR - 138**  
**HANDICAPPED - 7**  
**TOTAL - 145 SPACES**

THIS PROPERTY IS LOCATED ON PANEL 13135C00816 OF THE F.I.A. FLOOD INSURANCE RATE MAP DATED 03/04/13 FOR GWINNETT COUNTY & INCORP. AREAS AND IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS, ZONE X.

UTILITY LOCATIONS ARE FROM FIELD OBSERVATION, AND/OR DOCUMENTATION FURNISHED BY THE OWNER AND/OR OWNER'S REPRESENTATIVE. NEITHER ACCURACY NOR COMPLETENESS OF UNDERGROUND UTILITIES ARE GUARANTEED.

- STANDARD SURVEY NOTES:**
- THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 52,176 FEET AND AN ANGULAR ERROR OF 1.9 SECS PER ANGLE POINT, AND ADJUSTED USING THE COMPASS RULE.
  - THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN 187,291 FEET.
  - THE MEASUREMENT FOR FIELD DATA USED FOR PREPARING THIS PLAT WAS TAKEN BY A TOPCON GTS-311.

REVISIONS		REVISIONS	
DATE	DESCRIPTION	DATE	DESCRIPTION
11/05/96	1 ADDED SURVEY UPDATE INFO.	05/13/04	6 FIELD-CHECKED & IMPROVEMENTS FOUND AS SHOWN; REVISED TITLE BLOCK & CERTIFICATION.
11/18/96	2 REVISED LEGAL DESCRIPTIONS.	09/05/06	7 FIELD-CHECKED & IMPROVEMENTS FOUND AS SHOWN; REVISED TITLE BLOCK & CERTIFICATION.
12/18/96	3 REVISED TITLE BLOCK.	10/11/06	8 FIELD-CHECKED & IMPROVEMENTS FOUND AS SHOWN; REVISED TITLE BLOCK & CERTIFICATION.
04/22/99	4 FIELD-CHECKED & IMPROVEMENTS FOUND AS SHOWN; REVISED TITLE BLOCK & CERTIFICATION.		
04/22/99	5 REMOVED CERTIFICATE EQUITABLE ADDED EASEMENTS TO LEGALS; ADDED BLDG. AREA NOTES.		

**ARC = 189.90'**  
**RAD = 134.50'**  
**CHD = 174.52'**  
**N81°18'15"E**

**ARC = 105.96'**  
**RAD = 286.14'**  
**CHD = 105.36'**  
**N30°15'00"E**

**N19°38'15"E**  
**334.70'**

**ARC = 151.88'**  
**RAD = 170.00'**  
**CHD = 146.88'**  
**N05°57'15"W**

**N31°32'45"W**  
**243.75'**

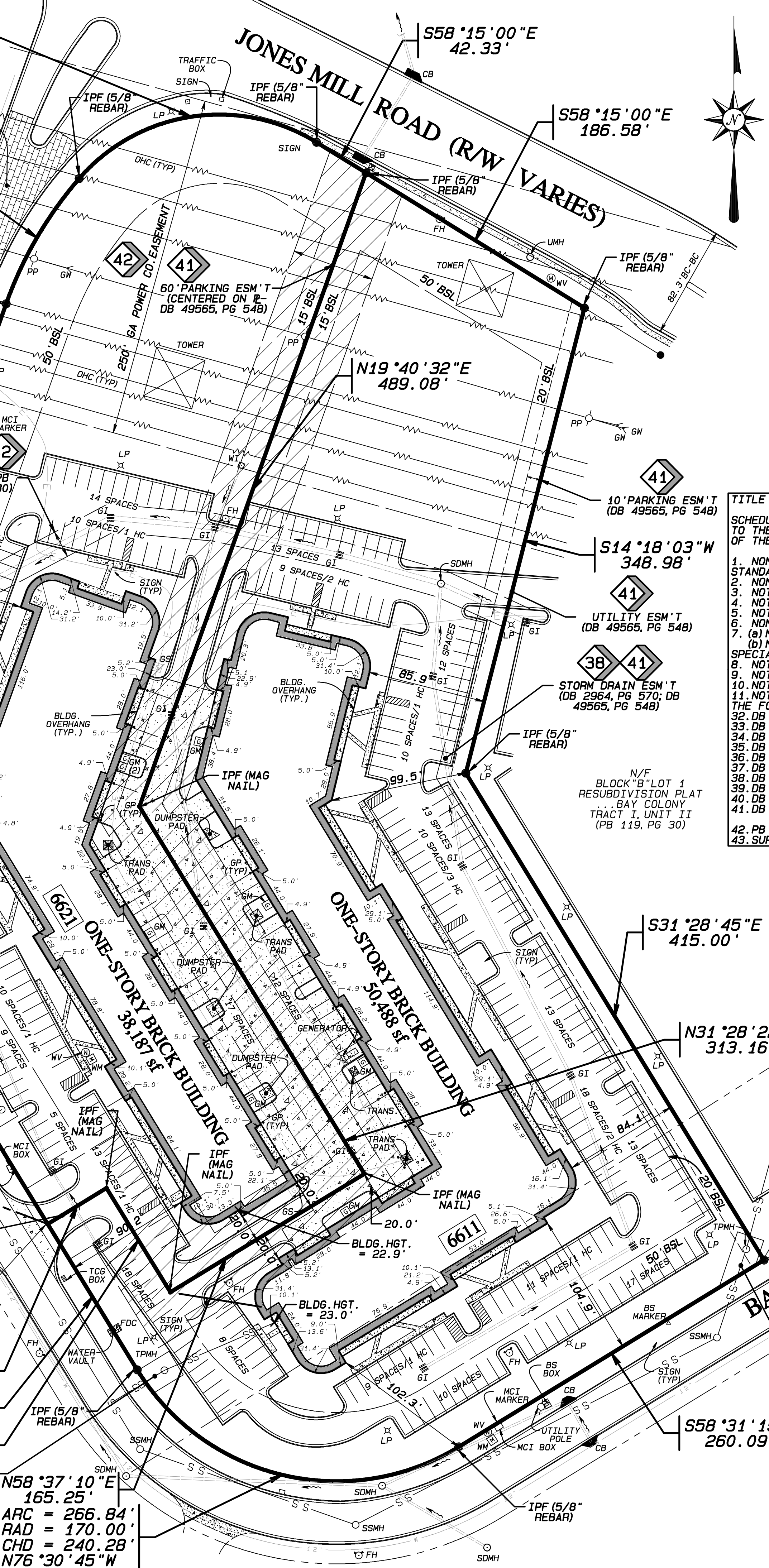
**N58°27'15"E**  
**50.00'**

**N31°32'45"W**  
**124.24'**

**S31°32'45"E**  
**88.78'**

**N58°37'10"E**  
**165.25'**

**ARC = 266.84'**  
**RAD = 170.00'**  
**CHD = 240.28'**  
**N76°30'45"W**



**JONES MILL ROAD (R/W VARIES)**

**S58°15'00"E**  
**42.33'**

**S58°15'00"E**  
**186.58'**

**N19°40'32"E**  
**489.08'**

**S14°18'03"W**  
**348.98'**

**S31°28'45"E**  
**415.00'**

**N31°28'22"W**  
**313.16'**

**S31°32'45"E**  
**260.09'**

**N58°37'10"E**  
**165.25'**

**TITLE EXCEPTIONS:**

SCHEDULE B OF THE POLICY OR POLICIES TO BE ISSUED WILL CONTAIN EXCEPTIONS TO THE FOLLOWING MATTERS UNLESS THE SAME ARE DISPOSED OF TO THE SATISFACTION OF THE COMPANY:

- NONE KNOWN;
- STANDARD EXCEPTIONS;
- NONE KNOWN;
- NOT A SURVEY ITEM;
- NOT A SURVEY ITEM;
- NOTED;
- NONE KNOWN;
- (a) NOT A SURVEY ITEM; (b) NOT A SURVEY ITEM;
- NOT A SURVEY ITEM;
- NOT A SURVEY ITEM;
- NOTED;
- NOTED;
- THE FOLLOWING AFFECT BAY COLONY:
  - 32. DB 43, PG 80 - GA. RAILWAY & GA. POWER CO. ESM-T ... TOO VAGUE TO LOCATE;
  - 33. DB 70, PG 172 - GEORGIA POWER CO. EASEMENT ... TOO VAGUE TO LOCATE;
  - 34. DB 101, PG 320 - GEORGIA POWER CO. EASEMENT ... TOO VAGUE TO LOCATE;
  - 35. DB 115, PG 303 - GEORGIA POWER CO. EASEMENT ... TOO VAGUE TO LOCATE;
  - 36. DB 314, PG 789 - GEORGIA POWER CO. EASEMENT ... TOO VAGUE TO LOCATE;
  - 37. DB 2840, PG 55 - GEORGIA POWER CO. EASEMENT ... APPLIES, BLANKET;
  - 38. DB 2964, PG 570 - DECLARATION OF EASEMENTS ... APPLIES, AS SHOWN;
  - 39. DB 5095, PG 289 - GEORGIA POWER CO. EASEMENT ... DOES NOT APPLY;
  - 40. DB 29023, PG 210 - GEORGIA POWER CO. EASEMENT ... DOES NOT APPLY;
  - 41. DB 49565, PG 548 - RESTRICTIONS, COVENANTS & CONDITIONS, & GRANT OF EASEMENT ... APPLIES, AS SHOWN, & BLANKET;
  - 42. PB 119, PG 30 - RE-SUBDIVISION PLAT ... APPLIES, AS SHOWN, & BLANKET;
  - 43. SURVEY OF PROPERTY ... SUPERSEDED BY THIS SURVEY.

**LEGAL DESCRIPTION**  
**6611 BAY CIRCLE**

ALL THAT TRACT OR PARCEL OF LAND LYING and being in Land Lots 251 and 276; 6th District; City of Peachtree Corners; Gwinnett County, Georgia, and being more particularly described as follows:

TO FIND THE POINT OF BEGINNING, COMMENCE AT a 5/8-inch rebar found at the right-of-way intersection of the southwesterly right-of-way line for Jones Mill Road (right-of-way varies) with the northwesterly right-of-way line for Bay Circle (right-of-way varies). THENCE along said northwesterly right-of-way line for Bay Circle, in a southwesterly direction, a distance of 256.00 feet to a 5/8-inch rebar found, said rebar being the POINT OF BEGINNING. THENCE along said right-of-way line South 58 degrees 31 minutes 15 seconds West, a distance of 260.09 feet to a 5/8-inch rebar found; THENCE along said right-of-way line along a curve to the right having a radius of 170.00 feet and an arc length of 266.84 feet, being subtended by a chord bearing North 76 degrees 30 minutes 45 seconds West, a distance of 240.28 feet to a 5/8-inch rebar found; THENCE along said right-of-way line North 31 degrees 32 minutes 45 seconds West, a distance of 124.24 feet to a mag-nail found; THENCE leaving said right-of-way line North 58 degrees 27 minutes 15 seconds East, a distance of 50.00 feet to a mag-nail found; THENCE South 31 degrees 32 minutes 45 seconds East, a distance of 88.78 feet to a mag-nail found; THENCE North 19 degrees 40 minutes 32 seconds East, a distance of 489.08 feet to a 5/8-inch rebar found on the northerly right-of-way line for the aforementioned Jones Mill Road (right-of-way varies); THENCE along said right-of-way line South 58 degrees 15 minutes 00 seconds East, a distance of 186.58 feet to a 5/8-inch rebar found; THENCE leaving said right-of-way line South 14 degrees 18 minutes 03 seconds West, a distance of 348.98 feet to a 5/8-inch rebar found; THENCE South 31 degrees 28 minutes 45 seconds East, a distance of 415.00 feet to an aforementioned 5/8-inch rebar found on the northwesterly right-of-way line for Bay Circle (right-of-way varies), said rebar being the POINT OF BEGINNING.

Said property contains 5.196 acres, or 226,329 square-feet, more or less, as depicted as Block "B", Lot 2 in that certain "Re-subdivision Plat to Create: Lot 1, Lot 2, and Lot 3, Block "B", Bay Colony Tract I, Unit II from Lot 1, Block "B", Bay Colony Tract I, Unit II.", prepared by Urban Engineers, Inc., dated 02/05/07, recorded in Plat Book 119, Page 30.

**LEGAL DESCRIPTION**  
**6621 BAY CIRCLE**

ALL THAT TRACT OR PARCEL OF LAND LYING and being in Land Lot 276; 6th District; City of Peachtree Corners; Gwinnett County, Georgia, and being more particularly described as follows:

TO FIND THE POINT OF BEGINNING, COMMENCE AT a 5/8-inch rebar found at the right-of-way intersection of the southwesterly right-of-way line for Jones Mill Road (right-of-way varies) with the northwesterly right-of-way line for Bay Circle (right-of-way varies). THENCE along said northwesterly right-of-way line for Bay Circle, in a southwesterly direction, a distance of 907.17 feet to a mag-nail found, said mag-nail being the POINT OF BEGINNING. THENCE along said right-of-way line North 31 degrees 32 minutes 45 seconds West, a distance of 243.75 feet to a 5/8-inch rebar found; THENCE along said right-of-way line along a curve to the right having a radius of 170.00 feet and an arc length of 151.88 feet, being subtended by a chord bearing North 05 degrees 57 minutes 15 seconds West, a distance of 146.88 feet to a 5/8-inch rebar found; THENCE along said right-of-way line North 19 degrees 38 minutes 15 seconds East, a distance of 334.70 feet to a 5/8-inch rebar found; THENCE along said right-of-way line along a curve to the right having a radius of 286.14 feet and an arc length of 105.96 feet, being subtended by a chord bearing North 30 degrees 15 minutes 00 seconds East, a distance of 105.36 feet to a 5/8-inch rebar found; THENCE along said right-of-way line along a curve to the right having a radius of 134.50 feet and an arc length of 189.90 feet, being subtended by a chord bearing North 81 degrees 15 seconds East, a distance of 174.52 feet to a 5/8-inch rebar found on the northerly right-of-way line for the aforementioned Jones Mill Road (right-of-way varies); THENCE along said right-of-way line South 58 degrees 15 minutes 00 seconds East, a distance of 423.33 feet to a 5/8-inch rebar found; THENCE leaving said right-of-way line South 19 degrees 40 minutes 32 seconds East, a distance of 489.08 feet to a mag-nail found; THENCE South 31 degrees 28 minutes 22 seconds East, a distance of 313.16 feet to a mag-nail found; THENCE South 58 degrees 37 minutes 10 seconds West, a distance of 165.25 feet to a mag-nail found; THENCE North 31 degrees 32 minutes 45 seconds West, a distance of 88.78 feet to a mag-nail found; THENCE South 58 degrees 27 minutes 15 seconds East, a distance of 50.00 feet to a mag-nail found on the northwesterly right-of-way line for aforementioned Bay Circle (right-of-way varies), said mag-nail being the POINT OF BEGINNING.

Said property contains 4.267 acres, or 185,857 square-feet, more or less, as depicted as Block "B", Lot 3 in that certain "Re-subdivision Plat to Create: Lot 1, Lot 2, and Lot 3, Block "B", Bay Colony Tract I, Unit II from Lot 1, Block "B", Bay Colony Tract I, Unit II.", prepared by Urban Engineers, Inc., dated 02/05/07, recorded in Plat Book 119, Page 30.

**SURVEYOR'S CERTIFICATION**

TO: XXXXXXXXXXXXXXXX  
 XXXXXXXXXXXXXXXXXXXXXXXX  
 CHICAGO 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 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(a), 7a, 7(b), (1), (7), (c), 8, 9, 1(a), 13, 14, 16, 17, and 18 of Table A thereof. The field work was completed on November 11, 2014.

Date of Plat or Map: **NOVEMBER 19, 2014**

Pablo M. Garcia  
 Georgia RLS No. 3104

**ALTA/ACSM**  
**LAND TITLE SURVEY**  
**FOR:**  
 XXXXXXXXXXXXXXXXXXXXXXXX  
 XXXXXXXXXXXXXXXXXXXXXXXX  
**CHICAGO TITLE INSURANCE COMPANY**  
 LAND LOTS 251 & 276 6th DISTRICT  
 CITY OF PEACHTREE CORNERS  
 GWINNETT COUNTY, GEORGIA